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 21, 2021

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	Absent	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Nick Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Patrick Gratzianna, Director of Finance Paul Mehring, Police Chief Dave Daigle, Director of Human Resources Pam Jackson, and Deputy Village Clerk Doris Sadik

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

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

1. Village Council & Committee of the Whole - Special Meeting - June 7, 2021 - **Accepted**

2. Village Council & Committee of the Whole - Regular Meeting - June 7, 2021 - **Accepted**

IV. MAYOR'S REPORT

1. Certificates of Recognition for Palatine High School Boys Gymnastics Team - 3rd Place Finish at IHSA State Finals **-**

   Mayor Schwantz congratulated the Palatine High School Boys Gymnastics Team for their 3rd place finish at the IHSA State finals and presented the coaches and team members with certificates of recognition. Coach Scott Hagel mentioned the hard work each team member contributed and how they pulled together in spite of their team member's injury to be awarded the 3rd place finish.

2. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Greet Fest Drive-Thru, St. Nectarios Greek Orthodox Church
   June 24 through June 27

   Palatine Historical Society Garden Tour
   Sunday, June 27: Noon - 4 PM

   Palatine Jaycees Hometown Fest
   Thursday, July 1 through Monday, July 5

   Monday July 5: Village Offices are closed for Independence Day.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:07 PM

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

In the absence of Chairman Scott Lamerand, Vice-Chair Doug Myslinski opened the Fire Policy & Community Information Committee.

1. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021 **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen reported the Octoberfest Celebration scheduled for Sept. 17 - 19, 2021 will be comparable to the event in 2019.

   Randy Klinger, incoming President of the Rotary Club addressed the Council expressing appreciation for their support. The Rotary Club raised over $650,000 over the past 12 years supporting 60-70 charities throughout the area. Mr. Klinger, organizer of the event, thanked the Village for their approval and is looking forward to a great event.

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

2. As Submitted **-**

   Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

   Director of Planning and Zoning Ben Vyverberg reported that the 2020 Special Use approval included a condition that landscaping/screening be added around the outdoor patio area for Chicago Culinary Kitchen located at 2391 N. Hicks. Given the final design orientation of the patio and the exiting mature landscaping abutting the property, staff is recommending the elimination of the landscape condition and recommends approval of the minor amendment.

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

2. Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street **- Motion Carried by Voice Vote** (Council District: Six)

   Director of Planning and Zoning Ben Vyverberg reported the petitioner's request for a Special Use to permit a non-conforming 2-unit dwelling in a residential area and a Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family unit since 1987. The property is currently zoned R-2, and other multi-family units in the area show characteristics of multi-family uses and are zoned single family residential. The subject property has a studio apartment upstairs with separate private entrances and includes an existing full kitchen, laundry area, bedroom and bathroom. The character of surrounding properties are similar with a history in the area for this type of home. A similar Special Use and Variation was approved on Palatine Road for a duplex. The Plan Commission voted unanimously to approve the requested Special Use and Variation and staff concurs.

   Councilman Millar questioned the garage being over the lot line and fire suppression requirements. Vyverberg explained existing fencing was built on Union Pacific ROW property. The petitioner would be required to complete the permit process and comply with occupancy requirements per Village code.

   In response to Councilman Helms regarding the period of time required to elapse not being multi-family and reverting back to single family. Vyverberg mentioned a 6- month period of nonuse or vacancy with a condition of completing the special use process.

   Owner Pat Driscoll, 3 E. Slade, Palatine addressed the Council and provided a brief history of the home.

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

3. Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue **- Motion Carried by Voice Vote** (Council District: Five)

   Director of Planning and Zoning Ben Vyverberg reported the petitioner is requesting a Variation to allow a 160 square foot shed to permit the total ground floor area of all accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet. There is an existing above ground pool, deck and detached garage. The ZBA voted unanimously to approve the Variation and staff concurs.

   In response to Councilman Kozlowski regarding percentage of lot coverage, Vyverberg confirmed, 700 square feet is the maximum limitation regardless of lot size.

   Village Manager Reid Ottesen mentioned this could be reviewed by staff.

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

4. 16 S. Bothwell Street (Council District: Two):

Director of Planning and Zoning Ben Vyverberg reported the Special Use Transfer with a new owner and new name of the restaurant. Vyverberg noted staff received complaints of a food truck at the location. A condition of the Special Use relates to the food truck associated with the restaurant and shall not be permitted to be parked in a municipal lot. The Petitioner is requesting a Class D liquor license for Bendita Cocina. Staff recommends approval.

In response to Councilman Myslinski, Village Manager Reid Ottesen explained the food truck at Hicks and Lake Cook was part of their Special Use and met Village Code. The problem with this location, it's a municipal lot and complaints were received. There is a zoning process to follow to allow for this parking arrangement if needed.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

   A. Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street **- Approved** (Council District: Two)

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street **- Approved** (Council District: Two)

5. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Planning and Zoning Director Ben Vyverberg reported on the petitioner's request for a Special Use to permit a medical office at 345 W. Northwest Highway focusing on primary care services. The ZBA voted unanimously to approve the Special Use and staff concurs.

   Bob Tanner of Greater Family Health, 373 Summit Street, Elgin thanked Council for the opportunity to have another health center in Palatine.

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

6. Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road **- Motion Carried by Voice Vote** (Council District: One)

   Planning and Zoning Director Ben Vyverberg reported the Petitioner is seeking a Special Use to permit a used auto sales and car rental office at 2161 N. Rand Road. A 6 foot fence will screen the rear area in the back of the office. As part of the approval for the Special Use, various improvements will be made including the addition of parkway trees. The ZBA voted unanimously to approve the Special Use and staff concurs.

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

7. As Submitted **-**

   Nothing was submitted.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street **- Motion Carried by Voice Vote** (Council District: One)

   Planning and Zoning Director Ben Vyverberg reported on the subject property, a single residential lot with an existing residence. The Petitioner is requesting a Preliminary and Final Plat of Subdivision to permit a 2-lot single family residential development, rezoning the property from R-1 to R-2 and subdivide the existing lot into 2 separate lots and a Special Use for a front yard setback. The existing single-family residence (proposed Lot 2) will remain which has an existing non-conforming front yard setback of 23' (30' is required for the R-2 District). The Plan Commission voted unanimously to approve the request and staff concurs.

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

2. 1979 N. Rand Road (Council District: Three):

Village Manager Reid Ottesen presented the Planned Development Amendment at 1979 N. Rand Road. As part of the Napleton Planned Development it was the intention to add a third dealership to the site. Steve Napleton, the original developer has a long standing relationship with Chuck Weck, the petitioner for a new Volkswagen dealership within the Napleton Planned Development. Ottesen mentioned with the intention of acquiring another auto dealership much of the zoning discussion was complete. An Ordinance executing of a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand LLC is proposed. The Plan Commission voted unanimously to approve the Planned Development Amendment and staff concurs.

Chuck Weck addressed the Council expressing his excitement in moving the Volkswagon dealership from Mt. Prospect to Palatine.

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

A. Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road **- Approved** (Council District: Three)

B. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road **- Approved** (Council District: Three)

C. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road **- Adopted by Voice Vote** (Council District: Three)

3. Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations **- Approved by Voice Vote** (Council District: Multiple)

Planning & Zoning Director Ben Vyverberg outlined the Northwest Highway Sub Area Phase 2 analysis encompassing approximately a 3.2 mile stretch of Northwest Highway from Palatine Plaza heading west. Staff identified several development challenges including:

- small vacant and/or underdeveloped parcels
- large shopping centers and office buildings with vacancies
- lack of investment on some areas of Northwest Highway
- location of Union Pacific Railroad
- existing residential properties likely to remain

Recommendations include:

- promote uniform and enhanced landscaping
- identify types of zoning relief for redevelopment
- Implement fencing
- improve infrastructure with urban design improvements

The Plan Commission voted unanimously to approve the Northwest Highway Sub Area Phase 2 Analysis and staff concurs.

Councilman Millar asked if there was any outreach to businesses for consolidating properties. Vyverberg explained there is greater success when consolidation conditions are recommended after interested parties approach the Village with a proposal.

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

4. As Submitted **-**

   Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place **- Approved by Voice Vote**

   Public Works Director Matt Barry explained the traffic signal work for the proposed roadway work on Dundee Road. A permit has been approved by IDOT and the project is fully funded through the Dundee Road TIF. Staff recommends approval of the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.

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

2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities **- Approved by Voice Vote**

   Public Works Director Matt Barry reported that annually the Village hires an elevator contractor to conduct preventative maintenance and testing on the various elevators throughout its facilities. Staff recommends authorizing the Village Manager to execute an agreement with KONE, Inc., in the amount of $24,424 resulting in a cost savings.

   In response to Councilman Kozlowski regarding elevator maintenance in the CLU building, Village Manager Reid Ottesen explained that the Village has a current lease with the Park District using the property.

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

3. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances **- Motion Carried by Voice Vote** (Council District: Five)

   Public Works Director Matt Barry reported that AT&T has applied for permits to improve their infrastructure by installing overhead wire within the Village requiring Village Council approval. The proposed above ground cabinet would be located on Palatine Road along the frontage of the Family Aquatic Center and on Robinson Street at the dead end west of Northwest Highway. Staff recommends approval.

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

4. Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project **- Approved by Voice Vote** (Council District: Three)

   Public Works Director Matt Barry explained the existing water tower at 1501 N. Hicks Road will be removed and a communication pole will be added to preserve critical communication for the Village. Staff recommends the contract for the Hicks & Dundee monopole project be awarded to the low responsive bidder, Windy City Tower Techs in the amount of $159,700.

   In response to Mayor Schwantz, Barry mentioned the water tower would be coming down before winter and that later this year a contract will come before the Council.

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

5. Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported that the Point to Point contract went through the competitive bid process and staff is recommending approval to

enter into an agreement for the Wireless Equipment Replacement project to Orbis Solutions in the amount of $86,598.

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

6. Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program **- Approved by Voice Vote**

   Public Works Director Matt Barry reported on the contract for the pavement striping program. Based on the approximate quantities for the streets to be marked this year, Superior Road Striping was the most favorable. Staff recommends the contract for the 2021 Pavement Striping be awarded to Superior Road Striping in an amount not to exceed $30,000.

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

7. As Submitted **-**

   Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported on the 2021 CDBG Action Plan and based on our population of over 50,000 the Village is entitled to funds from Federal Housing & Urban Development. There are strict guidelines on how the funds can be used with 15% going to social service agencies; remaining funds go toward administration costs and infrastructure. Staff is recommending a motion commencing the 30-day public review and comment period for the 2021 Action Plan.

   In response to Mayor Schwantz, Ottesen was unsure when the results of the census would be available.

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

2. As Submitted **-**

   Nothing was submitted.

F. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens **- Adopted by Voice Vote**

   Village Manager Reid Ottesen explained that 5 or 6 years ago the Village replaced all the water meters with the automated read system. The Village entered into a performance agreement with Siemens Industry to audit a sample of the meters for accuracy. The verification process for all the years tested confirmed a running accuracy rate at 98.5%. The meters are dependable with a 20-year warranty. Glenview and Buffalo Grove both dropped the performance agreement and staff is recommending we drop the performance agreement and save $15,000 annually. Staff recommends approval of the contract amendment with Siemens subject to the Village Attorney's review.

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

2. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:48 PM

Motion to Reconvene 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, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

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:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

1. Consider a Motion to Approve 2021 Warrant #12 **- Approved**

2. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021 **- Approved** (Council District: Six)

3. Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road **- Approved** (Council District: Three)

4. Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street **- Approved** (Council District: Six)

   Ordinance #O-56-21

5. Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue **- Approved** (Council District: Five)

   Ordinance #O-57-21

6. Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street **- Approved** (Council District: Two)

   Ordinance #O-58-21

7. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street **- Approved** (Council District: Two)

   Ordinance #O-59-21

8. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-60-21

9. Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road **- Approved** (Council District: One)

   Ordinance #O-61-21

10. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street **- Approved** (Council District: One)

    Resolution #R-20-21
    Ordinance #O-62-21
    Ordinance #O-63-21

11. Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road **- Approved** (Council District: Three)

    Ordinance #O-64-21

12. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road **- Approved** (Council District: Three)

    Ordinance #O-65-21

13. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road **- Adopted by Roll Call** (Council District: Three)

Resolution #R-21-21

14. Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations **- Approved** (Council District: Multiple)

15. Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place **- Approved**

16. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities **- Approved**

17. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances **- Approved** (Council District: Five)

    Ordinance #O-66-21

18. Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project **- Approved** (Council District: Three)

19. Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment **- Approved**

20. Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program **- Approved**

21. Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan **- Approved**

22. Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens **- Adopted by Roll Call**

    Resolution #R-22-21

23. Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage **- Approved**

    Ordinances #O-67-21

24. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Carry-Out Restaurant (Sarpino's Pizzeria) at 577 E. Dundee Road **- Approved** (Council District: Three)

    Ordinance #O-68-21

25. Consider a Motion to Amend the 2021 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use and Variations for a Detached Garage at 308 S. Benton Street **- Motion Carried by Roll Call** (Council District: Two)

   Ordinance #O-69-21

This item was discussed at the May 17th Village Council Meeting and continued to the June 21st meeting.

Planning & Zoning Director Ben Vyverberg explained the Petitioner revised the site plan at 308 S. Benton Street to comply with the minimum required side yard setback of 5 feet by narrowing the accessory structure by 2.5 feet. The structure height remains unchanged and the lot coverage was lowered from 48% to 47%.

RESULT:	**MOTION CARRIED BY ROLL CALL [4 TO 1]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar
ABSENT:	Lamerand

2. As Submitted **-**

   Nothing was submitted.

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.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:54 PM

Motion to 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, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

SUBMITTED BY:

Doris K. Sadik
Deputy Village Clerk

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

JUNE 7, 2021

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

Minutes Acceptance: Minutes of Jun 7, 2021 6:30 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 6:30 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Village Attorney Patrick Brankin, Director of Human Resources Pam Jackson, and Attorney Dan Artman

II. REQUEST FOR A CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (1), (11) and (21) **- Approved by Voice Vote**

   Village Manager Reid Ottesen requested a Closed Session to discuss litigation, personnel and approval of minutes.

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

III. ADJOURNMENT – Time: 7:07 PM

Adjourn the Special Meeting of the Village Council **- 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, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jun 7, 2021 6:30 PM (APPROVAL OF MINUTES)

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
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http://www.palatine.il.us

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 7, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:10 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Mike Kujawa, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Pat Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Deputy Police Chief Bill Nord

II. PLEDGE TO THE FLAG – Time: 7:10 PM

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 - May 17, 2021 - **Accepted**

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

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted **-**

   Mayor Schwantz announced the Palatine Township Drive-Through Shredding Event Saturday, June 19 at the Township Hall from 9 AM to 11 AM.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:10 PM

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:	Greg Solberg, District 4 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit a restaurant and for a parking Variation for 11 additional parking spaces to the existing 25 space parking Variation, to open a new restaurant, Poke Bros, (a sushi bowl style menu with approximately 70% of sales being take-out) at a Deer Grove shopping center out lot. Vyverberg added that parking in the center is sufficient.

   In response to Councilman Millar, Vyverberg explained traffic flow.

   The ZBA voted unanimously to approve the Special Use and Variation and staff concurs.

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

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

2. Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the Petitioners' request to open a commercial/trade school, with an accessory private medical clinic, which are both permitted uses with a Variation for 53, 18' deep parking spaces (19' depth required). Vyverberg explained the parking is sufficient for the business plan. The ZBA voted unanimously to approve the Variations to Permit a Commercial/Trade School and staff concurs.

   Bob Passarella,126 Littleton Trail, Haynesville, Indiana, petitioner, stated he hopes to open the training school in mid-January with welding, AC and heating, current practices and next generation.

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

3. Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue **- Motion Carried by Voice Vote** (Council District: Five)

   Public Works Director Ben Vyverberg presented the petitioner's request for a Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,055 square feet (maximum permitted is 700 square feet). The above ground pool was approved in 2020, but the deck was not included in the request. The ZBA voted unanimously to approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed. Action is at the Village Council's discretion.

   Matthew Koenig, petitioner, addressed the Council.

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

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

4. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen reported that at the request of the Village Council, staff has drafted a new Class B-4 Liquor License classification of limited package/retail sales (for off-site consumption) for establishments that serve as a convenient store/gas station with a full service restaurant. The minimum criteria are: 1) minimum square footage of 4,500 s.f. 2) no more than ten percent (10%) of floor area used for display of alcohol; 3) must operate a full-service restaurant on premise; 4) always have available pre-packaged food items for sale; must maintain a minimum of twelve (12) fuel pumps. If approved, an amendment to the fee schedule will follow, adding the B-4 license fee of $3,765. Staff recommends approval of an Ordinance Amending Chapter 3 - Alcoholic Beverages creating a new “Class B-4” License (Restaurant/Convenience Store with Package Liquor). The business that requested the new classification is the only establishment that currently would qualify for this Class B-4 Liquor License.

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

5. Discussion Regarding Proposed Amendments to the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage **-**

   Village Manager Reid Ottesen introduced this topic and asked Planning & Zoning Director Ben Vyverberg to explain the recommended amendments to the following sections of the Village of Palatine Zoning Ordinance: Fencing, off-street parking areas - screening, attached signage in the business and manufacturing districts, and manufacturing district permitted uses. The Plan Commission voted unanimously to approve the requested text amendments and staff recommends Council discussion.

   In response to Councilman Helms regarding maintenance of 8 foot fencing and screening, Vyverberg noted in certain areas the 8 foot fences may be preferred especially between residential and commercial properties and maintenance would be addressed.

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

Restaurants: proposed 5 points clarified, and considerations for differentiating restaurants, permitted vs. special use.

In response to Solberg, Ottesen clarified live entertainment requires a liquor license.

Mayor Schwantz noted that the process of applying for a license may be shortened by 8-10 weeks.

In response to Councilman Millar, Ottesen stated that hours are restricted for outdoor dining and music is based on location and proximity to residential properties.

Ottesen asked for and received the Council's concurrence.

6. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:38 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project **- Approved by Voice Vote** (Council District: One)

   Public Works Director Matt Barry recommended awarding the contract for the water main replacement and 335 foot improvement project on Roselle Road, at the intersection with Palatine Road, to begin in 45 days, be awarded to the low responsible bidder, Concept Plumbing in the amount of $272,091.50.

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

2. Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project **- Approved by Voice Vote** (Council District: One)

   In response to 3 years of incidents of storm water inundation, structural flooding on Spring Willow Bay and White Willow Bay, and a comprehensive study of the watershed and neighborhood meetings, Public Works Director Matt Barry recommended awarding the contract for the Willow Walk Subdivision Drainage Improvements Project to the low responsible bidder, Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $122,782.

   Councilman Millar noted some neighbors' concern regarding landscaping,

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

Barry assured the Council that allowances were provided for the residents' plantings.

Kevin Maher, 779 Spring Willow, stated he is the one clearing debris from drains during storms. He expressed his appreciation that the Village is addressing the drainage issues, to begin in July, complete in September.

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

3. Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended extending the micro-surfacing contract to 2021 with A.C. Pavement Striping Company for the Micro-Surfacing Program, to include crack sealing and pavement marking, in the amount of $81,349 for micro-surfacing Kenilworth Avenue, from Harrison to Middleton, and Kenilworth Avenue, from Middleton to Quentin.

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

4. As Submitted **-**

   Nothing was submitted.

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:45 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen requested approvals for various waivers relating to sound, permit fees, temporary street/parking lot closures and other related items for the proposed 2021 Downtown Palatine Street Fest, August 27-29, 2021, recognizing final determination rests on COVID guidelines/regulations in place at the time.

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:47 PM

BRAD HELMS, CHAIRMAN

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

   Village Manager Reid Ottesen reported the Village utilizes a broker to purchase the risk insurance required for Village services and equipment. The current well established vendor, Marsh, has provided satisfactory services since 2019, and has offered a new 3-year agreement at a cost of $25,000 annually, with a first year credit of $2,000 as a renewing client. Since broker fees are paid after the coverage is placed, the first year expense will not impact the budget until January 2022. Staff recommends approval of a motion authorizing the Village Manager to negotiate an agreement with Marsh for Risk Management Broker Services.

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

2. As Submitted **-**

   Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:49 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:49 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:49 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:	Greg Solberg, District 4 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

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:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

1. Consider a Motion to Approve 2021 Warrant #11 **- Approved**

2. Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road **- Approved** (Council District: Three)

   Ordinance # O-50-21

3. Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street **- Approved** (Council District: Two)

   Ordinance # O-51-21

4. Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue **- Approved** (Council District: Five)

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

Ordinance # O-52-21

5. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License **- Approved**

   Ordinance #O-53-21

6. Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project **- Approved** (Council District: One)

7. Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project **- Approved** (Council District: One)

8. Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program **- Approved**

9. Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest **- Approved** (Council District: Six)

10. Consider a Motion Authorizing the Village Manager to Negotiate an Agreement with Marsh for Risk Management Broker Services **- Approved**

11. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 1240 E. Dundee Road **- Approved** (Council District: Five)

    Ordinance # O-54-21

12. Consider a Motion to Approve a New Automotive Window Tinting Tenant at 1430 N. Rand Road, Pursuant to Special Use Ordinance #O-184-99 **- Approved** (Council District: Four)

13. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 351 E. Dundee Road **- Approved** (Council District: Three)

    Ordinance # O-55-21

14. Consider a Resolution Granting a Security Deposit Reduction for Ayreshire Subdivision and the Initiation of the One-Year Maintenance Period **- Adopted by Roll Call** (Council District: Three)

    Resolution # R-18-21

15. Consider a Resolution Reducing the Louise Lane Subdivision Security Deposit **- Adopted by Roll Call** (Council District: One)

    Resolution # R-19-21

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

16. Consider a Motion to Accept a Perpetual Easement for Public Sidewalks over Three Existing Lots With the Pride of Palatine **- Approved** (Council District: Two)

17. Consider a Motion to Reject All of the Point to Point Wireless Equipment Replacement Proposals **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:50 PM

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.

XII. RECOGNITION OF AUDIENCE – Time: 7:50 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:50 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jun 7, 2021 7:00 PM (APPROVAL OF MINUTES)

Certificates of Recognition for Palatine High School Boys Gymnastics Team - 3rd Place Finish at IHSA State Finals

BACKGROUND:
Palatine High School Boys Gymnastics Team finished 3rd at the IHSA Boys' State Gymnastics Finals on Saturday, May 15, 2021 under the coaching staff of Scott Hagel (named co-coach of the year), Christian Lunsford, and Curt Bendell.

Here tonight to accept Certificates of Recognition are team members Carter Christenholz, Nicholas DeNatale, Dominic Filichia, Steven Juarez, Trey Wilcox, Rowan Bailey, James Davies, Jack Hamman, Ivan Monay, Jaylin Rover, Ricardo Vital, Cristian Yanez and Jeremy Bennett

Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021

BACKGROUND:
The Rotary Club of Palatine plans to hold their annual Oktoberfest Celebration on September 17 - 19, 2021 (Friday - Sunday). The Rotary Club will again utilize the Village's commuter parking lots located north of Slade Street, between Smith and Greeley Streets. All requests are consistent with those in past years.

KEY ISSUES:

The Rotary Club of Palatine is requesting approval of the following:

1. Temporary waiver of sound amplification ordinance for live music and performances during the following hours:
   - Friday, September 17: 6 p.m. to 12 a.m.
   - Saturday, September 18: 12 p.m. to 12 a.m.
   - Sunday, September 19: 12 p.m. to 6 p.m.

2. Temporary closure of parking lots J, K, and L and closure of Slade Street, between Smith and Greeley Streets, from September 17 - 19 to accommodate the event's tents and stage. All tents and equipment will be removed Sunday evening.

3. Waiver of fees for Village services, permits, and licenses.

4. Waiver of Construction Hours for the construction and removal of tents:
   - Friday, September 17: Construction to begin at 6 a.m.
   - Sunday, September 19: Removal of tents will begin at 6 p.m.

ALTERNATIVES:

1. Approve Oktoberfest 2021.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of Oktoberfest 2021 and related requests.

ACTION REQUIRED:
A motion to approve the Rotary Club of Palatine's Annual Oktoberfest and related requests.

ATTACHMENTS:

- Oktoberfest 2021

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

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
OKTOBERFEST

Exact Address of Event
55 N. SMITH (W OF SMITH, BETWEEN WILSON & SLADE)

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)
9/17, 9/18, 9/19	9/17 5-12PM, 9/18 12-12, 9/19 12-6PM	40

Phone number/website for publication	Estimated attendance	Last years actual attendance
RAISING FUNDS FOR CHARITY	10,000	8,000

Describe the event's community and/or cultural benefit

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
ROTARY CLUB OF PALATINE	RANDY KLINGNER	
Sponsoring Organization Address	**City**	**Zip**
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
RANDY KLINGNER	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]		

EMERGENCY CONTACT INFORMATION

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

Attachment: Oktoberfest 2021 (Oktoberfest 2021)

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.	[X] 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: http://www.palatine.il.us/events/forms/applications.aspx. 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?	[X] Yes [ ] No	If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.
Are you serving alcoholic beverages at your event?	[X] 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 [X] 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?	[X] 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?	[X] 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.

Randy Klingman
Signature of Organizer

3/9/2021
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: Oktoberfest 2021 (Oktoberfest 2021)

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.

OKTOBERFEST
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)
9/17 6:00 PM - MIDNIGHT, 9/18 12:00 PM - MIDNIGHT, 9/19 12:00 PM - 6:00 PM	

Describe the sound system(s)

PARK DISTRICT PROVIDING SPEAKERS + AMPLIFIERS IN THE MAIN TENT, SAME AS IN YEARS PAST.

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

PARK DISTRICT PROVIDING MIXING CONTROL

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
(55 N. SMITH)				
PARKING LOTS J, K, L				
AND CLOSURE OF SLADE STREET BETWEEN SMITH + GREELEY STREETS				

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: Oktoberfest 2021 (Oktoberfest 2021)

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
ROTARY CLUB OF PALATINE

Name of Event
OKTOBERFEST 2021

Date(s) of Event
9/17, 9/18, 9/19

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 .

Randy Klingner
SIGNATURE

Randy Klingner	PRESIDENT	3/9/2021
PRINT NAME	TITLE/POSITION	DATE

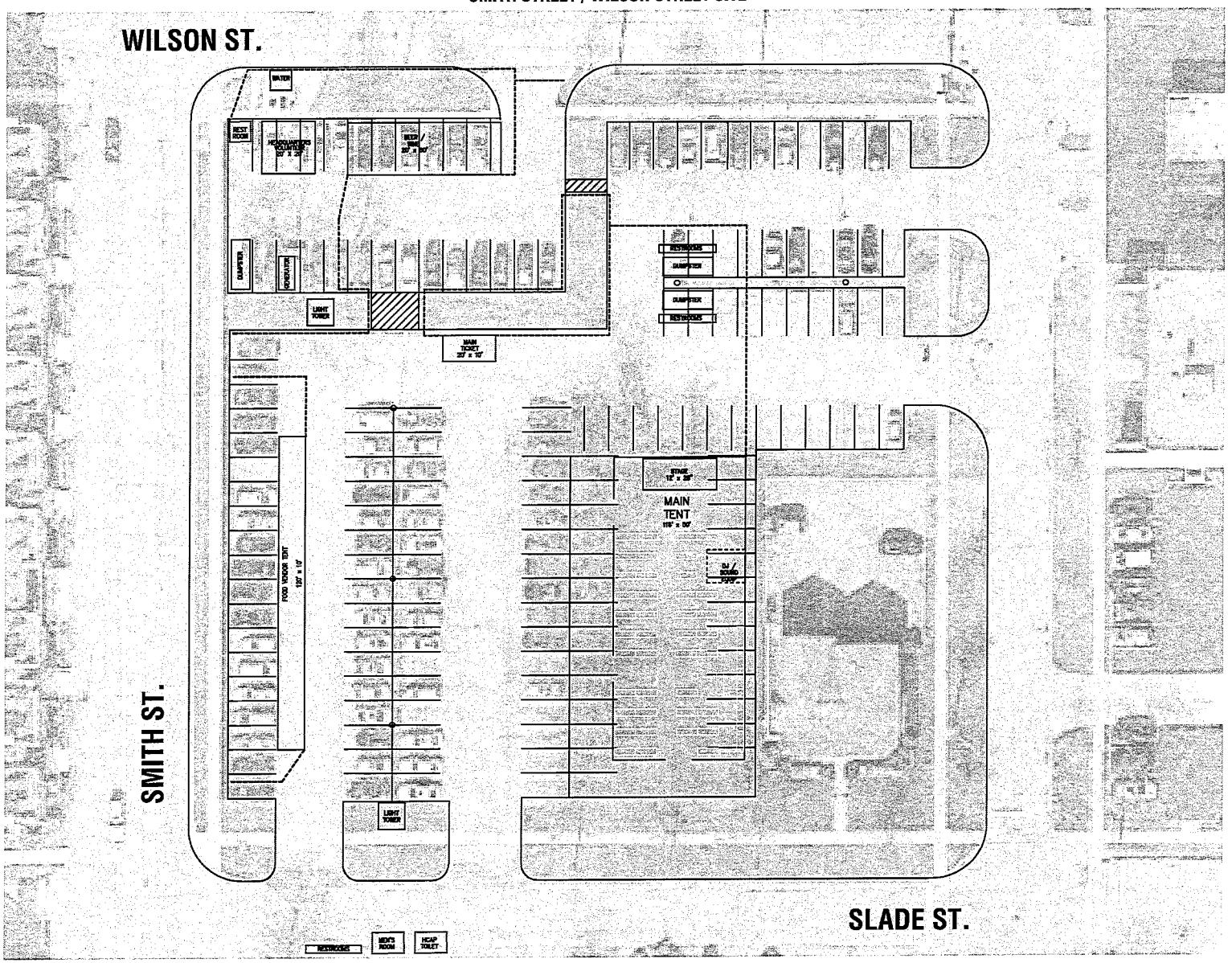
SECTION 5: INSURANCE REQUIREMENTS

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: Oktoberfest 2021 (Oktoberfest 2021)

ROTARY CLUB OF PALATINE
OKTOBERFEST 2021 SITE LAYOUT
SMITH STREET / WILSON STREET SITE



Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road

BACKGROUND: In 2020, the Village Council approved a Special Use to allow for the relocation of Chicago Culinary Kitchen to an existing tenants space at 2391 N. Hicks Road. The Special Use approval included a condition that landscaping/screening shall be submitted in a manner acceptable to the Director of Planning & Zoning.

KEY ISSUES:

- The restaurant is looking to open in early July and one of the few remaining issues relates to the landscaping/screening condition within the approval Special Use ordinance.

- Given the final design/orientation of the covered patio area, the existing tree grove abutting the Subject Property, and the significant setbacks to the adjacent apartment buildings, the Petitioner has requested this condition be removed.

- Staff agrees that the existing conditions help mitigate any issues that may be created by the restaurant use. In addition, the location of an existing fire hydrant in the area and potential conflicts/issue with snow removal also could create conflicts with the addition of landscaping/screening in the area.

ALTERNATIVES:

1. Approve the Minor Amendment.
2. Refer back to Staff with comments.

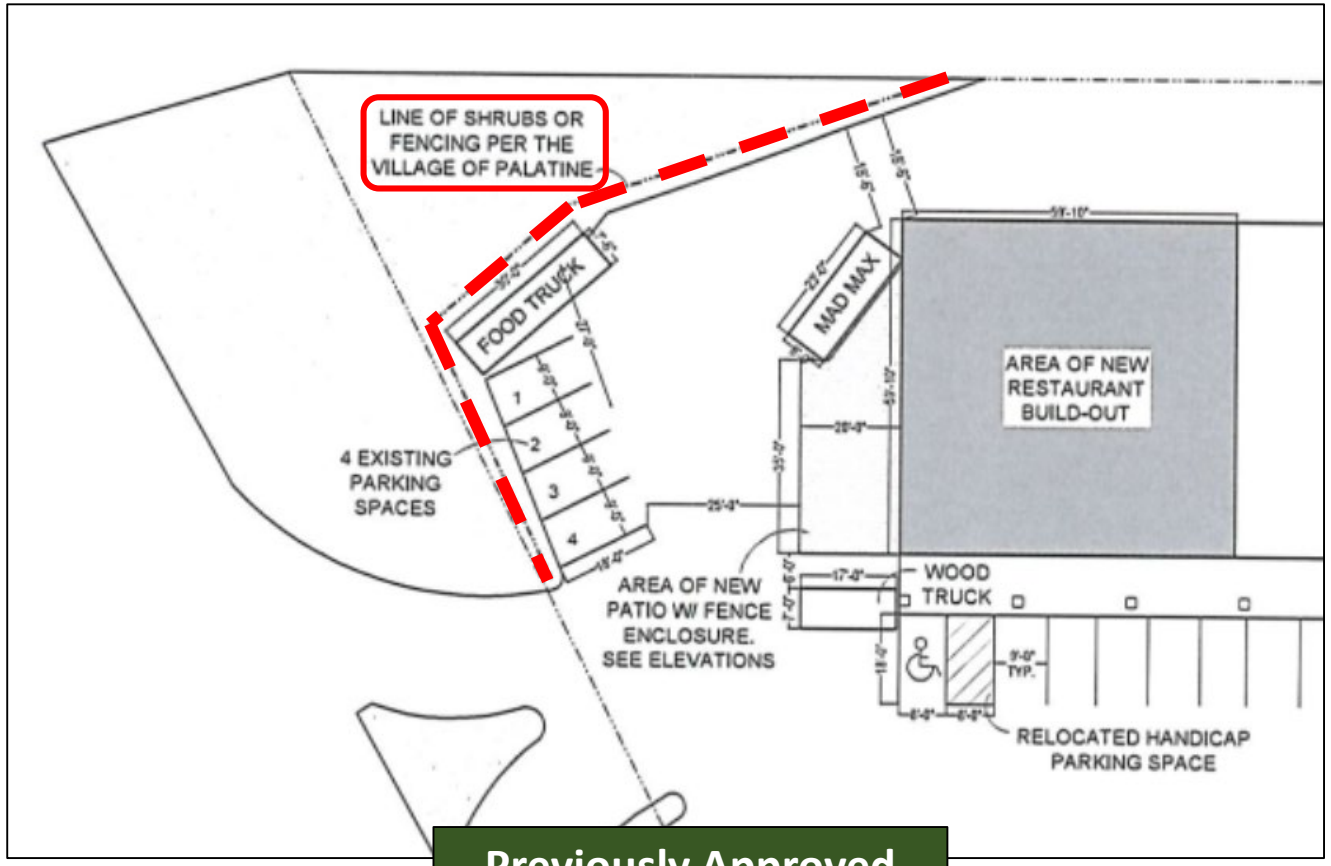
RECOMMENDATION:
Staff recommends approval of the minor amendment.

ACTION REQUIRED:
A motion to approve a minor amendment to Special Use Ordinance O-20-20 to allow for the elimination of the landscaping/screening condition.

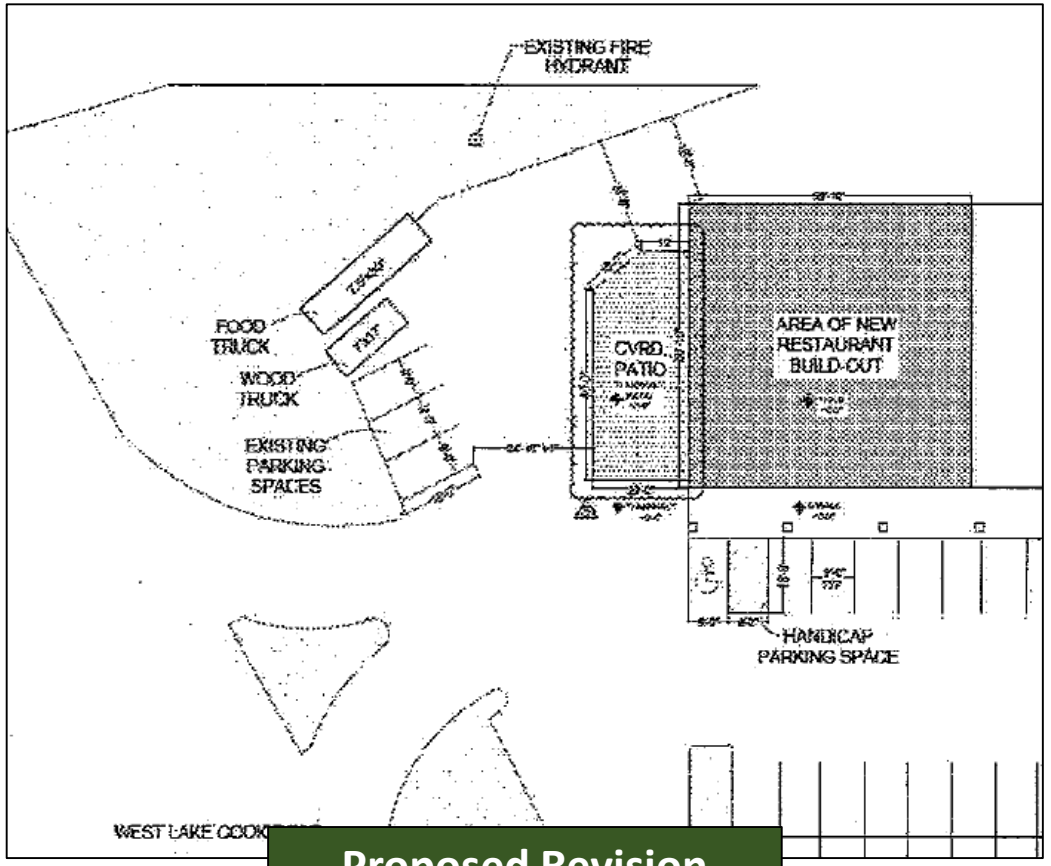
ATTACHMENTS:

- CCK Landscape Screening Request June 2021
- CCK Request Letter & Pics for June 21 2021 VC Meeting
- CCK Special Use Ordinance O-020-20 - 2391 N Hicks

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



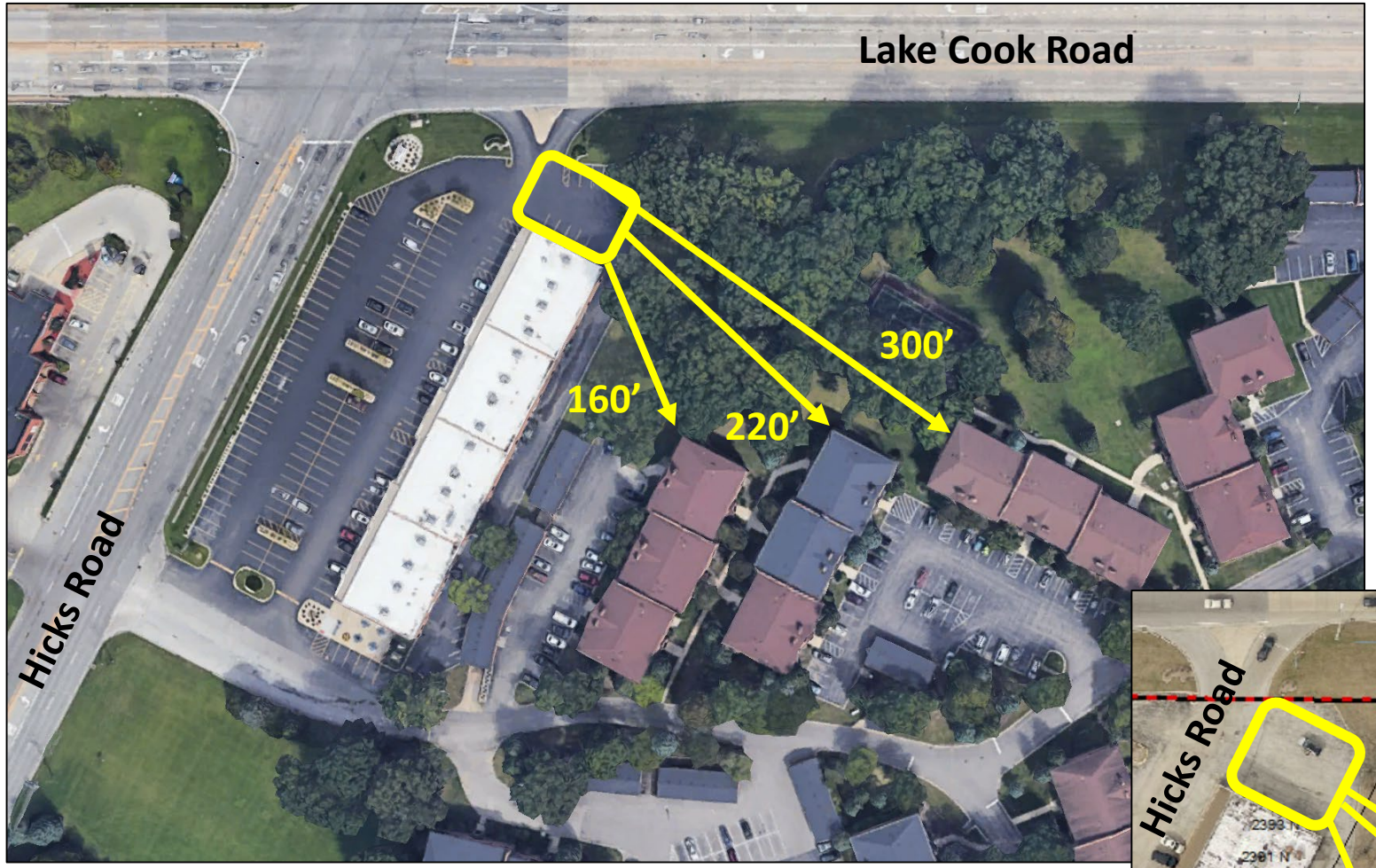
Previously Approved

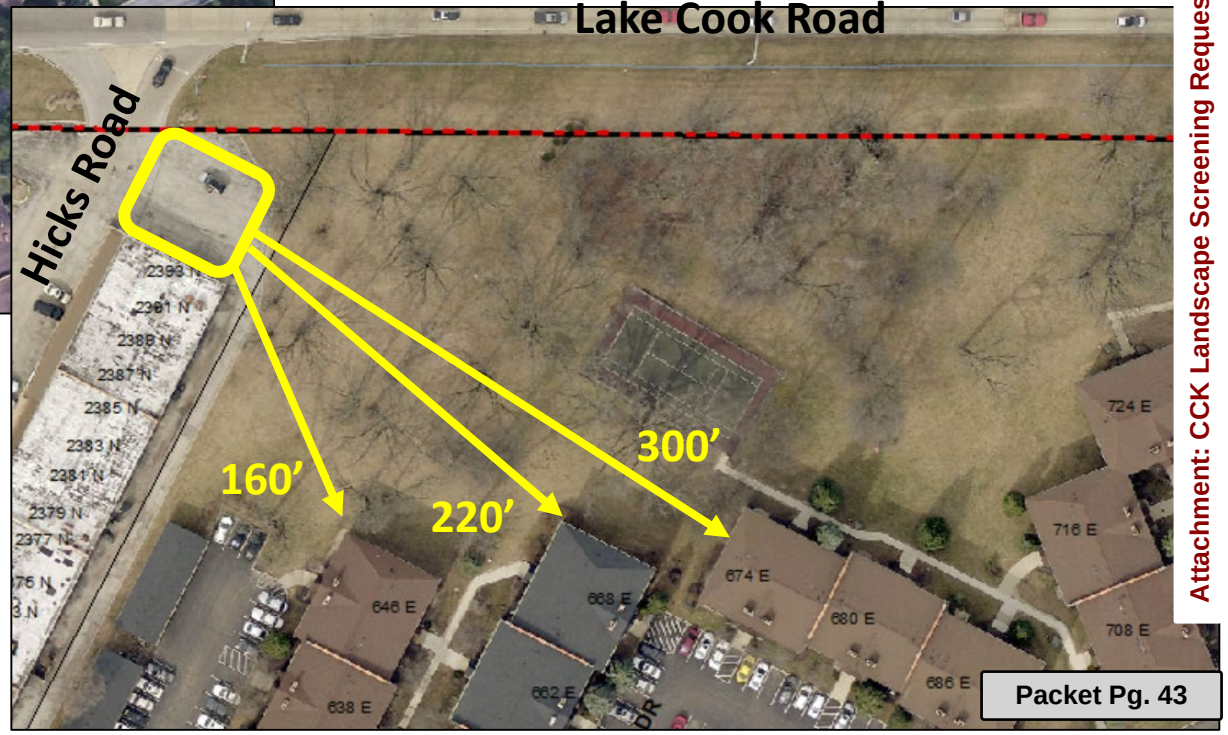


Proposed Revision

Attachment: CCK Landscape Screening Request June 2021 (2021-63 : CCK Landscape

Attachment: CCK Landscape Screening Request June 2021 (2021-63 : CCK Landscape





Attachment: CCK Landscape Screening Request June 2021 (2021-63 : CCK Landscape

LAKE COOK COMMONS
Fast Laundry

Chicago Culinary Kitchen
2391 N. Hicks Rd.
Palatine, IL 60074

To: The Village of Palatine Council
From: Kristina Gaardbo
Date: June 14, 2021
Subject: Request to Amend Special Use "Landscape" Requirement

I ask for the Council to reconsider the approved Special Use requirement to provide "landscaping/fencing as per Village," to block the line of sight of Chicago Culinary Kitchen from the residential dwellings of Bourbon Square Apartments and amend the Special Use to not require based on the distance and existing landscape. After completion of the patio and assessing the line of site from 4 different vantage points from Bourbon Square, we feel there is adequate coverage to fulfill the Village's concern.

Thank you for your consideration.

Sincerely,

-Kristina Gaardbo

Attachment: CCK Request Letter & Pics for June 21 2021 VC Meeting (2021-63 : CCK Landscape Adjustment)

ORDINANCE NO. O-20-20

AN ORDINANCE GRANTING A SPECIAL USE
2391 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on March 10, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:
LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL 1 OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 112 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT NUMBER 0020909525.

PARCEL 2:
A NON - EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 0021010520 FROM EOR- BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53 (HICKS ROAD) AND THE NORTHERLY LINE OF SAID BOURBON SQUARE

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

SUBDIVISION; THENCE SOUTH 26 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES 18 MINUTES 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES 23 MIN 22 SECONDS WEST A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES 53 MINUTES 21 SECONDS WEST, A CHORD LENGTH OF 81,01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 171.63 FEET TO A POINT ON THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 44.41 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 100,479 SQ FT OR 2.31 ACRES MORE OR LESS.

commonly known as 2391 N Hicks Road (02-02-201-158-0000).

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

SECTION 1: Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the business plan, including the commercial vehicle parking plan, submitted by the Petitioner on 2/15/20 and the floor plan and site plan prepared by the architect, J. DiMaria Architecture, LLC on 2/19/2020, except as such plans may be changed to conform to Village Codes and Ordinances. The business plan should be revised to include the intended use of the 4 parking spaces, directly north of the outdoor seating area, as employee parking for Chicago Culinary Kitchen. This would further limit the frequency of use and turnover for those spaces.
2. A final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

3. None of the commercial vehicles/trailers will be utilized including for cooking or food storage, holding, or preparation, without the review and approval from the Village of Palatine.

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

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

PASSED: This 16 day of March, 2020

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

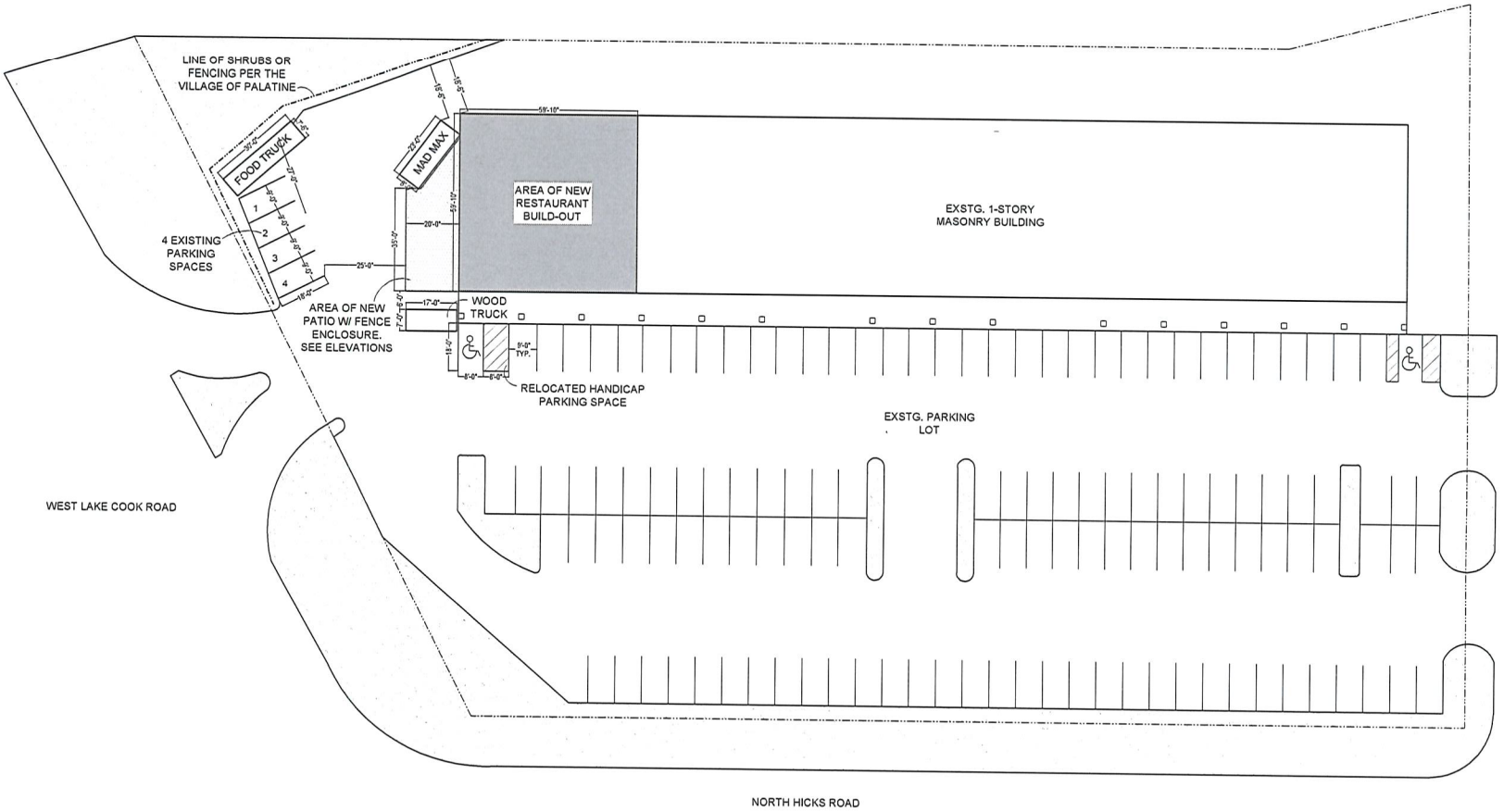
APPROVED by me this 16 day of March, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 16 day of March, 2020

Village Clerk

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)



1 PROPOSED SITE PLAN
SCALE: NTS

DRAWN BY:	JD, MC, RP
DEMO. PERMIT	01/22/20
SITE PLANNING	01/23/20
SITE PLANNING CLARIF.	01/28/20
REVISIONS	02/19/20

ARCHITECT:
J.DiMaria Architecture, LLC.
824 W. Superior St. #203
Chicago IL. 60642
773 817 3735
jdimariarchitecture@gmail.com

CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #2393
PALATINE, IL. 60074

PROPOSED SITE PLAN

LICENSED ARCHITECT
JEANNA L. DIMARIA
001022918
STATE OF ILLINOIS

S1.1

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

CHICAGO CULINARY KITCHEN

SPECIAL USE FOR RELOCATION

Requesting special use to operate as a restaurant/caterer/event space in an existing B2 zoning district.

We will be seeking a Class D Liquor license and relinquishing both our Class P and Class G licenses.

Restaurant hours of operation to reflect Class D license:

Monday – Thursday 10:00am – 12:00am

Friday – Saturday 10:00am – 1:00am

Sunday 10:00am – 12:00am

Menu will be current Chicago Culinary Kitchen menu and the addition of, but not limited to: burgers, steaks, fries, milk shakes. Full service bar. (see attached menus)

Patio for outdoor seating to be developed opposite the outside wall 18' x 45'.

The food truck and two truck props will be parked on the premises: some vehicles may not be fully operable but are used for catering and atmosphere. (See site plan)

Food Truck 7.5' x 30'

Mad Max 8' x 23'

Wood Truck 7' x 17'

Signage:

1. Front face of restaurant – to code
2. Shopping Center Tower – to code
3. Outside wall facing Lake Cook Rd. – to code

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

SW2 LLC
CHICAGO CULINARY KITCHEN
BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

WWW.CHICAGOCULINARYKITCHEN.COM

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

I. EXECUTIVE SUMMARY

Chicago Culinary Kitchen was established as a Limited Liability Company at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016.

Business Description
SW2 LLC was incorporated in 2014 in Illinois by Kristina and Greg Gaardbo. There are two dba's that operate under both the same LLC and the same location of 773 N. Quentin Rd., Palatine, IL 60067. Rockin Rodizio, founded February 2014, is a Brazilian style catering company that they use said location as a commissary for their prep work and storage prior to cooking offsite using their churrasco trailer. Chicago Culinary Kitchen, founded October 2016, originally operated at said location as an event space for private and public parties and classes. The classes include demonstration on and discussion on the preparation of and smoking of Texas BBQ, as well as education on the pairing of wine, craft beer or bourbon. As of March 2017, Chicago Culinary Kitchen opened as a restaurant operating only on Saturdays and Sundays from 11am until sell out (approximately 2pm), selling their Texas BBQ, as well as various specials from a wide variety of cuisines: burgers, Tex Mex, Asian BBQ, and American comfort foods. With the opening as a restaurant, they also began catering seven days a week, offering pick up, delivery, or offsite staffed services. Aside from the churrasco trailer, Chicago Culinary Kitchen also utilizes an Ole Hickory smoker trailer, a food truck and Mad Max (their vintage truck turned grill and reverse smoker trailer) for offsite catering, events, and festivals.

Management Team
Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.
Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*
Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*

Business Mission
Through delicious BBQ and specialty items, continue to produce a unique and alternative cuisine option to the current culinary offerings of Palatine in a fun and relaxed atmosphere with friendly and efficient service.
And provide fun and educational experiences and events for customers in a socially stimulating environment while enhancing customers' knowledge of BBQ, as well as educate customers' palates through paired classes of craft beer, fine wine, and spirit pairings and the culture behind the "tastes" presented.

New Service
Chicago Culinary Kitchen is seeking to relocate to Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074).
Increased seating: This relocation will allow Chicago Culinary Kitchen to expand in size to accommodate more customers with more square footage inside for seating, including a full service bar, and also outside seating with the development of a patio attached to the end unit.
Increased hours: With this expansion in size, they will also be expanding their hours of restaurant operation as follows: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am (hours of Class D liquor license).

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

Change in Liquor Licensing: The new space will continue to serve as a both restaurant and class/event space, and they will apply for a class D liquor license in lieu of the Class P and Class G that currently held.
Increased offsite events & catering: Offsite catering will continue with the utilization of the Ole Hickory Smoker Trailer for offsite smoking, the Churrasco Trailer for Brazilian Style BBQ 'dinner and a show', and the Food Truck that is a full mobile kitchen. The increased square footage will allow for more kitchen space and storage to increase event and catering abilities. There will be ample space for storage, refrigeration, and prep to manage the restaurant, offsite catering events and onsite private parties and classes.
Increased private events and classes: They will also utilize the private room to continue and expand on both BBQ paired classes and private events. With the need to increase staff and create an additional management team there will be more opportunity to increase the number of classes and private parties hosted at Chicago Culinary Kitchen.

II. BUSINESS SUMMARY

Business History
The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.
Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone. SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to store product and do their prep work for offsite catering events. Over the course of two years they expanded Rockin Rodizio in both equipment and events, catering both private and corporate events, festivals, and weddings.
In 2016, Kristina and Greg Gaardbo created a second dba, Chicago Culinary Kitchen, which debuted in October teaching BBQ classes. The classes are done as a progressive dinner with demonstration on how to prepare meats for smoking as well as open discussion on the process. The menu includes cornbread, multiple courses of meat (sausage, chicken, ribs, pulled pork, brisket, etc) and all three of the signature sides (esquites, pit beans, f'n mac & cheese) finishing with bread pudding. Depending on the class, the menu is paired with one of the following: craft beer, wine, or bourbon. As with the food menu, the drink menu is accompanied with the history, culture, science and flavors to be noted and explained so that the attendees enjoy a fun, tasty and educational experience. Classes include 36 attendees a few times a month in the evenings and last approximately 3 hours.
As of March 2017, and simply because of popular demand from loyal class customers, Chicago Culinary Kitchen opened its doors as a restaurant. The restaurant hours are limited to weekends only; Saturday and Sunday 11am – sell out (approximately 2pm) and features a small standard BBQ menu as well as rotating specials of various cuisines. It is counter service only with communal seating and a rock n' roll atmosphere.
In June 2017, Kristina and Greg were featured on National TV on **The Cooking Channel's** *Man, Fire, Food* as Rockin Rodizio. And then in November 2017, they were featured again on **The Cooking Channel** but this time as Chicago Culinary Kitchen on *Big, Bad, BBQ Brawl.* In 2018, Kristina, Greg and their restaurant Chicago Culinary Kitchen was featured both on **WGN's** *Chicago's Best* for their BBQ classes and on **WTTW's** *Check Please!* as a must try restaurant in the Chicagoland area. And also in 2018, Chicago Culinary Kitchen was voted #1 BBQ in Illinois by Money Magazine. They have seen exponential growth each year and have become a landmark for BBQ lovers maintaining loyal repeat customers as well as new customers who have just discovered them. Young and Old, near and far, people come from all walks of life to experience both the atmosphere and food that make up Chicago Culinary Kitchen.

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

Accomplishments:
People's Choice 2012 with Rockin Rodizio – Windy City Smoke
WGN News – lunch program (2016)
WGN radio – Pretty Late with Patti Vazquez (2016)
Fox News – lunch program (2016)
Hungry Hound – ABC 7 (May 2017)
Man Fire Food – Cooking Channel (June 2017)
Big Bad BBQ Brawl – Cooking Channel (November 2017)
Palatine Chamber of Commerce – Distinguished Business of the Year (December 2017)
Palatine Fire Department - Philanthropy Award (December 2017)
Chicago's Best – WGN (February 2018)
Best BBQ in Illinois – Money Magazine (September 2018) http://time.com/money/5331071/best-barbecue-us-every-state/
Hungry Hound – ABC 7 (August 31, 2018)
Check Please! – WTTW (November 2018)
Certified Cicerone – Kristina (May 2019)
**multiple publications in area news as well as additional appearances on news and radio stations (2019)*

Business Plan for Expansion

Our plan for expansion will require the relocation of Chicago Culinary Kitchen to a 3600 sq ft unit located at Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074). This location is advantageous for visibility from the passing traffic on Lake Cook Rd. It will also allow us to increase our kitchen space, storage space, customer seating, add a full service bar and create a patio for outdoor seating. We also plan to expand our hours of operation: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am.

Currently we hold both a Class P and a Class G liquor license but will instead apply for and obtain a Class D license so that we may serve beer, wine, and spirits during restaurant hours.

Both the expansion in space and hours will create need for more employees – expected to have 12-15 employees. All employees will be trained and certified as needed in safe food handling and BASSET.

As part of our décor and catering business we will have three trucks/props in the parking lot. (see site plan) The other two trailers (smoker & churrasco) will not be stored onsite but will at time be brought to the restaurant to load up for offsite events.

Business Goals and Objectives

To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY

Target Markets

Over the last three years, we have found our target market to be "everyone." The range in ages and diversity of both ethnicities and cultures is amazing – everyone loves BBQ. BBQ is also one of the few cuisines people travel for, as we have learned through getting to know our customers. We will continue

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy
Chicago Culinary Kitchen has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition. With the expansion of hours of operation, we do intend to create some changes to our menu, including some combos for both dine in/carry out and catering.

Promotional Strategy
We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis
Strengths
Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. Chicago Culinary Kitchen has a strong following of both old and new customers who have been asking for expansion in both available seating and hours of operation, and as they have done before, they are focusing the growth of the restaurant to fulfill the demand as seen fit.

Weaknesses
Kristina and Greg Gaardbo will need to evolve their current practices and procedures for Chicago Culinary Kitchen into a fully operating restaurant. (But they are thrilled to do so!)

Opportunities
Increasing in both space and hours will allow both a further reach to wanting customers as well as an increase in revenue.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by both Terry Yormark, the landlord, and Kristina and Greg Gaardbo, the tenants.

Attachment: CCK Special Use Ordinance O-020-20 - 2391 N Hicks (2021-63 : CCK Landscape Adjustment)

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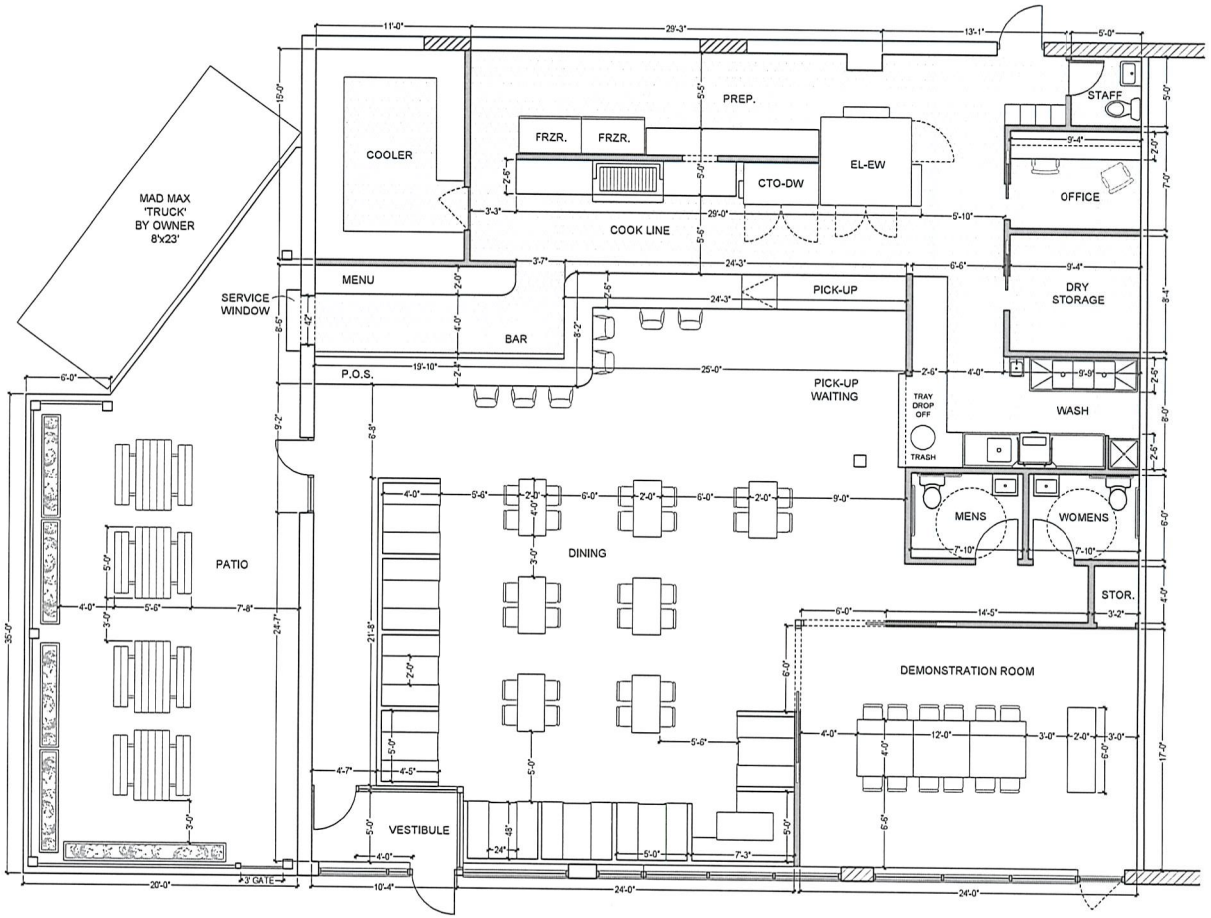


OCCUPANCY MATRIX		
OCCUPANCY TYPE: ASSEMBLY GROUP A-2 CONSTRUCTION TYPE: 3-B GROSS SQUARE FOOTAGE: 3,400 SF		
BAR	6 FIXED SEATS	7 PERSONS
DINING	24 FIXED SEATS	24 PERSONS
DINING- BOOTHS	52 LINEAR FEET/1.5	35 PERSONS
WAITING	100 S.F. @ 15 S.F. PER PERSON	7 PERSONS
KITCHEN	350 S.F. @ 100 S.F. PER PERSON	4 PERSONS
OFFICE	65 S.F. @ 100 S.F. PER PERSON	1 PERSONS
DEMO. ROOM	12 FIXED SEATS	12 PERSONS
CALCULATED FLOOR CAPACITY		90 PERSONS
MAX. OCCUPANCY- INTERIOR		90
MAX. OCCUPANCY- PATIO		20

INDICATES NEW FRAME PARTITION WALLS; NOM. 4" METAL STUDS @16" O.C. w/ 1 LAYER 5/8" TYPE 'X' DRYWALL AT EACH SIDE

INDICATES INFILL MASONRY CONSTRUCTION TO MATCH EXISTING w/ 2X FURRING STRIPS & 1 LAYER 5/8" TYPE 'X' DRYWALL AT EACH SIDE

1 PROPOSED FLR. PLAN
SCALE: 1/4"-1'

DRAWN BY:	JD, MC, RP
DEMO. PERMIT	01/22/20
SITE PLANNING	01/23/20
SITE PLANNING CLARIF.	01/28/20
REVISIONS	02/19/20

ARCHITECT:
J.DiMaria Architecture, LLC.
824 W. Superior St. #203
Chicago IL. 60642
773 817 3735
jdimariarchitecture@gmail.com

CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #2393
PALATINE, IL. 60074

PROPOSED FLOOR PLAN

LICENSED ARCHITECT
JEANNA L. DIMARIA
001022918
STATE OF ILLINOIS

A1.1

Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street

BACKGROUND:

The Subject Property is currently improved with a residential dwelling, detached one-car garage, and associated driveway. The Petitioner is requesting a Special Use and Variation to permit a non-conforming 2-unit dwelling, within the R-2 Single-Family Residential district. Therefore, the Petitioner is requesting:

1. **Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**

2. **Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**

KEY ISSUES:

- Per the Petitioner's application and floorplan, as well as a statement from the previous owner, there has been a studio apartment upstairs through the previous owner's prior ownership beginning in 2003. The previous owner indicated the space was used for various family members and friends from 2003 to 2014, and from 2014-2019, it was exclusively used by the owner.
- The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration and the structure likely dates to the 1860's. The review of the Village's historical building permit information for the property did not locate any relevant information about its construction or use.
- The studio is approximately 540 sq. ft. and has a separate full bathroom, kitchen, living area and bedroom. There are also separate private entrances. Under the R-2 Single-Family zoning, multi-family dwellings are not permitted uses; and, all multi-family dwellings in the single-family residential district are non-conforming.
- Nevertheless, due to the number of non-conforming multi-family dwellings and difficulty determining whether the dwelling is legal or illegal, the Village approved a text amendment in 1997 to allow Special Use review of non-conforming multi-family dwellings in single-family residential districts. In the background and staff statement information for the text amendment in 1997, Staff noted the following in its presentation of the proposed text amendment:

    - There were an estimated 130 multi-family residential units in properties zoned for single-family uses and licensed by the Village, with another estimated 100 units in single-family properties not licensed or inspected by the Village. The majority of these properties were either two or three units.

- Prior to the 1960's, the Village did not maintain historical building permit applications and materials.

- Due to the age of many of these properties, the historical building permit information is, in many instances, not available.

- Per Section 10.06 (c) (16) of the Palatine Zoning Ordinance, non-conforming multi-family dwellings are a Special Use in the R-2 district for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:
  - 16.01 - The dwelling shall contain three or fewer dwelling units
  - **16.02 - The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and**
  - 16.03 - The owner of the dwelling shall obtain a rental license from the Health Department as required by Sec. 10-15 of the Palatine Code of Ordinances.

  ***The Petitioner is seeking a Variation to 16.02.
- In addition to the Subject Property, there are at least two additional multi-family dwellings on the south side of the block, which are also zoned R-2 (15 E. Slade Street & 20-24 N. Hale Street). A similar Special Use and Variation were also approved at 111 E. Palatine Road for another duplex, which was also zoned R-2 single-family residential.
- The Future Land Use identifies the entire block as single-family residential. Despite the Subject Property's adjacency to the Downtown, the Downtown Land Use Guide identified Plum Grove Road as the eastern edge of the downtown area.
- The Subject Property could accommodate up to four vehicles in the driveway and one vehicle in the garage, which meets Code.
- During the Public Hearing, the Plan Commission amended Condition #5 to include not only verification, but also the ability for the owner to retrofit to meet Code for wall, floor and stairwell assemblies, if required and in compliance with the Building Code requirements.

ALTERNATIVES:

1. Approve the Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.
2. Do not approve the Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.

RECOMMENDATION:
Public Hearing: Plan Commission - June 1, 2021

Residents testifying: None
Vote: The Plan Commission voted unanimously to approve the requested Special Use and Variation and Staff concurs.

ACTION REQUIRED:
A motion to approve a Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.

ATTACHMENTS:

- Aerial Map - 3 E. Slade Street
- SU VAR ORD 3 E. SLADE STREET
- EXHIBIT - Floor plan
- EXHIBIT - Plat of Survey
- Pictures submitted by Petitioner
- Pictures submitted by the Petitioner (2)
- Letter from the previous property owner
- Application
- Petitioner Justification
- June 1st Plan Commission Minutes
- Public Notice_3 E. Slade Street

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

3 E. Slade Street

Attachment: Aerial Map - 3 E. Slade Street (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
AT 3 E. SLADE STREET

WHEREAS, pursuant to a petition and public hearing on June 1, 2021, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance and a Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance on the following legally described property:

LOT 4 IN BLOCK "N" IN VILLAGE OF PALATINE AS SUBDIVIDED, PLATTED AND RECORDED BY JOEL WOOD IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 98 OF MAPS, PAGE 28, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 3 E. Slade Street (PIN# 02-14-326-001-0000).

Attachment: SU VAR ORD 3 E. SLADE STREET (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

SECTION 1: **Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance and a Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):**

1. **The Special Use and Variation request shall substantially conform to the floor plans prepared by the Petitioner dated 02/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.**

2. **A rental license shall be obtained.**

3. **If required, the dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.**

4. **Prior to the issuance of a rental license, the Petitioner shall confirm with the Fire Prevention Department if the proposed smoke alarms and carbon monoxide alarms are present for both units. Units with multiple smoke alarms required shall have interconnection between the units, in a manner acceptable to the Fire Marshal.**

5. **Verification from a licensed architect that each dwelling unit in this building are separated from each other by wall and floor assemblies not less than 1-hour resistance shall be submitted or the Petitioner shall apply for a building permit to perform any work necessary in compliance with the Building Code and in a manner acceptable to the Village of Palatine.**

6. **If required, a building permit shall be obtained for any life safety or other building improvements.**

SECTION 2: **That a copy of the public notice is attached hereto and form a**

Attachment: SU VAR ORD 3 E. SLADE STREET (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

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 _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

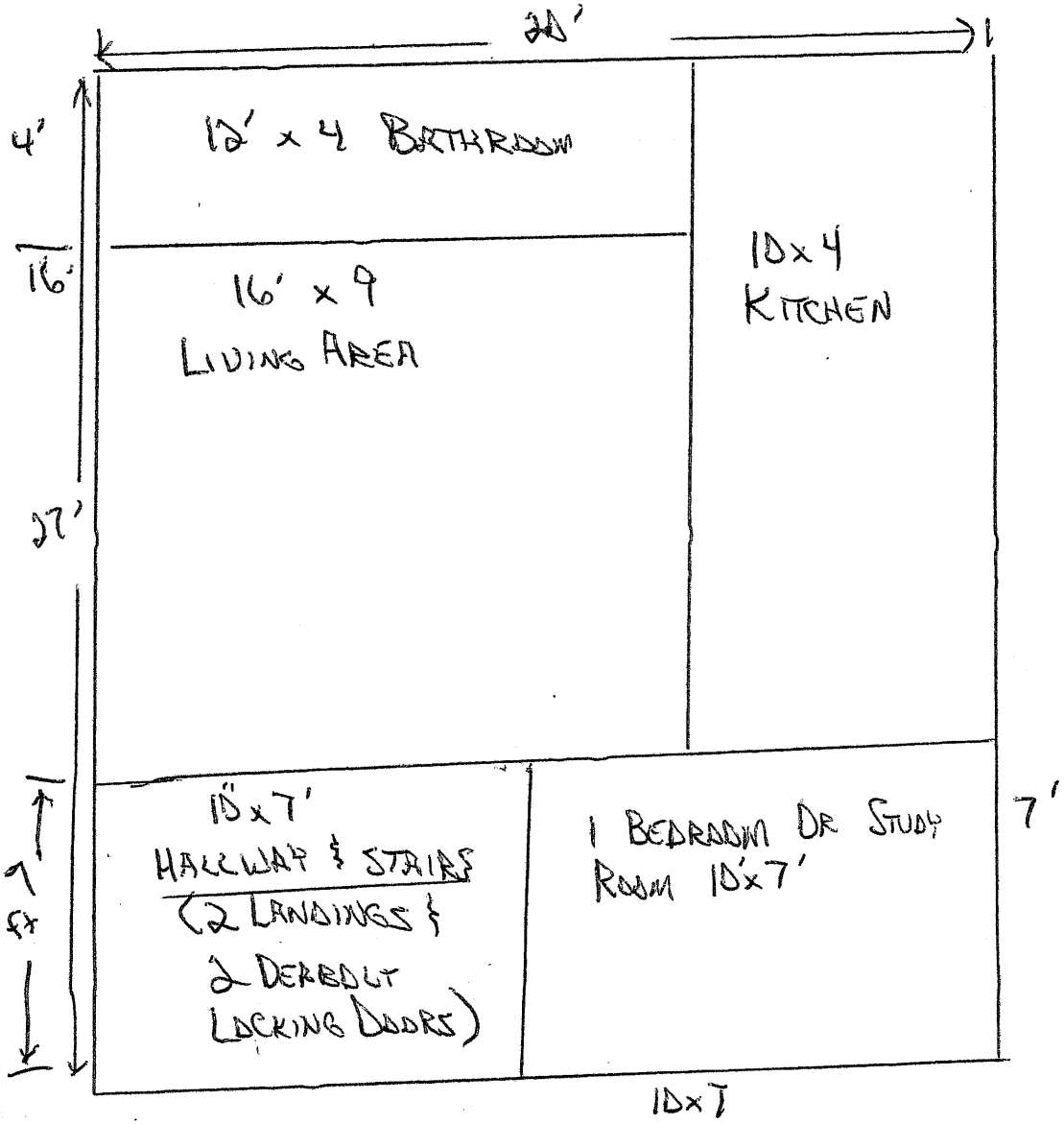
ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: SU VAR ORD 3 E. SLADE STREET (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

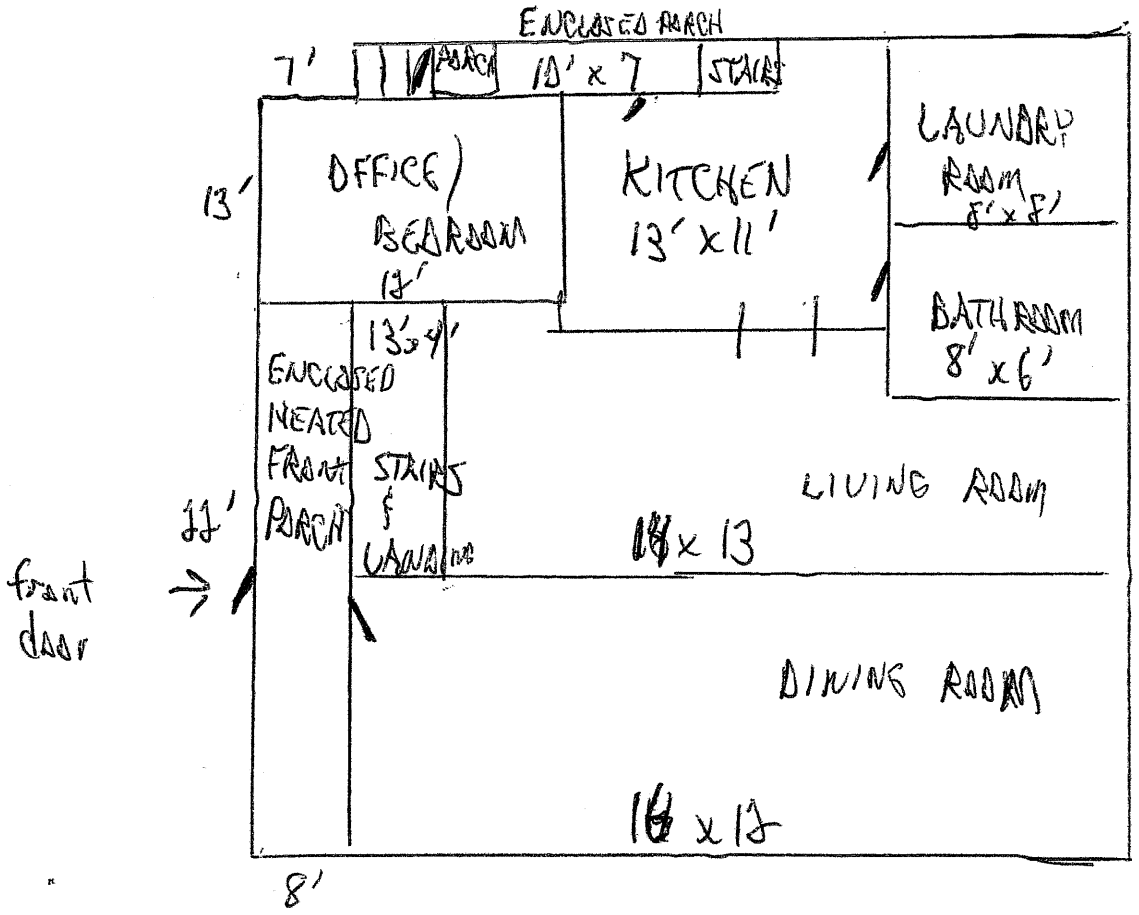
5-13-21

3 E. SLADE - STUDIO



Attachment: EXHIBIT - Floor plan (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

3 E. Slade Main Level



UPSTAIRS
2 BEDROOM

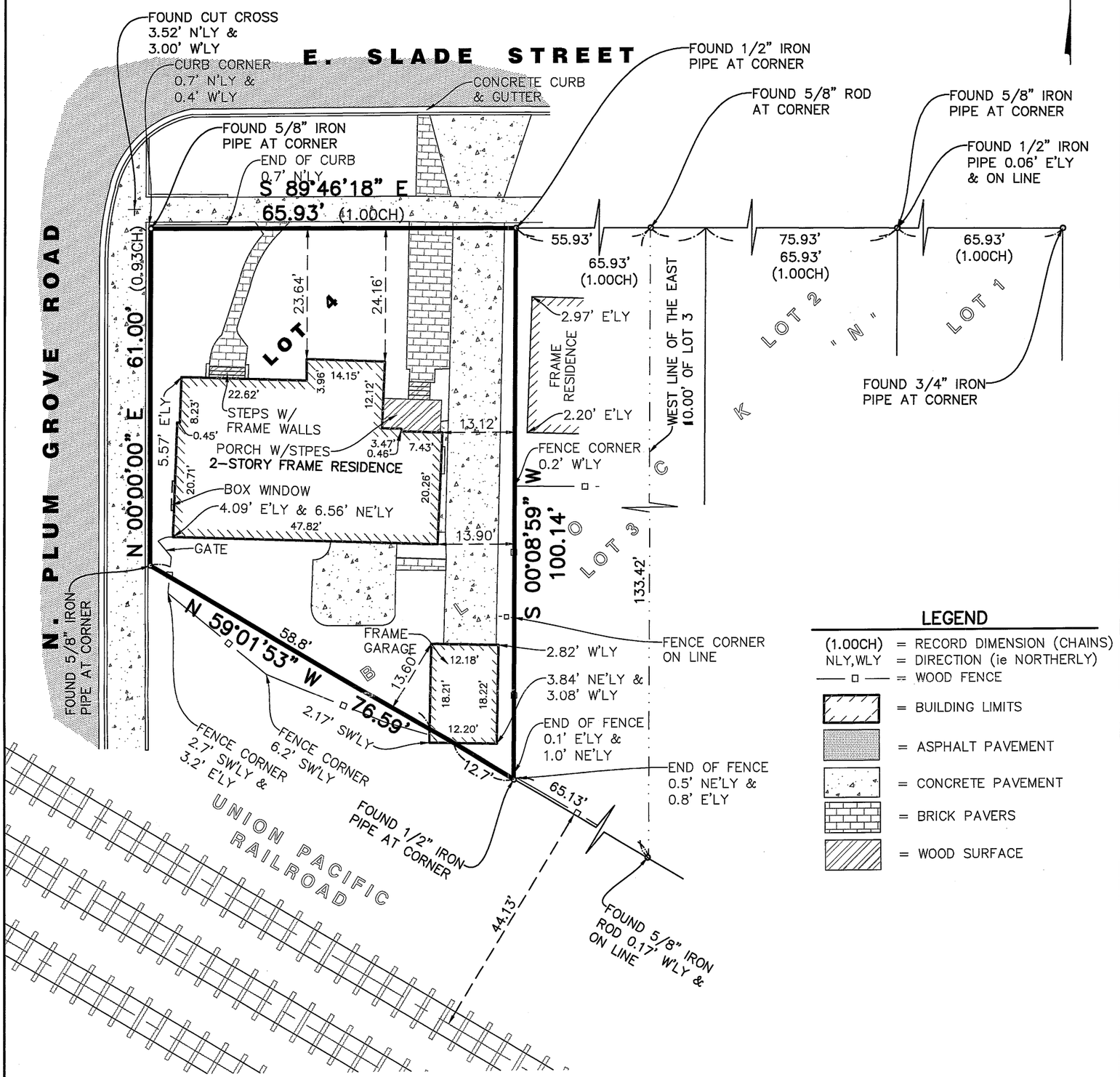
- MBR 12x16
- 2ND 10x18
- BATH 7x13
- HALLWAY 6x5

486 sq. ft.

Attachment: EXHIBIT - Floor plan (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

BOUNDARY SURVEY

LOT 4 IN BLOCK "N" IN VILLAGE OF PALATINE AS SUBDIVIDED, PLATTED AND RECORDED BY JOEL WOOD IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 98 OF MAPS, PAGE 28, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

(1.00CH) = RECORD DIMENSION (CHAINS)
NLY,WLY = DIRECTION (ie NORTHERLY)
—— □ —— = WOOD FENCE
= BUILDING LIMITS
= ASPHALT PAVEMENT
= CONCRETE PAVEMENT
= BRICK PAVERS
= WOOD SURFACE

NOTES

1. THIS SURVEY PREPARED FOR AJP LAW FIRM, LLC (COLBY).
2. NO EASEMENTS OR SETBACKS WERE CREATED BY THE RECORDED FINAL PLAT OF SUBDIVISION. REFER TO ZONING REGULATIONS OR OTHER DOCUMENTS FOR ADDITIONAL SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON.
3. TOTAL LOT AREA = 5,304 SQ.FT., MORE OR LESS.
4. VERIFY DIMENSIONS, LEGAL DESCRIPTION AND CORNERS AND NOTIFY SURVEYOR OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. DIMENSIONS SHALL NOT BE ASSUMED BY SCALE.
5. BUILDING TIES ARE SHOWN FROM OUTSIDE LIMITS OF FRAME CONSTRUCTION.
6. LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
7. BEARINGS ARE ASSUMED BASED ON FOUND MONUMENTATION AND THE WEST LINE OF THE PROPERTY HAVING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
8. UTILITIES, LANDSCAPE FEATURES, AND IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OR OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON.

SURVEYOR

WE, SIGHT ON SOLUTIONS, INC., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT DATE: FEBRUARY 19, 2021

IL PROF. LAND SURVEYOR #3520 (EXP. 11/30/18)
DESIGN FIRM REG. #184.005510 (EXP. 04/30/19)
FIELD WORK COMPLETED AUGUST 20, 2018
UPDATED FIELD WORK: FEBRUARY 18, 2021

MICHAEL S. ULIBARRI 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LAKE ZURICH, ILLINOIS

PLAT OF SURVEY	3 E. SLADE STREET	PALATINE, ILLINOIS

DRAWN: K.C.
DATE: 02/19/21
SCALE: 1"=20'

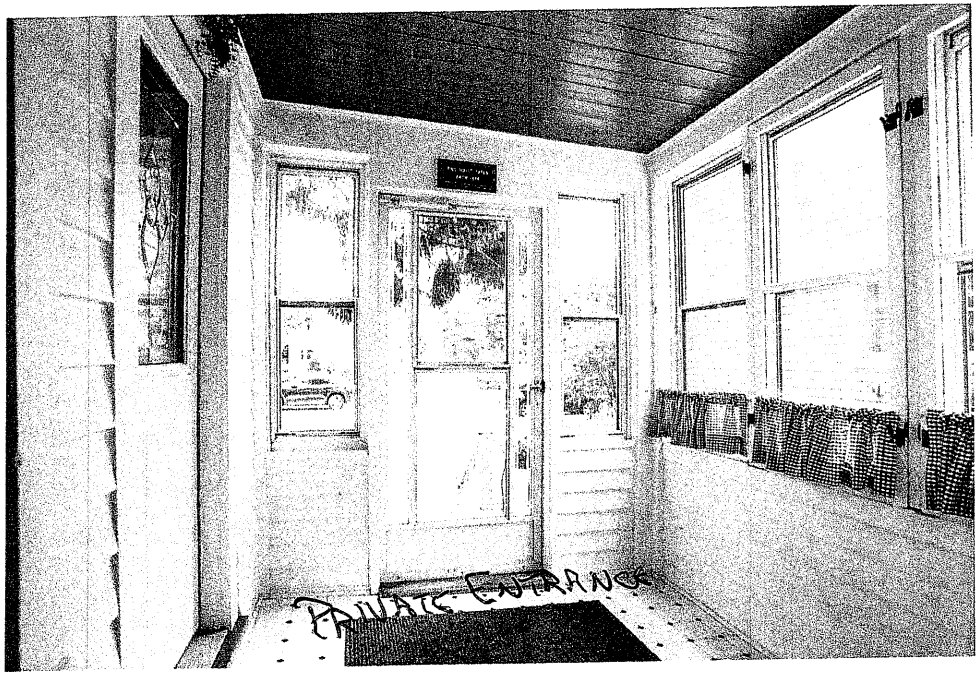
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647
email: mikeu@sightonsolutions.com
www.sightonsolutions.com
SIGHT ON SOLUTIONS, INC.

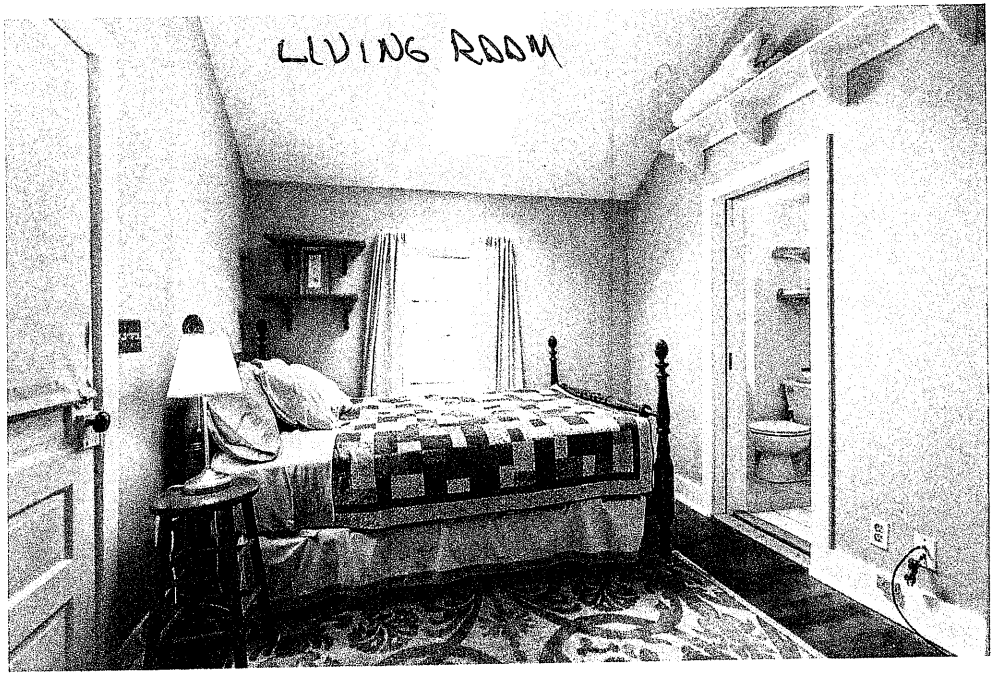
SHEET 1 OF 1
SOS#: 18348

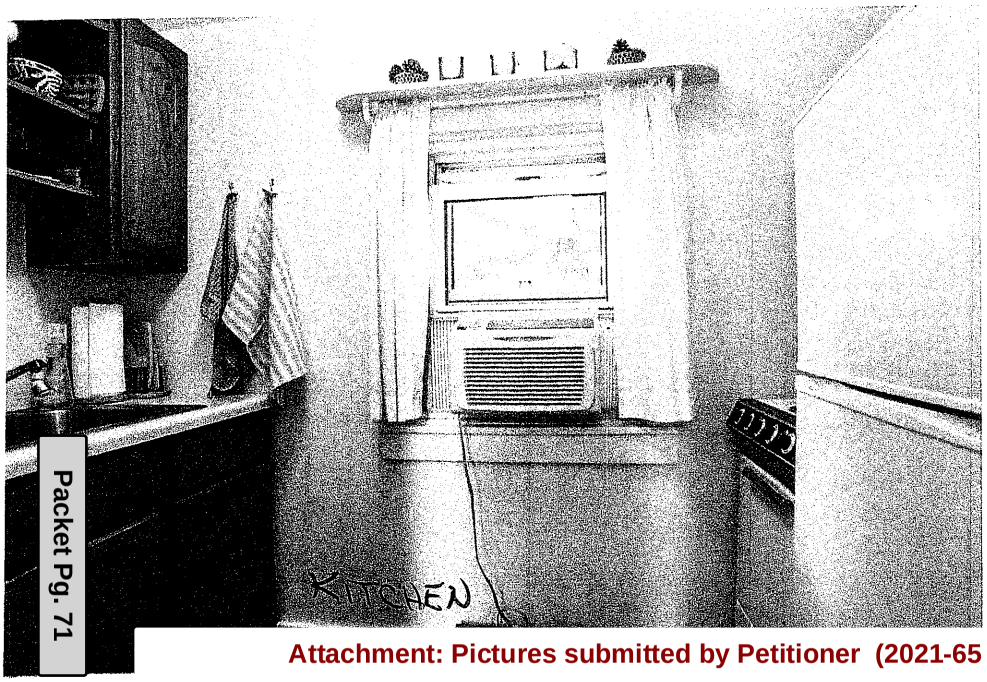
LAND SURVEYING MAPPING AND CONSTRUCTION STAKING – *"WE GET CORNERS OTHER PEOPLE CUT!"*

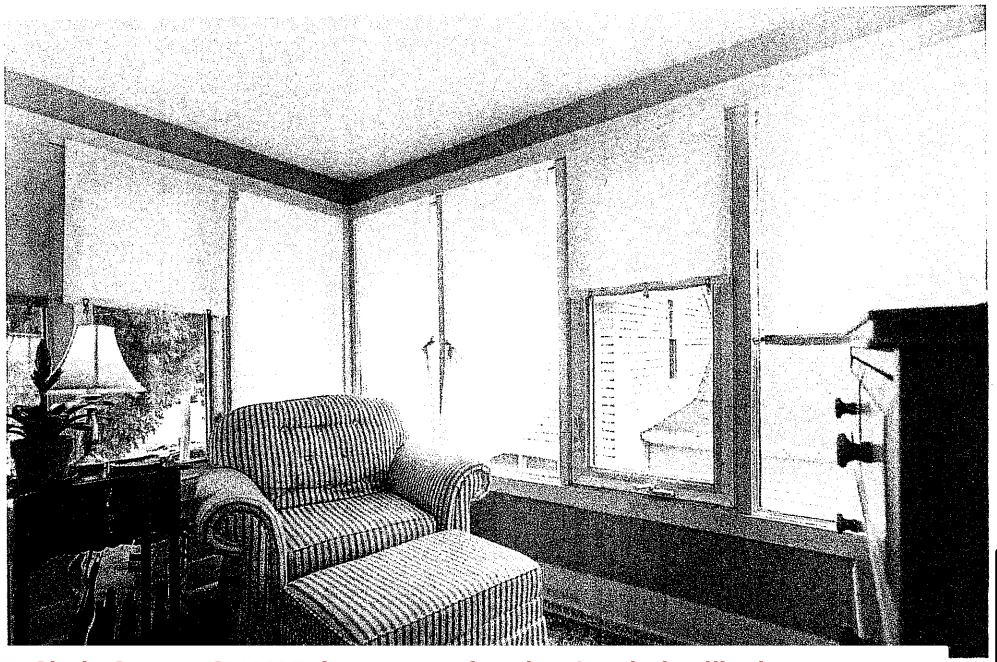
Attachment: EXHIBIT - Plat of Survey (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

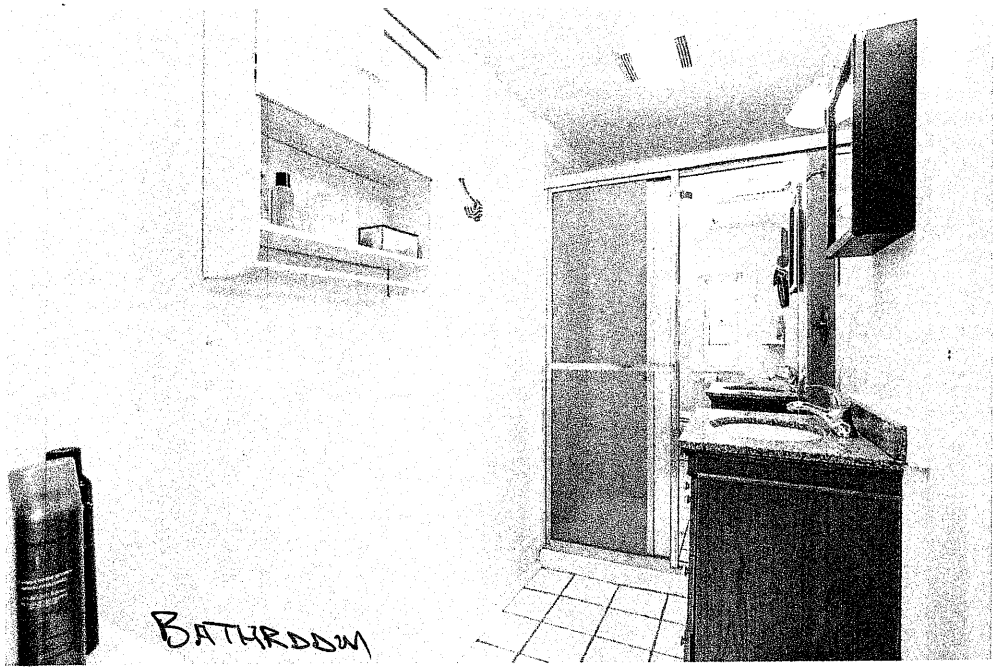
3 E SLADE STREET | PALATINE

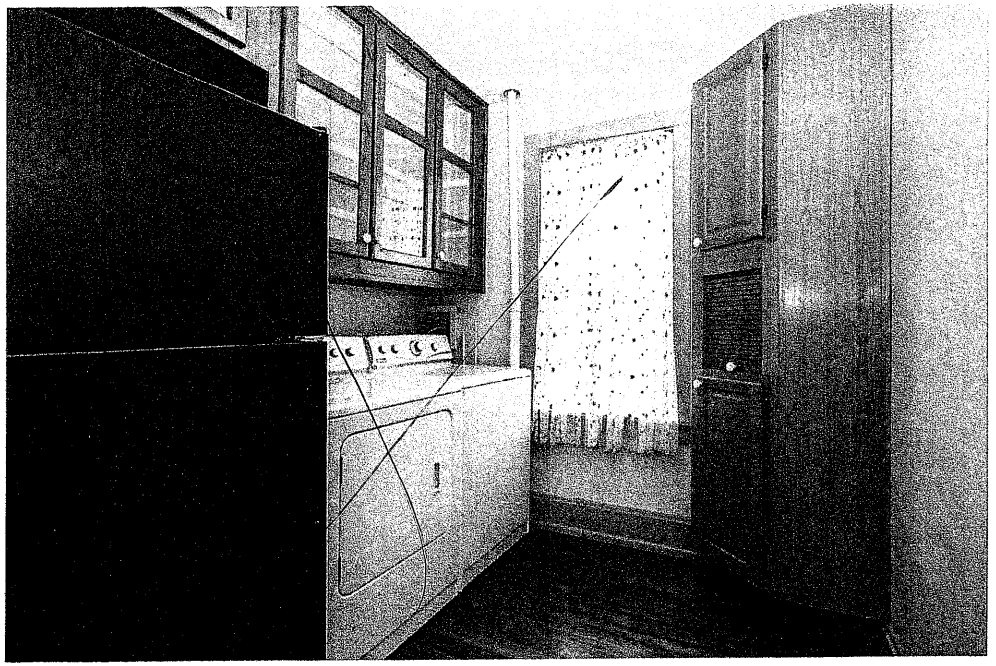


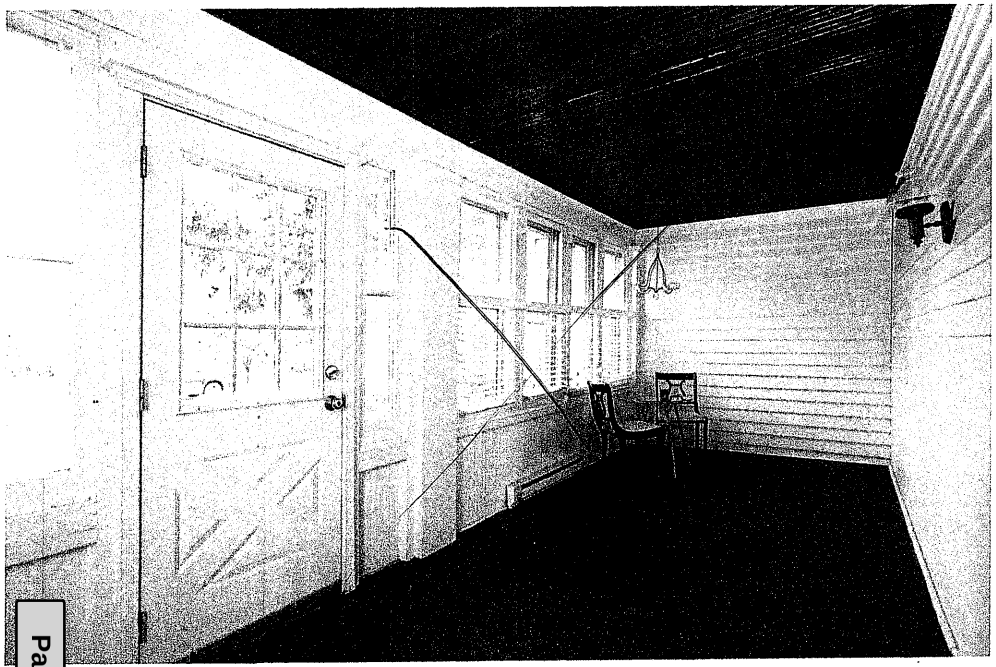


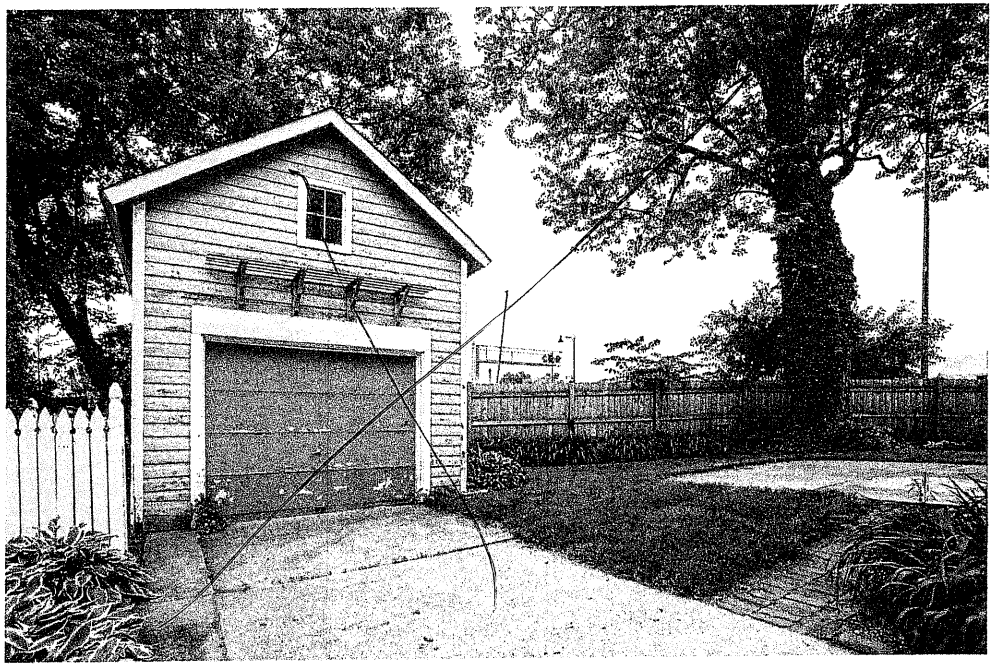



1- BEDROOM / SITTING ROOM



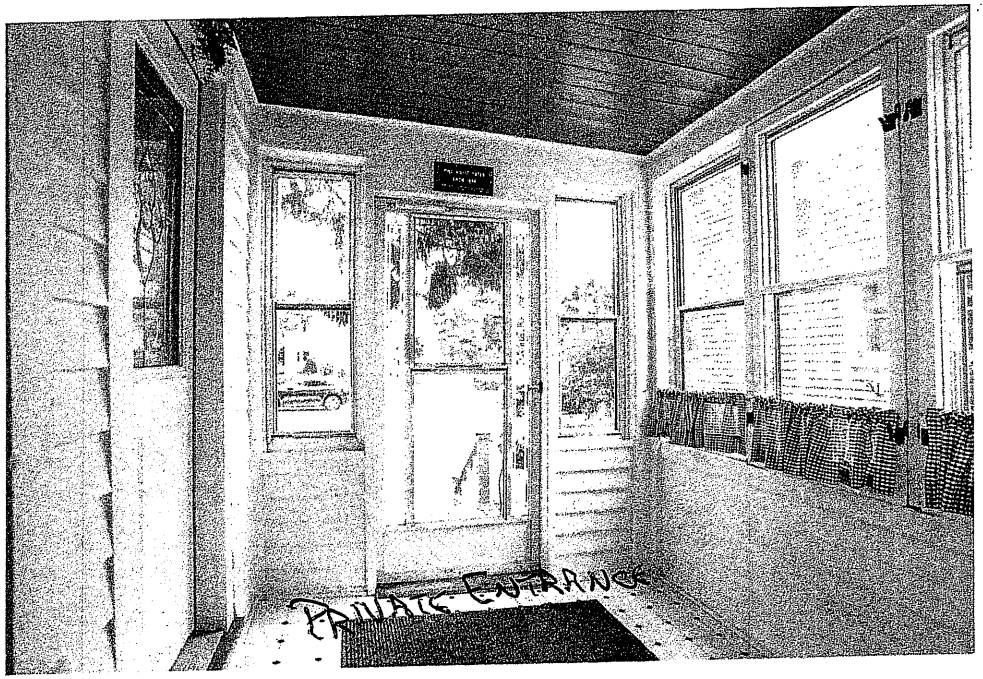


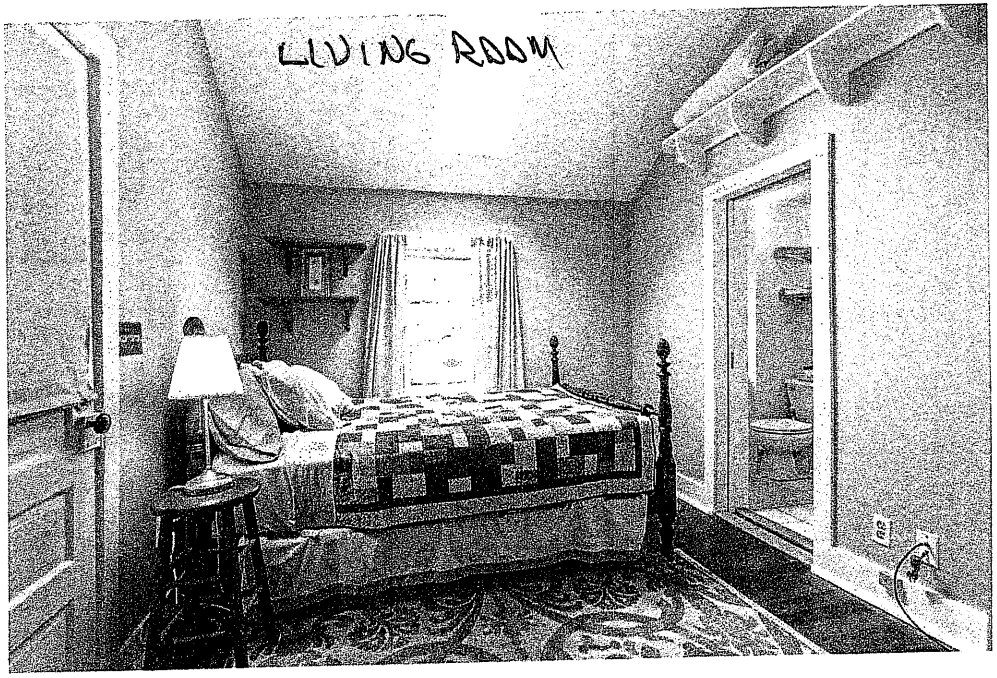


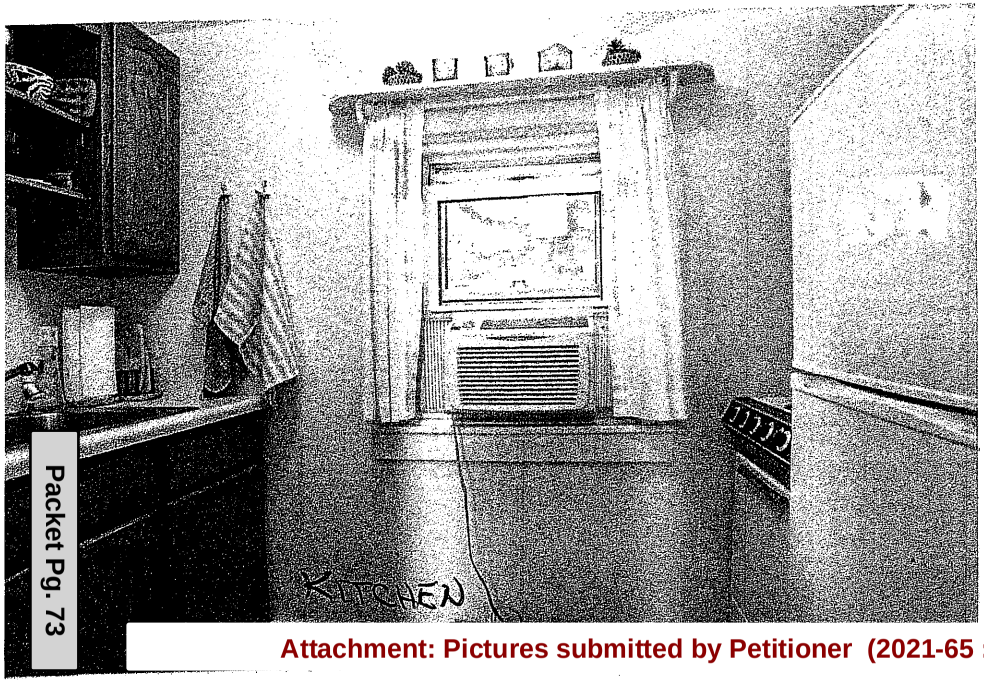


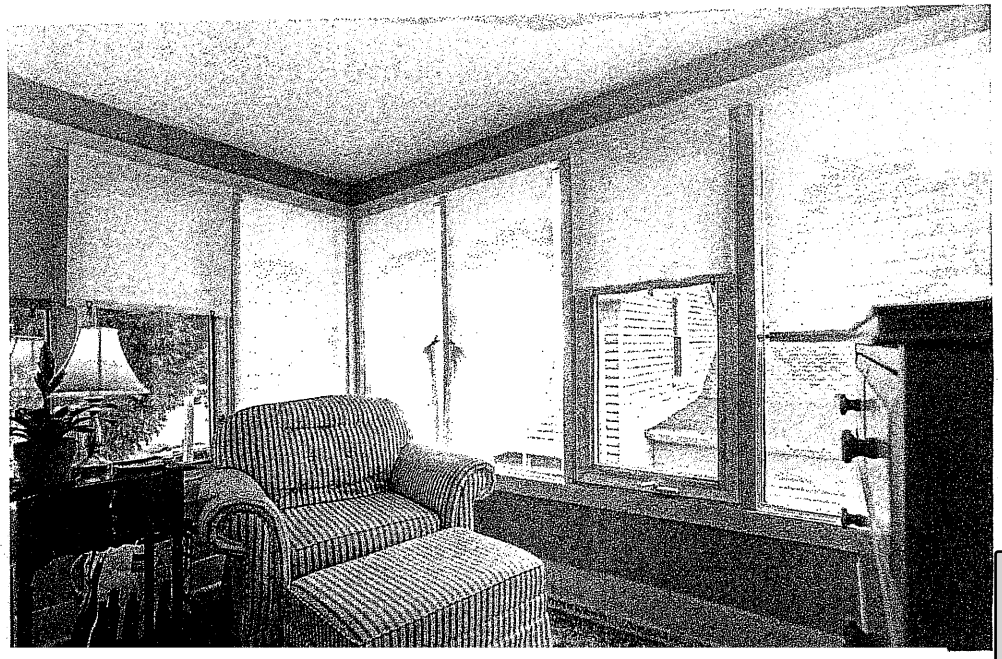
3 E SLADE STREET | PALATINE

3 E SLADE STREET | PALATINE

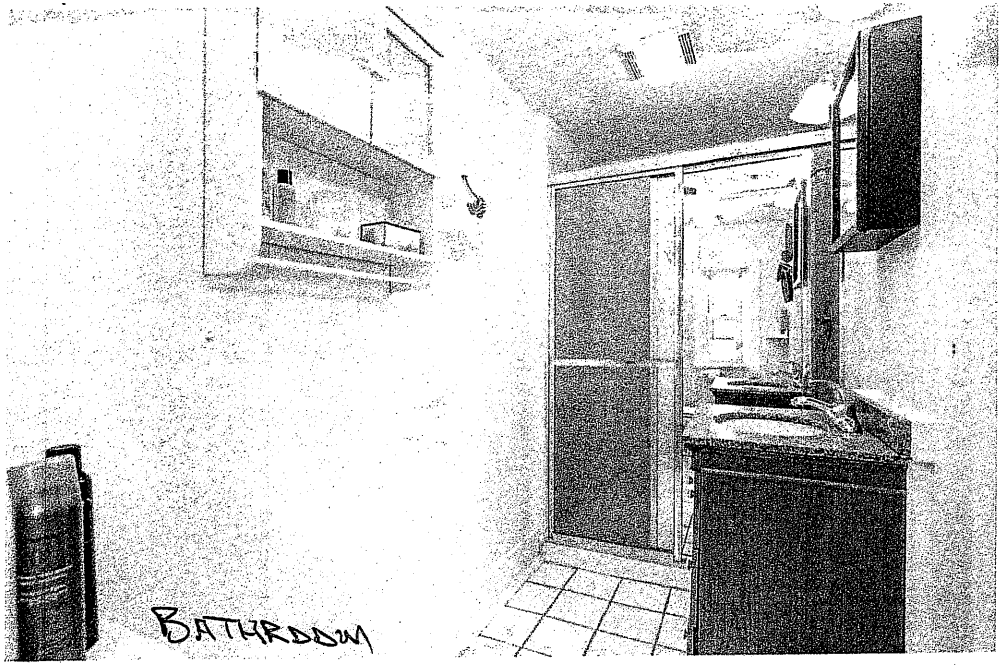


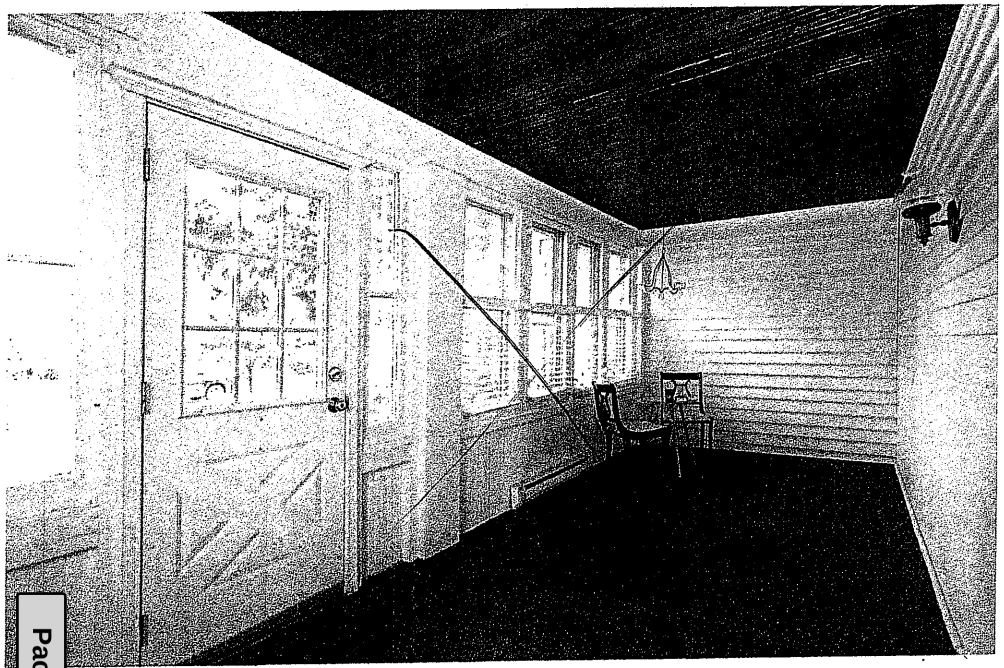


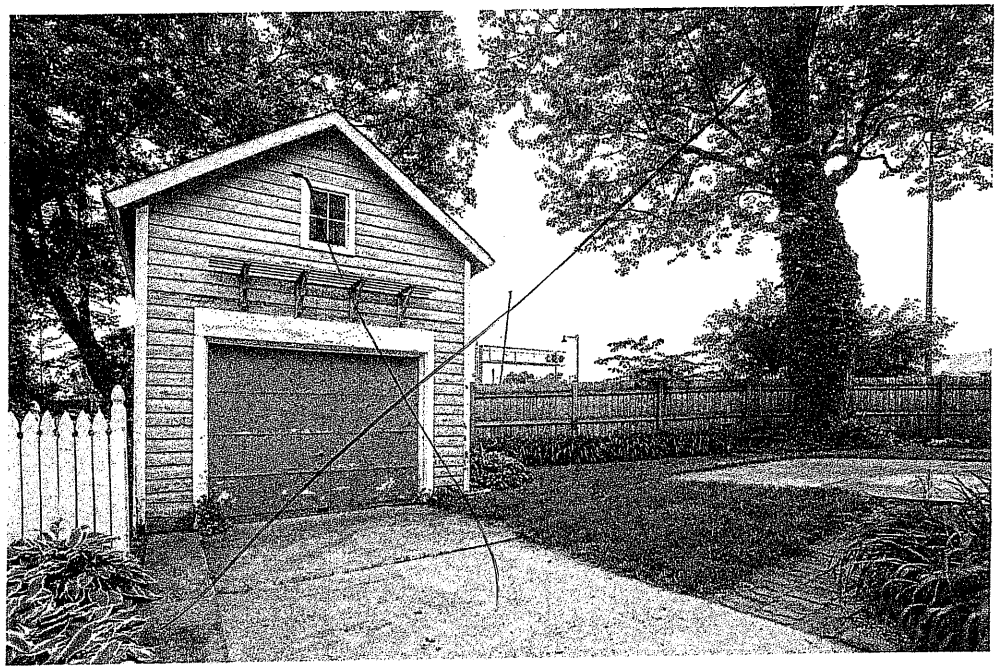




Attachment: Pictures submitted by Petitioner (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)





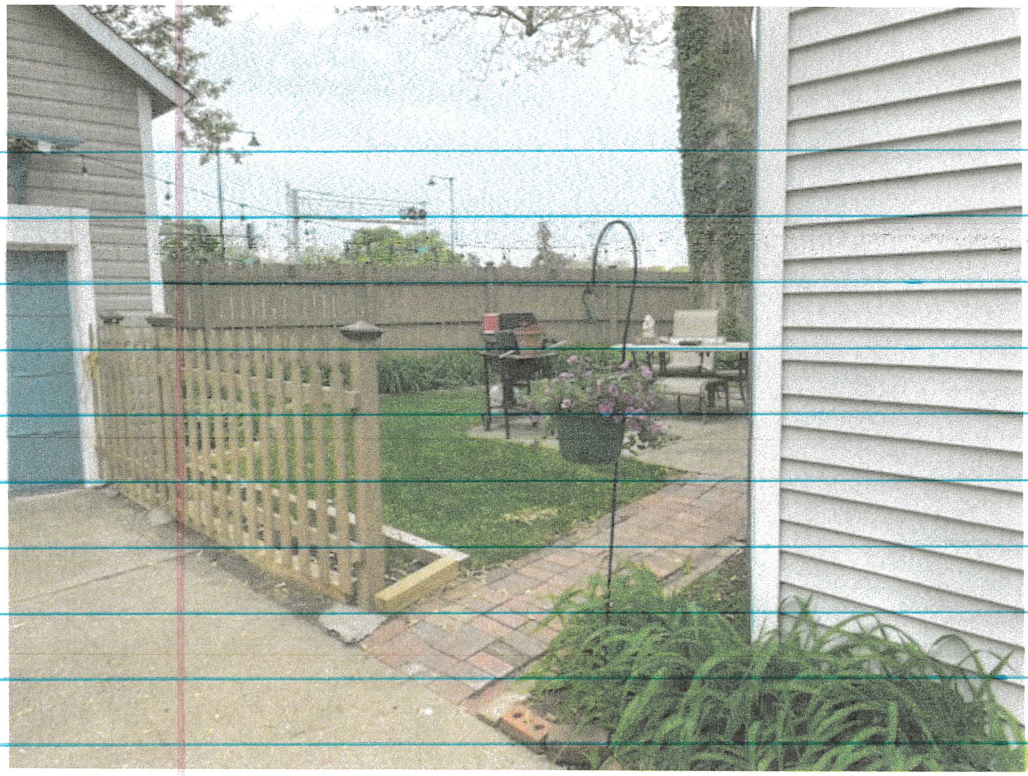


3 E SLADE STREET | PALATINE

3 E SLADE

4 BEDS 3 BATH (STUDIO 1 BATH, 1 BED)

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



BACK YARD

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

BACK YARD

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

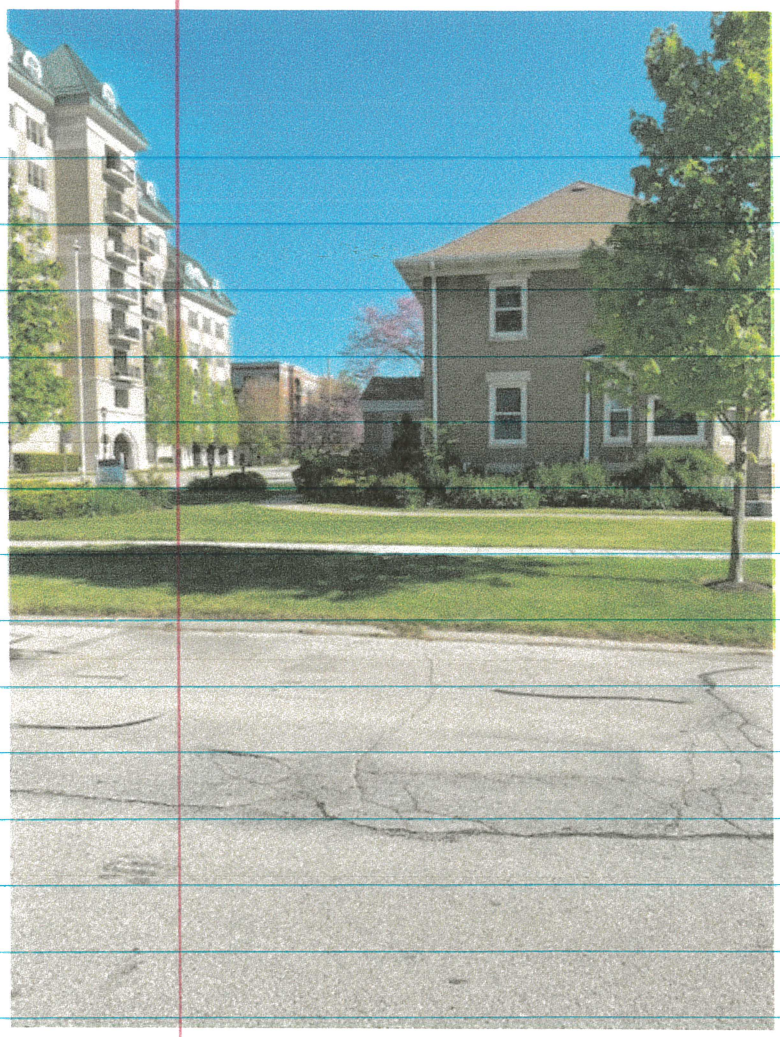
WIDE DRIVEWAY

SIDE ENTRANCEWAY

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

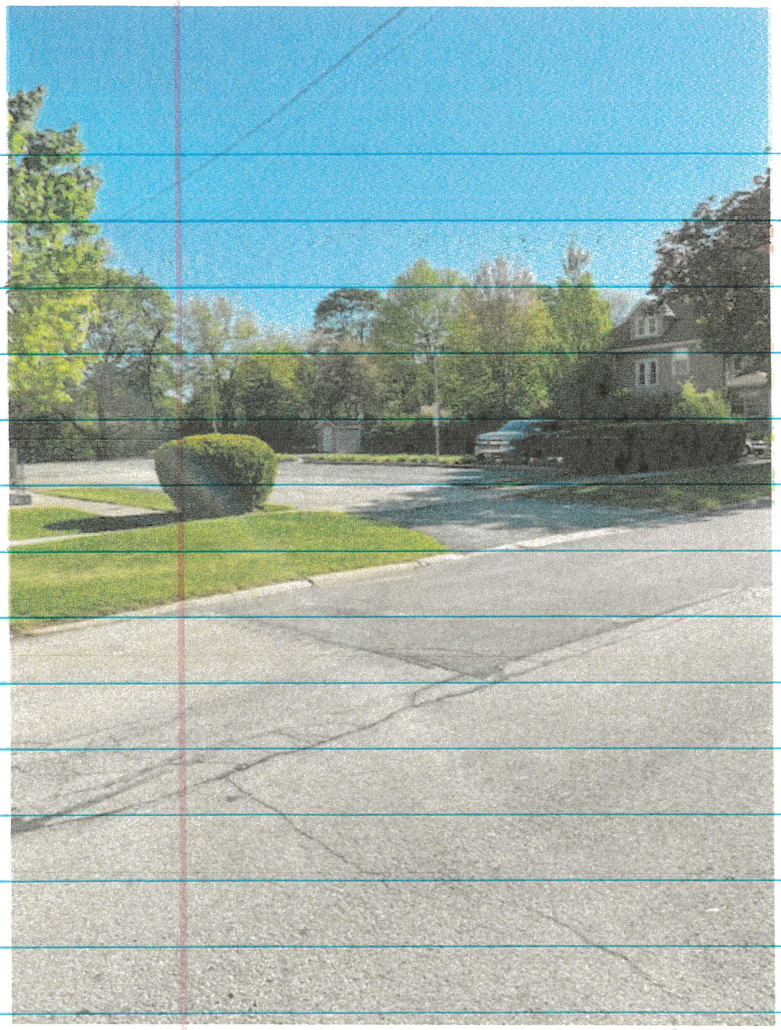
VIEW TO STREET

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



View From Home
Facing North

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

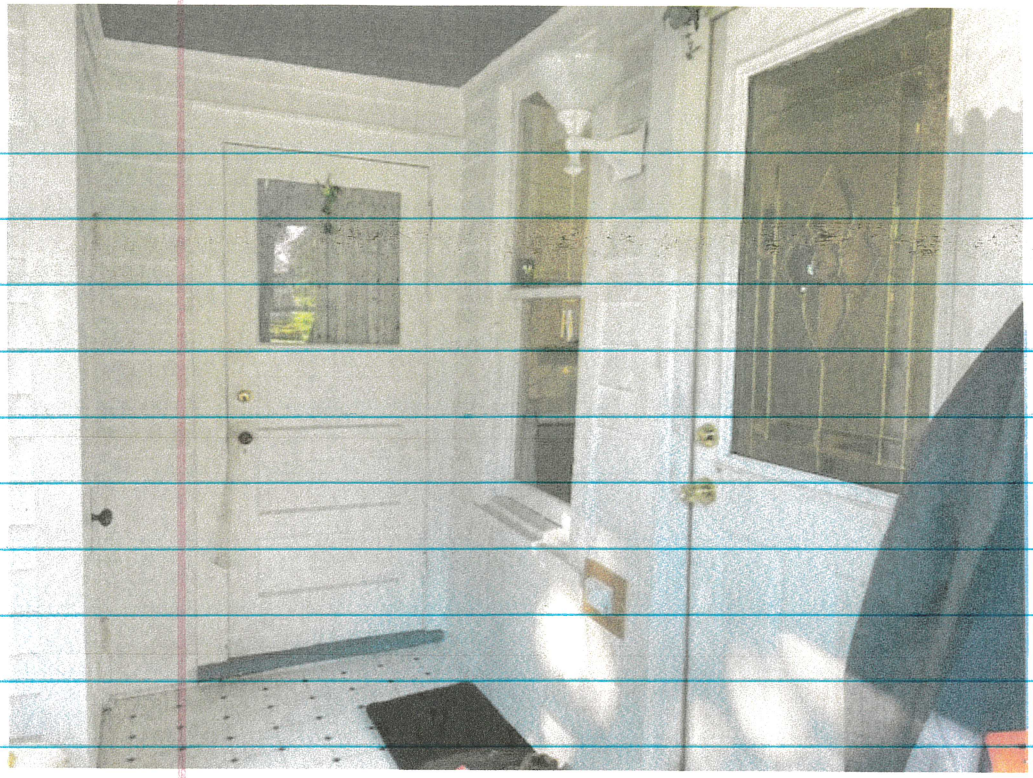


View Facing N/NE

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

SIDE & MAIN ENTRANCE
TO BOTH UNITS

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

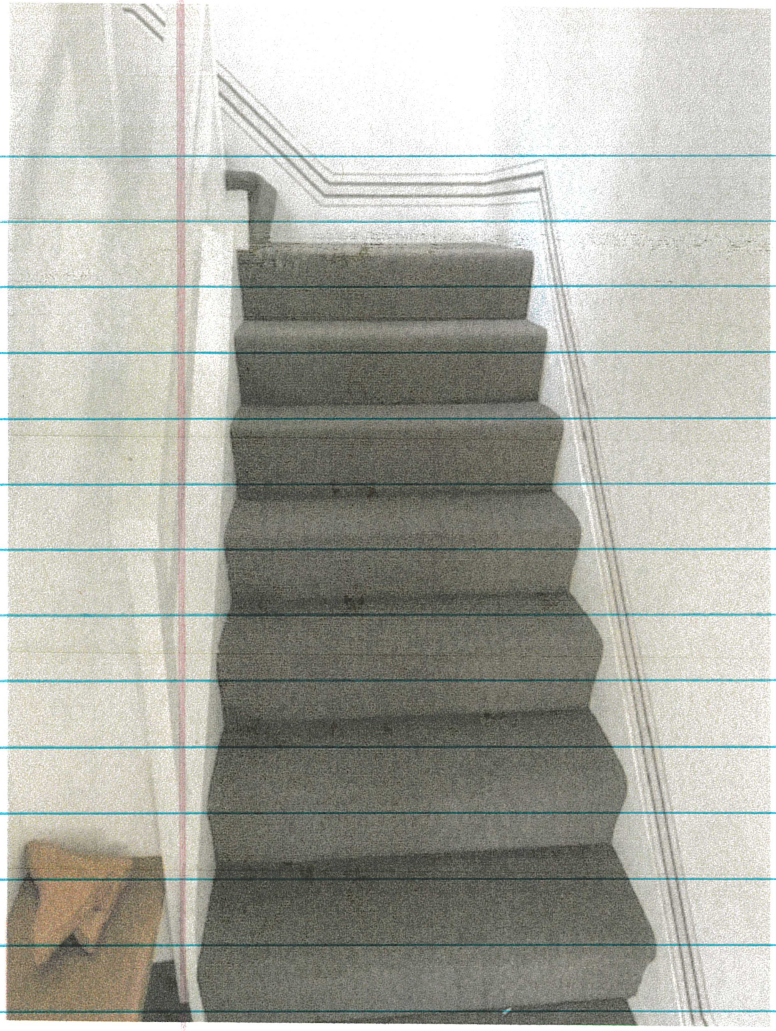


2 SECURE ENTRY DOORS TO BOTH UNITS.

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

PRIVATE DEAD BOLTED
ENTRANCE TO STUDIO

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



STAIRS TO STUDIO

2ND LOCKING DOOR
TO STUDIO

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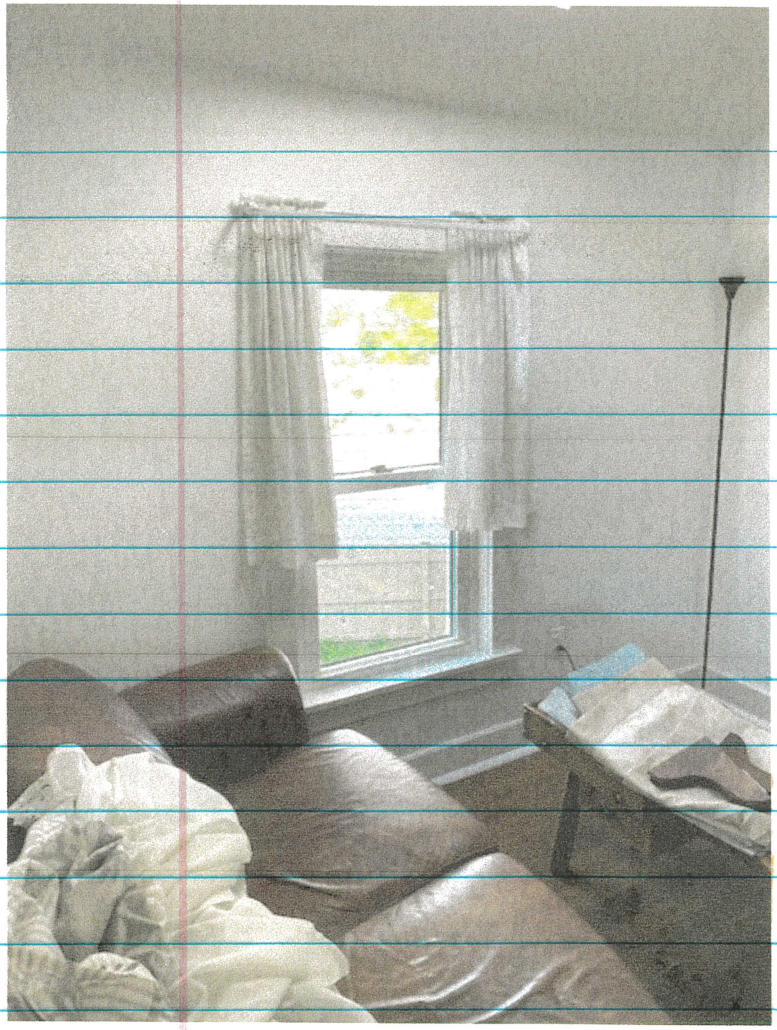
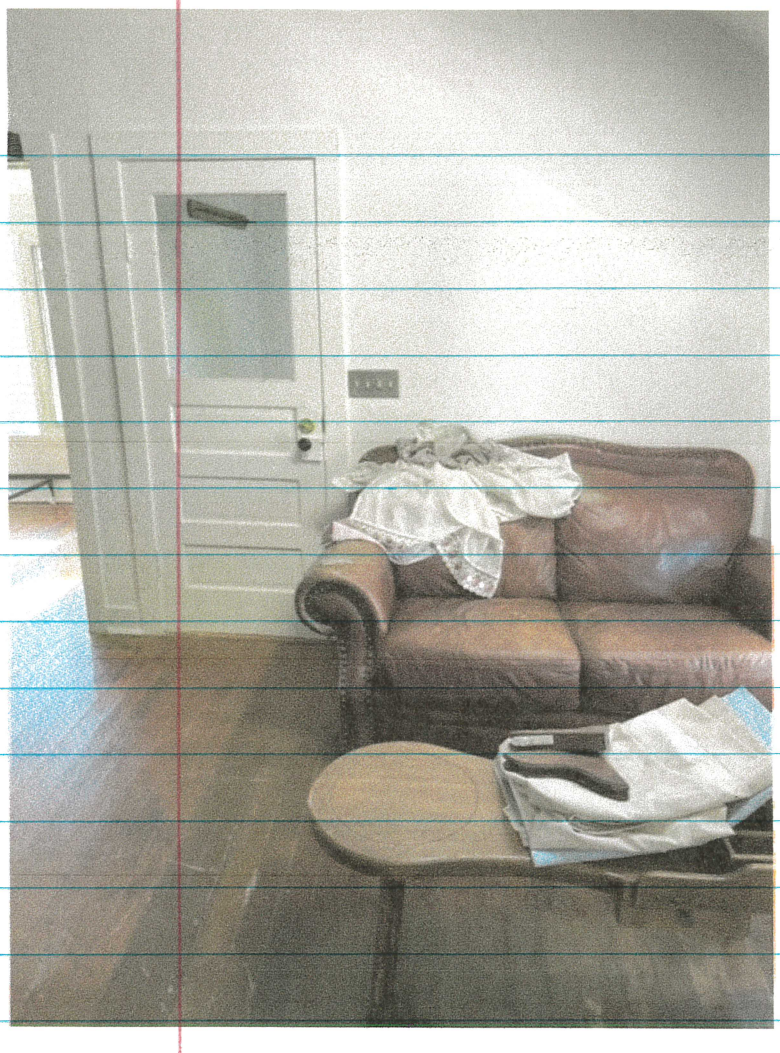


South View From
Family Room

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

South View

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



FAMILY ROOM & VIEW OF ENTRANCE DOOR

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

FAMILY OR CREW ROOM
DINING TABLE

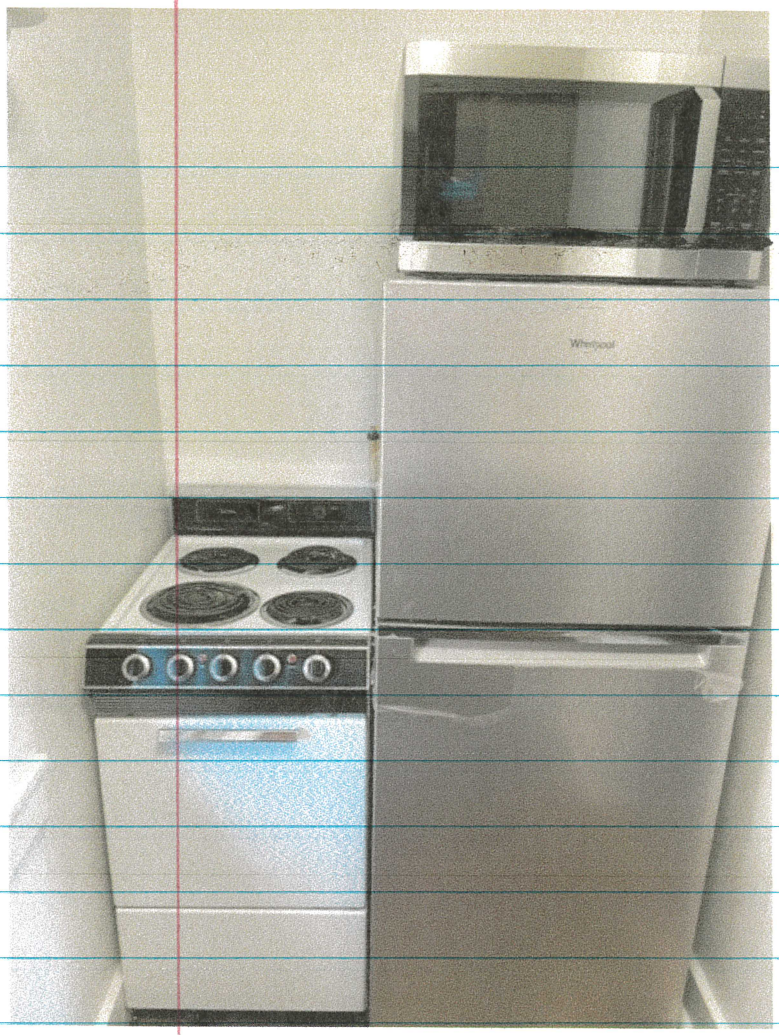
Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

FAMILY / DINING ROOM
VIEW TO KITCHEN
ENTRANCE

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

KITCHEN

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

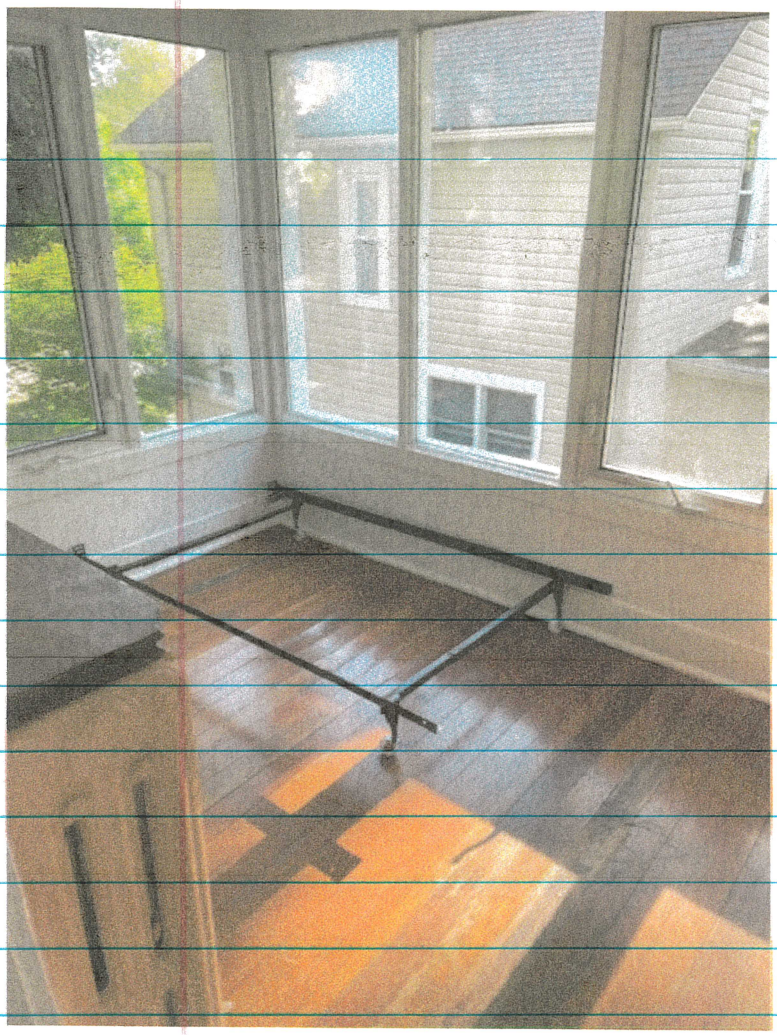


KITCHEN

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

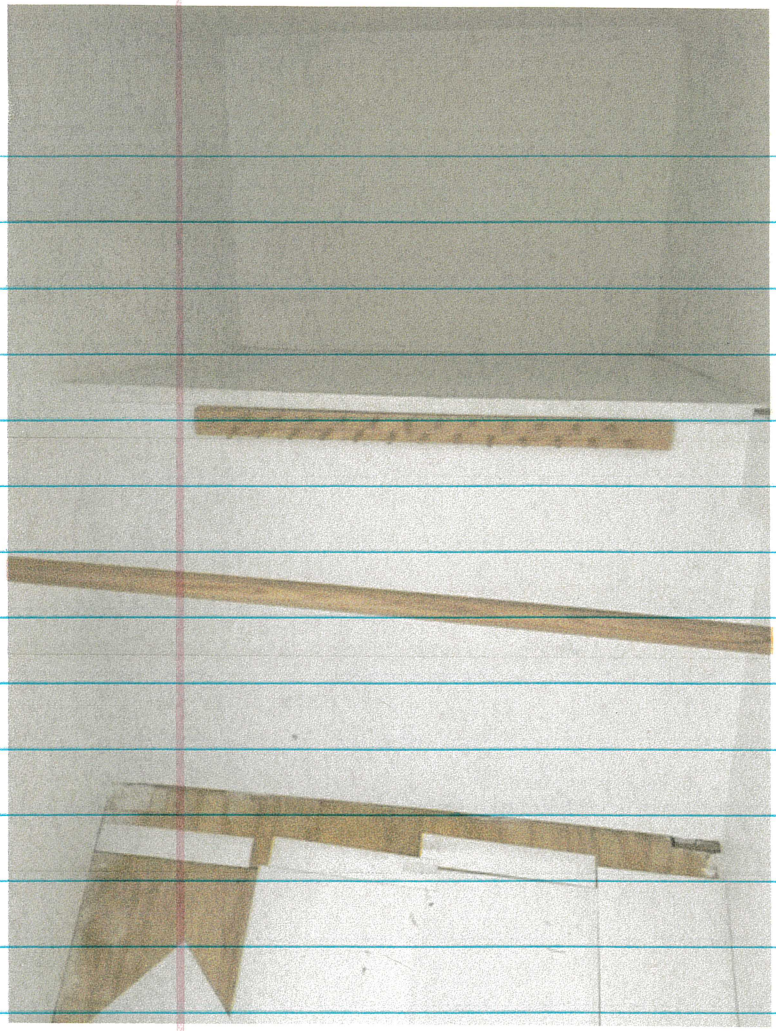
BEDROOM VIEW SE

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



BEDROOM

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

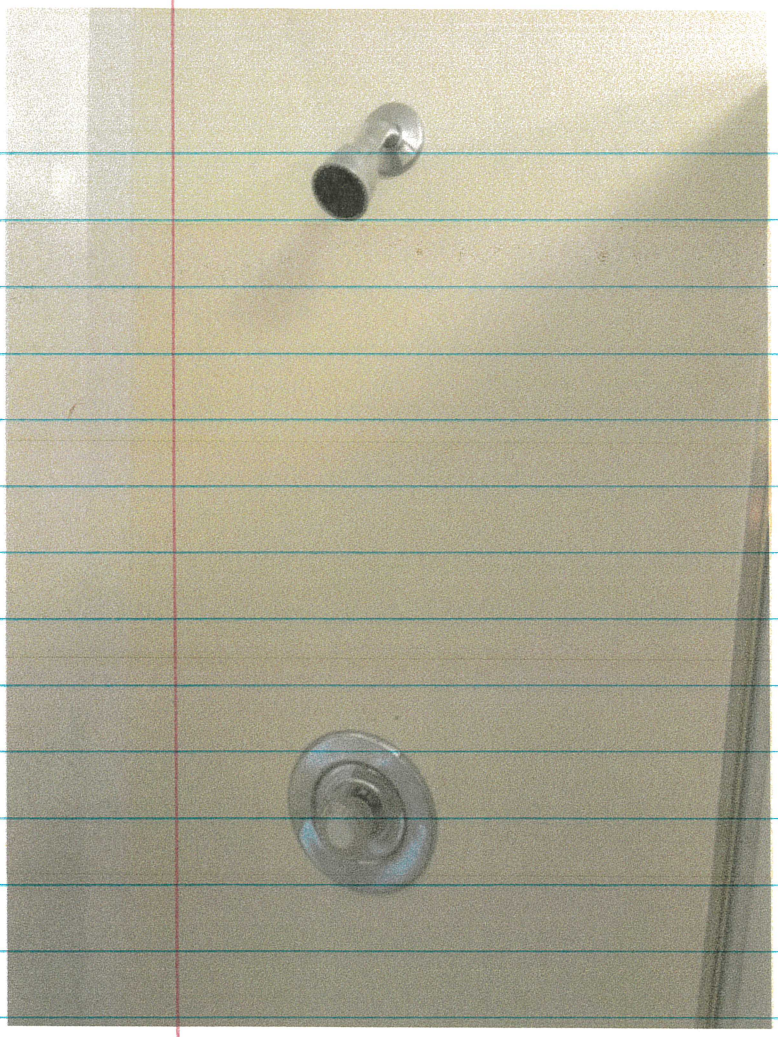


CLOSET

BATH

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

BATH



SHOWER

Attachment: Pictures submitted by the Petitioner (2) (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

Carol Colby
to me

8:50 AM (5 hours ago)

Hi Pat.

The studio was there when I bought the house in March of 2003. My understanding was that the previous owners (1993 – 2003) made it as a separate living area for one of the adult sons.

From 2003 - 2005, that was my mother-in-law's space. From 2007 to 2014 I had different friends stay there for mid- to long term due to their life circumstances. They contributed to household expenses. From 2014 to 2019, it was exclusively used by me.

That's all I know.

--Carol

Carol Colby, Compliance Manager

Attachment: Letter from the previous property owner (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 21-33
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
FEB 25 2021
VILLAGE OF PALATINE
date received

Background Information

PETITIONER(S) PATRICK DRISCOLL — **Business Name (if applicable)** 847-533-6786

Subject Property Address: 3 E. SLADE ST. PALATINE, IL. 60067

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

Address — City/State/Zip Code

Telephone | Fax | Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-2		

Generally describe your request:
THERE'S BEEN A STUDIO APARTMENT UPSTAIRS FOR MANY YEARS. IT HAS A SEPARATE BATHROOM, KITCHEN & BEDROOM. THIS HAS A FULL BATH (SHOWER) KITCHEN HAS SINK, FRIDGE, STOVE & MICROWAVE. ALSO HAS TWO LOCKING DOORS WITH DISTINCT KEYS/LOCKS. CARBON MONOXIDE & SMOKE DETECTORS ARE IN PLACE AND FUNCTIONING. MY SON HAS LIVED THERE IN THE PAST & I'M INTERESTED IN RENTING NOW.
HOME WAS RECENTLY (12-10-2020) INSPECTED - ROBERT GARCIA

Attachment: Application (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The apartment has two locking doors and a private entrance and plenty of driveway parking. But use is an apartment since it does not lend itself to being combined with rest of home

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

Has two locking doors, smoke & carbon monoxide detectors and was inspected by the Village & Passed on 12-8-2020

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

Across the street is commercial owned building. Also, most homes on South side of Slade are currently rental properties

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

Fence previously installed and permitted by Village

Attachment: Application (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

This apartment/studio would be very costly to convert into single family use. There are separate stand & locking doors

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

I purchased it knowing there was an apartment and my son occupied it. He no longer lives there & was not informed of the rezoning

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

It has been an apartment for over 35 years.

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

See additional information attached.

Attachment: Application (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

March 14th, 2021

To Whom It May Concern:

Variation Request of 16.02

I understand that the property located at 3 E. Slade St., Palatine, Il. 60067 has been zoned as R-2. I am requesting an exception to Code 16.02 which indicated that the dwelling has been in continuous use as a single-family dwelling since January 1, 1987. This variance is justified for the following reasons.

1. This apartment or studio was built as a second residence and I assume that the Village approved its construction. If the Village approved of this construction, then it seems logical that it was constructed prior to the 1897 date. It is also evident from the aging of the wood flooring and style that it was built prior to 1987. I have requested that the Village provide the date that this 2nd residence was constructed and have yet not received it. However, despite not having the date this was permitted I suggest the following as reasons or justifications for the variance:
    - A. The rear door to the home has a separate entrance and a private set of stairs to the 2nd level. The apartment or studio has a separate kitchen, bath and small bedroom and living area. There is also another locking door with deadbolt at the top of the stairs. The Village did an inspection and is considered in good operating condition and otherwise passed inspection.
    - B. There are several other properties that have multi-family that are also in the R-2 zoning on the South side of E. Slade and within 500 feet of 3 E. Slade St.
    - C. The home is located on the corner of Slade and Plum Grove Rd. Directly to the West is a multi-story building with multi-housing. Directly across the street from the subject property is a large home that has been in use as an office building that is zoned for business use. It is my understanding that they have requested a variance to homes located near each other or for a townhome or condo building.
    - D. The apartment or studio upstairs is a perfect rental property and fulfills a large need in Palatine for a less expensive rental property with a desired rent rate of around $700. It is especially relevant as it is in the downtown area and only two blocks west to the train station.
    - E. The driveway was expanded several years back with a brick paver portion and clearly accommodates easy access in and out of the property.
    - F. Because you can only exit at E. Slade heading North this additional potential auto does not represent any real change in traffic patterns.
    - G. This property sat for sale for several years and is a difficult property to sell as it is remarkably close to earshot of the train tracks and crossing guards at all hours of the night.
    - H. The building while having been started in 1864 has been updated with rewired electricity, recent boiler, and an updated footprint with aluminum siding, a nice back yard and well-maintained property.
    - I. The subject apartment or condo has had a new refrigerator and microwave added and has good operating kitchen appliance as supported by the recent Village inspection.

Please consider the above and approve an exception in use for this property. If you have any questions or need any additional documentation, please contact me at 847-533-6786 or email to: pdriscoll1578@gmail.com

Patrick Driscoll

Patrick Driscoll, CPA, CPCU, CMCA, licensed realtor and insurance agent

Attachment: Petitioner Justification (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

2. 3 E. Slade Street

PUBLIC HEARING

3 E. Slade Street Case #21-33

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Petitioner Justification
3. Plat of Survey/ Site Plan
4. Floor Plan
5. Pictures
6. Pictures
7. Village of Palatine Ordinance
8. Letter from Previous Owner
9. Public Notice

Sworn in Staff: Katie Rivard

Sworn in petitioner: Patrick Driscoll - 3 E. Slade St. (owner)

Mr. Driscoll states that the property he recently purchased was permitted approximately 38-39 years ago for multi-housing usage. The goal is to have the location zoned with an apartment usage and to permit a non-conforming multi-family dwelling.

Mr. Kolososki asks if the building is sprinkled?
Mr. Driscoll states that it is not.

Mr. Kolososki inquires if there is a 2nd entrance/exit?
Mr. Driscoll states there is only one.

Mr. Kolososki asks what kind of heating system is used in the house.
Mr. Driscoll states it is a boiler/radiator system.

Mr. Bettenhausen asks if there is any kind of fire escape.
Mr. Driscoll states that there is not.

Discussion regarding similar structures in the area with comparable conditions. Petitioner states he did some door knocking and found that homes in the area built within the same time-frame have no sprinkler systems or escape routes.

Mr. Dwyer confirms it would be difficult to retrofit.

Attachment: June 1st Plan Commission Minutes (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

Mr. Friedman inquires if any of the buildings had a fire separation between levels?
Mr. Driscoll states that it is unlikely and it is possible that some may have cinder block between the levels.

Mr. Kolososki asks if the ceiling on the 1st floor is plastered.
Mr. Driscoll confirms it is plaster and one main wall is also plaster. All other walls are drywall.

Ms. Rivard provides background information on the property. The existing family residence has been used for some time as a 2-unit dwelling with a studio apartment. There is no historical information as to when it was constructed. The previous owners confirm that a studio apartment has been in use since 2003. The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration. The studio is approximately 540 sq. ft. It has separate bathroom, kitchen, living area and bedroom. There are also separate private entrances.
Ms. Rivard states that prior to 1960, the Village did not maintain historical building information. A zoning map of the area is presented and confirms that there are two other units in the immediate are that are zoned as R-2 and used as multi-unit residences.
Pictures submitted by the petitioner are presented showing the floor plan and existing conditions. Ms. Rivard also states that the driveway accommodates enough parking spaces for 2 units and meets Code.

Mr. Hansen asks if the Village has any requirements for chain fences out of window trap as an alternative escape route.
Ms. Rivard is not aware of any ordinances.

Mr. Bettenhausen asks if there has been a recent inspection of the building and did it include the electrical wiring?
Ms. Rivard states that it passed inspection in November of 2020 and moves to Staff Recommendation.

STAFF RECOMMENDATION:

While the proposal does not follow the recommendations of the future comprehensive plan, which identifies the future of this property as a single-family residential use, the Petitioner and previous owner have indicated the studio has been used as a separate residence since at least 2003. The 1997 text amendment was approved to specifically address existing non-conforming multi-family residential dwellings as a Special Use in the single-family residential districts. Due to the existing configuration of the home, its proximity to other adjacent existing non-conforming multi-family dwellings, (single-family residential properties), downtown corridor, and the Union Pacific Northwest railroad to the south, Staff recommends action at the discretion of the proposed Special Use and Variation, subject to the following conditions:

Attachment: June 1st Plan Commission Minutes (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

1. The Special Use and Variation request shall substantially conform to the floor plans prepared by the Petitioner dated 02/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A rental license shall be obtained.
3. If required, the dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.
4. Prior to the issuance of a rental license, the Petitioner shall confirm with the Fire Prevention Department if the proposed smoke alarms and carbon monoxide alarms are present for both units. Units with multiple smoke alarms required shall have them interconnected.
5. Verification from a licensed architect that each dwelling unit in this building are separated from each other by wall and floor assemblies not less than 1-hour resistance shall be submitted, in a manner acceptable to the Village of Palatine.
6. A building permit shall be obtained for any life safety or other building improvements, which require a building permit.

Mr. Hansen mad a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:
Mr. Fedota reviews Condition #4 and clarifies that the verbiage stating the smoke alarms required for units with multiple smoke alarms shall have them interconnected. Is there any interconnections since its two separate units?
Mr. Driscoll confirms that they are interconnected.
Mr. Fedota suggests the condition is clarified and re-worded to state that the interconnection is between the units.

Mr. Friedman reviews Condition #5 and asks for verification of the 1-hour resistance between units. Can the language be adjusted to state that "Improvements will be allowed to accommodate the 1-hour resistance requirements?"

Mr. Bettenhausen suggests that Condition #6 may address that request.

Mr. Kolososki states that the staircase should also be a 1-hour resistance. The wall between the staircase and first floor should also be fire rated.

Mr. Friedman explains that typically one layer of drywall on each side of stud is adequate for 1-hour rating.

Mr. Hansen asks Petitioner, Mr. Driscoll, if he can and will comply with the conditions?
Mr. Driscoll confirm that he can and will.

Mr. Dwyer requests that the Motion should include the clarification of the

Attachment: June 1st Plan Commission Minutes (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

conditions. He also requests to correct Exhibit #7 titled Village of Palatine Ordinance #O-32-97.
The Comprehensive Plan should be reviewed and state that this area should be zoned as Multi-Family.

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

Mr. Fedota made a motion to approve Case #21-33 subject to Staff's conditions to approve the non-Conforming multi-family dwelling subject to six conditions with modification to Condition #5.
Condition #5 to be amended to add verbiage to allow owner the ability to retrofit property to meet building requirements to separate walls and floors for 1-hour fire rating and should apply to living spaces and stairwell walls.
Seconded by Mr. Friedman.

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021.

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

Attachment: June 1st Plan Commission Minutes (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, June 1, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**
- **Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**

The property is commonly known as 3 E. Slade Street (02-14-326-001-0000).
The Petitioner is requesting a Special Use and Variation to allow a non-conforming 2-unit dwelling in the R-2 Single-Family District.
The above petition has been filed by Patrick Driscoll and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-33
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 17th day of May, 2021
Published in Daily Herald May 17, 2021 (4563762)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/17/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Battaglia
Designee of the Publisher and Officer of the Daily Herald

Control # 4563762

Attachment: Public Notice_3 E. Slade Street (2021-65 : 3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue

BACKGROUND:

The Petitioner is requesting a Variation to allow a 160-square foot shed on the Subject Property, which would exceed the maximum allowed ground floor area for accessory structures. Therefore, the Petitioner is requesting:

> **Variation to permit the total ground floor area of all accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet**

KEY ISSUES:

- The Subject Property is zoned R-1C Single Family and the lot size is approximately 19,658 square feet. The Petitioner is requesting to build a new 160 square foot shed and there is an existing aboveground pool (with deck) and detached garage.
- With the addition of the shed, the total ground floor area of accessory structures is approximately 1,460 square feet. Per code, the maximum total accessory square footage is 700 square feet. Therefore, a Variation is required.
- The shed meets both setback and height requirements.
- Both building and lot coverage meet Code (13.7% and 22.3% respectively).

ALTERNATIVES:

1. Approve the Variation to permit a shed.
2. Do not approve the Variation to permit a shed.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 25, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variation for a shed and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variation to permit a shed at 728 S. Warren Avenue.

ATTACHMENTS:

- Aerial Map - 728 S. Warren Avenue
- ORD VAR 728 S Warren Ave
- EXHIBIT - Site Plan
- EXHIBIT - Elevation
- Application
- Plat of Survey
- Draft ZBA Minutes
- Public Notice

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

728 S Warren Avenue

Attachment: Aerial Map - 728 S. Warren Avenue (2021-66 : 728 S. Warren Ave - VAR Shed)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
728 S. WARREN AVENUE

WHEREAS, pursuant to a petition and public hearing on May 25, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit the total ground floor area of all accessory structures to be 1,460 square feet, instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance, on the following legally described property:

THE NORTH HALF OF LOT 72 IN ROBERT BARTLETT'S ARLINGTON CRESTS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 ANO PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 728 S. Warren Avenue (02-24-406-052).

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: Variation to permit the total ground floor area of all accessory structures to be 1,460 square feet, instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance, is hereby

Attachment: ORD VAR 728 S Warren Ave (2021-66 : 728 S. Warren Ave - VAR Shed)

granted, subject to the following condition(s):

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

PASSED: This _____day of _____, 2021

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

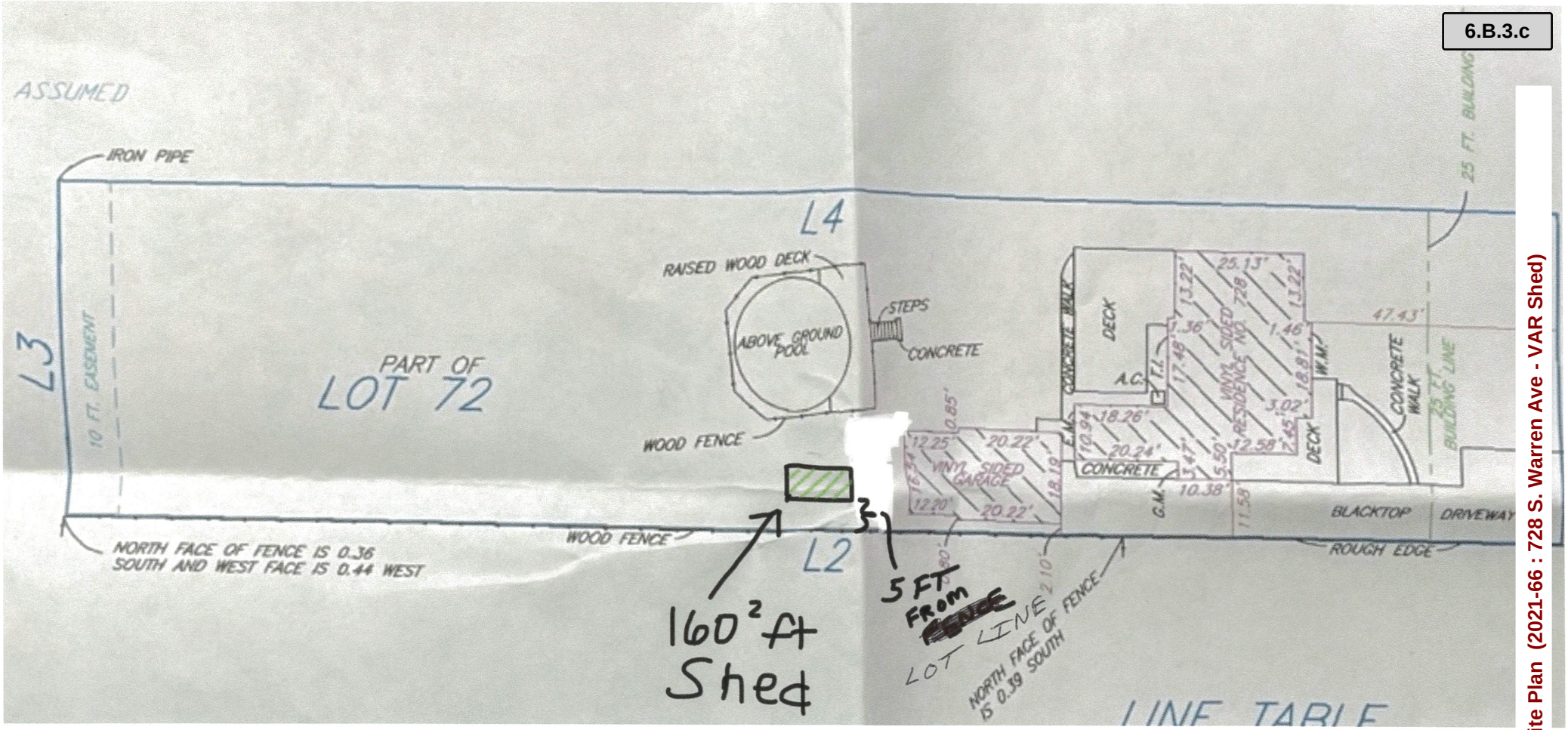
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD VAR 728 S Warren Ave (2021-66 : 728 S. Warren Ave - VAR Shed)

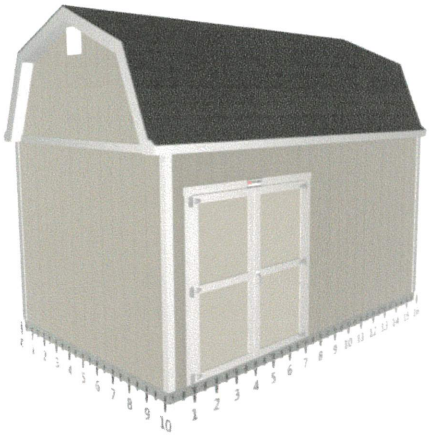


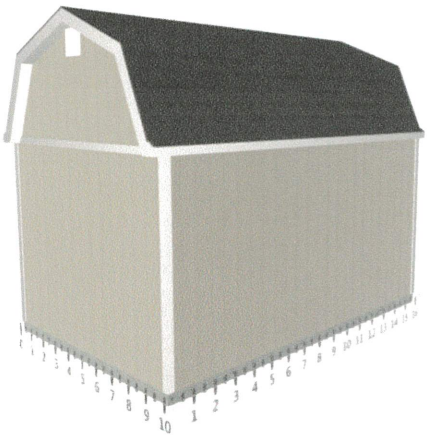
Attachment: EXHIBIT - Site Plan (2021-66 : 728 S. Warren Ave - VAR Shed)

DocuSign Envelope ID: C0174CFC-3011-4244-B0FB-0002562019B7

TUFF SHED

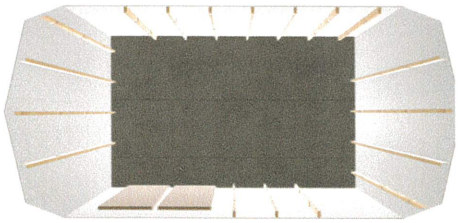
Andre Bracikowski
728 S Warren Ave
Palatine IL 60074
Q-1067957





Wall D

Wall A



Wall C

Wall B

Base Details

Building Size & Style
Premier Pro Tall Barn - 10' wide by 16' long
Paint Selection
Base: Ghost Writer, Trim: Delicate White
Customer to apply 2nd coat
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
White

Options Details

Doors
3' x 6'7" Double Shed Door (6')
Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88
Vents
2 Ea 12"x12"Gable End Vent, White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 24" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Signature: DocuSigned by: Andre Bracikowski C159A773F8414B3... Date: 4/19/2021

Attachment: EXHIBIT - Elevation (2021-66 : 728 S. Warren Ave - VAR Shed)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Andre Bracikowski

Subject Property Address
728 S Warren Ave

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**
N/A

Address — City/State/Zip Code
N/A

Telephone	Fax	Email
N/A	N/A	N/A

Relationship to Petitioner (contractor, architect, etc.)
N/A

TYPE OF APPLICATION (check one)

□ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

I have placed and order on a shed from Tuff Shed, only 160 sq/ft. My property is very large being a half acre, and require a place to store my riding lawn tractor as well as other lawn cultivating items. I also require storage for my patio furniture during the winter months. I currently do not have any sheds on my property, thus kindly requesting the approval of one shed. A handful of my neighbors have two large shed structures, but I am only requiring one. We are new owners to this property.

Attachment: Application (2021-66 : 728 S. Warren Ave - VAR Shed)

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

This shed would actually allow the property value to increase, and become more desirable in the Village of Palatine.

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

We moved into this property 4/8/21, unbeknownst to these circumstances, thus could not avoid this process. We were advised to follow this process. We do not have a shed, and require a place to store the riding lawn mower, among other yard tools, etc.

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

This shed, with it's appealing architecture will increase the visual appeal, and will be extremely practical.

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

1/2 acre of land, practical placement of shed, appealing design, will not affect any neighbors since our property is large

c. - We just moved into this dream property in our case, and look forward to many decades of ownership.

Attachment: Application (2021-66 : 728 S. Warren Ave - VAR Shed)

PLAT OF SURVEY
by
Michael J. Emmert Surveys, Inc.
of

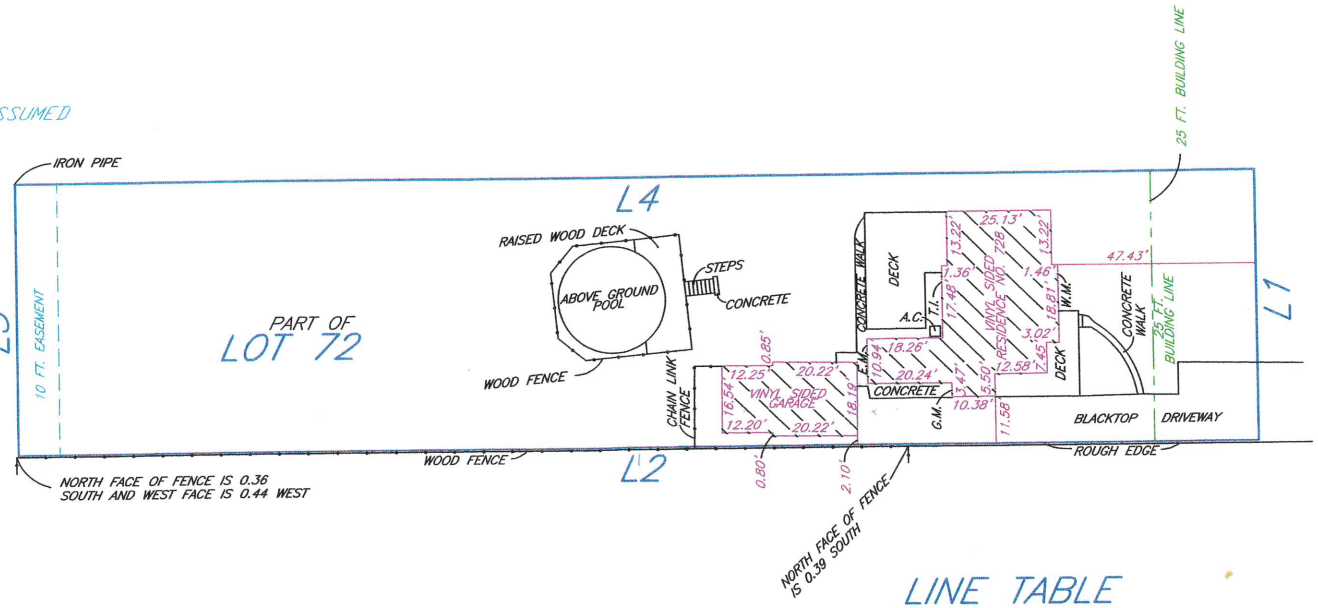
Property located at: 728 S. WARREN AVENUE
Legally described as:

THE NORTH HALF OF LOT 72 IN ROBERT BARTLETT'S ARLINGTON CRESTS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

North
W E
S

0 7 15 30

1 IN. = 30 FT.
VERIFY SCALE AGAINST THIS GRAPHIC
BASIS OF BEARINGS IS ASSUMED



A.C. – AIR CONDITIONER
W.M. – WATER METER
G.M. – GAS METER
T.I. – TELEPHONE INTERFACE
C.S. – CABLE SERVICE
E.M. – ELECTRIC METER

LINE TABLE

Line	Bearing	Distance	Measure
L1	S.00°01'50"E.	66.00'	66.00'
L2	S.89°49'01"W.	297.85'	297.85'
L3	N.00°01'50"W.	66.00'	66.00'
L4	N.89°49'01"E.	297.85'	297.85'

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

Survey ordered by: Drost, Gilbert, Andrew and Apicella

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: ~~March~~ 25, 2021
Dated this 25th day of March, 2021

By: _____ President

STATE OF ILLINOIS
MICHAEL J. EMMERT
PR

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.

Attachment: Plat of Survey (2021-66 : 728 S. Warren Ave - VAR Shed)

2. 728 S. Warren Avenue

Notice was published in the Daily Herald on May 10, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevation
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Andre Bracikowski 728 S Warren Palatine, IL
Mr. Bracikowski stated they are applying for a variation for a shed. He explained they need a shed to store necessary items. He stated they purchased the property a month ago and love living in Palatine. Mr. Bracikowski stated the property is large but the house doesn't have a basement for storage. He stated the property is a half-acre lot and zoned R-2 which allows for up to 45% of lot coverage which will be well under even with the shed at 22.3%. Mr. Bracikowski stated it is a nice looking shed from Tuff Shed which many neighbors have similar shed. He stated the shed is a need for the property pointing out most properties in the neighborhood have them and some have 2 sheds. He spoke to the items that he will store including mower, snow blower, patio furniture, pool supplies, and lawn equipment. Mr. Bracikowski spoke to the property layout with the long driveway and how difficult it is to cut the back grass. He pointed out the garage is only a car and a half so there is no room to store mower.

Mr. McGinn asked if they spoke to the neighbors.
Mr. Bracikowski answered yes and both direct neighbors were ok with it.

Mr. McGinn asked how long they have lived there.
Mr. Bracikowski stated approx. month and a half.

Mr. McGinn asked if they know of any flooding issues.
Mr. Bracikowski answered no.

Ms. Bremanis gave a brief overview stating the property is quite large at 19,658sqft. She stated it is zoned R-1C not R-2 regardless they are well under lot coverage. She spoke to the uniqueness being due to an existing above ground pool that due to height is considered an accessory structure. She stated it meets both setback and height requirements. Ms. Bremanis stated Community Services and Engineering have reviewed. She went through the existing conditions slides to show location of proposed shed.

Attachment: Draft ZBA Minutes (2021-66 : 728 S. Warren Ave - VAR Shed)

STAFF RECOMMENDATION:

The Petitioner is requesting to add a 160-square foot shed to the property. With the existing aboveground pool with deck and detached garage, any additional accessory structure would require relief. Staff notes that the lot and building coverage are below the maximum allowed in the R-1C District, indicating that there is capacity for the improvements and the addition should not change the essential character of the neighborhood.

Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Larson stated it meets the standards. He stated with a lot size this large you would think you can add a shed. He pointed out the lot coverage is still low. He stated the maximum of 700 ft. does not fit all lot sizes.

Ms. Roth-Wurster agreed with Mr. Larson. She stated the petitioner had some compelling information as far as not having a basement and a smaller garage.

Ms. Wood stated he meets the standards of unique circumstance. She stated when you buy a half acre with an average size home and garage you assume you can add a shed. She stated the neighbors have sheds so will not change the character of locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 7, 2021 or June 21, 2021.

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

Attachment: Draft ZBA Minutes (2021-66 : 728 S. Warren Ave - VAR Shed)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit the total accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance.
The property is commonly known as 728 S Warren Ave (02-24-406-052-0000).
The Petitioner is requesting a Variation to allow a 180 square foot shed on a property that already has an existing above ground pool with deck and detached garage.
The above petition has been filed by Andre Barcikowski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-47
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 10th day of May, 2021
Published in Daily Herald May 10, 2021 (4563335)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/10/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563335

Attachment: Public Notice (2021-66 : 728 S. Warren Ave - VAR Shed)

Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street

BACKGROUND:

The Subject Property is an existing restaurant in Downtown Palatine. It presently operates as Artistic Cuisine and has been operating as a restaurant since 2003, under Special Use Ordinance #O-220-03. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-220-03 to Carlos Flores and Susana Brizuela to permit the continued operation of a restaurant (Bendita Cocina).**

KEY ISSUES:

- The original Special Use was approved in 2003. It was most recently transferred to Maria Diaz in 2008 by Ordinance #R-109-2008.
- There are no changes to the proposed building operations or floorplan.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 16 S. Bothwell Street.

ACTION REQUIRED:

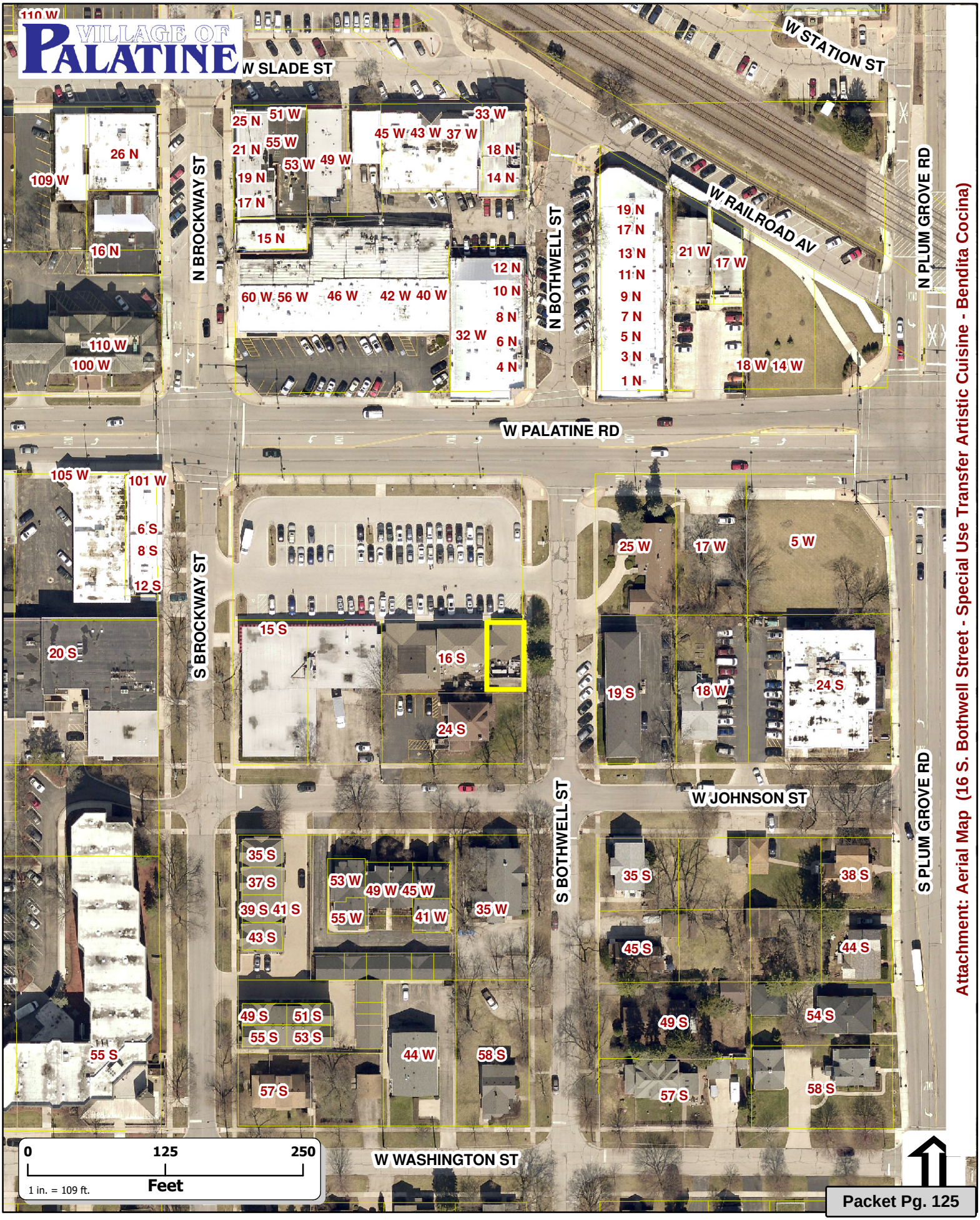
A motion to approve the Special Use Transfer of Ordinance # O-220-03 to Carlos Flores and Susana Brizuela to permit the continued operation of a restaurant (Bendita Cocina), at 16 S. Bothwell Street.

ATTACHMENTS:

- Aerial Map
- Special Use Transfer ORD
- EXHIBIT - Floorplan
- Special Use Transfer application
- Special Use ORD #O-220-03

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Scott Lamerand

Village of Palatine GIS Viewer



Attachment: Aerial Map (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-220-03
16 S. BOTHWELL STREET

WHEREAS, Ordinance #O-220-03 granted a Special Use for the operation of a restaurant (formerly Artistic Cuisine and now Bendita Cucina), on the property commonly known as 16 S. Bothwell Street; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on June 21, 2021 to review a request from Carlos Flores and Susana Brizuela that the Special Use be transferred to permit the continued operation of a restaurant (Bendita Cucina), with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Carlos Flores and Susana Brizuela be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-220-03 is hereby transferred to Carlos Flores and Susana Brizuela, to permit the continued operation of a carry-out restaurant, subject to the following condition:

1. **The food truck associated with Subject Restaurant operator shall not be parked in the municipal parking lot south of Palatine Road and in between S. Bothwell and S. Brockway Streets and will instead be parked and located in a complaint private parking space.**

Attachment: Special Use Transfer ORD (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

SECTION 2: **All conditions of Special Use Ordinance #O-220-03 shall remain in full force and effect.**

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

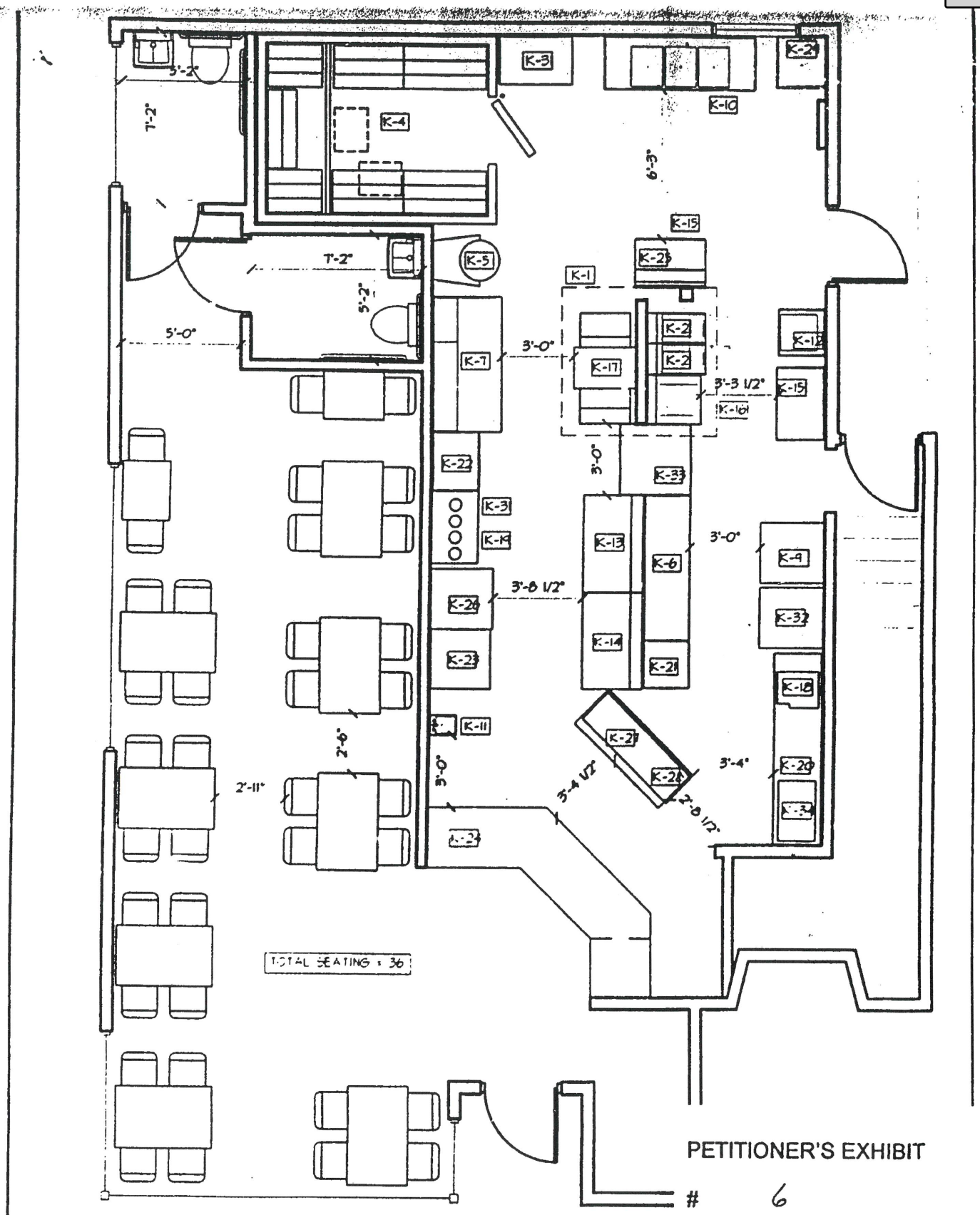
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2021.

_____

Village Clerk

Attachment: Special Use Transfer ORD (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)



PETITIONER'S EXHIBIT

6

N

CONCEPT PLAN

SCALE: 3/16" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.

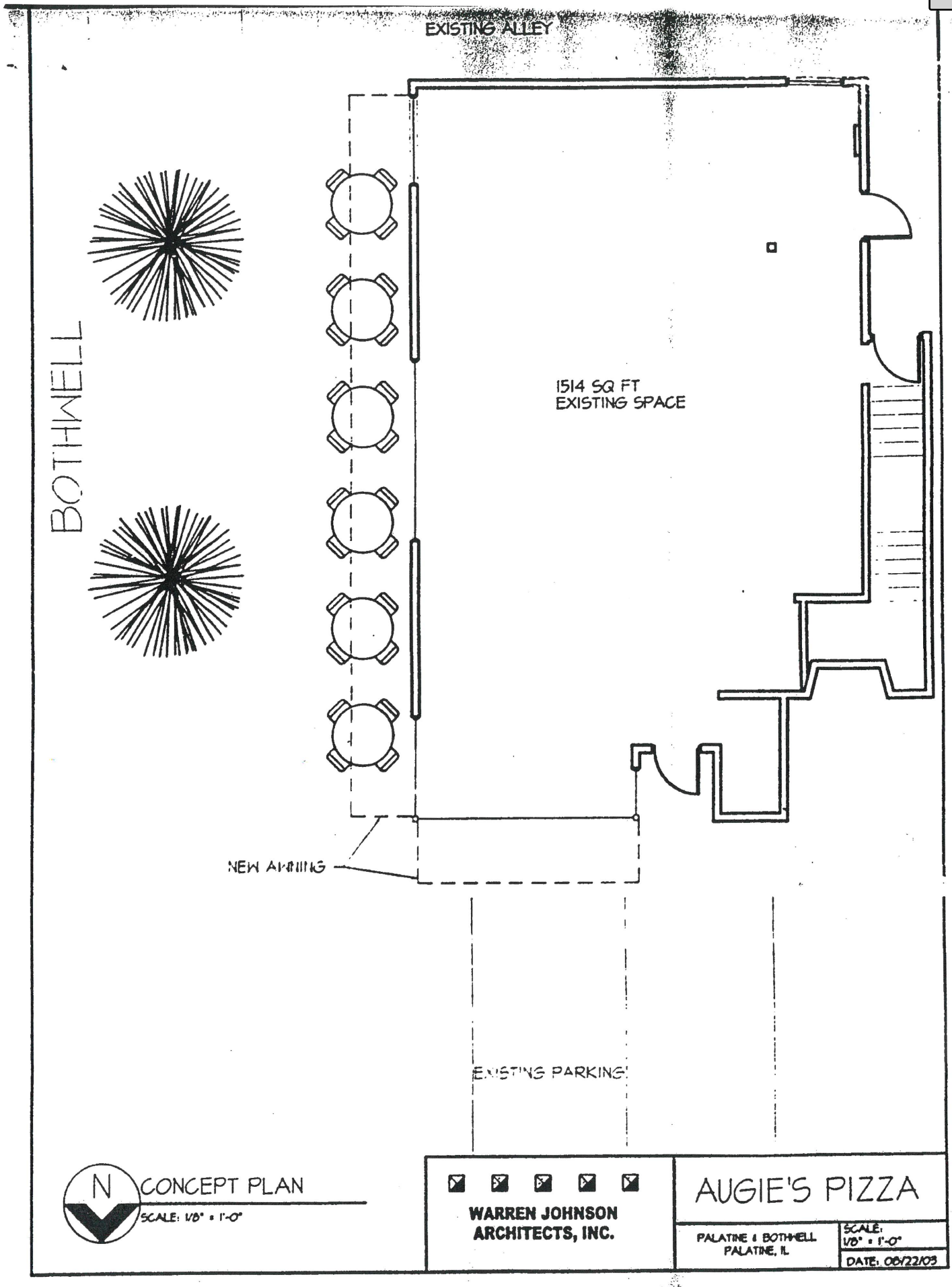
AUGIE'S PIZZA

PALATINE & BOTHWELL PALATINE, IL

SCALE: 3/16" = 1'-0"

DATE: 06/22/03

Attachment: EXHIBIT - Floorplan (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)



Attachment: EXHIBIT - Floorplan (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

Maria Julieta DÍAZ
Carlos Flores & Susana E. Brizuela

Subject Property Address:

16 S. Bothwell Street

The owner(s) listed above are requesting that Special Use Ordinance # _____ be transferred from My self Maria J. DÍAZ to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

Everything the Same

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Special Use Transfer application (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

VILLAGE OF PALATINE

Signature Page

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Carlos Flores
Name

5/27/21
Date

Carlos Flores
Signature

Attachment: Special Use Transfer application (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

ORDINANCE NO. 0-230-03

ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT AND VARIATION 16 S. BOTHWELL STREET - AUGIE'S PIZZA

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 20, 2003

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

ORDINANCE NO. 0-230-03

AN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT AND A VARIATION AUGIE'S PIZZA – 16 S. BOTHWELL STREET

WHEREAS, pursuant to a public hearing held on October 7, 2003, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing regarding granting a Special Use to permit a restaurant with outdoor seating, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance; and a Variation for the required number of parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

> The North 1/2 of Lots 7 and 8 in Block "B" in Palatine, a subdivision by Alexander S. Pratt of part of the Northeast 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded in Book 125 of Maps, Page 61, in Cook County, Illinois

commonly known as 16 S. Bothwell.

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

SECTION 1: A Special Use to permit a restaurant with outdoor seating, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance; and a Variation for the required number of parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinances hereby granted, subject to the following conditions:

1. The Special Use to permit the operation of Augie's Pizza is granted solely to James Longfield, Jr., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of sale or lease of this property, the existing and prospective proprietors shall appear before the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use, which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The restaurant shall substantially conform to the floor plan attached hereto as Exhibit "A", showing 60 seats with 24 outdoor seats.

3. Any change in the floor plan shall receive Village Council approval.

4. A dumpster enclosure shall be provided.

SECTION 2: That the petition for special use, the minutes of the Plan Commission and 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 20 day of October, 2003

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 20 day of October, 2003

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 20 day of October, 2003

Village Clerk

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Artistic Cuisine - Bendita Cocina)

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street

BACKGROUND: On this evening's agenda is a request for a Special Use Transfer for Bendita Cocina (formerly Artistic Cuisine) located at 16 S. Bothwell Street. New owners, Susana Brizuela and Carlos Flores wish to apply for a Class D (Restaurant) Liquor License to replace the Class G (Beer and Wine) License currently held at Artistic Cuisine. Permitted hours for a Class D Liquor License is Sunday - Thursday 6AM to Midnight and Friday - Saturday 6 AM to 1 AM.

KEY ISSUES:
1. Increase Class D (Restaurant) Liquor by one for Bendita Cocina at 16 S. Bothwell St.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

ATTACHMENTS:

- Increase Class D LIQ - Bendita Cocina ORD
- Menu

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Scott Lamerand

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR BENDITA COCINA LOCATED AT 16 S. BOTHWELL STREET

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 number of Class D (Restaurant) Liquor Licenses shall be increased for Bendita Cocina, 16 S. Bothwell Street.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____ day of _____, 2021

_____
Village Clerk

Attachment: Increase Class D LIQ - Bendita Cocina ORD (16 S. Bothwell St. Increase Class D Liquor License)

Lunch Menu

11 am – 3 pm

~ Appetizers ~

Calamari Picante al Azafran — $10.50
Spicy Calamari with saffron sauce

Mejillones al Ajillo — $9.99
Fresh Nova Scotia mussels in a light Spanish broth with homemade bread

Bruschetta — $7.99
Baked Crostini topped with an organic tomato bruschetta with extra virgin olive oil

Baked Goat Cheese — $8.99
Served over our signature pomodoro sauce with fresh basil and crispy crostini

Crispy Calamari — $8.99
Breaded squid rings and tentacles deep fried with pomodoro sauce and fresh parsley

Empanadas Argentinean House Specialty! — $4.00 ea
Your choice: sirloin, spinach, chicken, ham and cheese, caprese, cheese and green onions

~ Soup ~

	Cup $ 5.00	Bowl $7.00
AC Soup of the Day		

~ Salads ~

	Small $6.50	Large $8.50
Caesar Salad		
Hearts of romaine tossed with creamy Caesar dressing and grated parmesan cheese		
Mista Salad	Small $7.50	Large $9.00
Baby greens, cucumbers, tomato, onion & Artistic Cuisine sweet balsamic vinaigrette topped with caramelized walnuts		

AC Chopped Salad — $10.99
Crispy romaine, corn, red peppers, bacon, goat cheese, green onions, olives, and cucumbers tossed in balsamic vinaigrette

Tomato Avocado Salad — $10.99
Fresh cilantro, E.V.O.O. and toasted crouton drizzled with lemon vinaigrette

Patagonia Salad — $10.99
Lemon shrimp, arugula, baby greens, tomato, onion, cucumber and fresh basil tossed in a citrus emulsion

Light Delight — $9.99
Gourmet tuna salad served over fresh avocado & tomato slices over mixed greens

Chef Zee's Chicken Salad — $10.99
Chicken breast salad served over a bed of crispy baby greens

Caprese Salad — $9.99
Fresh mozzarella di buffalo, julienne basil and organic tomatoes drizzled with balsamic vinegar and olive oil

The Department of Public Health advices that consumption of raw or undercooked foods of animal's origin, such as beef, eggs, fish, lamb, pork, poultry or shellfish, may result in an increased risk of food-borne illness. Indiyiduals with certain underlying health conditions may be at higher risk and should consult their physician or public health official for further information. Thank You!

~ Pastas ~

All pastas served with home baked bread

Spaghetti Bolognese — $10.99

Ziti Amatriciana — $10.99
Aldente ziti noodles, pancetta & penne pasta in a spicy roasted tomato sauce

Fettuccine Carbonara — $12.99
Creamy garlic sauce, pancetta & spinach over fettuccine noodles and fresh parsley

Homemade Gnocchi — $11.99
Fresh potato dumpling like pasta tossed in roasted tomato sauce and fresh basil

Four Cheese Ravioli — $12.99
Mozzarella, provolone, parmesan & ricotta ravioli in a light, creamy tomato sauce

Old Fashioned Spaghetti and Meatball — $11.99
Fluffy ground sirloin meatball, spaghetti noodles & our roasted tomato sauce

Four Cheese Lasagna — $11.99
Traditional layered lasagna with Chef's unique twist. Also available with bolognese sauce for additional charge

Homemade Spinach Gnocchi — $12.99
Fresh spinach, potato dumpling like pasta with vodka sauce and fresh basil

~ Gourmet Pizzas ~

Available sizes Personal 10" / M 14" / L 16" / XL 18"

Margherita	Personal $10	M $16	L $18	XL $20
Fresh mozzarella, basil, garlic and organic tomatoes				
Napolitano	Personal $10	M $18	L $20	XL $24
Fresh oregano, garlic, ripe tomatoes, mozzarella parmesan cheese				
Prosciutto & Arugula	Personal $10	M $18	L $20	XL $22
An Italian classic, fresh baby arugula, prosciutto and mozzarella cheese				
Formaggio	Personal $10	M $19	L $21	XL $24
Mozzarella, provolone, parmesan, ricotta, fresh garlic and Chef Zee's marinara sauce				
Romana	Personal $10	M $18	L $21	XL $25
Grilled vegetables, mozzarella cheese, parmesan and fresh basil				
Meat Lovers Obsession	Personal $10	M $20	L $23	XL $26
Pepperoni, bacon, sausage and mozzarella cheese				
Chicken Alfredo	Personal $10	M $18	L $21	XL $25
Ham, salsa alfredo and mozzarella cheese				
Red Pepper, Ham,	Personal $10	M $18	L $20	XL $24
Mozzarella Pancetta	Personal $10	M $19	L $21	XL $24
Pancetta with bacon, garlic,				
oregano New del Bosque	Personal $10	M $19	L $21	XL $24
Mushrooms, truffle salt and goat cheese				
Make Your Own				
Thin	Personal $10	M $14	L $17	XL $19
Medium	Personal $10	M $16	L $19	XL $21
Stuffed	Personal $12	M $18	L $21	XL $26
Extra toppings	Personal $.75	M $1.50	L $1.75	XL $2

Attachment: Menu (16 S. Bothwell St. Increase Class D Liquor License)

~ Sandwiches ~

We Proudly Bake Daily

Add one side dish of fries, salad or veggies with sandwich for $3.25
or one Sweet potato fries or Provencal fries with sandwich for $3.25
Prices only with sandwiches

~ Served Cold ~

Caprese Sandwich — $9.99
Fresh mozzarella cheese, organic, ripe tomatoes, fresh basil

Chef Zee's Chicken Salad on Focaccia — $9.99
Our unique marinated chicken salad on homemade bread

Tuna Salad Sandwich — $9.99
Fresh Albacore tuna salad served in a whole wheat bread

~ Served Hot ~

Italian Sausage — $8.99
Grilled Italian sausage homemade bread with grilled peppers and roasted tomato sauce

Marinated Grilled Chicken — $9.99
Grilled chimi-churri marinated chicken breast, on warm homemade bread

Meatball Sandwich — $8.99
Homemade sirloin fluffy meatballs, homemade bread with our fresh roasted tomato sauce

Pot Roast Sandwich — $11.99

Vegetarian — $8.99
Grilled red peppers, onions, asparagus, tomato, avocado and mushrooms topped with a roasted tomato sauce on a homemade bread

Chicken Parmesan — $10.99
Breaded chicken breast drizzled with pomodoro sauce and baked with mozzarella cheese served on a homemade bread

Grilled Vacio Sandwich — $11.99
Grilled tenderized top sirloin, marinated in garlic rosemary oil served on a homemade bread with avocado slice

Chicken Caesar Wrap — $9.99
Homemade tortilla filled with romaine hearts, bread croutons, grilled chicken breast and our signature Caesar dressing

AC Shrimp Wrap — $9.99
Grilled shrimp, mixed greens, sweet balsamic, onions and cherry tomatoes

Buffalo Chicken Sandwich — $9.99
Served with fries

~ Side Dishes ~

Gourmet White Truffle Fries	$6.50
French Fries	$4.00
Provencial Fries (Garlic & Parsley)	$5.00
Sweet Potato Fries	$6.00
House Salad	$5.00
Chef Vegetables	$6.00

~ Specials ~

Chef's Lunch Trio — $10.99
Our house salad, a cup of soup and your choice of any half sandwich or one of our signature empanadas

Spaghetti & Meatball w/ Salad — $11.99
A venetian romance, our house salad served along with an order of spaghetti & meatball A real lunch on one plate

Chef Special Beef Bourguignon — $13.99

Parrillada de Carnes — $22.50
An Argentinean tradition, fresh assortment of grilled, juicy meats grilled Vacio, chorizo, churrasco and chicken served on a table top grill with salad

~ Artistic Cuisine Special Plates ~

Chicken Marsala with Fettuccini — $13.99

Pollo al Champiñon — $13.99
Grilled marinated chicken with mushroom sauce, side salad and french fries

Chicken Oreganato — $13.99
Pan segred chicken breast over provincial fries and topped with oregano lemon sauce

Pollo al Ajillo — $13.99
Grilled chicken breast marinated in garlic oil, served with grilled asparagus

Filet Mignon — $17.99
6 oz. filet mingon with a mixed green salad and balsamic reduction

Vacio — $16.50
Grilled marinated top sirloin cooked to your taste with side salad and french fries

Grilled Salmon — $16.99
Fresh grilled Atlantic salmon served over a mixed baby greens salad with grilled lemon

Tilapia al Limone — $16.99
Served with grilled veggies and sautéed garlic tomatoes

Milanesa Napolitano — $13.99
Tomato sauce with ham and mozzarella cheese on top and a little chimichurri sauce with french fries

Artistic Milanesa — $12.99
Eyes round milanesa with arugula salad, fresh tomatoes and onions with fresh olive oil sauce

Classica y Artistica Entraña — $14.99
Skirt steak with pico de gallo sauce and side of french fries and vegetables

Yes. We Deliver!

Visit us at
artisticcuisine1.com

Attachment: Menu (16 S. Bothwell St. Increase Class D Liquor License)

Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a Health Center (medical use) at 345 W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a medical office.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains the Steven's Point Shopping Center.
- Chicago Gynecology/Oncology was previously in the Subject Tenant space; nevertheless, it has been vacant since approximately 2016.
- The Petitioner is proposing to operate a Great Family Health center focusing on primary care services with ability to offer OB/GYN and Behavior Health Services. Greater Family Health (previously Greater Elgin Family Health Care) currently has seven locations. This would be their eighth location.
- The Subject Tenant Space is approximately 5,300 square feet.
- The proposed hours of operation are:
  - Monday - Thursday 8 AM to 7:30 PM.
  - Friday - Saturday 8 AM - 5 PM
- The business plan indicates the staffing for this site, at full capacity, would have no more than 22 staff members at any one time.
- The estimated number of patients per day is 50 with potential of growing to 80.
- Based on the square footage, 18 parking spaces are required for this use. The shopping center, including the Subject Property, has approximately 33,000 square feet in total. The parking requirement is 110 spaces, with 158 spaces provided.

ALTERNATIVES:

1. Approve the Special Use to Permit a Medical Office.

2. Do not approve the Special Use to Permit a Medical Office.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve a Special Use to Permit a Medical Office and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Medical Office at 345 W. Northwest Highway.

ATTACHMENTS:

- Aerial Map
- SU ORD - 345 W Northwest Hwy
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Application
- Plat of Survey
- Draft ZBA Minutes 6-8-21
- Public Notice

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

345 W Northwest Highway

Attachment: Aerial Map (2021-64 : 345 W. Northwest Highway - SU Medical)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A MEDICAL OFFICE AT 345 W. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on June 8, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIAPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

commonly known as 345 W. Northwest Highway (02-15-200-012-0000)

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 to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the floor plan prepared by Sharp Architects, Inc., and the business plan submitted by the Jason Carey Petitioner (previously Greater Elgin Family Health Center, now Greater**

Attachment: SU ORD - 345 W Northwest Hwy (2021-64 : 345 W. Northwest Highway - SU Medical)

Family Health), on 4/19/21, except as such plan may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: SU ORD - 345 W Northwest Hwy (2021-64 : 345 W. Northwest Highway - SU Medical)

Greater Elgin Family Care Center
Village of Palatine – Special Use Application
Business Plan/Project Description

Greater Elgin Family Care Center (GEFCC) is a non-profit, Joint Commission accredited, Federally Qualified Health Center headquartered in Elgin, IL. Founded and incorporated in 1998, GEFCC has been a section 330 Grantee since 2002, and has been accredited by the Joint Commission since 2007. Our mission is to provide quality affordable health care for all, including those without the ability to pay.

Greater Elgin Family Care Center provides comprehensive health care at various locations in the western and northwestern suburbs of Chicago including seven (7) full-time Health Centers and two (2) part-time service sites. Through these sites, in calendar year 2020, GEFCC provided care to 60,695 patients through 166,015 completed visits.

Greater Elgin Family Care Center is proposing to operate a full-time Health Center location at 345 W. Northwest Highway within the Stevens Point Center in Palatine, IL. GEFCC and the property owner has completed a signed Letter of Intent (LOI) to lease, which is attached for your reference. Furthermore, we are actively working with to finalize the components of the actual lease document pending the decision of this special use application.

Greater Elgin Family Care Center is proposing to complete a renovation of 345 W. Northwest Highway of the Stevens Point Center in Palatine, IL. The proposed floor plan has been developed by Sharp Architects, Inc and is attached for your reference. The Health Center will contain a reception/waiting area, 9 examination rooms, 4 restrooms, a clinical charting area, internal laboratory for wave testing and immunization storage, 2 storage rooms, 1 outside lab room for phlebotomy services, 1 staff shared office, 1 small meeting room and 1 employee breakroom.

Greater Elgin Family Care Center has a significant amount of experience in managing health center renovations. Since 2015, GEFCC has undergone 7 various health center renovations. Each renovation was completed by qualified contractors and in full compliance with municipality building code requirements.

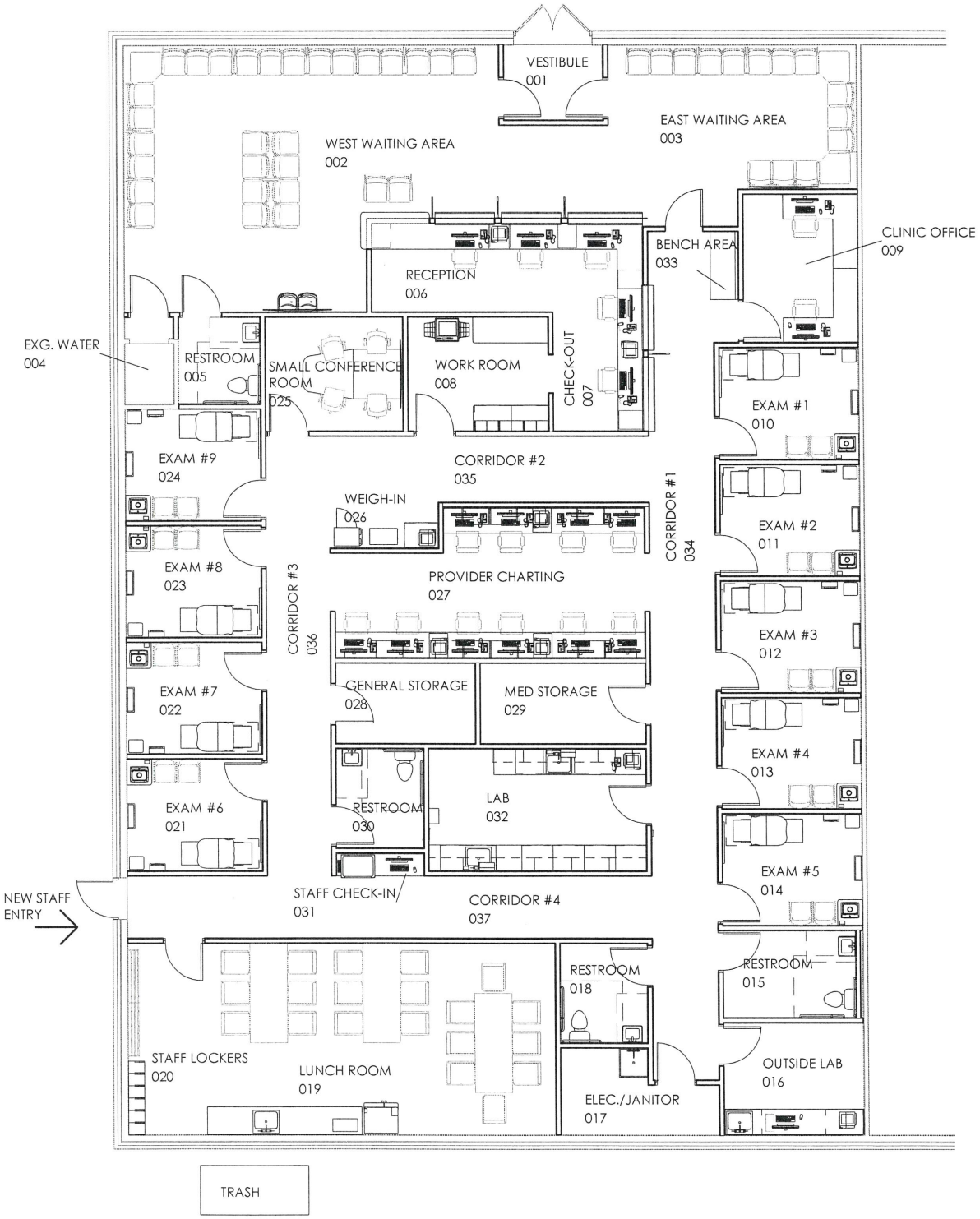
Operationally, our proposed location at 345 W. Northwest Hwy will be open 64 hours each week: from 8:00 am – 7:30 pm Monday – Thursday, and from 8:00 am – 5:00 pm Friday and Saturday. We plan to offer primary care services in the specialties of Family Practice and Pediatrics. In addition, GEFCC has the ability to offer OB/GYN and Behavioral Health services should be evidence of this need in the community. Based on our historical operations, we are that at least 2,000 patients will receive care within the first 12 months of this site opening. Initially, we plan to provide care to approximately 50 individuals on a daily basis with that number growing to approximately 80 individuals once the health center reaches its full operation potential.

Attachment: EXHIBIT - Business Plan (2021-64 : 345 W. Northwest Highway - SU Medical)

Staffing at 345 W. Northwest Hwy will initially consist of 1.0 FTE Family Medicine Physician, 1.0 FTE Pediatrician, and 2.0 FTE Advanced Practice Professional. To assist these practitioners in care provision, we will employ 5.0 FTE Certified Medical/Nursing Assistants. GEFCC is also proposing to hire 1.0 FTE Health Benefits Specialist and 5.0 FTE Receptionists. GEFCC will provide on-site leadership and supervision by employing 1.0 FTE Clinical Operations Manager and a 1.0 FTE Clinic Coordinator. Lastly, Phlebotomy services will be offered through a contractual relationship with Laboratory Corporation of America. Greater Elgin Family Care Center anticipates that at full capacity no more than 22 staff members will be present at any one point in time.

In summary, our proposed project will increase access to quality, affordable primary health care services, improve health outcomes and reduce health disparities. All residents will have ready access to the full range of required primary, preventive and enabling health care services. In addition, we believe this project will result in additional revenue for the other tenants of the Stevens Point Center due to the additional consumer traffic that will visit the retail center as a result of our Health Center.

Attachment: EXHIBIT - Business Plan (2021-64 : 345 W. Northwest Highway - SU Medical)



A1 CONCEPT PLAN

345 W. NORTHWEST HWY

PALATINE, ILLINOIS

4-12-2021

■ SHARP ARCHITECTS INC ■ 125 N. 1ST ST., STE D ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■

Attachment: EXHIBIT - Floor Plan (2021-64 : 345 W. Northwest Highway - SU Medical)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Jason Carey, Greater Elgin Family Care Center

Subject Property Address
345 Northwest Highway

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Jessica Oefelein — DeGrazia & Oefelein, LLC

Address: 110 N. Brockway, Suite 220 — City/State/Zip Code: Palatine, IL 60067

Telephone	Fax	Email
224-676-3510		jessica@oefeleinlaw.com

Relationship to Petitioner (contractor, architect, etc.)
Legal Counsel

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2		

Generally describe your request:

Greater Elgin Family Care Center is a private, non-profit, Joint Commission-accredited, Primary Medical Home-certified Federally Qualified Health Center (FQHC). Greater Elgin Family Care Center is seeking a special use zoning for operating a medical office at 345 W. Northwest Highway. Greater Elgin Family Care Center plans to offer medical services in the specialties of Family Medicine, Pediatrics, Obstetrics/Gynecology and Behavioral Health.

Attachment: Application (2021-64 : 345 W. Northwest Highway - SU Medical)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ■ Filing Fee of $ 937
- ■ Application Form
- ■ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ■ Real Estate Interest Disclosure Form (see attached)
- ■ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ■ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Greater Elgin Family Care Center provides quality affordable health care to individuals that are at or below 200% of the Federal Poverty Level. Currently, there is a lack of sufficient care options for these individuals. According to the Health Resources and Services Adminsitration (HRSA), (See additional sheet)

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

Greater Elgin Family Care Center is a Joint Commission-accredited and Primary Medical Home Certified entity. As such, we are held to the highest quality of care standards available for ambulatory healthcare provision. We currently operate 6 full-time health center locations in (see additional Sheet)

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

As stated in number 2 above, Greater Elgin Family Care Center currently operates 6 full-time health center locations in various communities throughout the Northwest Suburbs of Chicago. There has not been any evidence of substantial injury to nearby property values.

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

N/A

Attachment: Application (2021-64 : 345 W. Northwest Highway - SU Medical)

Petitioner Justification Additional Information

1. approximately 15,856 Palatine residents are at or below 200% of poverty guidelines with only 4,020 or about 25% of these individuals are currently receiving care. Furthermore, Palatine falls within an area that is Governor designated Medically Underserved Population (MUP). During Calendar Year 2020, 1,146 residents of Palatine traveled to our Creekside Health Center located in Wheeling, IL to receive their care due to lack of quality, affordable health care in Palatine. Having a location closer to home would certainly provide a necessary convenience for patients to access quality, affordable health care for all Palatine residents.

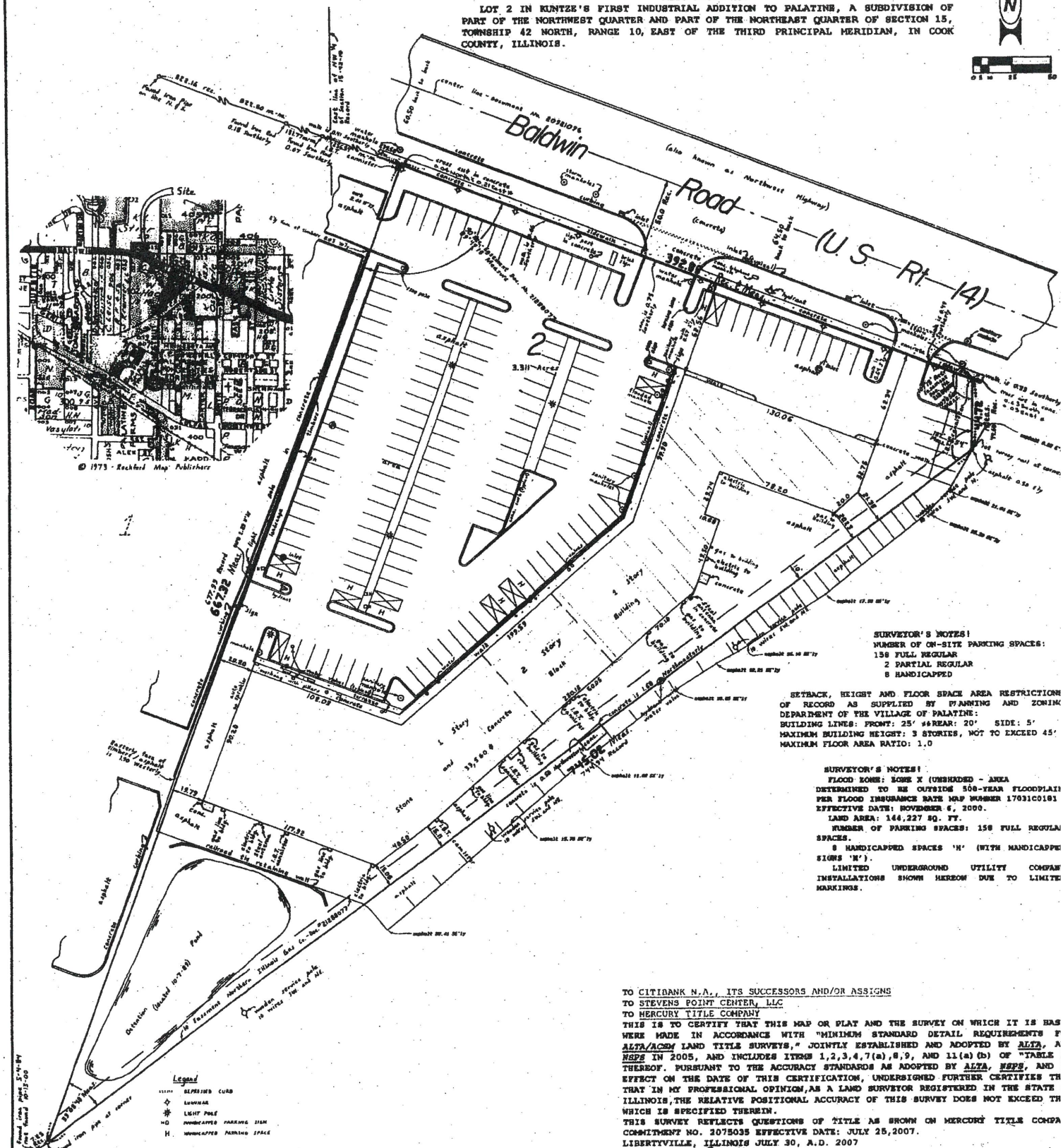
2. various communities in the northwest suburbs of Chicago. Public health and safety are key components of our care philosophy. In 2020, Greater Elgin Family Care Center received 7 national awards provided by the Department of Health and Human Services and Health Resources Services Administration. Included in these awards is the National Center Quality Leader – Gold award meaning that Greater Elgin Family Care Center is among the top 10% of the roughly 1,400 national Federally Qualified Health Centers. In addition, in 2017, Greater Elgin Family Care Center was awarded the Million Hearts Hypertension Control Champion. Therefore, Greater Elgin Family Care Center is proposing this location with the goal of improving the public health, safety and welfare of the residents of Palatine.

Attachment: Application (2021-64 : 345 W. Northwest Highway - SU Medical)

ALTA / ACSM LAND TITLE SURVEY

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:
LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEYOR'S NOTES:
NUMBER OF ON-SITE PARKING SPACES:
150 FULL REGULAR
2 PARTIAL REGULAR
8 HANDICAPPED

SETBACK, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OF RECORD AS SUPPLIED BY PLANNING AND ZONING DEPARTMENT OF THE VILLAGE OF PALATINE:
BUILDING LINES: FRONT: 25' & REAR: 20' SIDE: 5'
MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45'
MAXIMUM FLOOR AREA RATIO: 1.0

SURVEYOR'S NOTES:
FLOOD ZONE: ZONE X (UNSHADED - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 17031C0181 EFFECTIVE DATE: NOVEMBER 6, 2000.
LAND AREA: 144,227 SQ. FT.
NUMBER OF PARKING SPACES: 158 FULL REGULAR SPACES.
8 HANDICAPPED SPACES 'H' (WITH HANDICAPPED SIGNS 'H').
LIMITED UNDERGROUND UTILITY COMPANY INSTALLATIONS SHOWN HEREON DUE TO LIMITED MARKINGS.

TO CITIBANK N.A., ITS SUCCESSORS AND/OR ASSIGNS
TO STEVENS POINT CENTER, LLC
TO MERCURY TITLE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BAS WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS F ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, A NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,7(a),8,9, AND 11(a)(b) OF "TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES TH THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED TH WHICH IS SPECIFIED THEREIN.
THIS SURVEY REFLECTS QUESTIONS OF TITLE AS SHOWN ON MERCURY TITLE COMPA COMMITMENT NO. 2075035 EFFECTIVE DATE: JULY 25, 2007.
LIBERTYVILLE, ILLINOIS JULY 30, A.D. 2007

Larry Faith

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2657 EXPIRES 11-30-08
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003789
PROPERTY ADDRESS: 315-345 WEST NORTHWEST HIGHWAY - PALATINE, ILLINOIS
PERMANENT INDEX NUMBER: 02-15-200-012-0000 as supplied

m-m denotes monument to monument
monument calls as of 10-15-00 (except 4 calls of 1-30-07)
99 except where land comes to a point - see specifications by Village

SCALE: 1 inch equals 40 feet
No dimension to be assumed by scale measurement
Distances are marked in feet and decimal parts thereof.

ORDERED BY: Attorney Mark Ordower
ORDER NO: 84125-ALTA-U3
DRAWN BY: JM
CHECKED BY:

Refer to abstract deed and local ordinances for building restrictions.

prepared by:
The Northern Counties Group, Inc.
Surveyors
528 West Street
Libertyville, Illinois 60048
(847) 367-4560 Fax (847) 367-1378

STATE OF ILLINOIS REGISTERED LAND SURVEYOR LARRY A. FAITH No. 2657

This plat is not certified unless an impressed seal is affixed hereon.

Attachment: Plat of Survey (2021-64 : 345 W. Northwest Highway - SU Medical)

2. 345 W. Northwest Highway

Notice was published in the Daily Herald on May 24, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Business Plan
6. Public Notice

Sworn in petitioner: Mr. Robert Tanner president and CEO : 370 Summit Street Elgin

Mr. Tanner explained they are an independent non for profit business and are a federally qualified health center. He explained they are designed to provide primary health care to people whose income is less than double the federal poverty level. He stated they began in 2001 have since opened 3 in Elgin and spoke to other locations including Hanover Park, Streamwood, Wheeling, McHenry, DeKalb and Sycamore. Mr. Tanner stated they are fully accredited by the joint commission, primary care medical home certified and in the top 10% federally qualified health centers in the united states. He spoke to the index called the need for assistance worksheet that led them to opening in Wheeling with the support of Northwest Community healthcare. Mr. Tanner stated they seen a large number of people traveling from the Palatine zip codes to their Wheeling location. He stated Palatine was always on their radar as a possible location being second at the time they applied for Wheeling. He explained they have currently maxed out their current building and are looking to lease the proposed space that was previously used for medical. Mr. Tanner stated they are looking to start their business offering pediatrics and family medicine till 7:30pm 4 nights a week and Fridays and Saturdays from 8-5pm to create access to care keeping people out of the emergency rooms. He explained the plan is to lease and renovate the building using plans by Sharpe Architects which they have used for all their facilities. He referred to the floor plan slide to explain the proposed layout and services offered. Mr. Tanner stated the plan is to open in the first half of next year spending over $800,000 renovating to their standards and will focus on providing care to people looking for service in evening and are low income. He addressed the special use standards stating they meet them because they are an organization they are designed to support public health safety and welfare not only protecting it but to further it.

Ms. Wood asked about square footage and if it matches the prior tenant.
Mr. Tanner stated they are the entire lease hold.

Ms. Wood asked if there will be x-ray.
Mr. Tanner answered no radiology.

Attachment: Draft ZBA Minutes 6-8-21 (2021-64 : 345 W. Northwest Highway - SU Medical)

Ms. Wood asked if they are limited to low income patient.
Mr. Tanner explained they take all patients even though they are not designed to compete with market.

Mr. Tanner stated on May 25th they changed their name to Greater Family Health and would revise application if need be.

Sworn in Don Houchins 800 W Central Ave Arlington Heights, IL Executive Director of Women's and Children's at Northwest Community
Mr. Houchins stated he has partnered with Greater Elgin Family Healthcare for approx. 6 years primarily out of their Wheeling center. He stated it is an excellent program with great communication and feedback. He stated it has had a great impact on women's health. Mr. Houchins stated he is committed to the Wheeling site and plan on continuing that relationship. He stated he feels there is a genuine need for this site.

Sworn in Dr. Henry Dominicis
Dr. Dominicis stated he has been an obstetrician for 29 years. He stated 6 years ago he had the opportunity to be the coordinator at the Wheeling health center that is associated with the petitioner. He stated he is here to vouch for the care, quality and the services provided by Mr. Tanner and his health care organization. Dr. Dominicis stated the staff at the Wheeling facility was always professional, educated and well organized and managed. He stated they seen a great change in the community and amount of prenatal care that resulted in healthier babies. Dr. Dominicis stated they are a quality organization that will be great service to the Palatine community.

Mr. Pirog asked about the relationship between Northwest Community Health Care.
Mr. Tanner explained Northwest Community have agreed to partner and share their physicians.

Mr. Pirog asked about the comment Palatine is under serviced.
Mr. Tanner explained it is a blanket statement explaining the tiers of government threshold that Palatine does not meet.

Ms. Bremanis gave brief overview of the request explaining in medical facilities one of the top concerns is parking but they are over parked by 48 spaces. She stated Community Services and Fire Prevention have reviewed and had no concerns. She referred to the slides to show existing conditions.

Ms. Wood asked if zoned general business.
Ms. Bremanis answered yes.

Discussion on lab waste disposal.
Mr. Tanner explained how all testing and disposal of samples is off site. He spoke to regular waste disposal professional protective equipment through the

Attachment: Draft ZBA Minutes 6-8-21 (2021-64 : 345 W. Northwest Highway - SU Medical)

red bag program and is picked up on a weekly basis on a predetermined schedule.

STAFF RECOMMENDATION:

The proposed medical office will occupy a vacant tenant space previously occupied as a medical office within the shopping center. This will the eighth location for the Petitioner. In addition, the shopping center is over parked by 48 parking spaces; therefore, Staff does not have any parking concerns related to the proposed use. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the floor plan prepared by Sharp Architects, Inc., and the business plan submitted by the Jason Carey Petitioner (Elgin Family Car), on 4/19/21, except as such plan may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Pirog stated it is an open and shut case. He stated it meets the standards and will be great for the community.

Ms. Roth-Wurster agreed with Mr. Pirog that it meets the standards. She pointed out it was previously a similar use. She pointed out they are experienced and have partnerships with well-known organizations

Ms. Wood stated they are the opposite of a negative impact- She stated it is positive impact on public health safety welfare and a great addition for the town.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 21, 2021.

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

Attachment: Draft ZBA Minutes 6-8-21 (2021-64 : 345 W. Northwest Highway - SU Medical)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 8, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
The property is commonly known as 345 W. Northwest Highway (02-15-200-012-0000).
The Petitioner is requesting a Special Use to open a medical office, Greater Elgin Family Care, in the Steven's Point shopping center.
The above petition has been filed by Jason Carey and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-42
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 24th day of May, 2021
Published in Daily Herald May 24, 2021 (4564085)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/24/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4564085

Attachment: Public Notice (2021-64 : 345 W. Northwest Highway - SU Medical)

Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road

BACKGROUND:

The Petitioner would like to operate a used auto sales and a car rental facility at the Subject Property. Therefore, the Petitioner is requesting:

Special Use to permit a used auto sales and rental facility

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District and contains an existing single-story building and detached garage. The lot size is approximately 15,000 square feet.
- The Petitioner would like to operate a used auto dealership with auto rental at this location. The Subject Property was approved a Special Use for used auto dealership in March 2017, but never opened.
- The business plan indicates the rental program includes rental to rideshare customers and long term rental of used cars.
- The proposed hours of operation are Monday through Saturday from 10 AM to 8 PM and closed on Sunday. The business plan does not include auto repair.
- There will be 3-4 employees at this location. The building will serve as the office space and the Petitioner is not proposing any specific changes to the interior.
- The site plan indicates there will be 8 parking spaces for customer and employee parking. Per code, 4 parking spaces are required (1 space per 300 square feet). Additionally, there are 36 parking spaces for vehicles for sale and rental cars.
- The Petitioner is proposing to lease only the southwest portion of the property, which is currently paved. The plans indicate a solid fence along the end of the pavement area to section off the unleased area, which is being maintained by the property owner and landlord.

ALTERNATIVES:

1. Approve the Special Use to Permit a Used Auto Sales and Rental.

2. Do not approve the Special Use to Permit a Used Auto Sales and Rental.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve a Special Use to Permit a Used Auto Sales and Rental and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Used Auto Sales and a Car Rental Facility at 2161 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- SU ORD - 2161 N Rand Rd
- EXHIBIT - Business Plan
- EXHIBIT - Site Plan
- Application
- Plat of Survey
- Draft ZBA Minutes 6-8-21
- Public Notice

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

2161 N Rand Road

Attachment: Aerial Map (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A USED AUTO SALES AND A CAR RENTAL FACILITY AT 2161 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on June 8, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a used auto sales and a car rental facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

THE PART OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ AND OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.51 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ SAID SECTION 2. THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 150 FEET, THENCE NORTH EASTERLY IN A STRAIGHT 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST LINE OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST 2. THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 2 AFCRESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 2161 N. Rand Road (PIN# 02-02-102-028)

Attachment: SU ORD - 2161 N Rand Rd (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

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

SECTION 1: A Special Use to permit a used auto sales and a car rental facility, pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the business plan and site plan prepared by the Petitioner, Anders Stubkjaer, submitted on 05/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer within 1 year of approval.**

3. **Parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval if permitted by IDOT.**

4. **Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine.**

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

Attachment: SU ORD - 2161 N Rand Rd (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

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 _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: SU ORD - 2161 N Rand Rd (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

Chicago Car Center, Inc.

Business Plan for 2161 N. Rand Road, Palatine, IL 60074

Attachment: EXHIBIT - Business Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

RECEIVED
By Lyn bremanis at 3:23 pm, Apr 08, 2021

Amended Application

In light of not being able to get the Class 7 designation, the investment required to get zoning approvals and the timeframe to get the zoning approval, we are amending our application. The key changes are:

- We will no longer buy the property at this time. Instead, we will rent the front portion of the property, leaving the back, unpaved portion as is and unused
- Minimizing the activities to be performed at the location, which also reduces the staffing needs.
- We are adding Mike Halloran, the owner of Rand Road Site, LLC as an authorized agent.

Who is Chicago Car Center, Inc.

Chicago Car Center, Inc. is a family owned business that was established in 2001 and has operated car dealerships since then in the City of Chicago and Town of Cicero. We also operate a separate auto repair service shop that reconditions vehicles before sale and repairs customer vehicles after the sale.

Chicago Car Center sells fully reconditioned 2011 to 2018 vehicles with available service contracts and insurance protection programs and arranges financing.

Chicago Car Center offers a unique Auto Care product that includes money to spend on repair and maintenance of purchased vehicles including free oil changes. This product has been very successful in our existing dealerships and we believe will also appeal to car buyers in the suburbs. The result is that a larger than normal portion of our revenue comes from maintaining and repairing the vehicles we sold.

We are planning for 2161 N. Rand Road to be our first successful expansion to the suburbs.

Property Ownership

The property is owned by Rand Road Site, LLC, who purchased the property in 2017. The owner has unsuccessfully tried to sell or rent the Rand Road facing portion of the property since then.

Chicago Car Center, Inc. will enter a lease for the front portion of property including the buildings on the lot to test how successful we can be before committing to a purchase. The lease will be contingent on Chicago Car Center receiving zoning and use permits from the Village of Palatine.

Attachment: EXHIBIT - Business Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

The back portion of the lot will remain unused by Chicago Car Center. Cement barriers will be installed to make sure we cannot use the area.

Future use of property:

The main use of the property will be to display and sell vehicles. The property will have capacity of upward to 40 vehicles. We expect to normally have 25 – 30 vehicles on the lot for sale leaving plenty of spaces for customers and employees. We also plan to rent out some vehicles.

There is a two-car garage on the property. We will only use this garage for storage.

No repairs will be performed at this location. Repairs will be performed at one of our service centers and Velasquez Complete Auto Care located at 1450 N. Rand Road in Palatine.

We will wash the cars at A&W Car Wash located at 1220 N. Rand Road in Palatine.

Prior Use of Property:

This property was used for a number of years as a car dealership by Olympia. The Village of Palatine approved a special use permit for Pemex Auto Sales to use this lot for a car dealership in 2017, but Pemex never occupied the property. While other companies showed interest in the property, no one decided to move forward with any operations. The property has been vacant for the last 3+ years.

Lot Improvements:

Chicago Car Center will cause the following improvements to be made to the property.

1. The parking lot will be striped for customer and employee parking in a manner acceptable to the Village of Palatine. Customers will have 25' of aisle space to park as shown on the site plan. With no more than 4 employees, no more than 4 spots need to be set aside for employees.
2. The broken road sign will be repaired.
3. The building will be repainted inside and outside to look more attractive
4. Sign will be installed on or in front of the building keeping the total sign space below the maximum allowed by the Village of Palatine.
5. Trees will be planted along Rand Road as shown on the site plan. Plant pots will be placed along the front of the building as shown on the site plan. Other landscaping as suggested by the Village of Palatine will be implemented.
6. Cash-in-lieu of installing a sidewalk will be deposited with the Village of Palatine.
7. Based on the operations at this location there is no need for a dumpster. Regular trash and recycling cans will be more than sufficient.

Attachment: EXHIBIT - Business Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

8. We are not aware of any maintenance issues that will prevent a building permit to be issued.

Operations:

Our research indicates that the area within 5 miles of this location has many customers similar to the customers we currently sell to. We already attract many suburban customers to our other stores despite the travel distance, but this location would be much more convenient for many of them.

Our current locations have many Hispanic customers, so we have Spanish/English bilingual speaking staff in all our locations. We will also have bilingual staff at our Palatine location to serve both communities.

We finance most customer purchases and have options for a wide range of credit quality customers.

We are one of the few companies in the Chicago area to sell and rent vehicles to rideshare customers. Rideshare drive more miles than average drivers and find it difficult to find companies willing to finance them. Some rideshare drivers are not sure if they want to be drivers for a long time, so we offer a rental program for them until they are sure they want to buy a car. Regular customers have also expressed an interest in long term rental programs for used cars that cost less than the near new rental cars offered by major rental companies.

Competition:

There are Toyota, Chevrolet and Hyundai stores within 300 yards of the 2161 N. Rand location. There are also at least five used car dealerships within 500 yards. We learned that there are benefits of being in an area with many other dealers as customers know this is an area to go shopping for a car. In addition, if they don't find the car they like or can't get financed at one dealership, they may visit other dealers in the area.

While we count on some benefits of being in an area with other dealerships, we anticipate less than 25% of our customers will be walk-in customers. The majority of customers will come from our various marketing efforts.

Employment:

We plan to have have a staff of 3 - 4 people at this location.

Attachment: EXHIBIT - Business Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

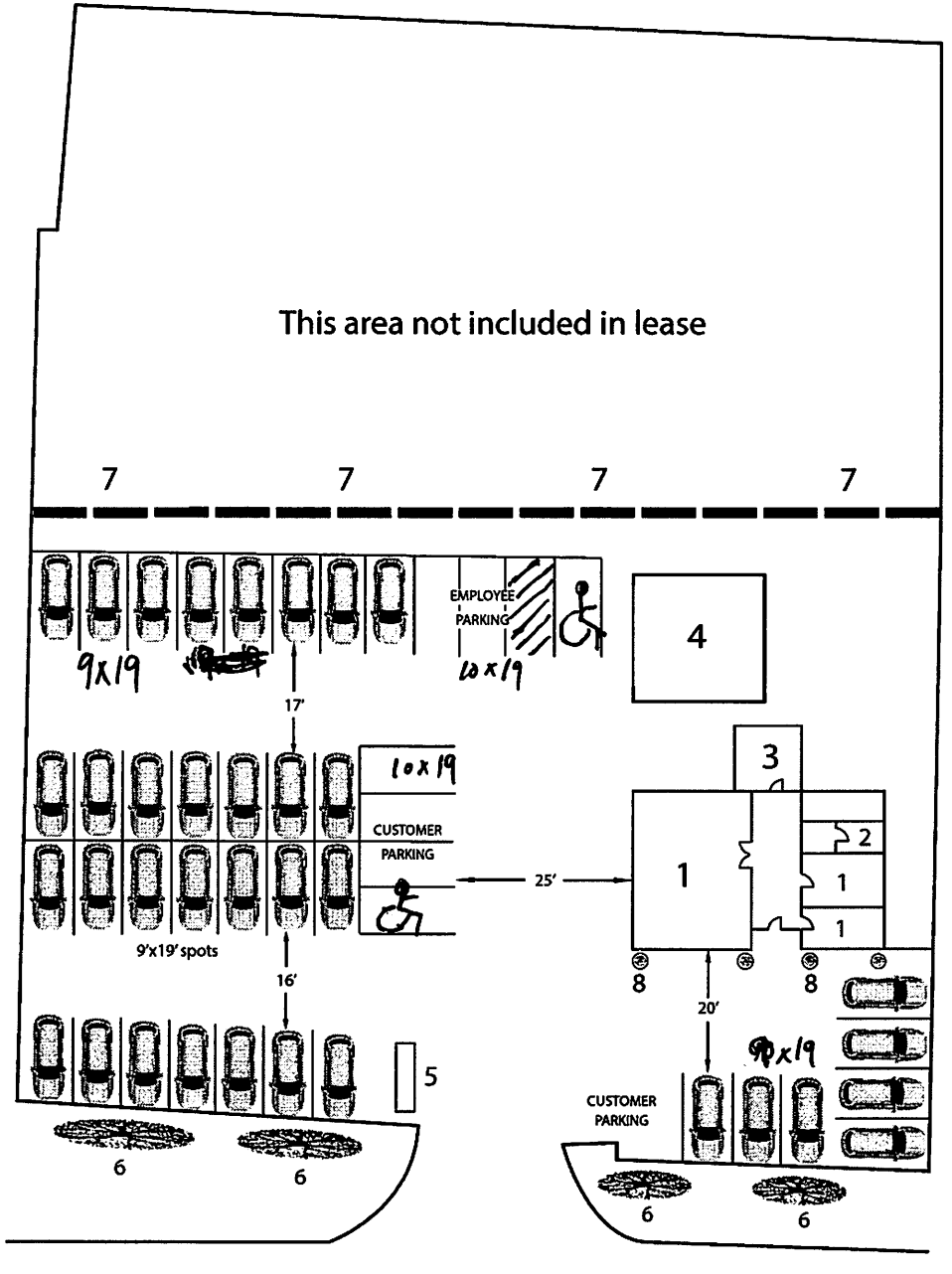
Hours of operation:

Monday to Saturday 10 am to 8 pm.

Revenues:

We expect the Palatine location to sell 20 – 30 vehicles per month resulting in annual taxable vehicle revenue of $2.8 - $4.2 million.

Attachment: EXHIBIT - Business Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)



1. Offices
2. Bathroom
3. Outdoor Deck
4. Garage Building
5. Road Sign
6. Trees
7. ~~Cement Barriers~~ Solid Fence
8. Plants Pots

RECEIVED
By Lyn bremanis at 4:15 pm, May 04, 2021

Attachment: EXHIBIT - Site Plan (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S)
Anders Stubkjaer

Business Name (if applicable)
Chicago Car Center, Inc.

Subject Property Address
2161 N. Rand Road, Palatine, IL 60074

AUTHORIZED AGENT (if applicable)
Mike Halloran

Business Name (if applicable)

Address
2159 N. Rand Rd, Palatine, IL 60074

City/State/Zip Code

Telephone	Fax	Email
847-217-1709		Mowers1@ msn.com

Relationship to Petitioner (contractor, architect, etc.)
Owner of the property

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-5	Vacant	Car dealership

Generally describe your request:

Attain special use permit to operate a used car dealership and car rental location.

Attachment: Application (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of $ 937
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Our operation requires Palatine approval

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

We operate our dealerships to be safe for our customers and employees

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

Having the property occupied should increase the value of nearby properties compared to having a vacant lot

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

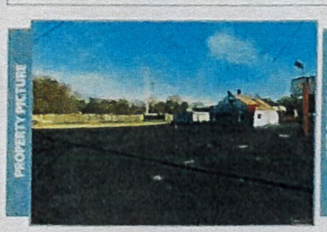
Attachment: Application (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

EXACTA
ILLINOIS SURVEYORS, INC.

PROPERTY ADDRESS | **SURVEY NUMBER** IL1710.1568

2161 N RAND ROAD, PALATINE, ILLINOIS 60074

PROPERTY PICTURE



GOOGLE MAP

TRANSACTION

CLIENT ORDER NUMBER: | **DATE:** 10/23/2017

BUYER:

SELLER: CHICAGO TITLE LAND TRUST COMPANY TRUST #110341-05

CERTIFIED TO:
CHICAGO TITLE INSURANCE COMAPNY

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.61 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG THE (CENTER LINE OF SAID RAND ROAD,150 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

JOB SPECIFIC SURVEYOR NOTES

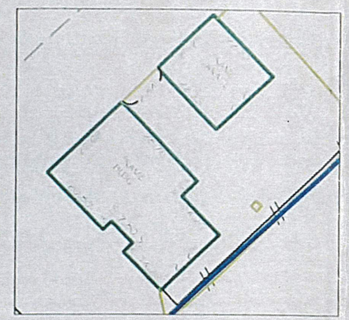
FIELD WORK DATE: 10/20/2017 **REVISION DATES:** (REV.1 10/23/2017)

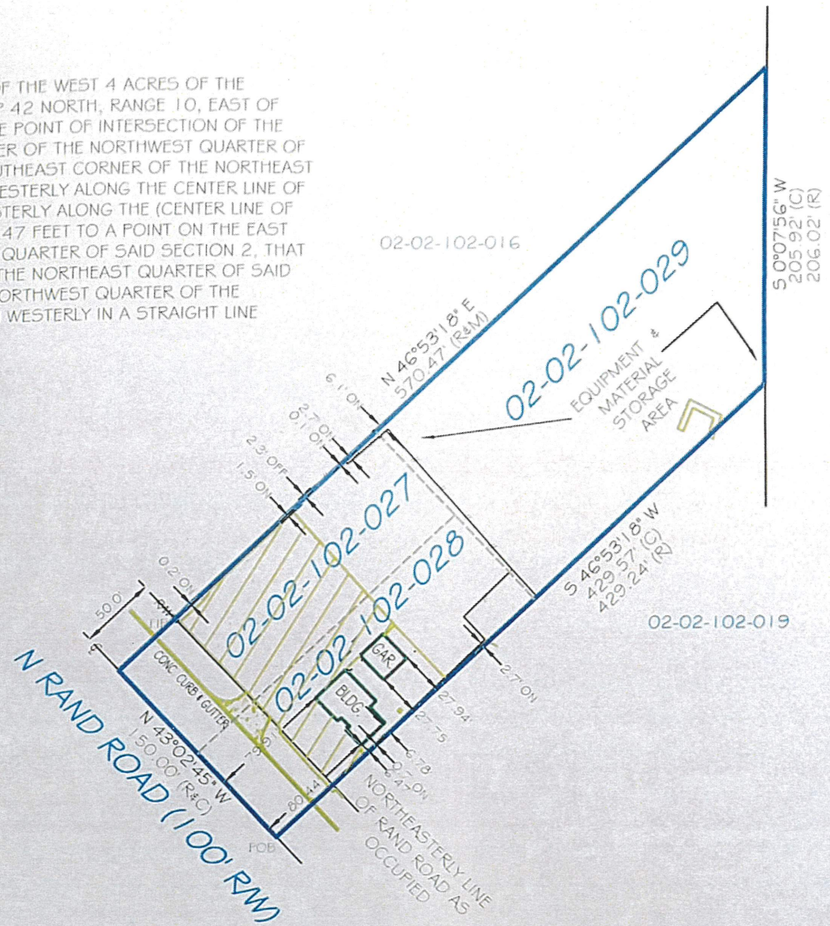
17101568
BOUNDARY SURVEY
COOK COUNTY

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.61 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG THE (CENTER LINE OF SAID RAND ROAD,150 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF PROPERTY SURVEYED = 75,002 SQ.FT.±
1.72± ACRES

SCALE: 1"=40'





STATE OF ILLINOIS } SS
COUNTY OF DuPAGE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF OCTOBER, 2017 AT 312 S. HALE STREET III WHEATON, IL 60187.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB#.5763

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
WHEATON, IL
STATE OF ILLINOIS

100 0 50 100
GRAPHIC SCALE (In Feet)
1 inch = 100' ft.

N

SURVEYOR'S LEGEND

Use of this Survey other than Intended, without Writen Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

THANKS TO

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,600 motivated adults into more than 4,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

GENERAL SURVEYOR NOTES

If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
This survey is exclusively for the use of the parties to whom it is certified.

Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.

Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as

The information contained in this survey has been performed exclusively and is the sole responsibility of, Exacta Illinois Surveyors, Inc. Additional logo or references to third party firms are for informational purposes only.
House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois administrative code title 68, chapter 12, sub-chapter b, part 1270, section 1270.56, paragraph b, subparagraph 6, item k.

PERFORMED BY

Phone 866.735.1916
Fax 866.744.2882
www.exactachicago.com

EXACTA
ILLINOIS SURVEYORS

516 East Jackson Street • Morris, IL 60450

Attachment: Plat of Survey (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

III. PUBLIC HEARING

1. 2161 N. Rand Road

Notice was published in the Daily Herald on May 10, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Anders Stubkjaer Chicago Car center 4024 W Montrose Chicago- chief operating officer and financial officer

Mr. Stubkjaer spoke to their current business including 4 car dealerships in Chicago and Cicero that are doing well offering broader services. He stated they have found people are traveling from the suburbs to their city locations. He stated they are looking to open a location in the suburbs. Mr. Stubkjaer stated the proposed location meets their search criteria being a semi-busy street and close to other car dealerships because most people shopping for cars want to visit multiple dealers close together. He pointed out the location used to be car dealer for a number of years and recently was just approved but never opened so the land has been sitting vacant. He spoke to the paving requirements of the back lot which is expensive. Mr. Stubkjaer stated they hope to grow big enough to use that space and will repave accordingly but for now want to start with the smaller front lot that is already paved and not do any significant changes. He stated they will recoat and restripe and the building is already move in condition being it was used for car dealer before. He stated he will pay deposit for city to add sidewalks and plant trees to make the property look more attractive.

Ms. Wood asked about the rental part of the business.
Mr. Stubkjaer explained they primarily sell cars with minimum rental at other locations. He explained they have a program selling cars to Uber, Lyft and Doordash drivers which allows them to rent for a few months while they decide they want to stay in business and if they do then will sell with maintenance package. He pointed out this space is small so it will not be a big business.

Mr. Pirog asked if they had separate cars for rental.
Mr. Stubkjaer answered yes explaining they need to be registered with Illinois plates.

Ms. Wood clarified there are no repairs on site.

Attachment: Draft ZBA Minutes 6-8-21 (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

Mr. Stubkjaer answered that is correct. He stated they have a relationship with Velasquez pointing out there is a location 2 miles down Rand and have 2 service shops downtown.

Ms. Bremanis gave a brief overview of the request stating they will be open Monday-Saturday 10-8pm with 3-4 employees. She referred to the site plan to show their parking and storage plan pointing out the petitioner is aware it will most likely need to be revised to meet Village code. She stated Community Services, Engineering and Fire Prevention have all reviewed and had no issues. Ms. Bremanis referred to slides to show existing conditions and location of proposed fencing blocking off unimproved gravel area that they will not be able to use.

Ms. Wood asked if the owner would have to maintain the back half of the lot.
Ms. Bremanis answered that is correct.
Discussion on how Village handles property maintenance complaints.
Mr. Stubkjaer pointed out the owner's business is right next door so he will not want the property to be detrimental to his own business.

STAFF RECOMMENDATION:

The Petitioner currently has four Chicago Car Center businesses in the Chicagoland area and is now proposing to open an additional auto sales/rental facility at the Subject Property. In addition, the Subject Property was previously occupied by a used auto dealership but has been vacant for an extended period. Furthermore, the Petitioner has agreed to make the necessary upgrades to bring the property in compliance with current Village Standards (such upgrades include parkway trees, parking lot striping and sidewalk installation through cash-in-lieu of sidewalk payments). The Rand Road Corridor is a mix of uses including car sales and repair; therefore, the proposed use should not affect the surrounding properties or cause substantial injury to the value of the Rand Road Corridor. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan and site plan prepared by the Petitioner, Anders Stubkjaer, submitted on 05/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer within 1 year of approval.
3. Parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval if permitted by IDOT.
4. Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine within 1 year of approval.

Ms. Wood asked about procedure and test drive regulations from the Village
Ms. Bremanis stated since it is not adjacent to residential there are not as many concerns.
Mr. Stubkjaer stated the area is easy because there are open roads. He stated their manager used to work for dealer on Rand and Hicks so will use same

Attachment: Draft ZBA Minutes 6-8-21 (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

procedures.

Ms. Wood stated residents don't want cars being test drive on their side streets.
Mr. Stubkjaer stated he is assuming Lake Cook will be main street.

Mr. Cavanaugh asked about staff's conditions and if the 1-year statement is new
Ms. Bremanis typical for cash in lieu and when you have to go through IDOT. She stated staff has found that having deadlines is helpful.

Ms. Wood pointed out the employee parking requirement doesn't usually get a year.
Ms. Bremanis agreed it should be done sooner and can take the time frame off of the conditions.
Ms. Wood noted to record condition #4 has been changed to remove the 1-year time frame.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Dittrich

DELIBERATIONS:
Mr. Cavanaugh stated it formerly a used car lot and was recently approved as such. He stated it is the right use for space and will keep the safety and welfare in area- He pointed out there are lots of dealers in the area and this is the type of business that should go there.

Ms. Wood agreed with Mr. Cavanaugh. She stated they will operate with the public health safety and welfare being that they own other operations and have things in place to handle repairs and vehicles. She spoke to their new rental venture. She stated they run a successful operation that they can continue to expand and will do improvements to vacant land. Ms. Wood stated it will be good addition to the area.

Ms. Roth-Wurster agreed stating the standards have been met and the petitioner has answered all their questions.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 21, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich, Pirog
ABSENT:	McGinn

Attachment: Draft ZBA Minutes 6-8-21 (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.
The property is commonly known as 2161 N Rand Road (02-02-102-028 &029).
The Petitioner is requesting a Special Use to open a used car and rental business, Chicago Car Center.
The above petition has been filed by Anders Stubkiaer and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-11
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 10th day of May, 2021
Published in Daily Herald May 10, 2021 (4563337)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a
newspaper as defined in "an Act to revise the law in relation to notic
as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5,
Section 1 and 5. That a notice of which the annexed printed slip is a
copy, was published 05/10/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563337

Attachment: Public Notice (2021-67 : 2161 N. Rand Road - SU for Used Car Sales and Rental)

Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street

BACKGROUND:

The Subject Property, approximately 0.56 acres, is a single-family residential lot and improved with one single-family residence. The Petitioner/owner is seeking to rezone the Subject Property from R-1 to R-2 and subdivide the existing lot into two separate lots. Additionally, the existing single-family residence (proposed Lot 2) will remain and it has an existing non-conforming front yard setback of 23' (30' is required for the R-2 District). Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development;**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,**
3. **Special Use for front yard setback (Lot 2).**

KEY ISSUES:

Zoning and Site Design

- The proposal would allow for 2 lots, with the existing single-family residence (proposed Lot 2) remaining. Additionally, the existing single-family residence is setback 23' from the front property line instead of the minimum required 30' for properties zoned R-2 Single-Family, which requires a Special Use. Building and lot coverage for proposed Lot 2 would meet Code.
- The following table provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. required)	**Lot Width** (75' required)	**Lot Depth** (110' required)
Proposed Lot 1	12,210 sq. ft.	92.5'	132'
Proposed Lot 2 **(existing SFR to remain)**	12,210 sq. ft.	92.5'	132'

- Properties northwest of the subject site remain mostly R-1 zoning with larger lots (approximately 20,000 square feet). Recent developments to the south and southwest have rezoned those properties to R-2, with lot sizes that generally ranging from 9,000-11,000 square feet. Properties on the east side of Quentin Road are mostly R-2 with similar lot sizes to the proposed development.
- Recent developments in the surrounding area include, but are not limited to, the following:

- 2018 - Hillside Subdivision, located directly south of the Subject Property, received approval for a 4-lot subdivision, rezoning from R-1 to R-2, and additional setback relief.
- 2010 - Kenilworth Estates Subdivision, located at the northeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot subdivision, rezoning from R-1 to R-2, and additional relief for lot width and setbacks.
- 2006 - Lillian Place Subdivision, located at the southeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot subdivision, rezoning from R-1 to R-2, and additional relief for lot width.
- 2005 - Brookside Hill Subdivision, located near the northwest corner of Brookside Street and Quentin Road, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.
- 2004 - Brookside Resubdivision, located directly west of Brookside Hill Subdivision, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.

- This property is located within Sub-Area “A”, which indicates that lots shall be designed for lot sizes, with a minimum 9,000 square feet.

Engineering

- 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road.
- Sanitary will connect to the existing sanitary sewer on the south side of Hillside Street. Water service will connect to existing water service on the north side of Hillside Street. Sidewalks shall be constructed along the frontage of each lot. Parkway trees would be planted in accordance with Code.
- In 2020, through the Village’s residential drainage program, the rear yards of 828 W. Hillside, 124 S. Quentin Road, and 803, 815, 125 W. Glencoe Street were identified as benefitting from a public storm sewer extension. The intention of the program is to extend the public storm sewer to areas that experience long-term standing water after a rain event that cannot be addressed by a property owner grading or similar work. The program is first prioritized by structures that are flooding as a result and secondly by benefiting properties. The five properties owners agreed that there was a need by submitting a portion of the cost per benefiting property. The Village then extended a public storm sewer to the rear yards of the properties to help elevate standing water, after rain events.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision, Rezoning, and Special Use

for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

2. Do not approve the Preliminary & Final Plat of Subdivision, Rezoning, and Special Use for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 1, 2021
Residents testifying:	1 - 825 W. Glencoe Street - participated in the storm sewer extensions, but asked questions about whether the improvements will work.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision, Rezoning and Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Special Use for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

ATTACHMENTS:

- Aerial Map - 828 W. Hillside Street
- Ord Rezoning 828 W. HILLSIDE STREET
- RES_828 W. HILLSIDE STREET_SUB
- ORD SU 828 W. Hillside Street
- EXHIBIT - Plat of Subdivision
- EXHIBIT - Engineering Plans
- Plat of Survey
- Applications
- PC Minutes 6-1-21
- Public Notice_828 W. Hillside Street

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

828 W. Hillside Street

Attachment: Aerial Map - 828 W. Hillside Street (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY FROM "R-1" SINGLE FAMILY TO "R-2" SINGLE-FAMILY 828 W. HILLSIDE STREET

WHEREAS, pursuant to a public hearing held on June 1, 2021 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "R-1" Single-Family Residential to "R-2" Single-Family Residential.

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE WEST 40.00 FEET THEREOF) OF LOT 6 IN THE BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.

commonly known as 828 W. Hillside Street PIN: # 02-21-209-014-0000.

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

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as "R-2" Single-Family.

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

Attachment: Ord Rezoning 828 W. HILLSIDE STREET (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

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

PASSED: This ____day of _____, 2021

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

APPROVED by me this ____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of _____, 2021

_____
Village Clerk

Attachment: Ord Rezoning 828 W. HILLSIDE STREET (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
828 W. HILLSIDE STREET

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

WHEREAS, 828 W. Hillside Street has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the June 1, 2021 meeting.

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

1. **The development shall substantially conform to the Plat of Subdivision by Norman J. Toberman & Associates, LLC and the Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.**
5. **A Subdivision Improvement Agreement shall be submitted.**
6. **Recording fees in the amount of $300 shall be submitted.**
7. **The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.**

Attachment: RES_828 W. HILLSIDE STREET_SUB (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

8. **Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.**
9. **The existing shed on the proposed Lot 1 shall be removed.**
10. **A building permit for sanitary connection for proposed Lot 2 is required. The existing well can remain as is. A building permit is required for water connection.**
11. **The new home shall have the required fire suppression system.**
12. **Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.**
13. **Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.**
14. **Given the proximity to Quentin Road, a construction schedule and parking plan for contractors and material haulers shall be submitted in a manner acceptable to the Village of Palatine prior to the issuance of a building permit.**

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2021

_____
Village Clerk

Attachment: RES_828 W. HILLSIDE STREET_SUB (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR FRONT YARD SETBACK REDUCTION FOR LOT 2 828 W. HILLSIDE STREET

WHEREAS, pursuant to a petition and public hearing on June 1, 2021, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for Front Yard Setback for Lot 2 to be setback 23 feet instead of the minimum required 30 feet, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance on the following legally described property:

> **ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE WEST 40.00 FEET THEREOF) OF LOT 6 IN THE BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.**

commonly known as 828 W. Hillside Street PIN: # 02-21-209-014-0000

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 Front Yard Setback for Lot 2 to be setback 23 feet instead of the minimum required 30 feet wide, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance is hereby granted, subject to the following

Attachment: ORD SU 828 W. Hillside Street (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

condition(s):

1. **The Special Use shall substantially conform to the Plat of Survey dated November 9, 2000 by Norman J. Toberman & Associates, LLC and the Plat of Subdivision and Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2021

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

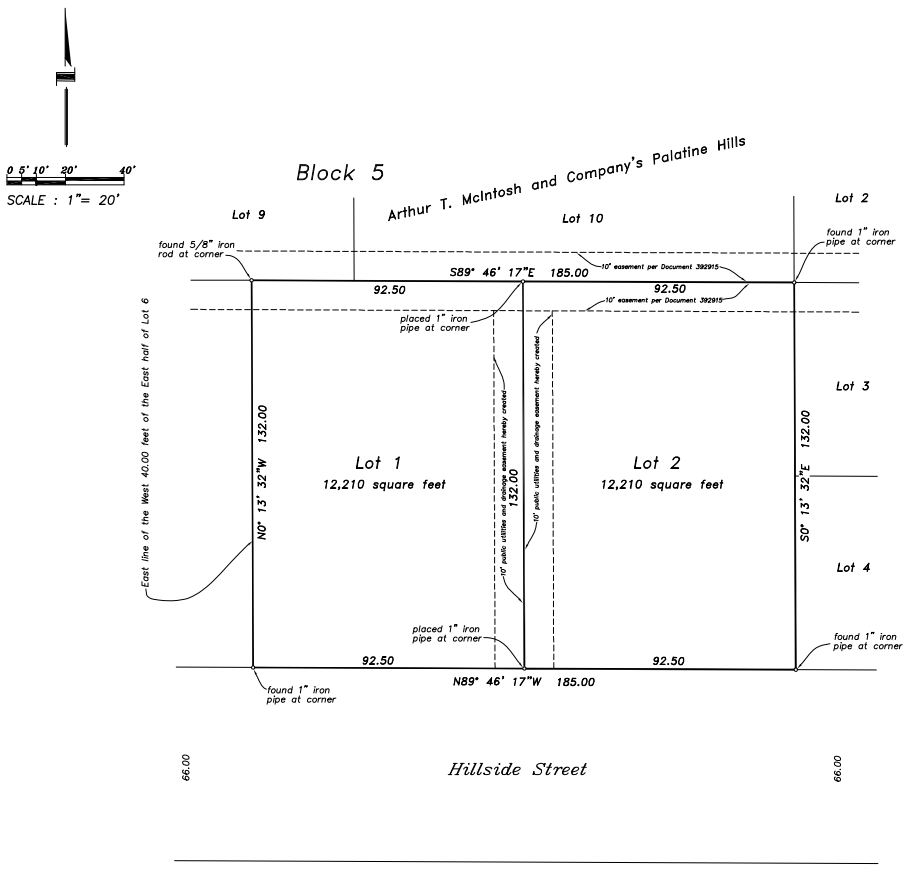
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD SU 828 W. Hillside Street (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)



FINAL PLAT VIK SUBDIVISION

of

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE WEST 40.00 FEET THEREOF) OF LOT 6 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 828 WEST HILLSIDE STREET, PALATINE, ILLINOIS

P.I.N. 02-21-209-014-0000

SURVEYORS CERTIFICATE

State of Illinois } SS.
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and staked the property described in the caption of this plat, and that this plat is a correct representation of said survey.

Further, I hereby grant the Village of Palatine permission to record this plat.

dated at Arlington Heights, Illinois, this ____ day of _____ , 2020

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

Design Firm #184-005910
Expires April 30, 2021

FINAL PLAT VIK SUBDIVISION

OWNERS CERTIFICATE

State of Illinois } SS.
County of Cook }

This is to certify that _____ is the owner of the property described hereon and that he has caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this_____ day of _____, A.D., 2020

NOTARY CERTIFICATE

State of Illinois } SS.
County of Cook }

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that_____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered said instrument of his 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 notarial seal this_____ day of_____, A.D., 2020

_____
Notary Public

My commission expires on _____

VILLAGE ENGINEER

State of Illinois } SS.
County of Cook }

This plat has been check for conformance to the Village of Palatine standards and requirements, and working drawing 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 _____, 2020

Signed: _____
Village Engineer

PLAN COMMISSION

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____day of _____, 2020

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____day of _____, 2020

Signed: _____
Mayor

Attest: _____
Village Clerk

VILLAGE COLLECTOR

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.
Dated this _____day of _____, 2020

Signed: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } SS.
County of Cook }

We hereby certify that 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 water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated _____
owner

By: _____ Dated _____
Illinois Professional Engineer

EASEMENT PROVISIONS

Whenever the words "public utilities" or "public utilities and drainage easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. 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.

This plat submitted for recording by: (name) _____
(address)_____

SCHOOL DISTRICTS
High School District– Palatine Township High School District 211
Elementary School District– C C 15
Community College District– Harper Community College District 512

Send next tax bill to: (name) _____
(address)_____

EXISTING PROPERTY INDEX NUMBER
P.I.N. 02–10–104–007

Sheet No. 2 of 2

Attachment: EXHIBIT - Plat of Subdivision (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

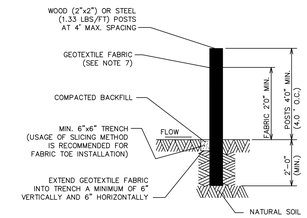
GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK PER THE REFERENCED STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY, AND NORMAN J. TOBERMAN AND ASSOCIATES, LLC. A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.
   NORMAN J. TOBERMAN & ASSOCIATES, LLC. (847) 439-8225
   VILLAGE OF PALATINE (847) 358-7500
3. THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892-0123 OR 811.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.
6. DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
8. A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.
10. THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCTS, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.
15. THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
16. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.
17. THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.
18. THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.
19. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.
20. THE CONTRACTOR SHALL COMPLY WITH PA 96-1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF-SITE DISPOSAL REQUIREMENTS.
21. THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM EROSION CONTROL AND SEDIMENT PROTECTION WORK PER THE ILLINOIS URBAN MANUAL FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION AND LOCAL CODES AND STANDARDS.
2. THE CONTRACTOR SHALL KEEP THE WORK SITE, LOT, AND WALK FREE OF MUD & DEBRIS.
3. THE CONTRACTOR SHALL INSTALL TEMPORARY SILT & CONSTRUCTION FENCES AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
4. THE TEMPORARY EROSION CONTROL MEASURES DEPICTED UPON THE PLANS ARE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURERS MAY BE REQUIRED BY THE JURISDICTIONAL AUTHORITY.
5. THE CONTRACTOR SHALL PROTECT DITCHES, STORM SEWERS, AND CULVERTS FROM SILTATION.
6. THE CONTRACTOR SHALL FILTER WATER PUMPED FROM DEWATERING OPERATIONS BEFORE IT FLOWS OFFSITE.
7. THE CONTRACTOR SHALL TEMPORARILY SEED TOPSOIL STOCKPILE IF DIRECTED BY THE JURISDICTIONAL AUTHORITY.
8. THE CONTRACTOR SHALL SWEEP ADJACENT ROADWAYS TO REMOVE TRACKED MUD.
9. THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES.
10. PERMANENT SOIL STABILIZATION SHALL OCCUR WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF THE SITE.

ER-3



NOTES:

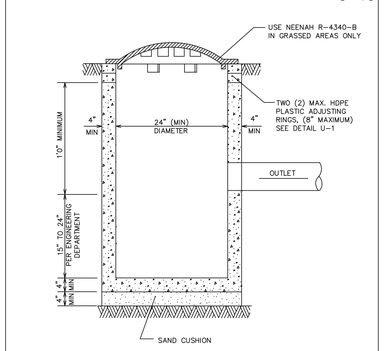
1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS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

NOT TO SCALE

REVISED: 01-01-17

SILT FENCE DETAIL

U-10



NOTE:

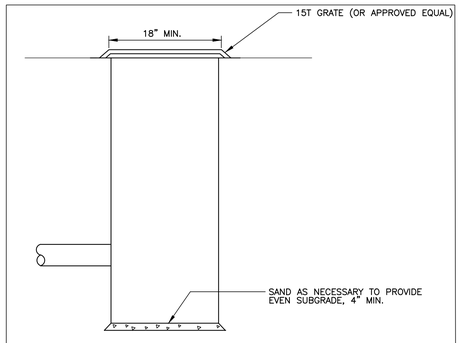
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER CATCH BASIN.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5 FOR NON-PRECAST OPENINGS.

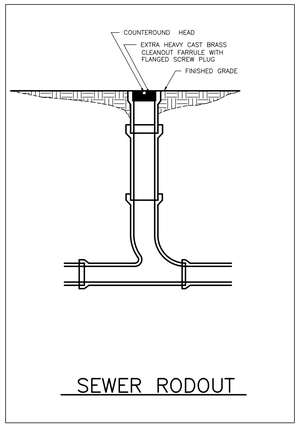
NOT TO SCALE

REVISED: 01-01-17

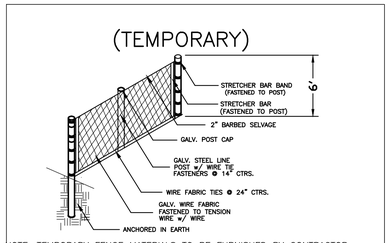
TYPE C CATCH BASIN DETAIL



18" P.V.C. YARD DRAIN

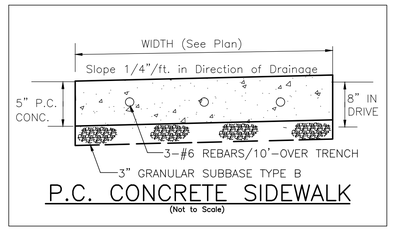


SEWER RODOUT



NOTE: TEMPORARY FENCE MATERIALS TO BE FURNISHED BY CONTRACTOR
CONTRACTOR TO ERECT FENCING & REMOVE UPON PROJECT COMPLETION

CONSTRUCTION FENCE



P.C. CONCRETE SIDEWALK

(Not to Scale)

STOP

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

CALL JULIE
48 HOURS BEFORE YOU DIG.
811 OR 1-800-892-0123

WHETHER YOU'RE DIGGING A FOUNDATION OR JUST PLANTING A TREE, MAKE SURE YOU CALL JULIE FIRST. JULIE IS A FREE NOTIFICATION SERVICE THAT ALERTS UTILITY COMPANIES OF PLANNED DIGGING ACTIVITIES IN AREAS WITH UNDERGROUND UTILITY FACILITIES. UNDERGROUND FACILITIES CAN BE DAMAGED OR RUPTURED BY A SHOVEL BLADE OR OTHER DIGGING EQUIPMENT. AVOID THE PAIN AND COST OF DAMAGING BURIED UTILITIES... CALL BEFORE YOU DIG. STATE LAW NOW REQUIRES YOU TO CALL JULIE TWO WORKING DAYS BEFORE YOU DIG.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

PROJECT

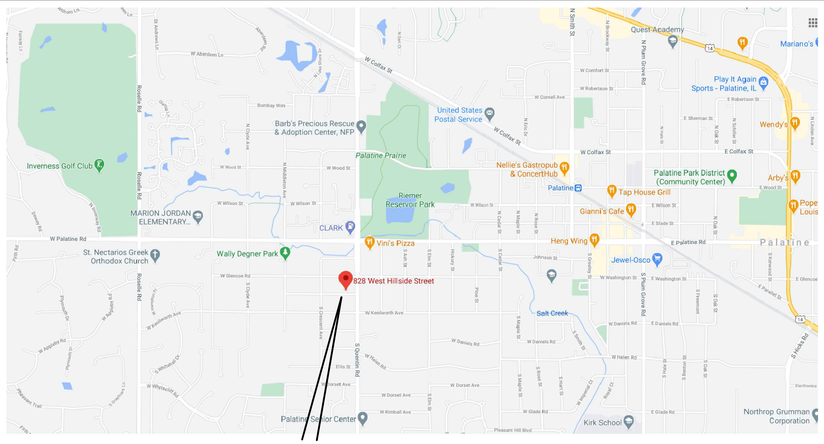
PROPOSED 2 LOT SUBDIVISION

828 W. Hillside Street, Palatine, IL

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE 40.00 FEET THEREOF) OF LOT 6 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.

PIN #02-21-209-014-0000

LOCATION MAP



WORK SITE

SHEET INDEX

C-1	TITLE, NOTES & DETAIL SHEET
C-2	TOPO. & DEMO. PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & EROSION PLAN
#2 C-6	DETAIL SHEET

REFERENCED STANDARDS

THE FOLLOWING CODES AND SPECIFICATIONS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE AND SHALL BE CONSIDERED MINIMUM CONSTRUCTION STANDARDS. IF ANY CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR CODES, THE STRICTEST CONDITION SHALL APPLY. IF NO EDITION IS CITED, THE CURRENT EDITION SHALL APPLY:

2016 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2017 IDOT SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS
ISPE STANDARD SPECIFICATIONS OF WATER AND SEWER CONSTRUCTION IN ILLINOIS
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
VILLAGE OF PALATINE CODE OF ORDINANCES
MWRDGC WATERSHED MANAGEMENT ORDINANCE

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE VILLAGE, SCHOOL DISTRICT, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTEND WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (ILL. REV. STAT. CH. 48, PAR. 60 ET SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (ILL. REV. STAT. CH. 17 1/2 PAR. 51 ET SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

DRAINAGE CERTIFICATION STATEMENT

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of these lot improvements or any part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property."

Dated this 14th day of APRIL, 20 21

Owner

Clifford J Toberman
Engineer

0 1"
SCALE : NONE
N

SURVEYOR
ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

OWNER
RONALD VIK
Baird & Warner
100 E. Main Street
Lake Zurich, IL 60047
Phone: (630) 841-6646
ron.vik@bairdwarner.com

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-21

No.	Date	Revision
#1	2/12/21	PER VILLAGE REVIEW COMMENTS
#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No. **20-7142**

PROPOSED TITLE, NOTES & DETAIL SHEET

Sheet No. **C-1**

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Block 5

Lot 9

Lot 10

Lot 2

Lot 3

Lot 4

Lot 1
12,210 square feet

Lot 2
12,210 square feet

found 5/8" iron rod at corner

placed 1" iron pipe at corner

found 1" iron pipe at corner

EXIST. 8"ø Storm Sewer

Exist. 6"ø Storm Sewer

S89° 46' 17"E -185.00'-

-92.50'-

-92.50'-

10' easement per Document 392915

12"ø

Existing Shed (TO BE REMOVED)

Construction Fence & Silt Fence

Existing Two Car Garage
Floor: 761.48

Existing Two Car Garage
Floor: 761.08

Existing Concrete Driveway

Existing Walk

Existing Patio

Existing Asphalt Driveway

Existing Deck

#828 West Hillside Street
Existing Residence
FF: 765.95

APPROXIMATED SEPTIC FIELD (TO BE REMOVED)

-132.00'-

N0° 13' 32"W

S0° 13' 32"E -132.00'-

Existing Asphalt Driveway

PORTABLE TOILET

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

Existing Well

Existing Asphalt Driveway

N89° 46' 17"W -185.00'-

-92.50'-

-92.50'-

Existing Asphalt Driveway

Existing Asphalt Driveway

Exist. 8"ø Water Main

Exist. 8"ø Water Main

TOP OF WATER PIPE (759.6±)

TOP OF WATER PIPE 759±

GRAVEL DRIVE

Existing 1'-6" Wide Concrete Gutter

Existing 1'-6" Wide Concrete Gutter

Construction Fence & Silt Fence

Construction Fence & Silt Fence

PROJECT BENCH MARK ELEV. 763.40
NW FLANGE BOLT OF FIRE HYDRANT

Existing Asphalt Driveway

Existing 8"ø Sanitary Sewer

Hillside Street
(Bituminous Pavement)

Exist. Water Service

EX. 12"ø INVERT 763.26

EX. 8"ø INVERT 763.86

EXIST. 18"Ø storm

EXIST. 761.55±

Existing Concrete Apron

Existing Concrete Apron

EX. CULVERT

EXIST. INVERT 760.00±

Existing Concrete Walk

Existing Concrete Walk

Existing 1'-6" Concrete Gutter

Existing 1'-6" Concrete Gutter

Existing 8"ø Sanitary Sewer @ 0.74%

Existing 8"ø Sanitary Sewer @ 0.74%

MH San 766.38 761.40 -4.98

EX. MH San 766.38 758.63 -7.75

NOTE:
SAN. MH 75' EAST

Exist. 8"ø sanitary

Exist. 6"ø Storm Sewer

Exist. 6"ø Storm Sewer

VILLAGE INSTALLED EX. CB 759.60 758.39

VILLAGE INSTALLED EX. CB 759.72 758.39

VILLAGE INSTALLED EX. CB 759.89 758.58

VILLAGE INSTALLED EX. CB 761.20 759.96

VILLAGE INSTALLED EX. CB 759.78 758.60

EX. CB 760.99 757.95

DEMOLITION LEGEND

- (P) PAVEMENT REMOVAL REMOVAL (ENTIRE)
- (Q) SEPTIC FIELD TO BE REMOVED
- (R) SEPTIC SYSTEM SEWER PIPE REMOVAL
- (S) TREE REMOVAL
- (T) SIDEWALK REMOVAL
- (U) DRIVEWAY ASPHALT PAVEMENT REMOVAL

#1
- (V) EXISTING SHED TO BE REMOVED
- (U) SHRUB REMOVAL

0 5' 10'
SCALE : NONE

N

LEGEND
EXISTING PROPOSED
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Power Pole
Spot Grade
Contour
Drainage Arrow
Neenah Frame & Lid No.
Structure Size "d"
Type
Structure No. 1-A (48") R-1772-B
Rim Elevation
Invert Elevation

SURVEYOR
ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

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www.toberman.us

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-21

No.	Date	Revision
#1	2/12/21	PER VILLAGE REVIEW COMMENTS
#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS

NORMAN J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

TOPO. & DEMO. PLAN

Sheet No.
C-2

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Block 5

Lot 9 | Lot 10 | Lot 2 | Lot 3 | Lot 4

found 5/8" iron rod at corner

Construction Fence & Silt Fence

placed 1" iron pipe at corner

found 1" iron pipe at corner

S89° 46' 17"E -185.00'-

-92.50'-

-92.50'-

10' easement per Document 392915

NEW CB

NEW YARD DRAIN

NEW YARD DRAIN

EX. CB

12"ø

17"ø

11"ø

15"ø

36"ø

-132.00'-

10' easement hereby created

Existing Two Car Garage
Floor: 761.48

Existing Asphalt Driveway

N0° 13' 32"W 132.00

REAR PATIO

Lot 1
12,210 square feet

FF: 767.17

TFND: 766.00

2-CAR GARAGE

Existing Two Car Garage
Floor: 761.08

Existing Concrete Driveway

Existing Walk

Lot 2
12,210 square feet

Existing Patio

Existing Asphalt Driveway

Existing Deck

#828 West Hillside Street
Existing Residence
FF: 765.95

Existing Well

Existing Asphalt Driveway

S0° 13' 32"E -132.00'-

6"ø

16"ø

12"ø

16"ø

34"ø

16"ø

2"ø

2"ø

2"ø

1.5'

-92.50'-

18'

5'

N89° 46' 17"W -185.00'-

-92.50'-

5'

1.5'

Existing Asphalt Driveway

Existing Asphalt Driveway

Existing 1'-6" Wide Concrete Gutter

Existing 1'-6" Wide Concrete Gutter

Construction Fence & Silt Fence

Construction Fence & Silt Fence

24'

Hillside Street
(Bituminous Pavement)

Sawcut

Sawcut

Existing 1'-6" Concrete Gutter

Existing 1'-6" Concrete Gutter

Existing Concrete Apron

Existing Concrete Apron

BBOX

Existing Concrete Walk

Existing Concrete Walk

Sawcut

Sawcut

PROJECT BENCH MARK ELEV. 763.40
NW FLANGE BOLT OF FIRE HYDRANT

0 5' 10'

SCALE : NONE

N

LEGEND

EXISTING PROPOSED

Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Power Pole
423.45 Spot Grade
Pavement or Gravel
Contour
Drainage Arrow
Neenah Fram & Lid No.
Structure Size "d"
Type
Structure No. 1-A (46') R-1772-B
Rim Elevation
Invert Elevation

EX. CB

Lot 2 Existing Impervious Table

Existing Lot (185'x132')	24,420 sqft
Proposed Lot 2 (92.5'x132')	12,210 sqft
Residence	1,057 sqft
Garage	597 sqft.
Drive	2,015 sqft
Front stoop	76 sqft.
Rear Deck	459 sqft.
Rear Walk	103 sqft.
Rear Patio	208 sqft.
Existing Total	4,514 sqft
	37.0% Covered

LOT 1 AREA 12,210 SQFT

Building Coverage (For Residence)
Maximum Allowed of 5,952 sqft (35%)
vs.
Design 3,568 sqft (21%)
Difference 2,384 sqft

Lot Coverage, sqft (Impervious)
Maximum Allowed of 5,952 sqft (45%)
vs. Design
Residence 2,144
Driveway 615
Walk/Stoop 72
Rear Patio 890
3,721 sqft (30.5%)
Difference 2,231 sqft

SURFACE LEGEND

(A) 2" BITUMINOUS CONCRETE SURFACE COURSE
8" AGGREGATE BASE COURSE, TYPE B
EXTEND BASE 6" BEYOND SURFACE

(B) REMOVE AND REPLACE
2" BITUMINOUS CONCRETE SURFACE COURSE
8" BITUMINOUS AGGREGATE MATERIALS BASE COURSE (BAM) 2 LIFTS
GRANULAR TRENCH BACKFILL,CA-6 CRUSHED LIMESTONE

#1 (C) 5" P.C. CONCRETE SIDEWALK/PATIO
4" GRANULAR SUBBASE, TYPE B

(D) RESTORE DISTURBED PARKWAY AREA WITH
6" TOP SOIL & SOD

(E) TREE PROTECTION

(F) 6" TOP SOIL & SEED

#1 (G) 6" P.C. CONCRETE APRON
4" GRANULAR SUBBASE, TYPE B
MATCH TO PROPOSED CONCRETE RIBBON (SEE NOTE "H")

(H) 5" P.C. CONCRETE PUBLIC SIDEWALK THRU DRIVEWAY
4" GRANULAR SUBBASE, TYPE B

(TR) 1 EA., 2.5"ø PARKWAY TREE, BAGGED & BURLAP (PER VILLAGE ORD.)

NOTE: 3 NEW TREES INCLUDED @ NO GREATER THAN 40' SPACING & NO FEWER THAN FOUR SPECIES OF APPROVED TREES SHALL BE PLANTED. ALSO, NO MORE THAN 25% OF ANY ONE TREE SPECIE SHALL BE ALLOWED ON THE BLOCK. (SEE VILLAGE OF PALATINE FOR LIST OF ACCEPTABLE TREE SPECIES)

NOTE: 2 EXISTING PARKWAY TREES TO REMAIN

SURVEYOR

ATTENTION:
DAVID BYCROFT, P.L.S.
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DESIGN FIRM NO: 184005910
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#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS

PROFESSIONAL ENGINEER
050567
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS
EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

SITE PLAN

Sheet No.
C-3

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Block 5

Lot 9

Lot 10

Lot 2

Lot 3

Lot 4

found 5/8" iron rod at corner

found 1" iron pipe at corner

placed 1" iron pipe at corner

EXIST. 8"ø Storm Sewer

Exist. 6"ø Storm Sewer

10' easement per Document 392915

S89° 46' 17"E -185.00'-

-92.50'

N89° 46' 17"W -185.00'-

-132.00'-

N0° 13' 32"W 132.00

S0° 13' 32"E -132.00'-

#3-18"ø PVC Yard Drain

760.25 759.00

#2-18"ø PVC Yard Drain

760.50 759.00

#1-C(24") R-4340-B

760.50 758.50

PROPOSED 6"ø INVERT 758.00

#1 Ex. CB 760.99 757.95

#1 VILLAGE INSTALLED Ex. CB 759.60 758.32

VILLAGE INSTALLED Ex. CB 759.72 758.39

VILLAGE INSTALLED Ex. CB 759.89 758.58

VILLAGE INSTALLED Ex. CB 761.20 759.96

VILLAGE INSTALLED Ex. CB 759.78 758.60

Construction Fence & Silt Fence

REAR PATIO

Lot 1
12,210 square feet

FF: 767.17

TFND: 766.00

2-CAR GARAGE

Existing Two Car Garage
Floor: 761.48

Existing Two Car Garage
Floor: 761.08

Existing Concrete Driveway

Existing Walk

Lot 2
12,210 square feet

Existing Patio

Existing Asphalt Driveway

Existing Deck

#828 West Hillside Street
Existing Residence
FF: 765.95

Existing Well

Existing Asphalt Driveway

Existing Bit. Drive (Remove & Replace)

Existing Bit. Drive (Remove & Replace)

Existing Asphalt Driveway

Existing Asphalt Driveway

10' easement hereby created

10' easement hereby created

Maintain Min. 10' Separation

Maintain Min. 10' Separation

NEW B-BOX

"SANITARY" #4-CLEANOUT 765.35 762.16

"SANITARY" CLEANOUT #3 763.15 761.06

"SANITARY" CLEANOUT #2 763.35 760.85

"SANITARY" CLEANOUT #1 763.80 760.55

Exist. 8"ø sanitary

6"ø PVC INVERT 761.12

Exist. 8"ø Water Main

Exist. 8"ø Water Main

TOP OF WATER PIPE 759.5±

TOP OF WATER PIPE 759±

Existing 1'-6" Wide Concrete Gutter

Existing 1'-6" Wide Concrete Gutter

Water Cross
T/WM 759.5±
B/WM 758.5±
Separation 2.46'

Water Cross
759.5± T/WM
758.5± B/WM
Separation 0.93

762.46 761.96 T/San. B/San.
San.Cross

760.93 760.43 T/San. B/San.
San. Crossing

EX. 12"ø INVERT 763.26

EX. 8"ø INVERT 763.86

Hillside Street
(Bituminous Pavement)

Existing 1'-6" Concrete Gutter

Existing 1'-6" Concrete Gutter

Exist. Water Service

EXIST. 18"Ø storm

EXIST. 761.55±

Existing Concrete Apron

EX. CULVERT

PROPOSED 6"ø INVERT 760.00

Existing Concrete Apron

EXIST. INVERT 760.00±

Existing Concrete Walk

Existing Concrete Walk

Existing 8"ø Sanitary Sewer @ 0.74%

Existing 8"ø Sanitary Sewer @ 0.74%

Existing 8"ø Sanitary Sewer

MH San 766.38 761.40 4.98

EX. MH San 766.38 758.63 -7.75

NOTE: SAN. MH 75' EAST

PROJECT BENCH MARK ELEV. 763.40
NW FLANGE BOLT OF FIRE HYDRANT

SCALE : NONE

0 5' 10'

N

LEGEND

EXISTING PROPOSED

Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Power Pole
Spot Grade
Contour
Drainage Arrow
Neenah Frame & Lid No.
Structure Size "d"
Type
Structure No. 1-A (467) R-1772-B
Rim Elevation
Invert Elevation

SANITARY SEWER DATA

1. 1 EA CONNECT TO EXIST. SAN. SEWER WITH SHEWER TAP WITH HUB-TEE & SADDLE
2. 62 LF 6"ø PVC (SDR-26) @ 1.00% (STUB)
3. 1 EA CONNECT TO EXIST. SAN. SEWER WITH SHEWER TAP WITH HUB-TEE & SADDLE
4. 54 LF 6"ø PVC (C-900) @ 1.00%
5. 30 LF 6"ø PVC (SDR-26) @ 1.00%
6. 21 LF 6"ø PVC(SDR-26) @ 1.00%
7. 6 LF 6"ø PVC(SDR-26) @ 1.00%
8. 1 EA REMOVE EXISTING SANITARY SEWER & CAP EXISTING SEPTIC FIELD

WATER SERVICE DATA

10. 1 EA. 1-1/2"ø PRESSURE TAP w/S.S. SADDLE (VILLAGE STANDARD)
11. 20 L.F 1-1/2"ø WATER SERVICE (COPPER/TYPE-K) @ 5'-6" MIN. DEPTH
12. 1 EA. INSTALL NEW TELESCOPIC CI. B-BOX (VILLAGE STANDARD)
13. 1 EA. 1-1/2"ø PRESSURE TAP w/S.S. SADDLE (VILLAGE STANDARD)
14. 16 L.F 1-1/2"ø WATER SERVICE (COPPER/TYPE-K) &
15. 1 EA. INSTALL NEW TELESCOPIC CI. B-BOX (VILLAGE STANDARD)
16. 25 L.F 1-1/2"ø WATER SERVICE (COPPER/TYPE-K)

STORM SEWER DATA

20. 1 EA. CONNECT TO EXISTING CATCH BASIN (CORE DRILL) WITH HUB TEE & SADDLE
21. 8 LF 6" PVC (SDR-26) @ 6.00% #1
22. 35 LF 6" PVC (SDR-26) @ 1.43% #1
23. 50 LF 6" PVC (SDR-26) @ 1.00%

NOTE:
Contractor to locate all utilities including sizes and depths prior to starting work. If any location, size or depth of any utility is different from approved civil plans contractor must notified Norman J. Toberman & Associates.

SURVEYOR

ATTENTION: DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
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ARLINGTON HTS., IL 60005
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DESIGN FIRM NO: 184005910
EXPIRES: 04-30-21

No.	Date	Revision
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#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS

JEFFREY J. BENNETT 950567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

UTILITY PLAN

Sheet No.
C-4

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Block 5

Lot 9 | Lot 10 | Lot 2 | Lot 3 | Lot 4

found 5/8" iron rod at corner

found iron pipe at corner

placed 1" iron pipe at corner

MEET EXIST GRADE

S89° 46' 17"E -185.00'-

-92.50'- | -92.50'-

10' easement per Document 392915

10' easement per Document 392915

FILTER FABRIC (TYP.)

NEW YARD DRAIN

NEW CB

NEW SWALE @ 2% Slope

NEW SWALE @ 1% Slope

Construction Fence & Silt Fence

Existing Two Car Garage
Floor: 761.48

Existing Two Car Garage
Floor: 761.08

Existing Concrete Driveway

REAR PATIO

765.00

4:1 SIDESLOPE

Lot 1
12,210 square feet
FF: 767.17
TFND: 766.00

765.35

761.50

761.75

765.85

765.85

2-CAR GARAGE

765.60

765.45

765.45

761.30

761.50

765.5

762.5

765.20

765.20

765.25

765.25

764.00

764.05

765.35

765.25

MEET EXIST. GRADE

MEET EXIST GRADE

MEET EXIST GRADE

Existing Patio

Lot 2
12,210 square feet

Existing Walk

Existing Asphalt Driveway

Existing Deck

#828 West Hillside Street
Existing Residence
FF: 765.95

Existing Asphalt Driveway

Existing Asphalt Driveway

Existing Asphalt Driveway

Existing Asphalt Driveway

Existing Well

San. Cleanout
763.75

San. Cleanout
763.35

N89° 46' 17"W -185.00'-

-92.50'-

N0° 13' 32"W 132.00'

S0° 13' 32"E 132.00'

10' easement hereby created

10' easement hereby created

NEW SWALE

NEW SWALE

NEW SWALE

NEW SWALE

NEW SWALE

4:1 SIDESLOPE

4:1 SIDESLOPE

4:1 SIDESLOPE

Existing Asphalt Driveway

Existing 1'-6" Wide Concrete Gutter

Existing 1'-6" Wide Concrete Gutter

Existing 1'-6" Concrete Gutter

Existing 1'-6" Concrete Gutter

Construction Fence & Silt Fence

Construction Fence & Silt Fence

Construction Fence & Silt Fence

Existing Concrete Apron

Existing Concrete Apron

Existing Concrete Walk

Existing Concrete Walk

Hillside Street
(Bituminous Pavement)

PROJECT BENCH MARK ELEV. 763.40
NW FLANGE BOLT OF FIRE HYDRANT

SECTION VIEW A-A

HOR. 1"=5', VERT. 1"=2'

West | (East)

ELEV. 768 / 767 / 766 / 765 / 764 / 763 / 762 / 761

West PROPERTY LINE

Proposed Finish Floor 767.17

T/Foundation 766.00

765.35

PROPOSED GRADE

SWALE 761.50

Exiting Grade

SECTION VIEW B-B

HOR. 1"=5', VERT. 1"=2'

West | (East)

ELEV. 768 / 767 / 766 / 765 / 764 / 763 / 762 / 761

EAST PROPERTY LINE

Proposed Finish Floor 767.17

T/Foundation 766.00

765.35

PROPOSED GRADE

#1 SWALE 761.30

Exiting Grade

0 5' 10'

SCALE : NONE

N

LEGEND

EXISTING PROPOSED

Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Drain Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Power Pole
Spot Grade
Contour
Drainage Arrow
Neenah Frame & Lid No.
Structure Size
Type
Structure No. 1-A (487) R-1772-B
Rim Elevation
Invert Elevation

SURVEYOR

ATTENTION:
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GEORGE J. KRUEGER 062-050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

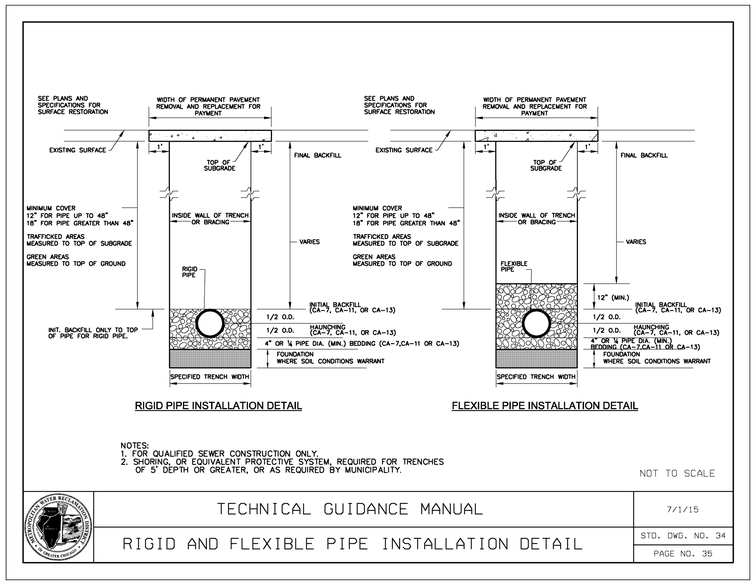
PROPOSED 2 LOT SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

GRADING & EROSION PLAN

Sheet No.
C-5

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)



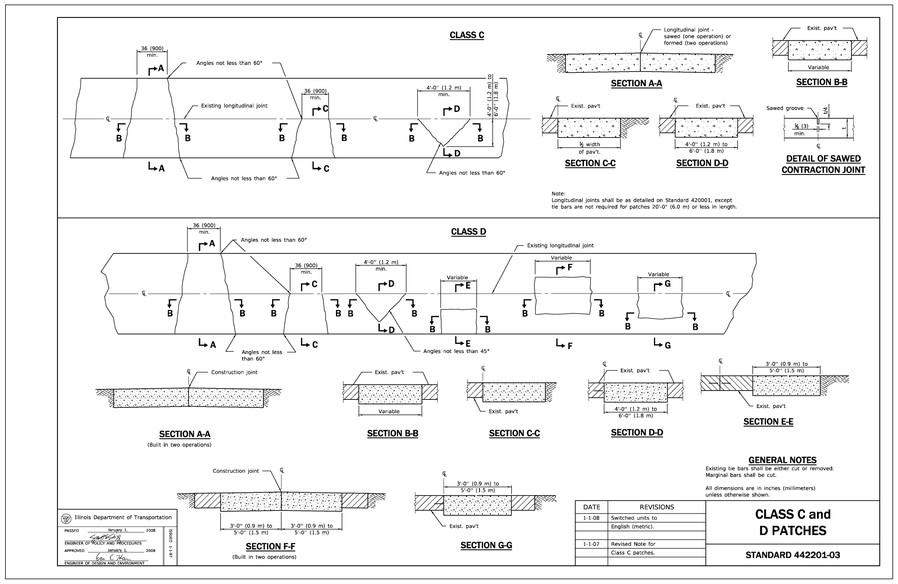
RIGID PIPE INSTALLATION DETAIL

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

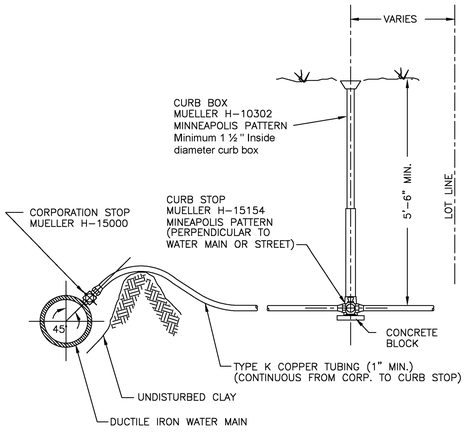


DATE	REVISIONS
1-1-08	Switched units to English (metric).
1-1-07	Revised Note for Class C patches.

CLASS C and D PATCHES

STANDARD 442201-03

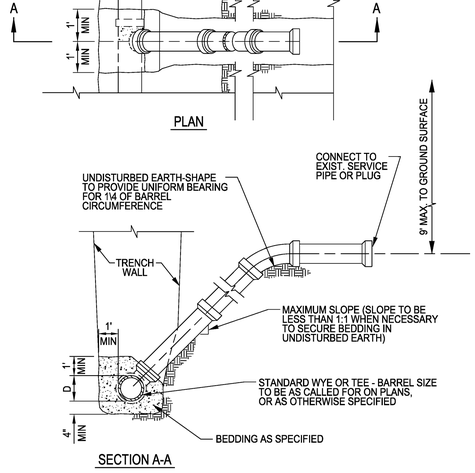
WATER SERVICE DETAIL



NOTES:

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

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



TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO. 38
	PAGE NO. 39

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Power Pole
- Spot Grade
- Contour
- Drainage Arrow
- Neenah Frame & Lid No.
- Structure Size "id"
- Type
- Structure No.
- Rim Elevation
- Invert Elevation

SURVEYOR

ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

OWNER

RONALD VIK
Baird & Warner
100 E. Main Street
Lake Zurich, IL 60047
Phone: (630) 841-6646
ron.vik@bairdwarner.com

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No.	Date	Revision
#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS

NORMAN J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION

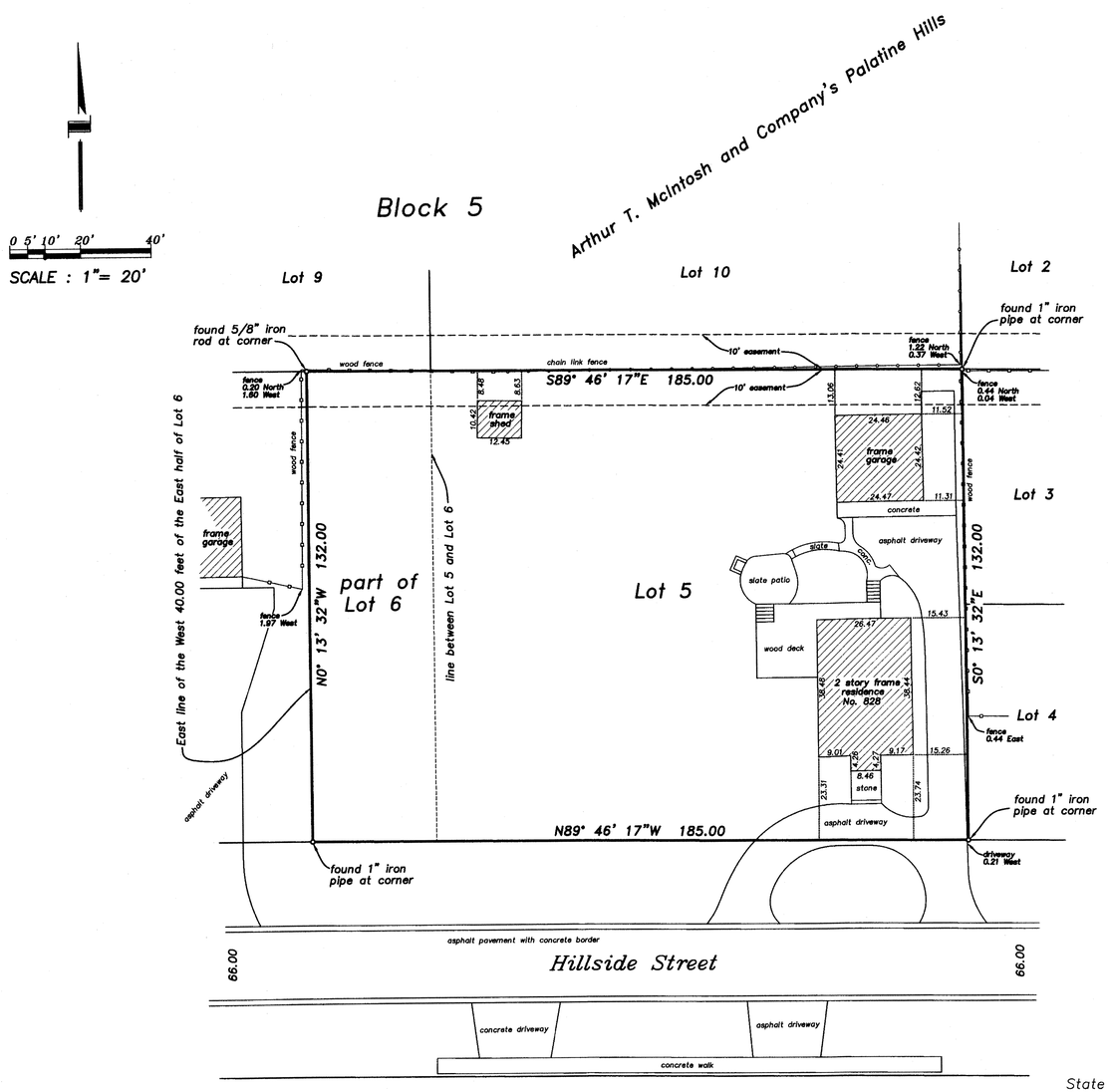
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

DETAIL SHEET

Sheet No.
#2 **C-6**

Attachment: EXHIBIT - Engineering Plans (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)



Plat of Survey

of

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE WEST 40.00 FEET THEREOF) OF LOT 6 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 828 WEST HILLSIDE STREET, PALATINE, ILLINOIS

P.I.N. 02-21-209-014-0000

State of Illinois } SS.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 9th day of November, 2020

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

This professional service conforms to the current Illinois minimum standards for a boundary survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed July 23, 2020.

The area of the property surveyed equals 24,420 square feet.

Design Firm #184-005910
Expires April 30, 2021

FILE NO. 20-7142

for:
Ronald Vik
100 East Main Street
Lake Zurich, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

Attachment: Plat of Survey (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner: KK	Zoning Case #: 20-70
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

RECEIVED
NOV 10 2020
PLANNING & ZONING DEPARTMENT
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Ronald Vik

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   828 W. Hillside St.

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

6. Current zoning of property: R-1 Size of the property: 0.572 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.:
   I would Like to Subdivide my Property into two Separate 92.5 ft. width Properties. Planned use would be to build another Residential Home on the Vacant Lot to tie into the existing water and Sewer.

Attachment: Applications (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

VILLAGE OF PALATINE

REZONING

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

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

RECEIVED
NOV 10 2020
PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Ronald Vik

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   828 W Hillside St

5. This petition is for: (check one)
   ✓ Rezoning of currently incorporated property (within Village limits)
   _____ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: R-1 Size of the Property: 0.572 acres

9. Proposed new zoning classification: R-2

Attachment: Applications (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

PETITIONER JUSTIFICATION:

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

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

I am also Petitioning the Lot be Subdivided into two Separate and even Lots that would Have a width of 92.5 ft. each. From what I understand is required by village code, In order to accomplish this the two New Parcels would Need to be Zone R-2

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

Yes, This Proposed Zoning Conformes with the New development of 829 W. Hillside, 849 W. Hillside, 833 W. Hillside, 859 W. Hillside St.

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

No.

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

No, as a Local real estate Professional, the development of New homes will only increase the value of Surrounding Properties.

Attachment: Applications (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 20-70
	Filing Fee:	Notification Deadline:
	ZBA Public Hearing Date:	Village Council Date:

RECEIVED
DEC 02 2020
PLANNING & ZONING DEPARTMENT
date received

PETITIONER(S) — **Business Name (if applicable)**
Ronald Vik

Subject Property Address
828 W Hillside St.

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

Address — City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

Background Information

TYPE OF APPLICATION (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-1	S-F	S-F

Generally describe your request:

~~The existing residence located on Lot 2 of the proposed subdivision is currently~~ setback 23' from the front property line. (30' is required for a R-2 zoning) The existing residence was constructed in 1929 prior to any setback regulations.

Attachment: Applications (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Yes

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

Yes the use will protect public health, saftey, and welfare will be protected.

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

It will not cause any injury to nearby property values. Rezoning the property will only help to increase property values in the area.

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

Attachment: Applications (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

3. 828 W. Hillside Street

PUBLIC HEARING

828 W Hillside St. Case #20-70

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Plat of Survey
3. Plat of Subdivision
4. Engineering Plans
5. Public Notice

Sworn in Staff: Katie Rivard

Sworn in petitioner: Mr. Ronald Vik

Mr. Vik states their request is to subdivide into two parcels. The property is currently one single-family residence on one lot. The current lot is approximately 24,420 sq. ft. and would like to divide into two 92.5' lots.

Ms. Rivard states the lot would be rezoned from R-1 Single-Family to R-2 Single-Family. The Special Use is for the set back to go from the allowed 30' to 23' from the front of the property line. Building and lot coverage for proposed Lot 2 would meet Code. Ms. Rivard reviews the zoning of surrounding properties and notes that properties to the south and southwest have been rezoned to R-2 with lot sizes that generally range from 9,000-11,000 square feet. She also discusses recent developments in the area. Engineering plans are discussed and noted that 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road. Sanitary would connect to existing on the south side of Hillside Street and water service will connect to existing water service on the north side of Hillside Street. Sidewalks would be constructed along the frontage of each lot and parkway trees would be planted according to code. Ms. Rivard also discussed the Village's residential drainage program and Mr. Dwyer corrects an address location on the submitted document from 125 W. Glencoe Street to 825 W. Glencoe Street.

Mr. Bettenhausen inquires whether the new sewer installation to the existing catch basin would be bored under the fence or would a section need to be removed.
Mr. Vic states that they would do whatever needs to be done to comply.

Cathy Anderson of 825 W. Glencoe Street sworn in.

Attachment: PC Minutes 6-1-21 (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Ms. Anderson states her concerns regarding the special request. Her main concern is flooding and the removal of any of her fencing for the installation of the sewer. She explains that the new properties that were recently built were built up and now they are low. The new sewage system is to address the flood issues but is unable to confirm if the solution is a working solution since we have not had enough rain to validate.

Mr. Dwyer stated the extension of the public sewers should address this issue and confirms that her concerns have been noted.

Mr. Hansen wonders how it might be resolved if the public sewer does not address the issue.

Mr. Noonan states that it would be determined by a Village Engineer.

Ms. Rivard moves to Staff Recommendations.

STAFF RECOMMENDATION:

While several of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments in the area. Additionally, the Subject Properties are located within Sub-Area "A", which recommends that new subdivisions be designed with lot sizes of at least 9,000 square feet for interior lots. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision by Norman J. Toberman & Associates, LLC and the Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of $300 shall be submitted.
7. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.

Attachment: PC Minutes 6-1-21 (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

8. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
9. The existing shed on the proposed Lot 1 shall be removed.
10. A building permit for sanitary connection for proposed Lot 2 is required. The existing well can remain as is. A building permit is required for water connection.
11. The new home shall be sprinkled.
12. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
13. Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
14. Given the proximity to Quentin Road, a construction schedule and parking plan for contractors and material haulers shall be submitted in a manner acceptable to the Village of Palatine prior to the issuance of a building permit.

Mr. Dwyer made a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:

Mr. Kolososki states that the plans submitted from the design firm has an expiration date of 4/30/21 and should be updated prior to acceptance.

Mr. Hansen asks Mr. Vik is he can and will comply with the conditions.
Mr. Vick states that he will comply.

Mr. Friedman asks if the shed that is mentioned in Condition #9 will be removed and reinstalled.
Mr. Vic states that it will be disassembled only and disposed.

Mr. Dwyer confirms that Condition #11 is new and Ms. Rivard confirms that it is a new
building code for new construction.

Mr. Noonan made a motion to accept Case #20-70 with an amendment to Condition #11 to read: "New Home to have a Fire Suppression System" and remove "sprinkled"; 2nd by Mr. Friedman

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021

Attachment: PC Minutes 6-1-21 (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

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

Attachment: PC Minutes 6-1-21 (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 1, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
3. Special Use for front yard setback (Lot 2).
The property is commonly known as 828 W. Hillside Street (PIN #: 02-21-209-014-0000)
The Petitioner is requesting to subdivide the property into two single-family residential lots. The existing residence, (Lot 2 - east of Lot 1) will remain and has an existing non-conforming front yard setback.
The above petition has been filed by Ronald Vik available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-70
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 17th day of May, 2021
Published in Daily Herald May 17, 2021 (4563763)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to noti as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/17/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563763

Attachment: Public Notice_828 W. Hillside Street (2021-69 : 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road

BACKGROUND:
The Subject Property, Lot 1 of the five-lot Napleton Subdivision, is zoned Planned Development. It was historically the location of Knupper's nursery and was acquired as part of the Napleton Planned Development and has continued its seasonal operation (approximately April through July), under the Napleton ownership.

The Petitioner, Northwestern Motors Holding, Inc., Charles Weck, is proposing to open a new approximately 16,000 square foot Volkswagen full service auto dealership and would be the third auto dealer operating within the Napleton Planned Development.

KEY ISSUES:

Site Design

- The Subject Property, roughly 3.6 acres, is a triangularly shaped lot (Lot 1) in the Napleton Subdivision. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot metal building in the northeast corner of the property. The remaining improvements date to the nursery use, which was acquired and continued its seasonal operations, under the Napleton ownership.

- The proposed development in the Napleton Planned Development includes an approximately 16,000 square foot Volkswagen dealership and an associated customer, employee, and inventory parking lot.

- Access to the Subject Property maintains both the existing full access curb cut to Rand Road and the previously designated cross access within Napleton Subdivision.

- The building provides a 161 front yard (Rand Road) setback and 60-foot side yard setback (north) and is set back 100-feet from rear property line (northeast). The proposed building setbacks all exceed the underlying B-5 (Route 12) district requirements.

- The building is 16,386 square feet and requires 52 parking space. Overall, there are 273 parking spaces provided for Lot 1. In addition to the required parkway trees, the proposed landscaping and screening plans include parking lot islands, with the tree plantings to satisfy the required parking requirements.

- Also, there is 476 feet of 8-foot board on board wooden fencing proposed to further screen the apartments to the north. This would be a continuation of the 8-foot fencing and screening on a portion of the Lot 5 parking lot addition of

Napleton Subdivision, east of Lot 1. The Rand Grove apartments maintains a Planned Development zoning classification and its parking lot would abut the vehicle parking lot for the Subject Property. The closest apartment building is 150 feet away from the shared property line.

Business operations

- The Petitioner has over forty years of dealership experience and has operated multiple dealerships over the years. The Volkswagen dealership would employ 35, with employment positions in auto sales, technicians, and management positions. The proposed hours of operation would be 8 AM - 8 PM, Monday through Thursday and 8 AM to 7 PM on Friday and 8 AM to 6 PM on Saturdays.

Architecture

- The floorplan for the Volkswagen dealership building includes a vehicle showroom along Rand Road, interior sales' offices, and full vehicle service and parts departments. The vehicle service areas are in the rear of the building, with two garage doors providing access to the service areas from the parking lot on the north side of the building.

- The building height is 21 feet 9 inches and conforms to the B-5 height limitations. The proposed architectural materials include a glassed wall fronting along Rand Road, EIFS, and metal coping and glazing for accents in the elevations.

Engineering

- The existing Lot 1 is improved with an existing paved parking lot and sections of impervious surfaces. The property grades from north to south and north to northeast, with an approximately 10-foot grade differential in that direction. The engineering plans maintain the grading direction and provide the necessary volume control and required detention.

- The engineering plans include a combination of an underground detention vault to the (west and south of the building) and access and use of detention basin 1A in Napleton Subdivision. All of the required utilities are either within the right of way or through Napleton Subdivision, through easement. Any required storm sewer and sanitary sewer extensions would accommodate the third dealership. There is also 271 feet of 18 inch storm sewer proposed to connect the underground vault to the larger detention basin to south. The proposed 183 foot 8 inch water line extension would connect through the IDOT right of way and into the building site.

- The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial

use of this property, which has existing since it and the former Menard's property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. Therefore, Staff recommends approval, subject to the following conditions:

ALTERNATIVES:

1. Approve the Planned Development Amendment for a new auto dealership at 1979 N. Rand Road.

2. Do not approve a Planned Development Amendment for a new auto dealership at 1979 N. Rand Road.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 15, 2021
Residents testifying:	One - concerns about the crime at the apartment complex and appreciation for the proposed development, fencing, lighting, and the previous improvements to the area with the other two dealerships.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development Amendment and Staff concurs.

ACTION REQUIRED:

A motion to approve a Planned Development Amendment at 1979 N. Rand Road.

ATTACHMENTS:

- Aerial Map - 1979 N. Rand Road
- ORD - Napleton Planned Development Amendment
- EXHIBIT - VW PALATINE Engineering Plans
- EXHIBIT - Napleton VW 30 Architectural Plans
- EXHIBIT - Business Plan
- 2018 - Napleton Planned Development Ordinance
- 1979 N. Rand Road- Planned Development application
- June 15 Draft Plan Commission minutes
- Public Notice - 1979 N. Rand Road

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

Village of Palatine GIS Viewer

ORDINANCE NO. _____

AN ORDINANCE GRANTING
PLANNED DEVELOPMENT AMENDMENT FOR
NAPLETON AUTO GROUP AT 1979 N. RAND ROAD

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on June 21, 2021 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Planned Development Amendment to permit approval of a new Volkswagen auto dealership, and on the following legally described property:

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.

commonly known as 1979 N. RAND ROAD (PIN # 02-02-402-014)

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 a Planned Development Amendment to permit a new Volkswagen auto dealership, is hereby granted, subject to the following condition(s):

1. **An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.**
2. **The final signs plans shall be submitted in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain shall be revised in a manner acceptable to the Village Engineer.**
3. **All future uses shall follow the B-5 district use lists.**
4. **The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**
5. **The final engineering plans, prepared by SPACECO, initially dated 05/13/21, shall be revised in a manner acceptable to the Village Engineer. The**

Attachment: ORD - Napleton Planned Development Amendment (1979 N. Rand Road - Planned Development Amendment - Napleton

revisions shall include the Engineer's Estimate of Probable Cost. If required, the declarations shall be revised in a manner acceptable to the Village Attorney to accommodate both access to the detention basin or to reflect the development of Lot 1.

6. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
7. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
8. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
9. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
10. If required, a Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
11. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
12. Plan review fees, if applicable, based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.

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 _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2021

_____
Village Clerk

Attachment: ORD - Napleton Planned Development Amendment (1979 N. Rand Road - Planned Development Amendment - Napleton

SITE IMPROVEMENT PLANS
for
VW DEALERSHIP

1979 N. RAND ROAD
PALATINE, ILLINOIS
PROJECT NO:8524.04

ARCHITECT
SIMON DESIGN GROUP
500 LAKE COOK ROAD, SUITE 350
DEERFIELD, IL 60015

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

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE, T42N, R10E
SEC. & ¼ SEC. NO. SE 1/4, SEC. 2
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

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

REVISIONS

ORIGINAL PLAN DATE: APRIL 30, 2021

#	SHEET #	REMARKS	DATE
1	5	PER CLIENT	05/13/21

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER. DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

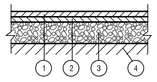
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE": MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION (LIGHT DUTY)

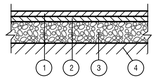
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

STRUCTURAL NUMBER

1.5" x 0.40=0.60
2.25"x 0.33=0.74
10" x 0.11=1.11

SN=2.45



TYPICAL ASPHALT PAVEMENT SECTION (HEAVY DUTY)

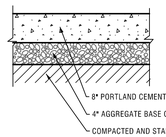
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.5" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

STRUCTURAL NUMBER

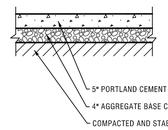
1.5" x 0.40=0.60
2.5" x 0.33=0.83
12" x 0.11=1.33

SN=2.76



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8" W-	WATER MAIN (WITH SIZE)	W 8"
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			
IEPA WATER			
IEPA SANITARY			

CONTACT INFORMATION

VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL. 60067-5339
(847) 358-7500

AT&T
688 INDUSTRIAL DRIVE
ELMHURST, IL. 60126
(630) 600-6347

COMMONWEALTH EDISON
201 W. ARTHUR AVE.
MT. PROSPECT , IL. 60056-2295
(847) 870-2124

NICOR GAS
1011 WILEY ROAD
SCHAUMBURG , IL. 60195
(847) 843-0627 EXT. 335

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04GN
DATE: 04/30/21
JOB NO. 8524.04
SHEET GN
2 OF 14

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Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Rd - Planned Development Amendment - Napleton Subdivision)

LEGEND

STORM SEWER	SANITARY MANHOLE	HAND HOLE	CUT CROSS
SANITARY SEWER	STORM MANHOLE	STREET LIGHT	PK / MAG NAIL
COMBINED SEWER	CATCH BASIN	UTILITY POLE	RAILROAD SPIKE
WATER MAIN	INLET	TRAFFIC SIGNAL	SOIL BORING
GAS MAIN	FLARED END SECTION	TRAFFIC SIGNAL BOX	TREE WITH SIZE
UNDERGROUND TELEPHONE LINE	ELECTRIC MANHOLE	SPRINKLER HEAD	FIR TREE WITH SIZE
UNDERGROUND ELECTRIC LINE	TELEPHONE MANHOLE	BOLLARD	BUSH
UNDERGROUND CATV LINE	TELEPHONE UPRIGHT	MAILBOX	ASPHALT
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC UPRIGHT	SIGN	CONCRETE
FIBER OPTIC LINE	CABLE TV UPRIGHT	UNIDENTIFIED MANHOLE	GRAVEL
RAILROAD	FIRE HYDRANT	CONTOUR	CURB DEPRESSION
FENCE	VALVE AND VAULT	SPOT ELEVATION	BRICK
GUARDRAIL	WATER VALVE	RIGHT-OF-WAY MONUMENT	
EDGE OF WATER	B BOX	DISC	
WETLAND LIMITS	AUXILIARY VALVE	IRON / STEEL ROD	
NPW - NON PORTABLE WATER	WELL	IRON PIPE	
	GAS VALVE	CLEAN OUT	
		FLAG POLE	

SCALE 1" = 30'

0 30 60

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: APRIL 20, 2021.

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 1B
PID AJ2849 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.
ELEVATION = 738.25 NAVD88

SITE BENCHMARK #1 (LOCATED OFF SHEET):
"MUELLER BOLT" OF FIRE HYDRANT AT THE NORTHEAST CORNER OF ROUTE 12 AND OLD HICKS ROAD
ELEVATION = 732.02 NAVD88

SITE BENCHMARK #2:
BOLT W/T CUT EAST SIDE OF ROUTE 12, FIRST FIRE HYDRANT NORTH OF SPRUCE DRIVE
ELEVATION = 755.00 NAVD88

SITE BENCHMARK #3 (LOCATED OFF SHEET):
NORTHEAST ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF DUNDEE ROAD, FIRST FIRE HYDRANT EAST OF RAND ROAD
ELEVATION = 727.31 NAVD88

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04ET

DATE: 04/30/21

JOB NO. 8524.04

SHEET ET
3 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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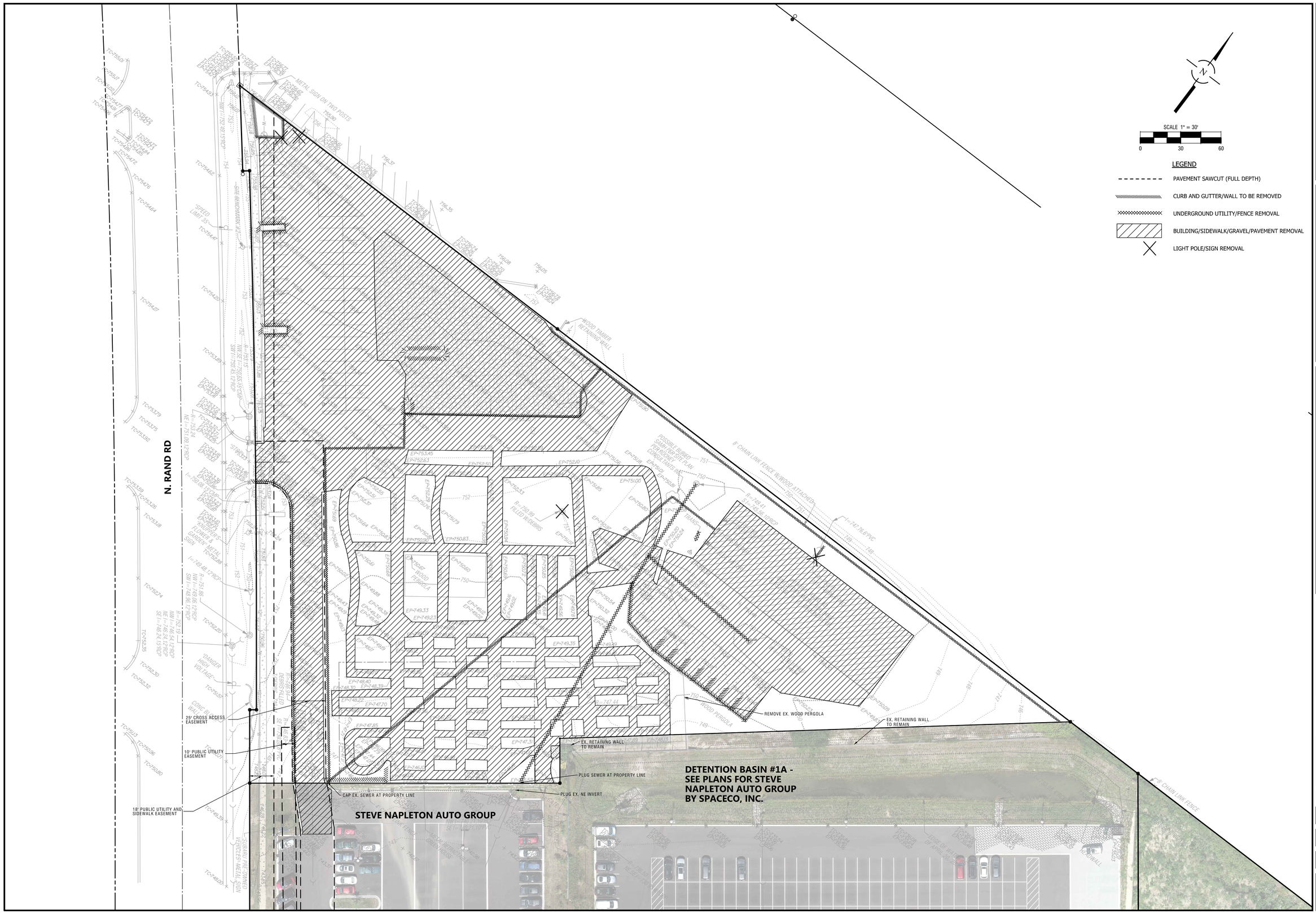


NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

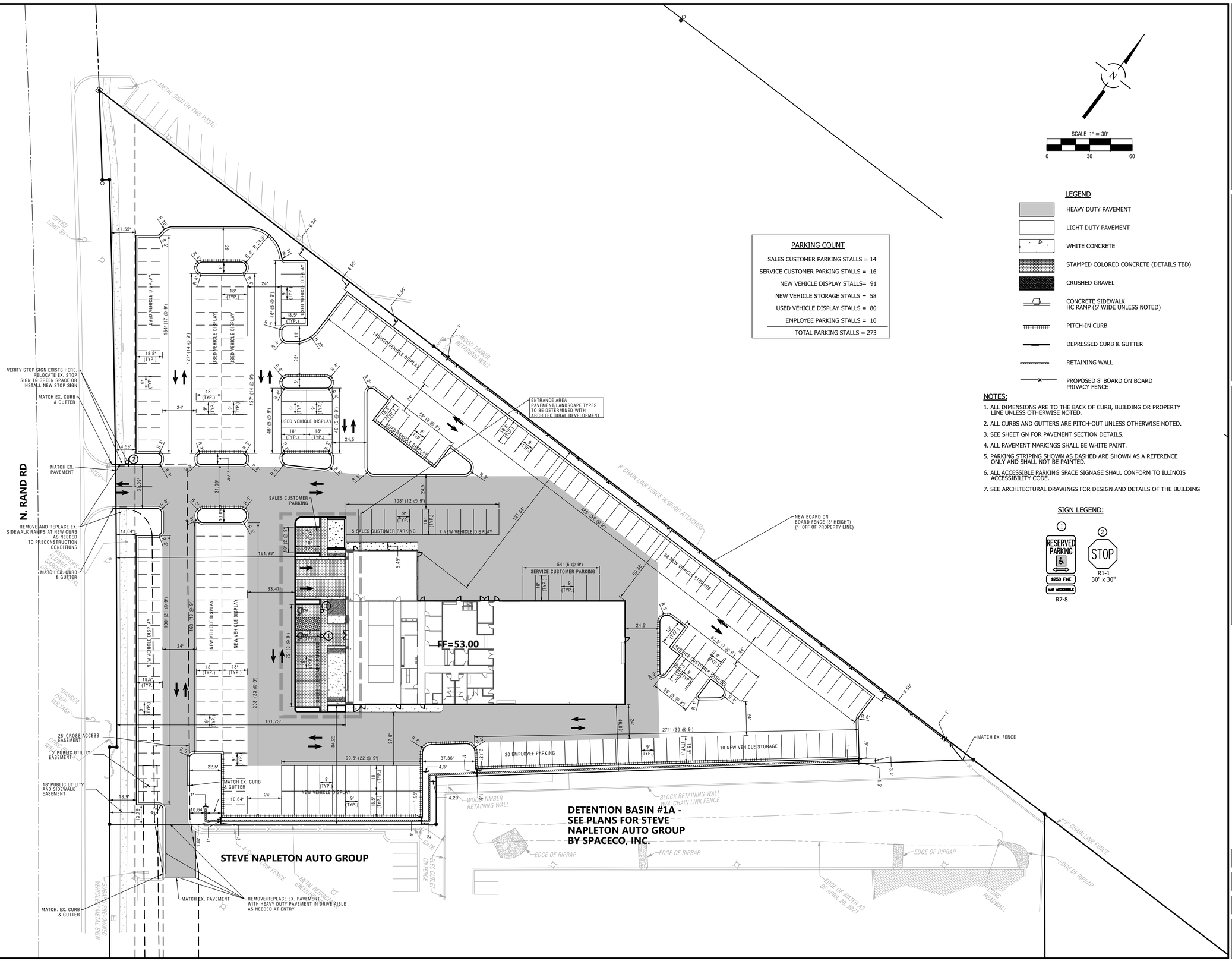
FILENAME: 8524.04DEMO

DATE: 04/30/21

JOB NO. 8524.04

SHEET **DEMO**
4 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



SCALE 1" = 30'

0 30 60

PARKING COUNT

SALES CUSTOMER PARKING STALLS =	14
SERVICE CUSTOMER PARKING STALLS =	16
NEW VEHICLE DISPLAY STALLS=	91
NEW VEHICLE STORAGE STALLS =	58
USED VEHICLE DISPLAY STALLS =	80
EMPLOYEE PARKING STALLS =	10
TOTAL PARKING STALLS =	273

LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- WHITE CONCRETE
- STAMPED COLORED CONCRETE (DETAILS TBD)
- CRUSHED GRAVEL
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PITCH-IN CURB
- DEPRESSED CURB & GUTTER
- RETAINING WALL
- PROPOSED 8' BOARD ON BOARD PRIVACY FENCE

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.
5. PARKING STRIPING SHOWN AS DASHED ARE SHOWN AS A REFERENCE ONLY AND SHALL NOT BE PAINTED.
6. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
7. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING

SIGN LEGEND:

1. RESERVED PARKING — $250 FINE — VW ACCESSIBLE — R7-8
2. STOP — R1-1 — 30" x 30"

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	05/13/21	PER CLIENT

GEOMETRIC PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME: 8524.04GM

DATE: 04/30/21

JOB NO. 8524.04

SHEET **GM**

5 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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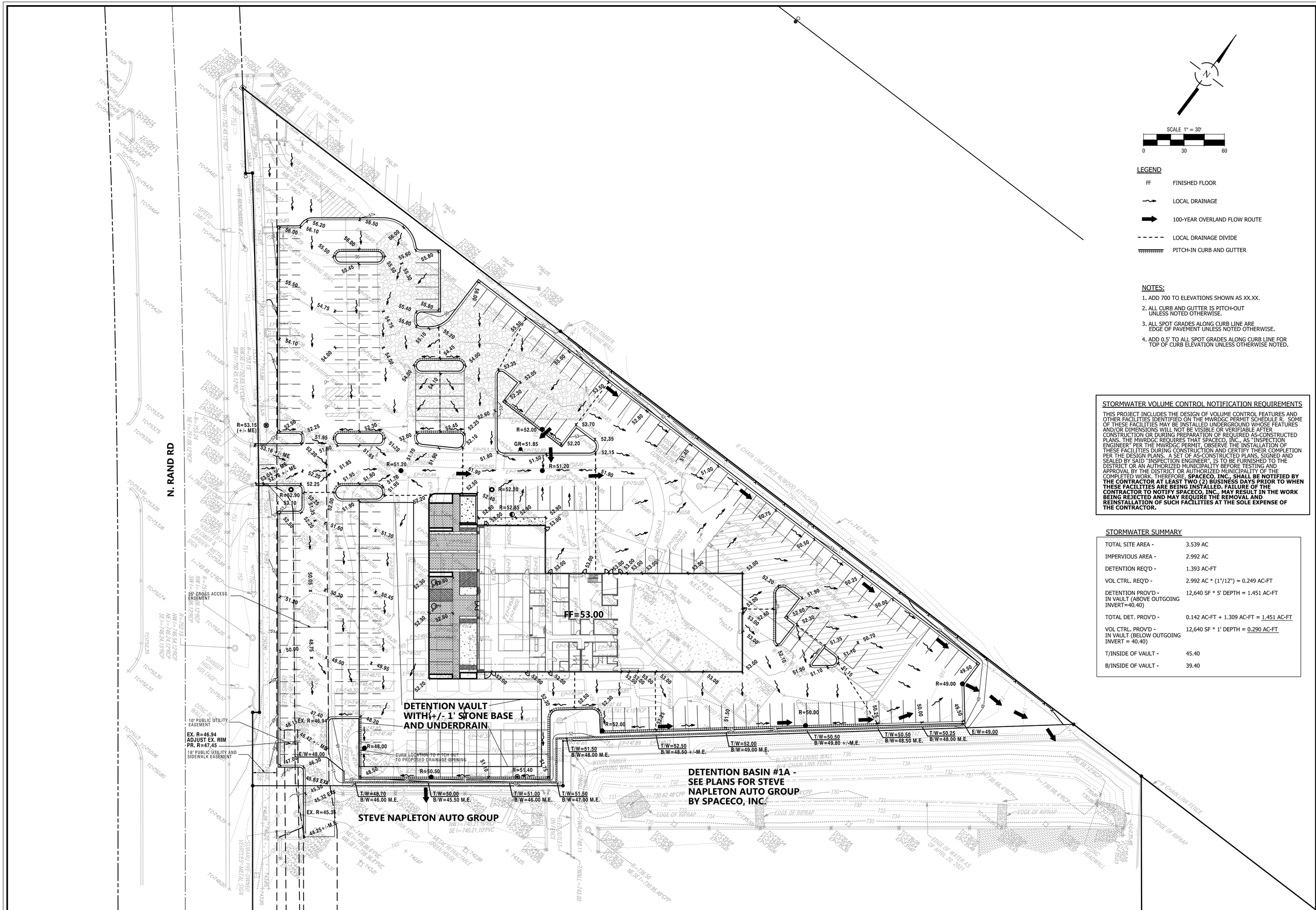
N. RAND RD
SCALE 1" = 30'
0
30
60
DETENTION VAULT WITH +/- 1' STONE BASE AND UNDERDRAIN
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP
FF=53.00
R=53.15 (+/- ME)
R=52.90
R=51.20
R=52.00
GR=51.85
R=52.20
R=52.85
R=48.00
R=50.50
R=51.40
R=52.00
R=50.00
R=49.00
E/W=48.00
T/W=48.70 B/W=46.00 M.E.
T/W=50.00 B/W=45.50 M.E.
T/W=51.00 B/W=46.00 M.E.
T/W=51.50 B/W=47.00 M.E.
T/W=51.50 B/W=48.00 M.E.
T/W=52.50 B/W=48.50 +/-M.E.
T/W=52.00 B/W=49.00 M.E.
T/W=50.50 B/W=49.80 +/-M.E.
T/W=50.50 B/W=48.50 M.E.
T/W=50.25 B/W=48.00 M.E.
E/W=49.00
EX. R=46.94
EX. R=46.94
ADJUST EX. RIM PR. R=47.45
EX. R=45.36
CURB LOCATION TO PITCH OUT TO PROPOSED DRAINAGE OPENING
26' CROSS ACCESS EASEMENT
10' PUBLIC UTILITY EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
METAL SIGN ON TWO POSTS
"NO THRU TRAFFIC"
"ONE WAY"
"KEEP RIGHT"
"DO NOT ENTER"
"WRONG WAY"
"STOP"
"SPEED LIMIT 35"
SIGN WARNING "PAVEMENT ENDS"
SIGN TYPE "W8-25"
SIGN TYPE "R5-1"
SIGN TYPE "R5-1a"
SIGN TYPE "R1-1"
SIGN TYPE "R6-1"
SIGN TYPE "R6-2"
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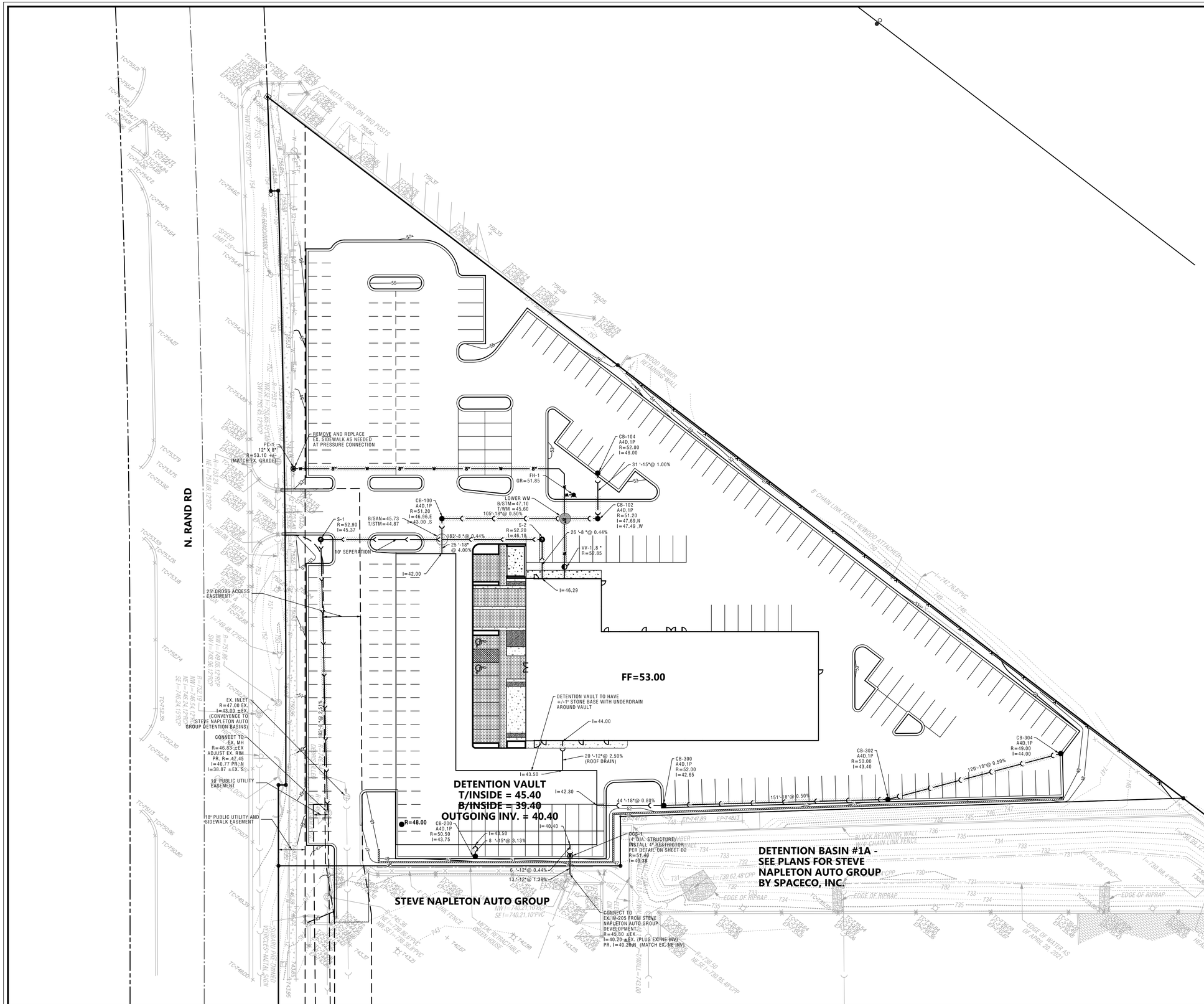


STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER

M-100
A4D,1P

- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

CB = CATCH BASIN
M = MANHOLE
UTILITY CROSSING
UTILITY CONFLICT

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
7. ALL STORM SEWERS ARE SIZED FOR THE 100 YR STORM.
8. WHERE WATERMAIN QUALITY SANITARY SEWER IS NOTED, PIPE SHALL BE PVC SDR 26 ASTM-2241 PRESSURE RATED PIPE OR AWWA C900. SEE SEWER/WATERMAIN CROSSSING DETAIL ON SHEET D1.
9. WHERE WATERMAIN QUALITY STORM SEWER IS NOTED, PIPE SHALL HAVE O-RING GASKET JOINTS CONFORMING TO ASTM C-361. SEE SEWER/WATERMAIN CROSSSING DETAIL ON SHEET D1.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8524.04UT
DATE: 04/30/21
JOB NO. 8524.04
SHEET UT
7 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10_____. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of dealership building, parking lot, and associated utilities.

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

Describe proposed construction sequence, sample follows:

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

C. The site has a total acreage of approximately 3.539 acres. Construction activity will disturb approximately 3.539 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.
   2) Existing data describing the soil or quality of any discharge from the site is included in _____.

E. Refer to Sheets GR, SE1-SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): Buffalo Creek.
   2) The name of the ultimate receiving water is: Des Plaines River.
   3) The extent of wetland acreage at the site is 0.00 acres.

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

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

2. CONTROLS

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

A. Approved State or Local Plans

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

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

- Village of Palatine
- Cook County
- IEPA
- MWRD

B. Control Implementation Schedule

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

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

C. Erosion and Sediment Controls

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

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

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

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

- permanent seeding

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

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

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

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

- stabilized construction entrance
- silt fence

D. Storm Water Management

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

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

- Inlet protection
- storm sewers

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

E. Waste Management

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

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

F. Concrete Waste Management

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

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cuttling

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from

concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

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

I. Material Storage and Good Housekeeping

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

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

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

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

J. Management of Portable Sanitary Stations

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

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose. Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

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

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

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

L. De-Watering Operations

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

M. Off-Site Vehicle Tracking

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

N. Topsoil Stockpile Management

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

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

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

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

3. MAINTENANCE

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

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

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

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

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

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

4. INSPECTIONS

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

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

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

Each inspection should include the following components:

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

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

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

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

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

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

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

5. NON-STORM WATER DISCHARGES

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

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

6. PROHIBITED NON-STORMWATER DISCHARGES

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

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

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

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

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

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

PROJECT: VW DEALERSHIP

PERMIT #: ILR10_____ DATE

CONTRACTOR SIGNATURE TELEPHONE NUMBER

PRINTED NAME & TITLE

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES: _____

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

OWNER SWPPP CERTIFICATION

PROJECT: VW DEALERSHIP

PERMIT #: ILR10_____

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

SIGNATURE OF OWNER DATE

PRINTED NAME OF OWNER

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

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 1

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04SE01

DATE: 04/30/21

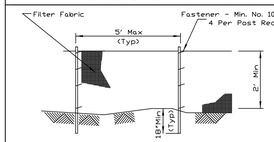
JOB NO. 8524.04

SHEET SE1

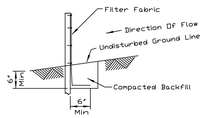
8 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL



ELEVATION



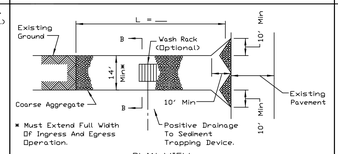
FABRIC ANCHOR DETAIL

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.

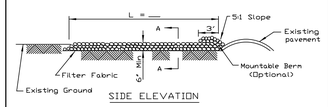
PLAN CODE: ——xx——

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-12
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



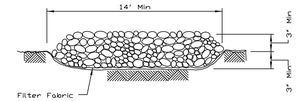
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class 1, 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.

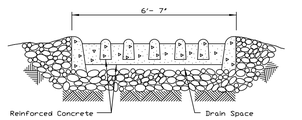
PLAN CODE: (SE)

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A

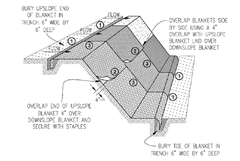


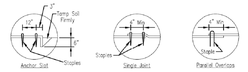
SECTION B-B

PLAN CODE: (SE)

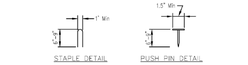
REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

AM1SCA20596





DETAIL 1 DETAIL 2 DETAIL 3



STAPLE DETAIL PUSH PIN DETAIL

NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: (EB)

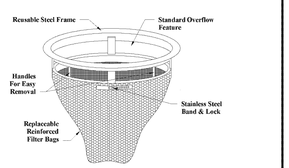
NO.	DATE	REMARKS

EROSION CONTROL BLANKET INSTALLATION DETAILS

Designed — Drawn E. LARSON — 1/08 — Checked — Approved

Catch-All HR

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



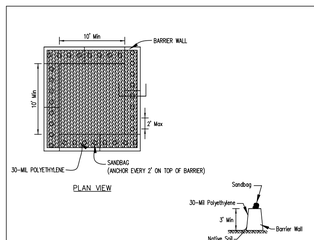
Catch-All HR is available to provide the added benefit of hydrocarbon removal.

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

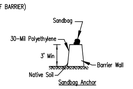
* *By virtue of sediment control*

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

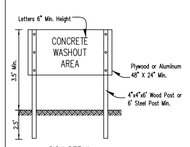
PLAN CODE: (FF)



PLAN VIEW



BARRIER WALL ANCHOR SECTION

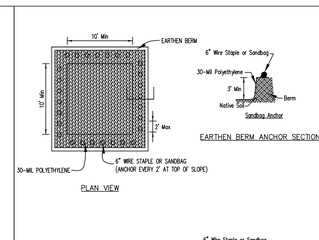


SIGN DETAIL

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend 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.

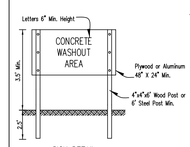
PLAN CODE: (CW)

	TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL	Designed — Drawn E. LARSON — 1/08 — Checked — Approved

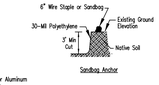


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



SIGN DETAIL

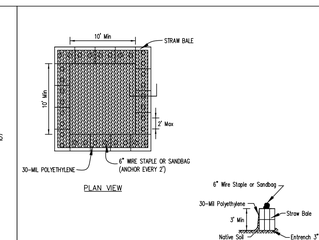


SUBGRADE ANCHOR SECTIONS

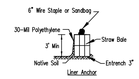
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

PLAN CODE: (CW)

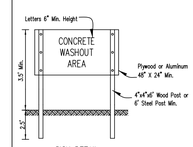
	TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE	Designed — Drawn E. LARSON — 1/08 — Checked — Approved



PLAN VIEW



STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend 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. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

PLAN CODE: (CW)

	TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE	Designed — Drawn E. LARSON — 1/08 — Checked — Approved

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04SE02

DATE: 04/30/21

JOB NO. 8524.04

SHEET SE2
9 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

N. RAND RD

SCALE 1" = 30'
0 30 60

SYMBOL LEGEND

- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- FF — FILTER FABRIC
- PS — PERMANENT SEEDING (SEE LANDSCAPE PLAN)
- CW — CONCRETE WASHOUT

FF=53.00

DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.

STEVE NAPLETON AUTO GROUP

25' CROSS ACCESS EASEMENT

10' PUBLIC UTILITY EASEMENT

18' PUBLIC UTILITY AND SIDEWALK EASEMENT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME: 8524.04SE03

DATE: 04/30/21

JOB NO. 8524.04

SHEET SE3
10 OF 14

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Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 (OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728).

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS, UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

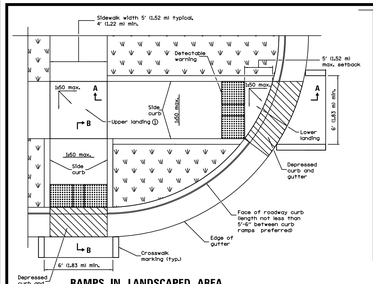
C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

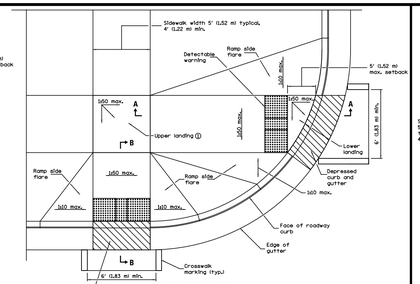
A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

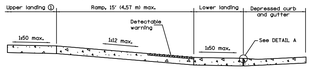
A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE O



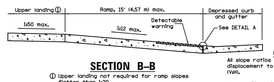
RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'



RAMPS IN PAVED AREA
SETBACK ≤ 5'

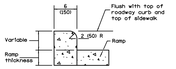


SECTION A–A
① Upper landing not required for ramp slopes flatter than 1:20.



SECTION B–B
① Upper landing not required for ramp slopes flatter than 1:20.

DETAIL A



SIDE CURB DETAIL

GENERAL NOTES
All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (rise), e.g. 1:20.

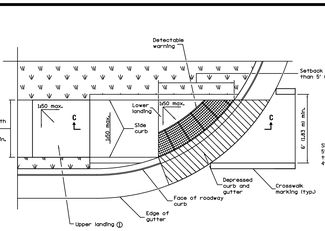
Where ≥60 maximum slope is shown, 1:64 is preferred.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

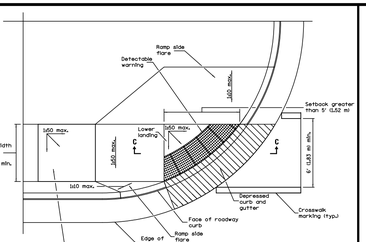
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

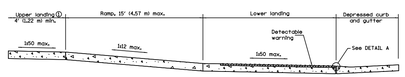
STANDARD 424001-07



RAMP IN LANDSCAPED AREA
SETBACK > 5'



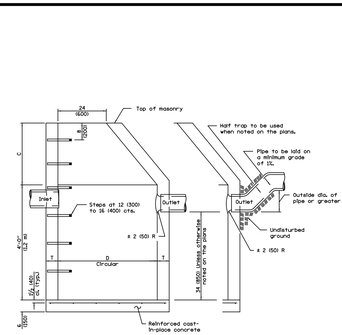
RAMP IN PAVED AREA
SETBACK > 5'



SECTION C–C
① Upper landing not required for ramp slopes flatter than 1:20.

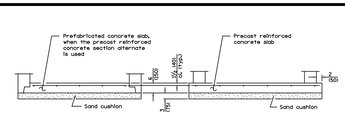
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001-07



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES
Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricators however, only a single row of reinforcement around the perimeter may be utilized.

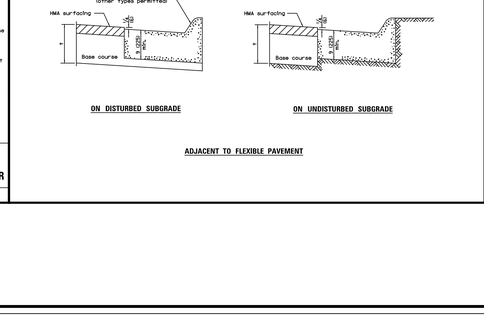
See Standard 602600 for optional precast reinforced concrete flat slab top.

See Standard 602700 for details of steps.

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

CATCH BASIN TYPE A

STANDARD 602001-02

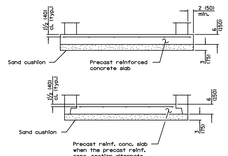


ELEVATION – ECCENTRIC

ELEVATION – CONCENTRIC

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).



GENERAL NOTES
Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricators however, only a single row of reinforcement around the perimeter may be utilized.

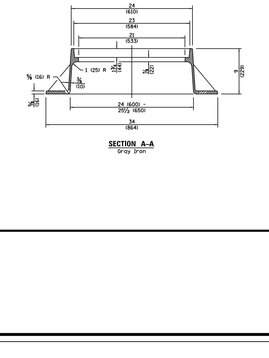
See Standard 602700 for details of steps.

See Standard 602600 for optional Precast Reinforced Concrete Flat Slab Top.

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

MANHOLE TYPE A

STANDARD 602401-03



PLAN
(WELDED WIRE FABRIC)

LIFTING HOLE OR LIFTING LOOP
TYPICAL
(3 required per slab)

PLAN
(REINFORCEMENT BARS)

SECTION A–A

ALTERNATE JOINT CONFIGURATIONS

SECTION B–B

TABLE

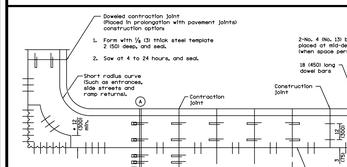
D	T	Dp min.	T	Reinforcement "A," MIN./ft. OR bar size each direction	No. 4 (No. 13) Bar C Length	Radius
36 (900)	See applicable Table	6 (150)	6 (150)	0.20 sq. in./ft. (425 sq. mm/m)	4'-0" (1.2 m) (No. 13)	19 (480)
5'-0" (1.2 m)		7 (175)	6 (150)	0.26 sq. in./ft. (550 sq. mm/m)	No. 5 (No. 16)	24 (600)
6'-0" (1.5 m)		8 (200)	7 (175)	0.31 sq. in./ft. (660 sq. mm/m)	5'-0" (1.5 m) (No. 16)	29 (736)

GENERAL NOTES
The flat slab top may be used in lieu of the tapered tops shown on Standards 602000, 602031, 602036, 602306, 602406, or 602501 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

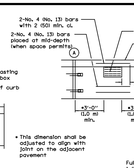
All dimensions are in millimeters (inches) unless otherwise shown.

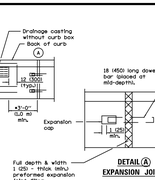
PRECAST REINFORCED CONCRETE FLAT SLAB TOP

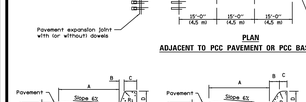
STANDARD 602601-02



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE





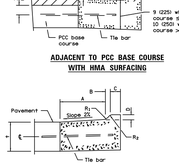


BARRIER CURB

MOUNTABLE CURB

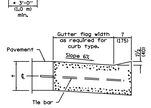
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R1	R2
B-6.12	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)	
B-15.31	12 (300)	2 (50)	9 (225)	15 (375)	1 (25)	
B-6.18	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)	
B-15.46	18 (450)	2 (50)	9 (225)	15 (375)	1 (25)	
B-15.60	24 (600)	2 (50)	9 (225)	15 (375)	1 (25)	
B-9.12	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)	
B-22.30	12 (300)	2 (50)	5 (125)	22 (550)	1 (25)	
B-9.18	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)	
B-22.45	18 (450)	2 (50)	5 (125)	22 (550)	1 (25)	
B-9.24	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)	
B-22.60	24 (600)	2 (50)	5 (125)	22 (550)	1 (25)	

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R1	R2
M-2.06	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-5.15	12 (300)	2 (50)	4 (100)	5 (125)	3 (75)	2 (50)
M-2.12	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-5.30	12 (300)	2 (50)	4 (100)	5 (125)	3 (75)	2 (50)
M-10.00	12 (300)	2 (50)	4 (100)	10 (250)	(TBI)	(TBI)
M-4.12	12 (300)	4 (100)	4 (100)	2 (50)	(TBI)	(TBI)
M-10.30	12 (300)	4 (100)	4 (100)	5 (125)	(TBI)	(TBI)
M-4.18	18 (450)	4 (100)	4 (100)	2 (50)	(TBI)	(TBI)
M-10.45	18 (450)	4 (100)	4 (100)	5 (125)	(TBI)	(TBI)
M-4.24	24 (600)	4 (100)	4 (100)	2 (50)	(TBI)	(TBI)
M-10.60	24 (600)	4 (100)	4 (100)	5 (125)	(TBI)	(TBI)
M-6.06	6 (150)	2 (50)	4 (100)	2 (50)	6 (150)	2 (50)
M-15.31	12 (300)	2 (50)	4 (100)	5 (125)	6 (150)	2 (50)
M-6.12	12 (300)	2 (50)	4 (100)	2 (50)	6 (150)	2 (50)
M-15.30	12 (300)	2 (50)	4 (100)	5 (125)	6 (150)	2 (50)
M-6.18	18 (450)	2 (50)	4 (100)	2 (50)	6 (150)	2 (50)
M-15.45	18 (450)	2 (50)	4 (100)	5 (125)	6 (150)	2 (50)
M-6.24	24 (600)	2 (50)	4 (100)	2 (50)	6 (150)	2 (50)
M-15.60	24 (600)	2 (50)	4 (100)	5 (125)	6 (150)	2 (50)

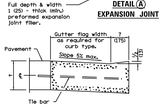


ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

M–2.06 (M–5.15) and M–2.12 (M–5.30)



DEPRESSED CURB (TYPICAL)



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 = thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

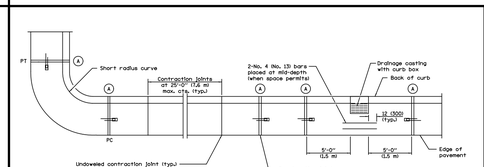
A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

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

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-05

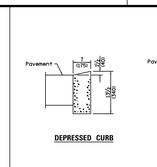


PLAN

ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

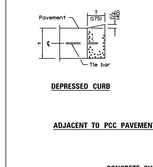
ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

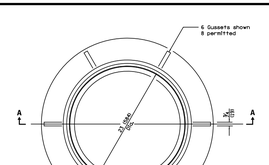
BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-05



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

FRAME AND LIDS TYPE 1

STANDARD 604001-03

DETAIL 1

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4005

SPACECO INC.

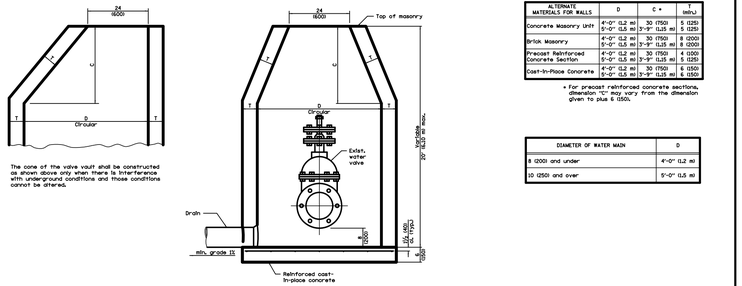
FILENAME: 8524.04DET01

DATE: 04/30/21

JOB NO. 8524.04

SHEET **D1**
12 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



The cone of the valve vault shall be constructed as shown above only when there is interference with underground conditions and those conditions cannot be altered.

ELEVATION

ALTERNATE METHODS

ALTERNATE MATERIALS FOR WALLS	D	C *	T (MIN.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	3'-0" (750) to 3'-9" (1.25 m)	5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	3'-0" (750) to 3'-9" (1.25 m)	8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	3'-0" (750) to 3'-9" (1.25 m)	4 (100)
Cast-In-Place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	3'-0" (750) to 3'-9" (1.25 m)	6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

DIAMETER OF WATER MAIN	D
8 (200) and under	4'-0" (1.2 m)
10 (250) and over	5'-0" (1.5 m)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

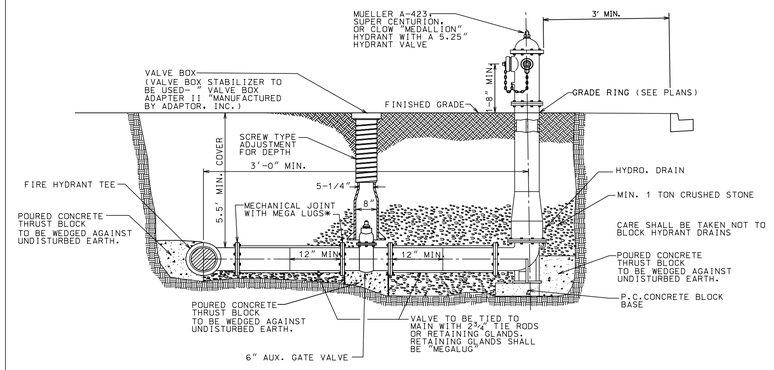
Bottom slabs may be connected to the riser as determined by the fabricators however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional Precast Reinforced Concrete Flat Top Slab.

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

VALVE VAULT TYPE A

STANDARD 602501-02



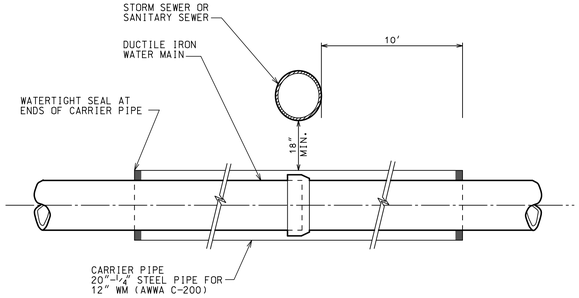
ALL TEE JOINTS TO BE RESTRAINED.

MINIMUM DISTANCE BETWEEN FIRE HYDRANT TEE AND NEXT JOINT IS 10'.

* ALL JOINTS FROM AND INCLUDING THE FIRE HYDRANT TEE SHALL BE RESTRAINED

FIRE HYDRANT & AUXILIARY VALVE

NOT TO SCALE



NOTE:

THE BACKFILL MATERIAL BETWEEN PIPES SHALL BE CLASS IV CONFORMING TO ASTM D2321 SPECIFICATIONS.

CARRIER PIPE DETAIL

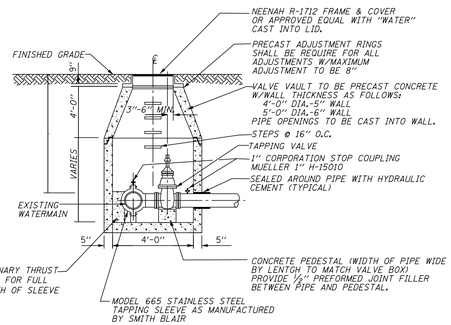
NOT TO SCALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAIL 2

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

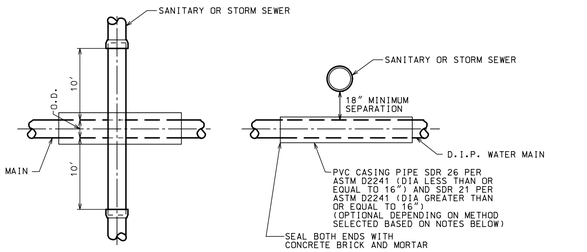


NOTE:

1. IT IS PREFERED THAT PRECAST CONCRETE BASE OF THE VALVE VAULT OF CAST INTEGRAL WITH LOWEST WALL SECTION.
2. ALL JOINTS BETWEEN PRE-CAST ELEMENTS ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES SHALL BE SET IN PLACE WITH EZ STIK ST8 OR APPROVED EQUAL, AS APPROVED BY THE VILLAGE ENGINEER
3. ALL JOINTS ARE TO BE TUCKPOINT WITH HYDRAULIC CEMENT.

TYPICAL PRESSURE CONNECTION IN VALVE VAULT

NOT TO SCALE



PLAN

SECTION

WATERMAIN DIA.	CASING PIPE DIA.
6"	12"
8"	16"
10"	18"
12"	18"

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 26 PER ASTM D2241) AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE WATERMAIN EQUIVALENT PIPE AND THE STANDARD PIPE, OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

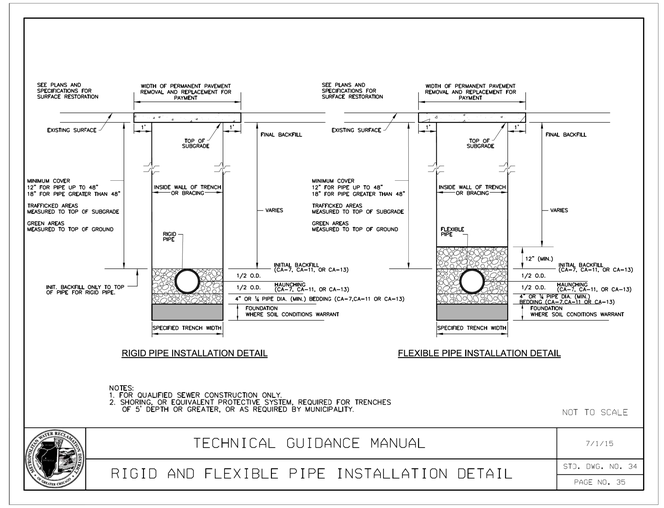
STORM SEWER CONFLICTS

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM C-361 FOR 10 FT EITHER SIDE OF WATERMAIN CONFLICTS OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

CAD-DTLS/WATER/E010.DTL

SEWER/WATER MAIN CROSSING

NOT TO SCALE



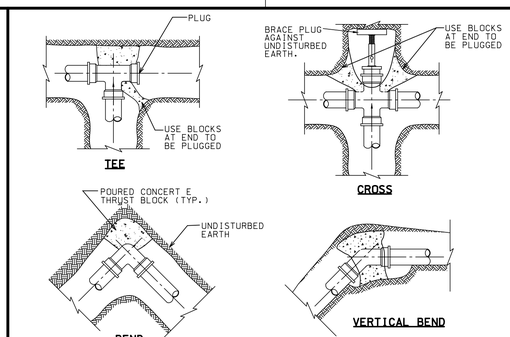
RIGID PIPE INSTALLATION DETAIL

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

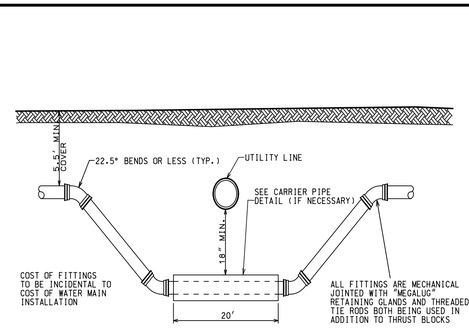


TYPICAL SECTION

NOTES:
1. THRUST BLOCKS BE CLASS "C" CONCRETE.
2. THRUST BLOCKS SHALL BE POURED AGAINST FIRM, UNDISTURBED SOIL.
3. THRUST BLOCKS SHALL BE USED AT ALL BENDS 1/16 (22 1/2°) OR GREATER.
4. ALL WATER MAIN FITTINGS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.

THRUST BLOCKS

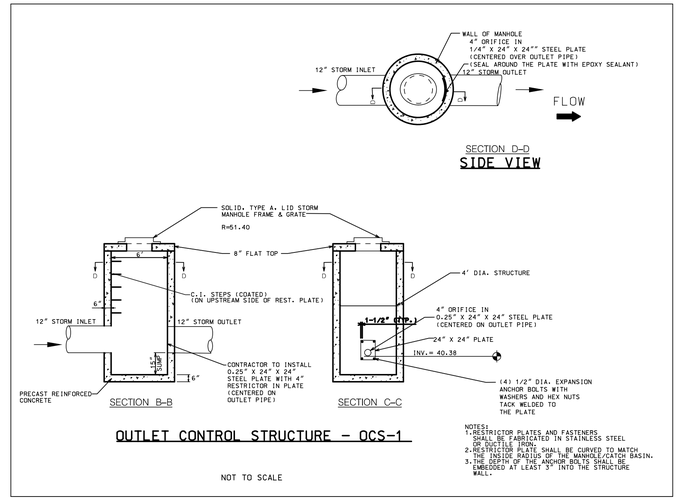
NOT TO SCALE



TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.

WATER MAIN OFF-SET DETAIL

NOT TO SCALE



NOTES:
1. RESTRICTOR PLATES AND FASTENERS SHALL BE FABRICATED IN STAINLESS STEEL OR DUCTILE IRON.
2. RESTRICTOR PLATE SHALL BE CURVED TO MATCH THE INSIDE DIAMETER OF THE MANHOLE/CATCH BASIN.
3. THE DEPTH OF EXPANSION ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 3" INTO THE STRUCTURE WALL.

OUTLET CONTROL STRUCTURE - OCS-1

NOT TO SCALE

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04DET02

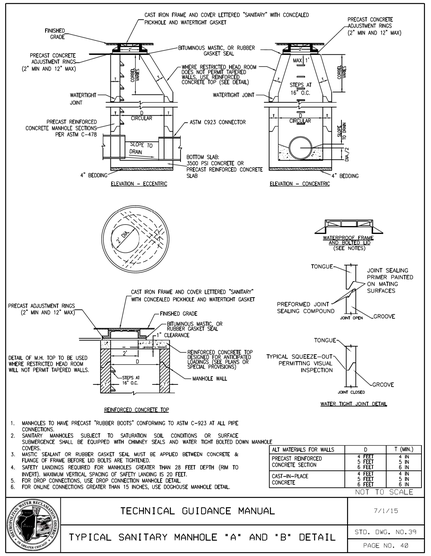
DATE: 04/30/21

JOB NO. 8524.04

SHEET **D2**

13 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Napleton Subdivision)



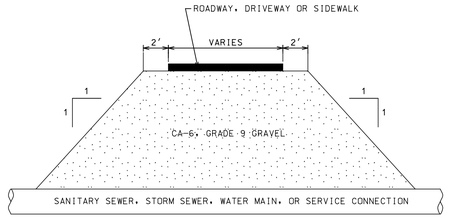
1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT). MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4' FEET	4" IN
	5' FEET	5 IN
	6' FEET	6 IN
CAST-IN-PLACE CONCRETE	4' FEET	6" IN
	5' FEET	7 IN
	6' FEET	8 IN

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 7/1/15

TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL — STD. DWG. NO.39 — PAGE NO. 42



TRENCH BACKFILL LIMITS

NOT TO SCALE

UNDERGROUND STORM VAULT DETAILS TO GO HERE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 3

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8524.04DET03

DATE: 04/30/21

JOB NO. 8524.04

SHEET D3 14 OF 14

Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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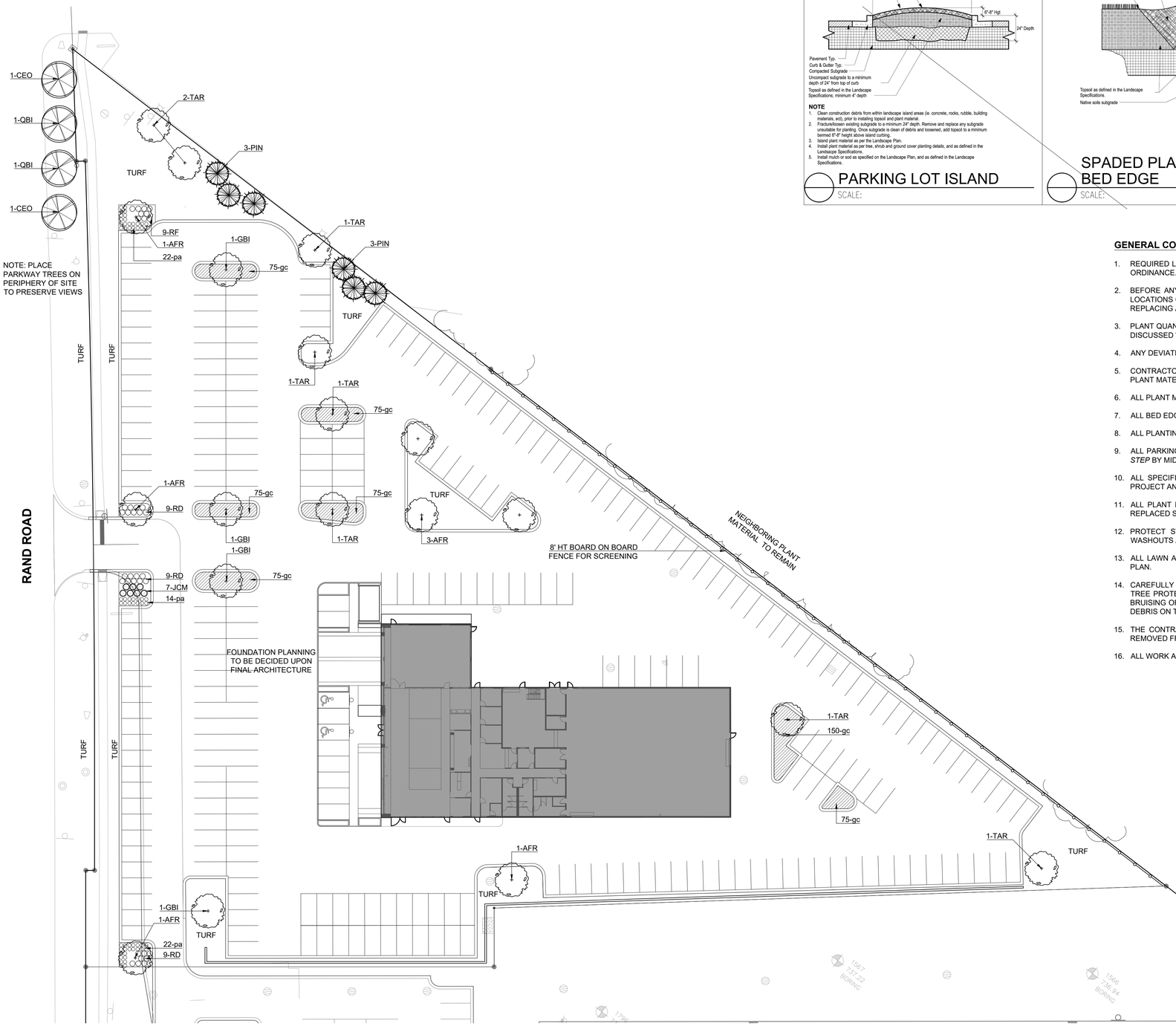
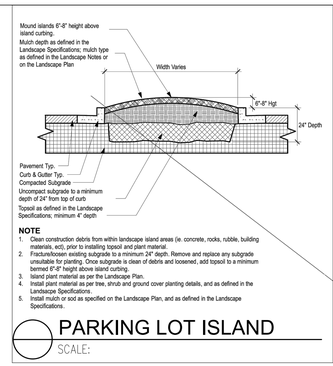


OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

N

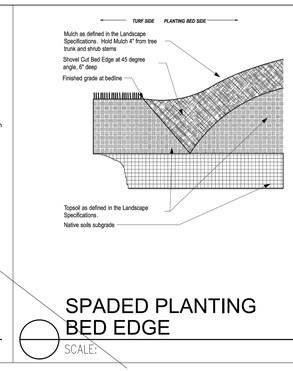


NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

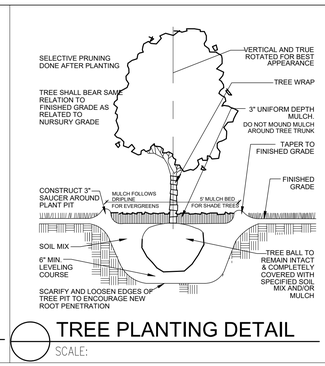
PARKING LOT ISLAND

SCALE:



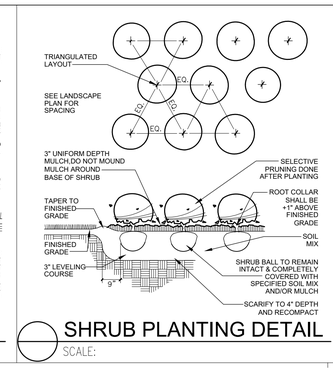
SPADED PLANTING BED EDGE

SCALE:



TREE PLANTING DETAIL

SCALE:



SHRUB PLANTING DETAIL

SCALE:

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
4. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
6. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
7. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
8. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
9. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
10. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
11. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
12. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
13. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
14. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
15. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
16. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Notes
			Shade Trees		
AFR		ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
CEO		CELTUS OCCIDENTALIS	HACKBERRY	3" BB	
GBI		GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
TAR		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
			Evergreen Trees		
PIN		PINUS STROBUS	EASTERN WHITE PINE	8' BB	
			Evergreen Shrubs		
JCM		JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	
			Deciduous Shrubs		
RD		ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL	PINK
			Groundcover		
gc		EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
			Grasses		
pa		PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

Kathryn Talty
landscape architecture
Winnetka, Illinois 60093
847.612.5154
www.krntaltydesign.com

no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	04.30.21

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

PLANTING DETAILS
PLANT LIST

date 04.30.21
drawn KMT
checked KMT

job no. 21180

sheet no. L1.1

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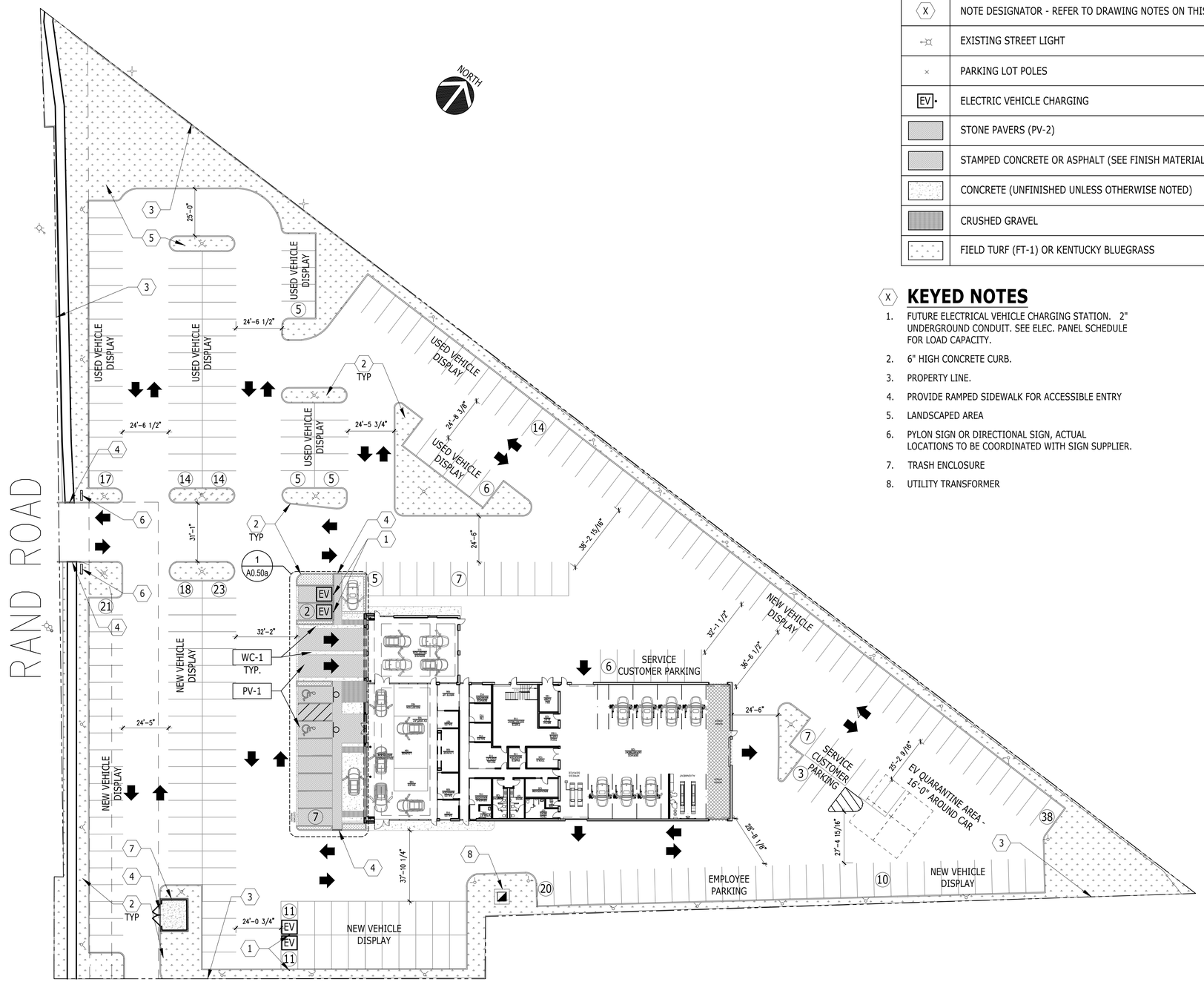
Attachment: EXHIBIT - VW PALATINE Engineering Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



SITE PLAN
SCALE: 1" = 30'-0"

1

LEGEND

X	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
	EXISTING STREET LIGHT
×	PARKING LOT POLES
EV	ELECTRIC VEHICLE CHARGING
	STONE PAVERS (PV-2)
	STAMPED CONCRETE OR ASPHALT (SEE FINISH MATERIALS SCHEDULE)
	CONCRETE (UNFINISHED UNLESS OTHERWISE NOTED)
	CRUSHED GRAVEL
	FIELD TURF (FT-1) OR KENTUCKY BLUEGRASS

KEYED NOTES

1. FUTURE ELECTRICAL VEHICLE CHARGING STATION. 2" UNDERGROUND CONDUIT. SEE ELEC. PANEL SCHEDULE FOR LOAD CAPACITY.
2. 6" HIGH CONCRETE CURB.
3. PROPERTY LINE.
4. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE ENTRY
5. LANDSCAPED AREA
6. PYLON SIGN OR DIRECTIONAL SIGN, ACTUAL LOCATIONS TO BE COORDINATED WITH SIGN SUPPLIER.
7. TRASH ENCLOSURE
8. UTILITY TRANSFORMER

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN
planning - retail - automotive
500 Lake Cook Road, Suite 350 Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

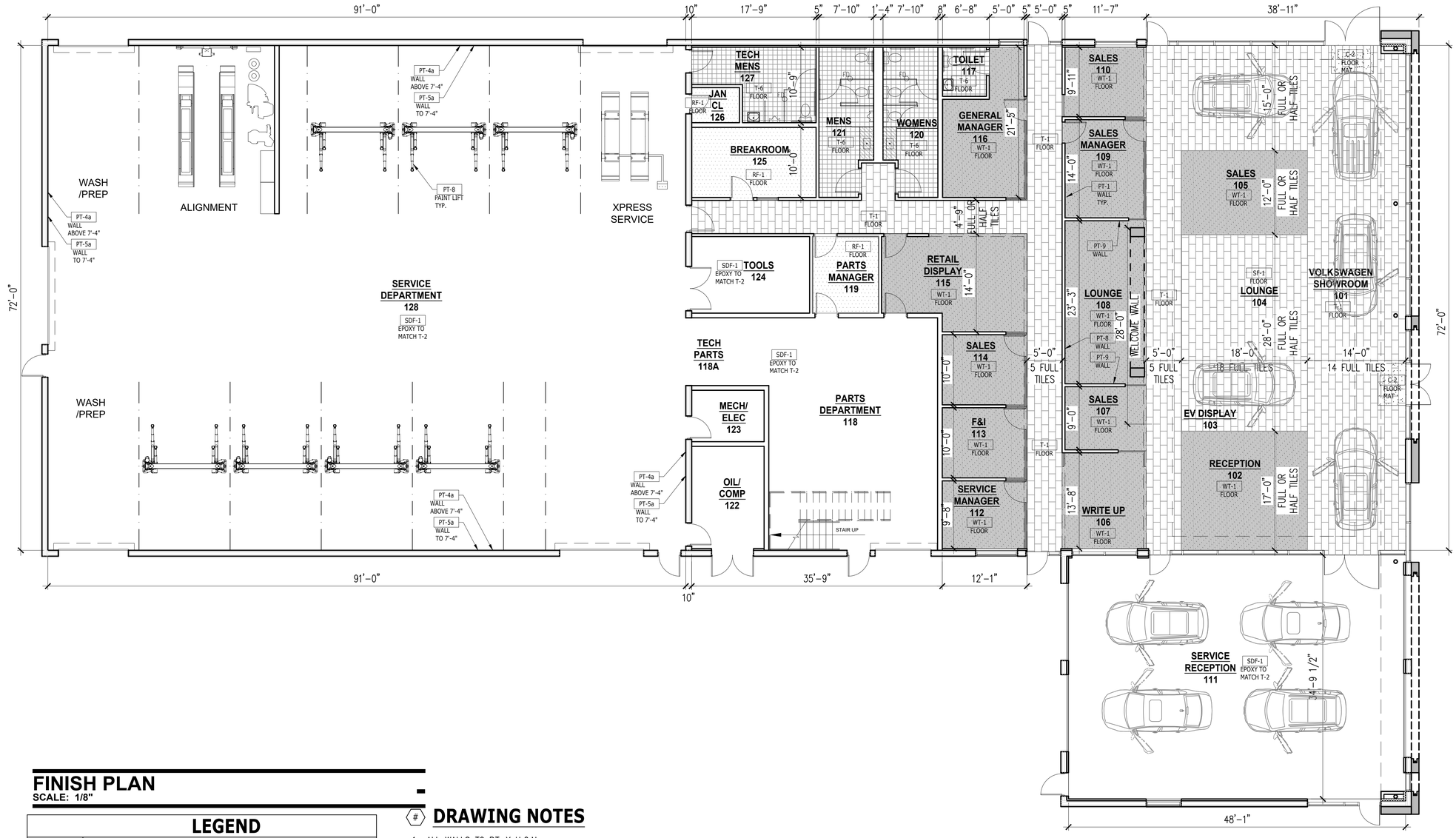
MECH/PLUMB:

May 12, 2021 - 30% Review

Site Plan

A0.50

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

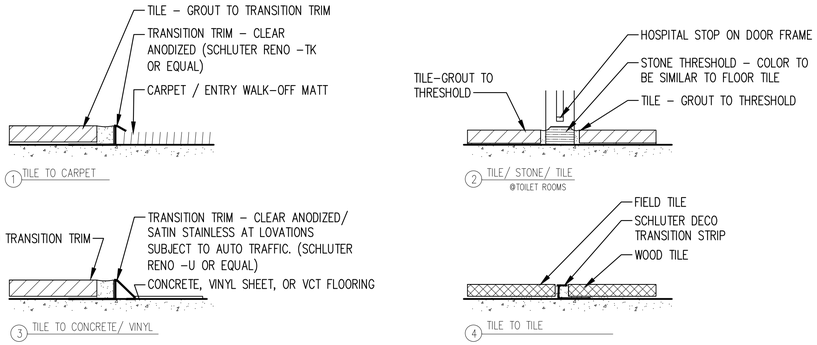


FINISH PLAN
SCALE: 1/8"

LEGEND	
(#)	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
XX-X	FINISH DESIGNATOR - REFER TO FINISH SCHEDULE

(#) DRAWING NOTES

1. ALL WALLS TO PT-X U.O.N.
2. REFER TO INTERIOR WALL FINISH INFORMATION ON SHEETS A2.22 & A4.XX
3. REFER TO SHEET A3.01 FOR CEILING FINISHES.
4. PROVIDE THRESHOLDS AT ALL EXTERIOR MAN DOORS.
5. FOR OTHER WALL FINISHES ON ELEVATIONS, REFER TO A8.XX–A8.XX
6. SYSTEM FURNITURE TO BE INSTALLED AFTER FLOORING WITH PENETRATION FOR INFEED POWER
7. WELCOME WALL INSTALLED WITH PAINTED WOOD BASE TRIM OVER FLOOR FINISH WITH CLEAR SILICONE SEALANT AT THE TRIM/FLOOR FINISH SEAM. SEE DETAIL X/AX.XX FOR DETAILS OF CONDITION
8. FLOOR TILE PATTERN TO START WITH FULL TILE ALONG FRONT CURTAIN WALL.



FLOOR TRANSITION DETAILS
SCALE: 3"

PROJECT:

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

STRUCTURAL:

MECH/PLUMB:

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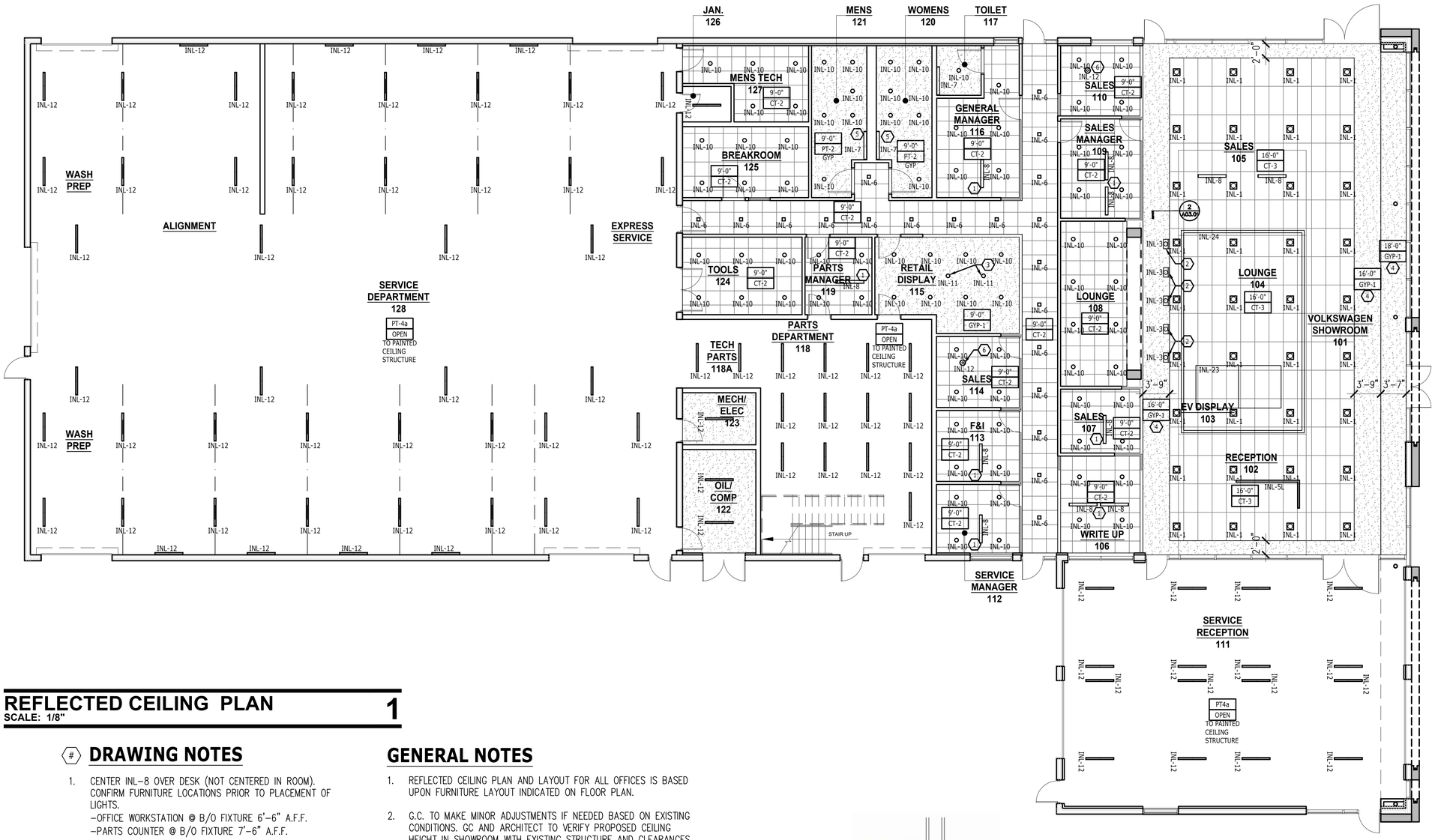
FINISH PLAN

A2.21

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



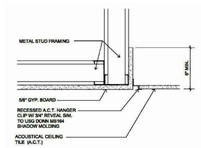
REFLECTED CEILING PLAN
SCALE: 1/8" — 1

DRAWING NOTES

1. CENTER INL-8 OVER DESK (NOT CENTERED IN ROOM). CONFIRM FURNITURE LOCATIONS PRIOR TO PLACEMENT OF LIGHTS.
   -OFFICE WORKSTATION @ B/O FIXTURE 6'-6" A.F.F.
   -PARTS COUNTER @ B/O FIXTURE 7'-6" A.F.F.
2. AIM INL-3 FIXTURES AT FACE OF WELCOME WALL. MOUNT 2'-0" to 3'-0" AWAY FROM WELCOME WALL.
3. INL-11 LOCATIONS CAN BE ADJUSTED, ADDED, OR OMITTED AS REQUIRED TO HIGHLIGHT RETAIL FIXTURES FROM CURRENT INDICATED PLAN LOCATIONS. AIM AT WALL GRAPHIC.
4. DRYWALL SOFFIT
5. CENTER LIGHT BETWEEN T/O MIRROR AND CEILING IN RESTROOM
6. INL-12 AND INL-12B TO BE MOUNTED 14'-0" A.F.F. MIN.

GENERAL NOTES

1. REFLECTED CEILING PLAN AND LAYOUT FOR ALL OFFICES IS BASED UPON FURNITURE LAYOUT INDICATED ON FLOOR PLAN.
2. G.C. TO MAKE MINOR ADJUSTMENTS IF NEEDED BASED ON EXISTING CONDITIONS. GC AND ARCHITECT TO VERIFY PROPOSED CEILING HEIGHT IN SHOWROOM WITH EXISTING STRUCTURE AND CLEARANCES PRIOR TO CONSTRUCTION DRAWINGS.
3. REFER TO EXTERIOR FINISH SHEETS FOR MATERIAL SCHEDULE ON SHEET AX.XX.
4. REFER TO LIGHTING SCHEDULE ON SHEET AX.XX
5. CEILING GRID CENTERED IN ROOM U.O.N., ALL LIGHTS CENTERED IN CEILING TILE U.O.N.



CEILING REVEAL DETAIL
SCALE: N.T.S. — 2

PROJECT:

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

STRUCTURAL:

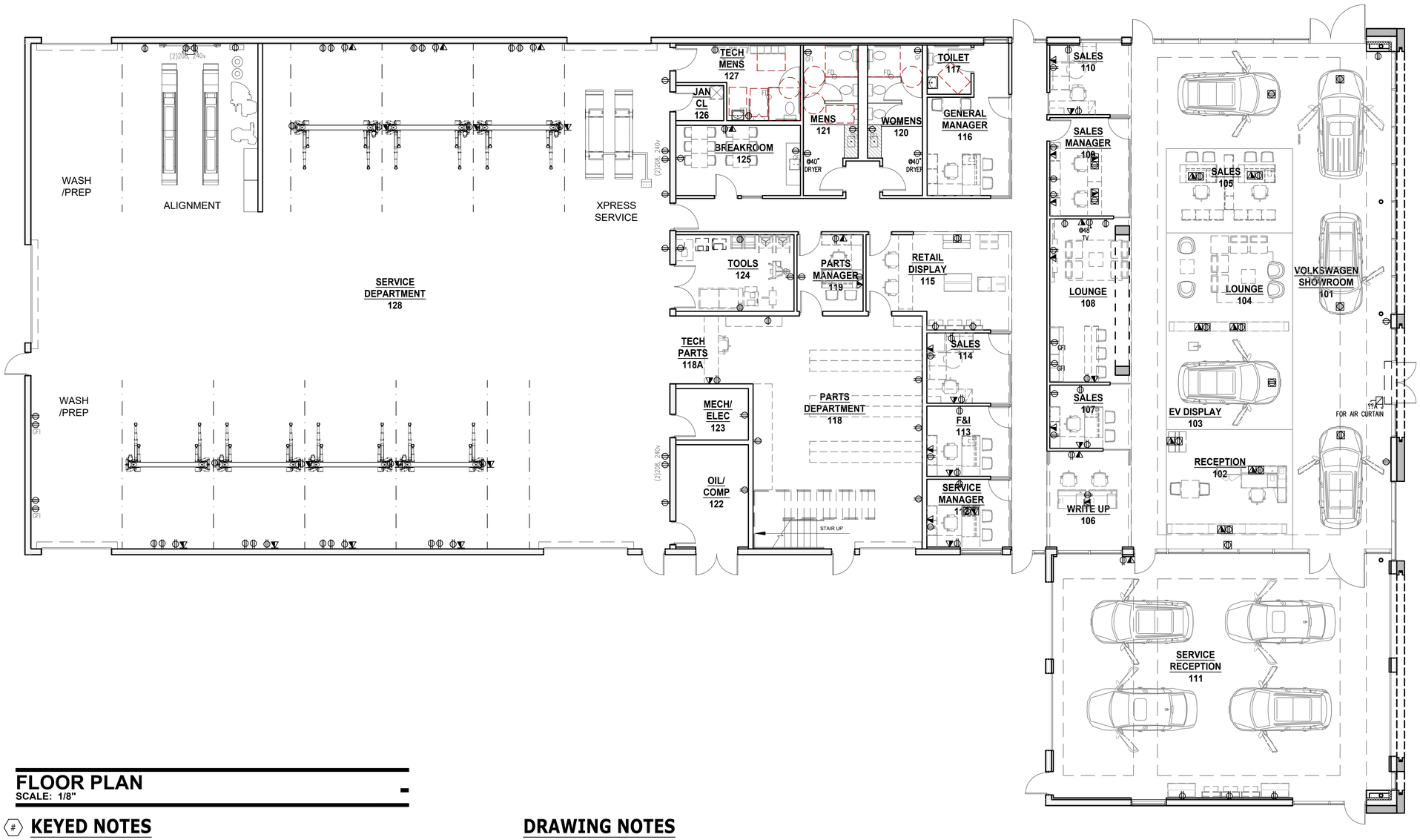
MECH/PLUMB:

May 12, 2021 – 30% Review

REFLECTED CEILING PLAN

A3.01

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



FLOOR PLAN
SCALE: 1/8"

KEYED NOTES

1. ACM–1 #2 ENTRY FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM. VW LOGO BOTH SIDES.
2. DEALER NAME PLATE W/ BACKLIT LETTERS BY VWoA SIGN VENDOR. SEE AX.XX
3. CLEAR ANOD. ALUM. CURTAIN WALL (CW–1) W/ CLEAR GLAZING (GL–1)
4. ROUND COLUMN REQUIRED CENTERLINE TO ALIGN WITH CURTAINWALL MULLION CENTERLINE PAINT PT–5a
5. ACM–1 EXTERIOR HIGHLIGHT FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM W/SSG INTERMEDIATE MULLIONS
6. NEW CAR DELIVERY CANOPY. REFER TO SHEET AX.XX FOR DETAILS
7. ALL EXPOSED COLUMNS IN SHOWROOM AREA TO BE WRAPPED TIGHT TO COLUMN WITH GYP. BD. ENCLOSURE, PAINTED PT–5A.
8. ACM–1 #2 SERVICE FRAME W/ILLUMINATION THROUGH AT INTERIOR PERIMETER

DRAWING NOTES

A. REF A02.XX FOR GENERAL FLOOR PLAN NOTES
B. FIR DIMENSIONS, REFER TO A02.02
C. FOR PARTITION INFORMATION, REFER TO LEGEND ON A02.02
D. SEE SHEETS A2.22 & AX.XX FOR MATERIAL SCHEDULES.
E. SEE A10.XX–A10.XX FOR FIXTURE SCHEDULES.
F. ALL VEHICLES IN SHOWROOM TO HAVE FLUSH
G. FLOOR–MOUNTED POWER SUPPLY BELOW ENGINE COMPARTMENT.
H. SEE DETAILS ON SHEET AX.XX FOR FLOOR TRANSITIONS
I. PROVIDE ROUND COLUMNS AT FRONT FACADE. SIZE COLUMN AS REQ'D. TO ALIGN WITH WINDOW MULLIONS WHERE CONDITIONS ALLOW.

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STRUCTURAL:

MECH/PLUMB:

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FLOOR PLAN

A2.01

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

GENERAL NOTES

A. REFER TO THIS PAGE AND AX.XX FOR MATERIAL LEGEND

B. REFER TO AX.XX FOR EXTERIOR RENDERINGS

C. ALL SIGNAGE REQUIRES 20AMP DISCONNECT

D. ALL SIGNAGE REQUIRES ACCESS PANELS. CONTRACTOR TO COOR'D LOCATION WITH SIGNAGE VENDOR.

E. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.

F. REFER TO CEILING PLAN (AX.XX + AX.XX) FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.

G. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.

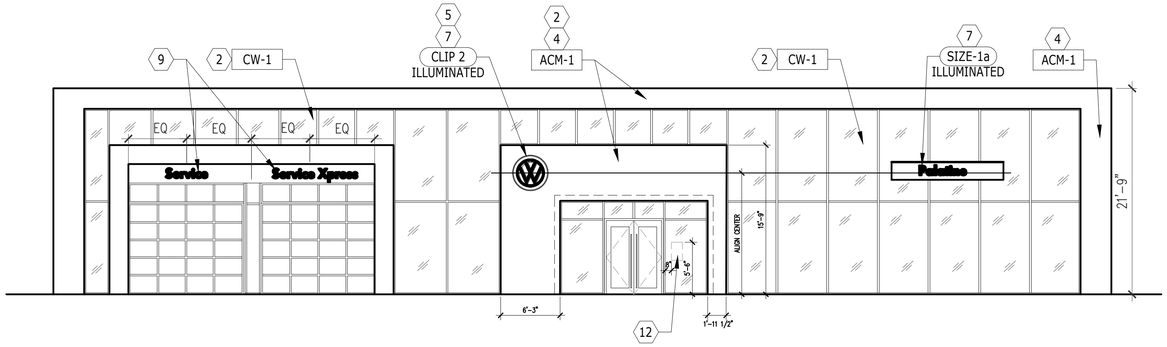
H. SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR. ALL SIGNAGE TO BE PROVIDED BY AGI.

DRAWING NOTES

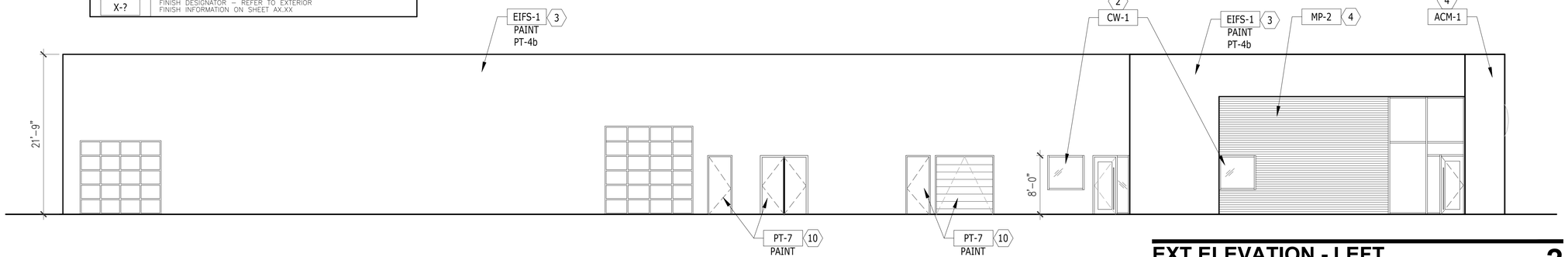
1. CLEAR ANODIZED ALUM. CURTAIN WALL (CW-1) W/ CLEAR GLAZING (GL-1)
2. INSULATED GLAZING SYSTEM W/SSG INTERMEDIATE MULLIONS, CLEAR GLASS (GL-1)
3. METAL COPING TO MATCH ADJACENT MATERIAL COLOR.
4. HIGHLIGHT AND ENTRY FRAMES, ILLUMINATION AT INTERIOR PERIMETER
5. VW LOGO CLIP ON INTERIOR AND EXTERIOR FACES
6. NOT USED
7. C.L. OF DEALER NAME SIGN TO ALIGN WITH C.L. OF VW LOGO AT ENTRY FRAME.
8. GLASS/ALUM. VEHICLE ACCESS DOOR
9. SERVICE SIGN W/VINYL LETTERS BY VWoA APPROVED VENDOR
10. DOOR, PAINT PT-7 (TYP.) IF NO GLAZING
11. ½" BUTT GLAZING JOINT
12. HOURS OF OPERATION SIGNAGE

LEGEND

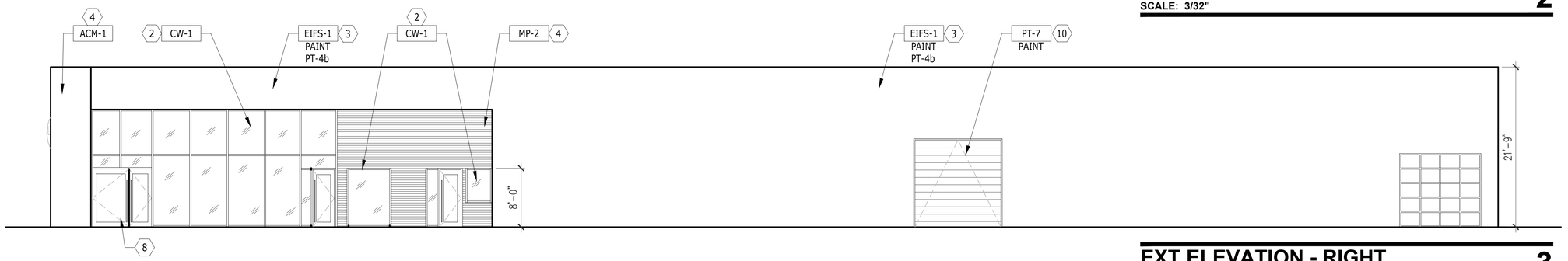
#	NOTE DESIGNATOR – REFER TO DRAWING NOTES ON THIS SHEET
EG-?	GRAPHICS DESIGNATOR – BY OWNER'S VENDOR REF A2.31–33
X-?	FINISH DESIGNATOR – REFER TO EXTERIOR FINISH INFORMATION ON SHEET AX.XX



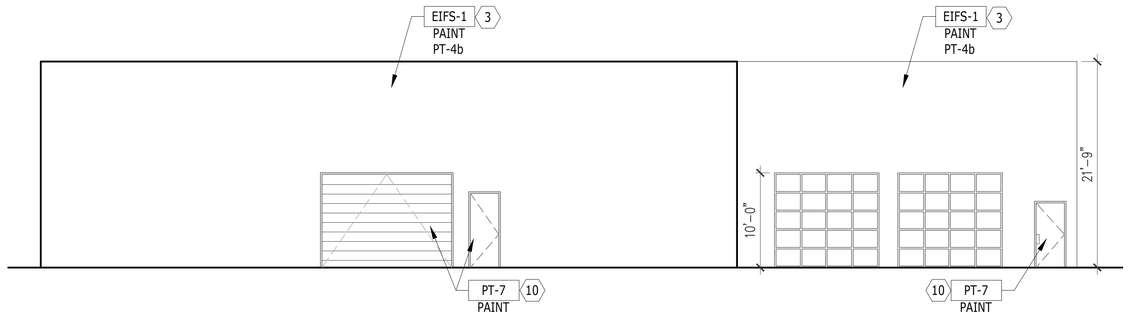
EXT ELEVATION - FRONT 1
SCALE: 1/8"



EXT ELEVATION - LEFT 2
SCALE: 3/32"



EXT ELEVATION - RIGHT 3
SCALE: 1/8"



EXT ELEVATION - BACK 4
SCALE: 1/8"

PROJECT:

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

STRUCTURAL:

MECH/PLUMB:

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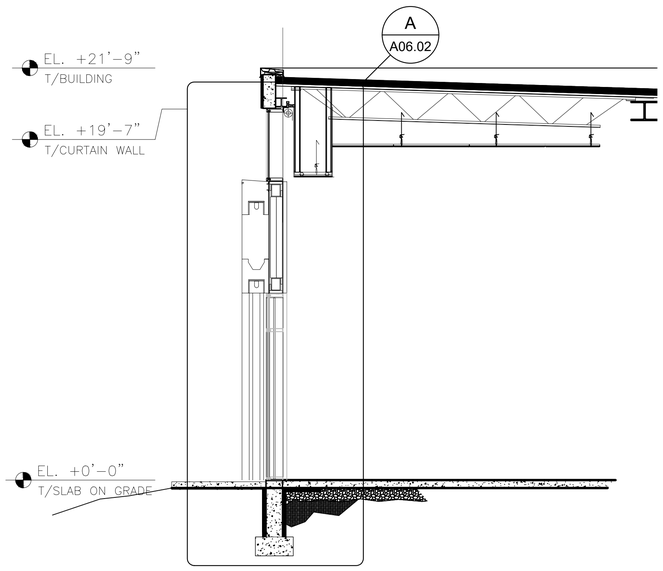
Exterior Elevations

A4.01

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)



BUILDING CROSS SECTION
SCALE: 1/4"

A

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive
500 Lake Cook Road,
Suite 350 Deerfield, IL
60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

MECH/PLUMB:

May 12, 2021 - 30% Review

BUILDING SECTIONS

A06.01

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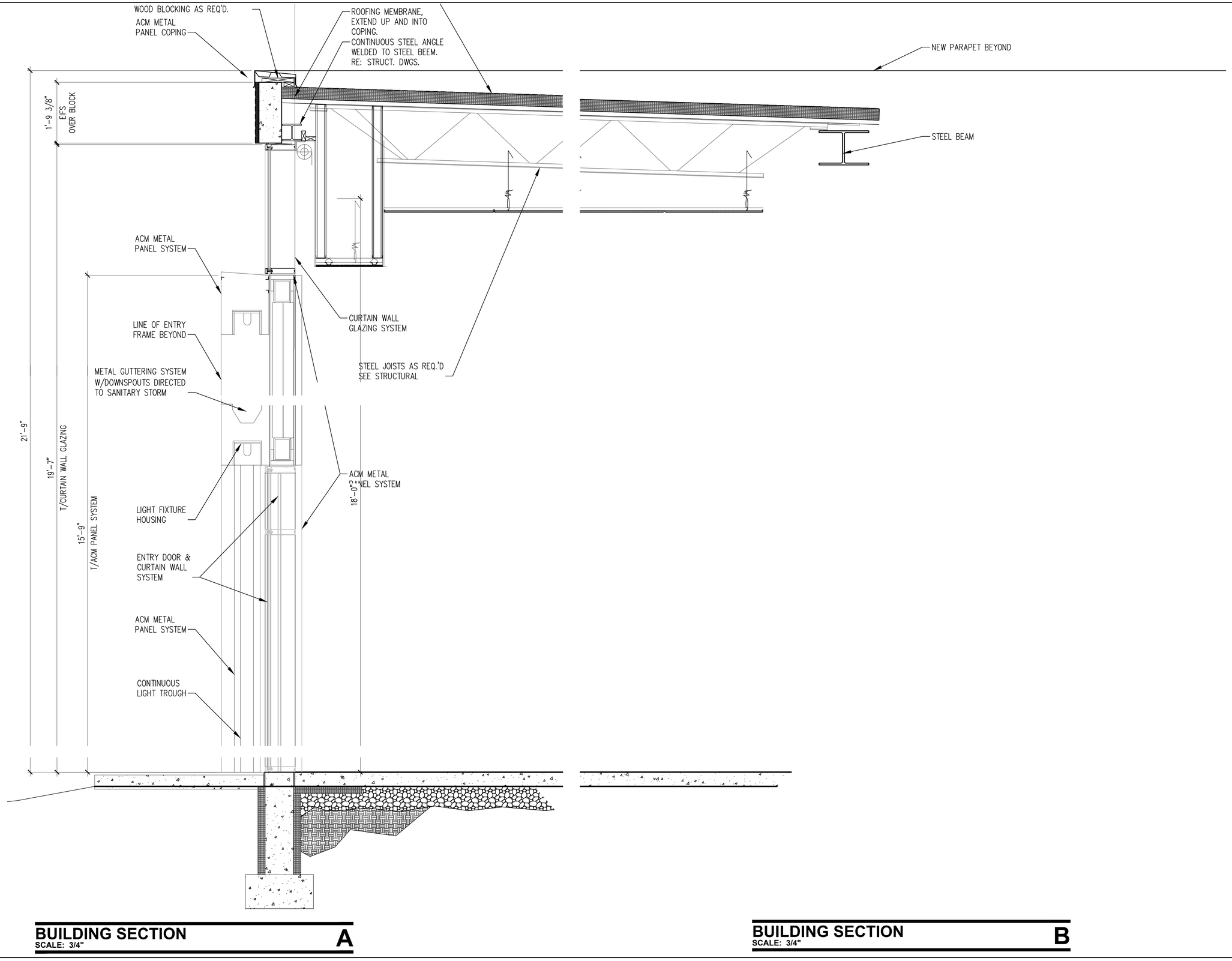

BUILDING SECTION
SCALE: 3/4"
A

BUILDING SECTION
SCALE: 3/4"
B

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

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

STRUCTURAL:

MECH/PLUMB:

May 12, 2021 - 30% Review

BUILDING SECTIONS

A06.02

Attachment: EXHIBIT - Napleton VW 30 Architectural Plans (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

Business proposal 5/19/2021
WAG auto group
Northwestern Motors Holding Inc
d.b.a. Volkswagen of Palatine (planned)

background;

currently the 'WAG' auto group operates Elgin Kia and Volkswagen of Mount Prospect, which we are planning to relocate, with the assistance of the Village of Palatine to a location currently operating as Knuppers Landscaping and Supply.

Our group is proudly owned and operated by the Weck family, Chuck Weck as president and chairman, with over 40 years of auto dealership experience and having previous ownership interest and assigned as COO of a 9 store auto group. The Volkswagen store's General Manager is Kyle Weck with over 12 years and he is assisted by his brother, Chris Weck with over 15 years experience.

We purchase the existing Volkswagen dealership under the then current Steve Napleton group in April of 2019 understanding that the poor location current was a large contributing factor in the poor performing and unprofitable operation under prior ownership.

In the subsequent 24 months, we have raised Customer satisfaction, dealership profitability is restored and trending positively and have retained and trained a loyal group of Employees to assist us

Steve Napleton is no longer involved in our dealership operations with his shares having been transferred to Chuck Weck recently in an amicable separation of business agreement, however Steve and Chuck remain partners in the Knuppers property and the existing dealership real estate

Business description;

We operate a new car automobile franchise for Volkswagen including the sale and lease of new, certified and used vehicles, service of these vehicles and sale of parts for Volkswagen vehicles.

- our business plan in Palatine projects an increase in vehicle sales to 600 new Volkswagens annually factoring improvement in VW offerings, the directive of heavy immersion in electric vehicles by VW and the improvement in business of roughly 25% in vehicle sales that relocation will allow. We have prior experience to confirm that increase having previously been involved in successfully relocating the Subaru and Mazda franchises to Palatine along with increase in used sales to 480 units annually

- we will employ approximately 35 Employees in various capacities including auto sales, technicians, and management and have very competitive pay plans that attract and retain quality people and plan to continue to work for the typically low turnover we have seen in stores we operate

- our hours of operation typically will be 8:00 am to 8:00 pm weekly, Fridays to 7:00 pm and Saturdays to 6:00 pm. We do not endorse late night/off hour operational plans and will do business in a respectful manner that does not impede our neighbors

Attachment: EXHIBIT - Business Plan (1979 N. Rand Road - Planned D
on Subdivision)

- our all new Volkswagen 'whiteframe' project at close to 16,000 s.f. will be a positive addition to the Rand road business district, conveniently located for our Volkswagen Customers. The site plan has more than sufficient parking for our business and Employees. The new building will house a new vehicle showroom, service facility, parts department and car wash stalls, but will not include a body shop in the plan.

- We are projecting annual sales once established of over 25 million annually

Business operations;

Our family will have an on site presence virtually every day we operate and we enjoy a cadre of very loyal Managers to assist us. As you would expect, the family perspective precludes most negative behaviours that may manifest in other large group dealership operations. The village of Palatine will enjoy a pleasant, family run Volkswagen dealership.

We will operate competitively but will not manifest the 'bam-bam' business style and we insist our managers be engaged in every Customer interaction, not once but multiple engagements each time. Currently a sales customer in our showroom engages over 3 times each transaction with a management member and we are working diligently to get that over 4.

Simply put, we plan to operate a dealership in Palatine that both our family and the Village of Palatine can be proud of

Regards

Chuck Weck
President
Northwestern Motors Holding Inc.
d.b.a. Volkswagen of Mount Prospect

Subdivision)
Attachment: EXHIBIT - Business Plan (1979 N. Rand Road - Planned Development Am
Packet

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

ORDINANCE NO. O-96-18

ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 20, 2018

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

ORDINANCE NO. O-96-18

AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR
NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on August 7, 2018 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit approval of a 5-lot commercial development, with two auto dealerships, and a car wash on the following legally described property:

PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.

commonly known as 1775-1815 N. RAND ROAD (PIN # 02-02-402-011 & -013)

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 a Preliminary and Final Planned Development to permit a 5-lot commercial development, with two auto dealerships and a car wash, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to engineering plans prepared by Spaceco. Inc, initially prepared on 06/01/18, the architectural and sign plans by Simon Design Group, initially prepared on 06/06/18 and last revised on 07/09/18, excepted as may be changed to comply with

Village Codes or Ordinances or otherwise amended by conditions following.

2. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.

3. The final signs plans shall be revised in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain or public walk shall be revised to avoid this conflict.

4. All future uses shall follow the B-5 district use lists. A separate business and maintenance plan for the 3.88 acre parcel on the northern edge of the property shall be revised in a manner acceptable to the Village of Palatine. This should include the interim maintenance of the property and future compliance with Village Codes, related to any reuse of the property.

5. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional parkway trees and landscaping.

6. The final engineering plans, prepared by SPACECO, initially dated 06/01/18, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineers Estimate of Probable Cost. The revised engineering plans should also properly address any required abandonment of the utilities, resulting from the demolished buildings.

7. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.

8. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.

9. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.

10. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

11. Plan review fees shall be submitted in a manner acceptable to the Village.

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 20 day of August, 2018

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 20 day of August, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 20 day of August, 2018

Village Clerk

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

SITE IMPROVEMENT PLANS
for
STEVE NAPLETON AUTO GROUP

PALATINE, ILLINOIS

PROJECT NO:8524.02

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

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE, T42N, R10E
SEC. & ¼ SEC. NO. SE 1/4, SEC. 2
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET TS1 FOR BENCHMARK INFORMATION

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

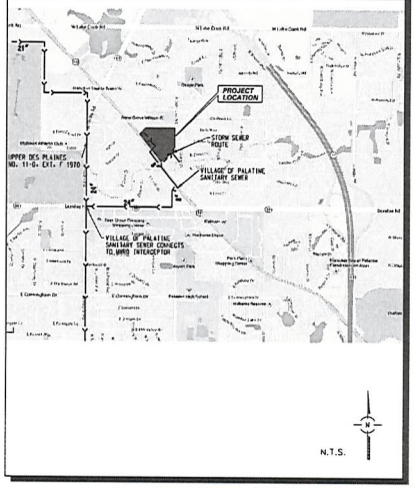
REVISIONS
ORIGINAL PLAN DATE: JUNE 01, 2018

#	SHEET #	REMARKS	DATE

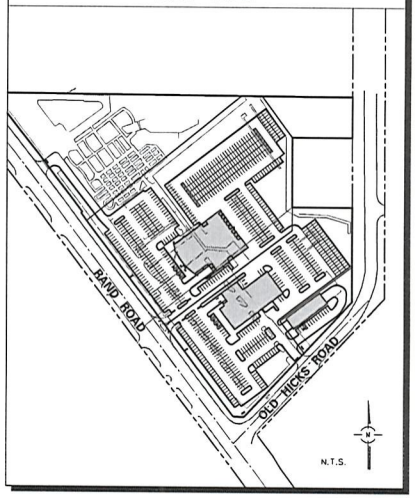
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	TYPICAL SECTIONS AND GENERAL NOTES
3	ET	EXISTING CONDITIONS
4	DEMO	DEMOLITION PLAN
5	GM1	GEOMETRIC PLAN
6	GR1	GRADING PLAN
7	UT1	UTILITY PLANS
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
11	S1	SPECIFICATIONS
12	S2	MWRD GENERAL NOTES
13-15	D1-D3	DETAILS

LOCATION MAP/MWRD ROUTING MAP



KEY MAP



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

STEVE NAPLETON AUTO GROUP

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

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8524.02TITLE.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET C1 1 OF 15

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC) AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS) ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO) AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES. THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEM OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, CONTRACTOR MUST CHECK THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING RITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WITH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND CONSTRUCTION OPERATIONS UNTIL TESTING IS COMPLETED. ANY STANDBY TIME INCURRED FROM TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING RAILS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ISSRBC ARTICLE 201.04.

19. TREE PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING; INSTALLATION OF PIPE; CASTINGS; STRUCTURES; BACKFILLING OF TRENCHES AND EXCAVATION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. ALL WORK SHALL BE INSPECTED BY THE ENGINEER. EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH ISSRBC SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE. SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

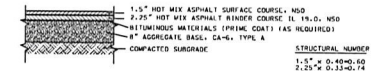
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO DITCH AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

I. SLEEVES FOR UTILITY (CABLE, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

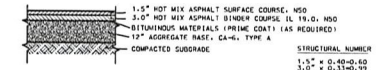
J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THESE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTION CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



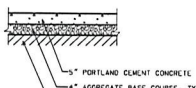
STRUCTURAL NUMBER
1.5" x 0.40=0.60
2.25" x 0.33=0.74
8" x 0.11=0.88
SN=2.22

PARKING LOT PAVEMENT (LIGHT DUTY SECTION)
N.T.S.



STRUCTURAL NUMBER
1.5" x 0.40=0.60
3.0" x 0.33=0.99
12" x 0.11=1.32
SN=2.91

PARKING LOT PAVEMENT (HEAVY DUTY SECTION)
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8"	WATER MAIN (WITH SIZE)	8"
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXXXX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			

BENCH MARK

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 1B
PID AJ2845 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.ELEVATION = 738.25 NAVD88

SITE BENCHMARK #1:
"MUELLER BOLT" OF FIRE HYDRANT AT THE NORTHEAST CORNER OF ROUTE 12 AND OLD HICKS ROAD
ELEVATION = 732.02

SITE BENCHMARK #2:
BOLT W/T CUT EAST SIDE OF ROUTE 12, FIRST FIRE HYDRANT NORTH OF SPRUCE DRIVE
ELEVATION = 755.00

SITE BENCHMARK #3:
NORTHEAST ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF DUNDEE ROAD, FIRST FIRE HYDRANT EAST OF RAND ROAD
ELEVATION = 727.31

CONTACT INFORMATION

VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60067-5330
(847) 358-7500

AT&T
685 INDUSTRIAL DRIVE
ELMHURST, IL 60126
(630) 800-8347

COMMONWEALTH EDISON
201 W. ARTHUR AVE.
MT. PROSPECT, IL 60056-2295
(847) 870-2124

NICOR GAS
1011 WILEY ROAD
SCHAUMBURG, IL 60195
(847) 843-0627 EXT. 335

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4500 Fax: (847) 696-4545
SPACECO INC.

FILENAME: 8524.02GN.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET TS1
2 OF 15

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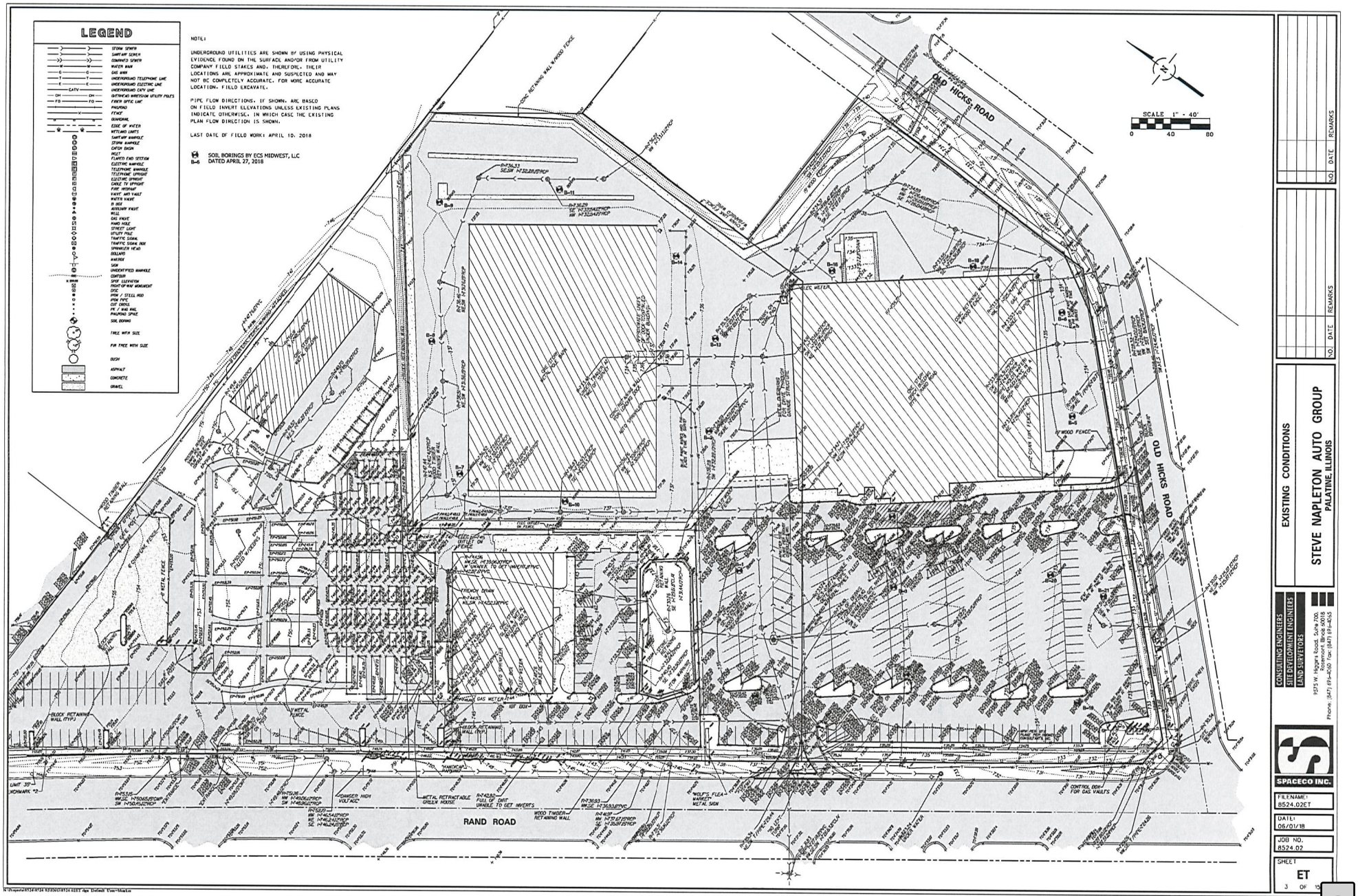
LEGEND
NOTE:
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.
PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.
LAST DATE OF FIELD WORK: APRIL 10, 2018
SOIL BORINGS BY ECS MIDWEST, LLC
B-6 DATED APRIL 27, 2018
SCALE 1" - 40'
0 40 80
OLD HICKS ROAD
RAND ROAD
EXISTING CONDITIONS
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
NO. DATE REMARKS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
SPACECO INC.
FILENAME: 8524.02ET
DATE: 06/01/18
JOB NO. 8524.02
SHEET ET
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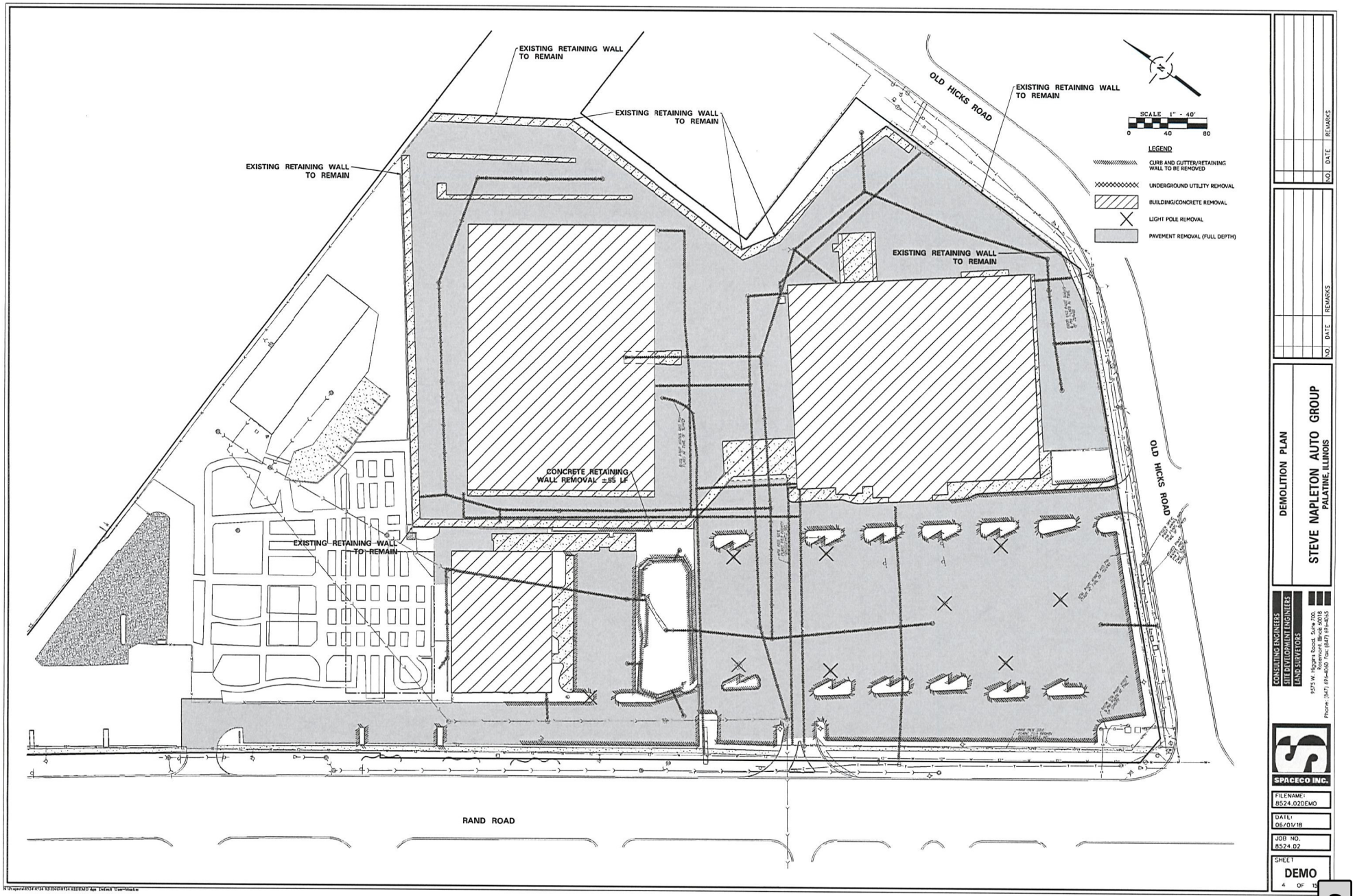
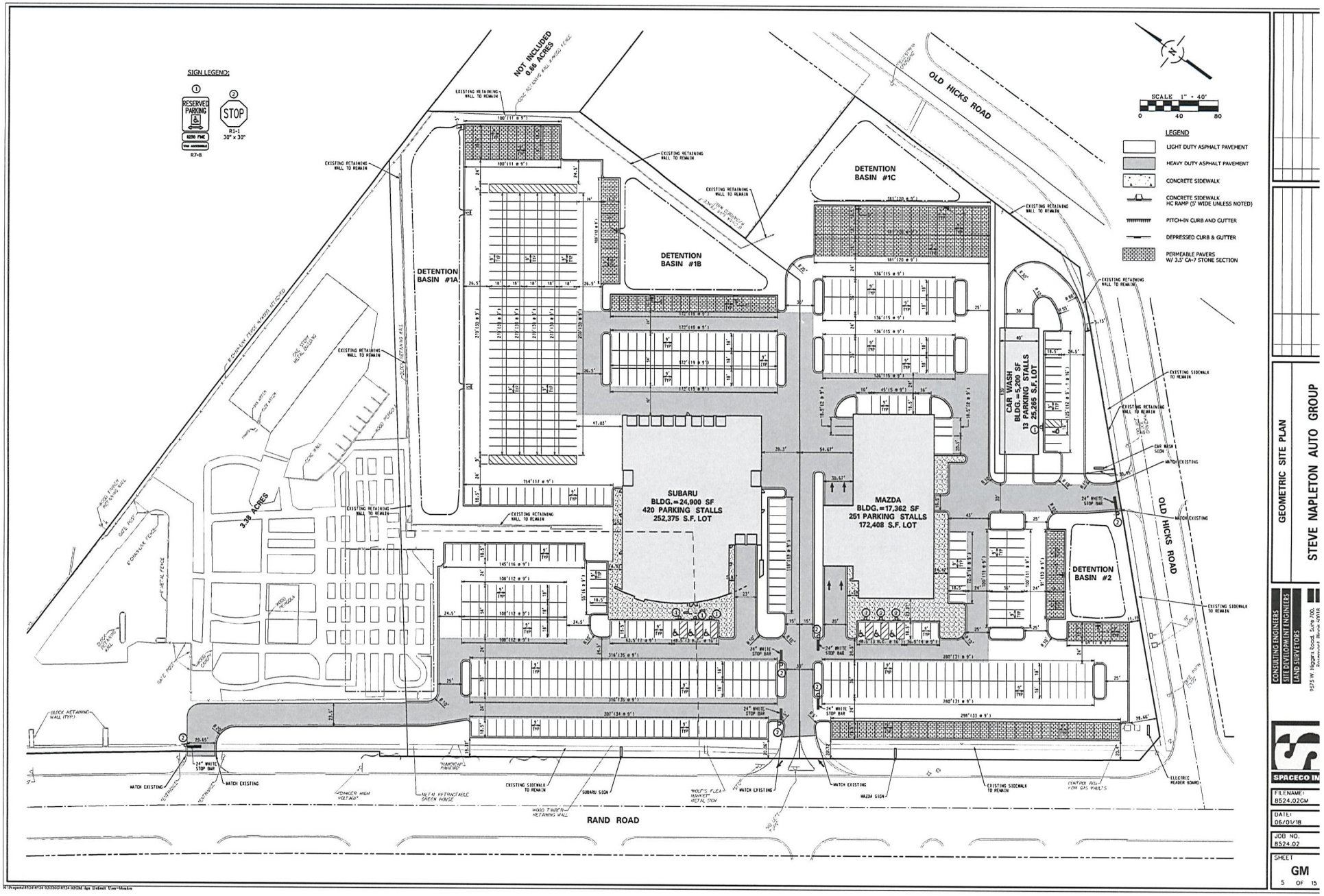
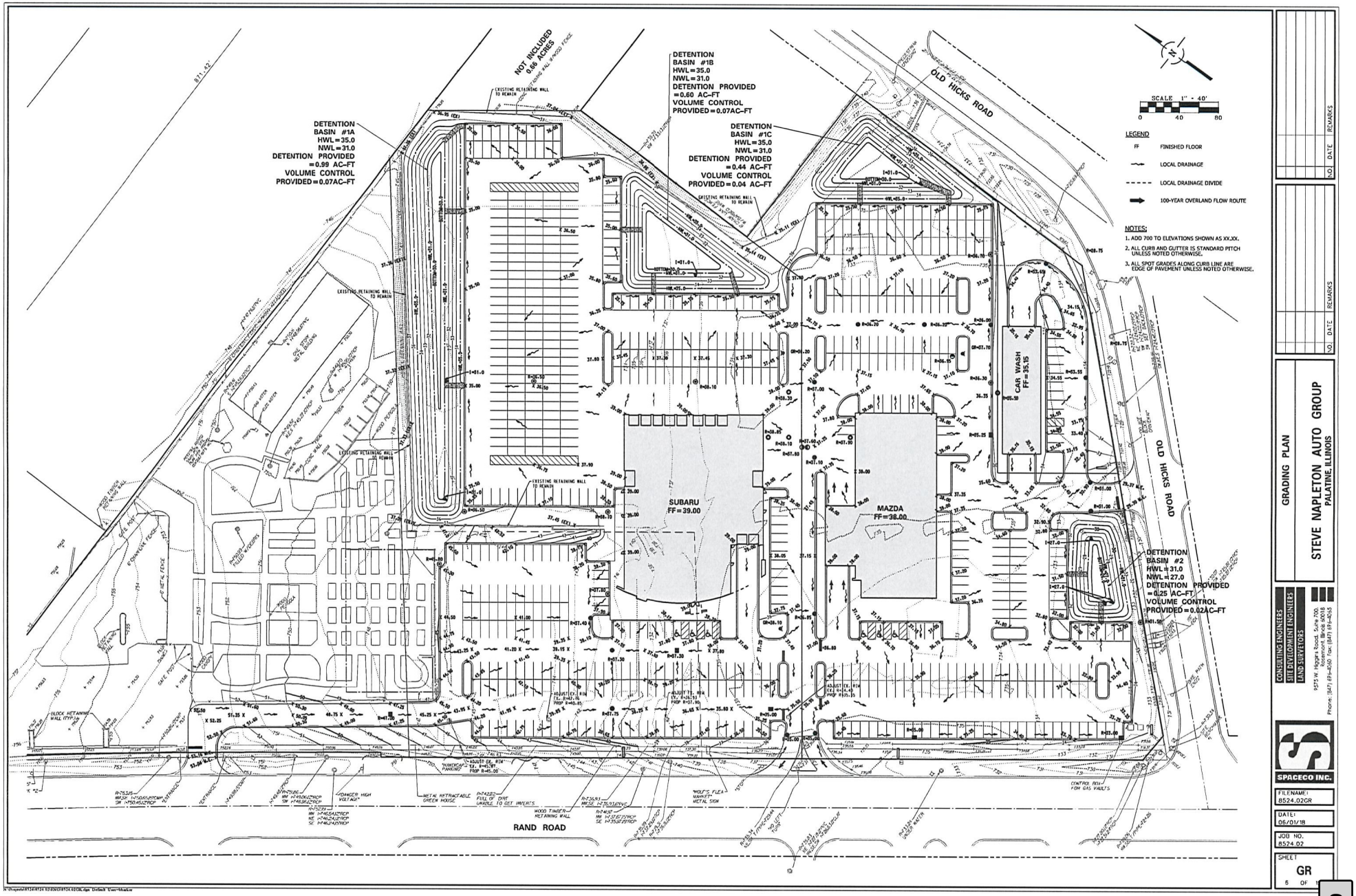
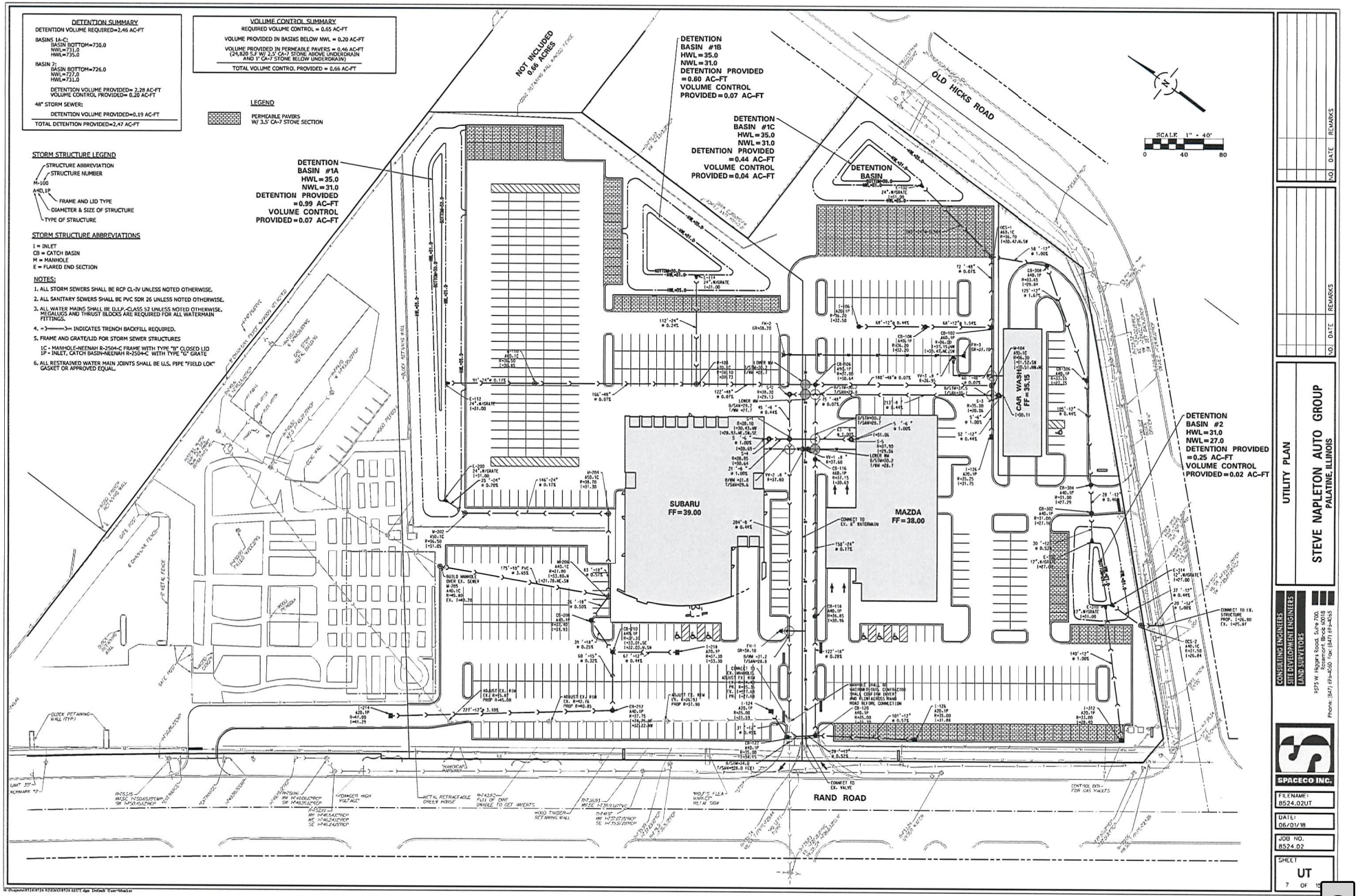

EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
OLD HICKS ROAD
OLD HICKS ROAD
CONCRETE RETAINING WALL REMOVAL ±85 LF
RAND ROAD
SCALE 1" - 40'
0 40 80
LEGEND
CURB AND GUTTER/RETAINING WALL TO BE REMOVED
UNDERGROUND UTILITY REMOVAL
BUILDING/CONCRETE REMOVAL
LIGHT POLE REMOVAL
PAVEMENT REMOVAL (FULL DEPTH)
NO. DATE REMARKS
NO. DATE REMARKS
DEMOLITION PLAN
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
SPACECO INC.
FILENAME: 8524.02DEMO
DATE: 06/01/18
JOB NO. 8524.02
SHEET DEMO
4 OF 15



Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned


NOT INCLUDED
0.66 ACRES
DETENTION
BASIN #1A
HWL = 35.0
NWL = 31.0
DETENTION PROVIDED
= 0.99 AC-FT
VOLUME CONTROL
PROVIDED = 0.07AC-FT
DETENTION
BASIN #1B
HWL = 35.0
NWL = 31.0
DETENTION PROVIDED
= 0.60 AC-FT
VOLUME CONTROL
PROVIDED = 0.07AC-FT
DETENTION
BASIN #1C
HWL = 35.0
NWL = 31.0
DETENTION PROVIDED
= 0.44 AC-FT
VOLUME CONTROL
PROVIDED = 0.04 AC-FT
DETENTION
BASIN #2
HWL = 31.0
NWL = 27.0
DETENTION PROVIDED
= 0.25 AC-FT
VOLUME CONTROL
PROVIDED = 0.02AC-FT
OLD HICKS ROAD
RAND ROAD
SUBARU
FF = 39.00
MAZDA
FF = 38.00
CAR WASH
FF = 35.15
SCALE 1" - 40'
0 40 80
LEGEND
FF FINISHED FLOOR
LOCAL DRAINAGE
LOCAL DRAINAGE DIVIDE
100-YEAR OVERLAND FLOW ROUTE
NOTES:
1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
NO DATE REMARKS
GRADING PLAN
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
SPACECO INC.
FILENAME: 8524.02GR
DATE: 06/01/18
JOB NO. 8524.02
SHEET GR
5 OF 1


DETENTION SUMMARY
DETENTION VOLUME REQUIRED=2.46 AC-FT
BASINS 1A-C:
BASIN BOTTOM=730.0
NWL=731.0
HWL=735.0
BASIN 2:
BASIN BOTTOM=726.0
NWL=727.0
HWL=731.0
DETENTION VOLUME PROVIDED= 2.28 AC-FT
VOLUME CONTROL PROVIDED= 0.20 AC-FT
48" STORM SEWER:
DETENTION VOLUME PROVIDED=0.19 AC-FT
TOTAL DETENTION PROVIDED=2.47 AC-FT
VOLUME CONTROL SUMMARY
REQUIRED VOLUME CONTROL = 0.65 AC-FT
VOLUME PROVIDED IN BASINS BELOW NWL = 0.20 AC-FT
VOLUME PROVIDED IN PERMEABLE PAVERS = 0.46 AC-FT
(24,820 S.F W/ 2.5' CA-7 STONE ABOVE UNDERDRAIN AND 1' CA-7 STONE BELOW UNDERDRAIN)
TOTAL VOLUME CONTROL PROVIDED = 0.66 AC-FT
LEGEND
PERMEABLE PAVERS W/ 3.5' CA-7 STONE SECTION
STORM STRUCTURE LEGEND
STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE
STORM STRUCTURE ABBREVIATIONS
I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION
NOTES:
1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. >>>>>>>>>> INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "C" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
DETENTION BASIN #1A HWL=35.0 NWL=31.0 DETENTION PROVIDED =0.99 AC-FT VOLUME CONTROL PROVIDED=0.07 AC-FT
NOT INCLUDED 0.66 ACRES
DETENTION BASIN #1B HWL=35.0 NWL=31.0 DETENTION PROVIDED =0.60 AC-FT VOLUME CONTROL PROVIDED=0.07 AC-FT
DETENTION BASIN #1C HWL=35.0 NWL=31.0 DETENTION PROVIDED =0.44 AC-FT VOLUME CONTROL PROVIDED=0.04 AC-FT
DETENTION BASIN #2 HWL=31.0 NWL=27.0 DETENTION PROVIDED =0.25 AC-FT VOLUME CONTROL PROVIDED=0.02 AC-FT
OLD HICKS ROAD
RAND ROAD
SUBARU FF=39.00
MAZDA FF=38.00
CAR WASH FF=35.15
SCALE 1" = 40'
0 40 80
UTILITY PLAN
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
SPACECO INC.
FILENAME: 8524.02UT
DATE: 06/01/18
JOB NO. 8524.02
SHEET UT
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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10_____. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

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

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

Describe proposed construction sequence, sample follows:

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

C. The site has a total acreage of approximately 10.62 acres. Construction activity will disturb approximately 10.1 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90 .
   2) Existing data describing the soil or quality of any discharge from the site is included in _____

E. Refer to Sheets C8.01-1 for a site plan indicating:
   1) drainage patterns
   2) approximate slopes anticipated before and after major grading activities
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking
   4) areas of soil disturbance
   5) the location of major structural and nonstructural controls
   6) the location of areas where stabilization practices are expected to occur
   7) surface waters (including wetlands) and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is _____Unnamed Creek_____.
   2) The name of the ultimate receiving water is _____Des Plaines River_____.
   3) The extent of wetland acreage at the site is 0.00 acres.

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

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

2. CONTROLS

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

A. Approved State or Local Plans

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

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

- Village of Palatine
- Cook County
- IEPA
- MWRD

B. Control Implementation Schedule

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

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

C. Erosion and Sediment Controls

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

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

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

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

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

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

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

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

- stabilized construction entrance
- silt fence

D. Storm Water Management

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

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

- inlet protection
- storm sewers

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

E. Waste Management

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

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

F. Concrete Waste Management

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

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not occur in drains or watercourses. An on-site area should be designated for material delivery and storage. All concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the receptacle. If possible, away from any natural or created watercourse, pond, drainageway or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or watercourses. Vehicle maintenance (including both routine maintenance as well as onsite repairs) should be performed in a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses or storm drains. Drip pans or absorbent pads should be used for all vehicles and equipment. Areas that receive heavy grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently for leaks. Any leaks should be repaired immediately or the vehicle should be removed from the site. Disposal of all used oils, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and any Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

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

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

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

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

J. Management of Portable Sanitary Stations

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

K. Spill Prevention and Clean-Up Procedures

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

Discharges of a reportable substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. The IEPA must be notified by the Primary Contact immediately. The construction site should have the capability to contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainageways, or Waters of the State.

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

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

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

L. De-Watering Operations

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

M. Off-Site Vehicle Tracking

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

N. Topsoil Stockpile Management

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

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

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

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

3. MAINTENANCE

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

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

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

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

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

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

4. INSPECTIONS

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

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

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

Each inspection should include the following components:

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

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

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

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.bancomoneen@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan that is observed during any inspection conducted or for violation of any condition of this permit. The notification should include: a description of the noncompliance and its cause; the period of noncompliance, including dates and times; and if the noncompliance has not been corrected, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

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

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

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

5. NON-STORM WATER DISCHARGES

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

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

6. PROHIBITED NON-STORMWATER DISCHARGES

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

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

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

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.
* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

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

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10_____ DATE _____

CONTRACTOR SIGNATURE _____ TELEPHONE NUMBER _____

PRINTED NAME & TITLE _____

NAME OF CONTRACTING FIRM _____

STREET ADDRESS _____

CITY, STATE, ZIP CODE _____

TRADE/ RESPONSIBILITIES: _____

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

OWNER SWPPP CERTIFICATION

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10_____

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

SIGNATURE OF OWNER _____ DATE _____

PRINTED NAME OF OWNER _____

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

NO.	DATE	REMARKS

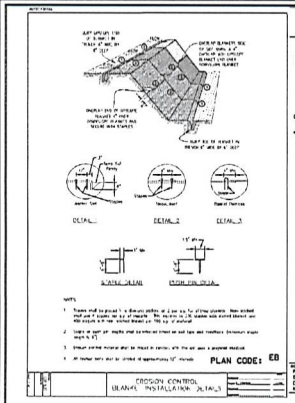
SOIL EROSION AND SEDIMENT CONTROL PLAN

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
1975 W. Higgins Road, Suite 700
Hoffman Estates, IL 60169
Phone: (847) 519-4060 Fax: (847) 519-4065

SPACECO INC.

FILENAME: 8524.02SE01.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET SE1
8 OF 15



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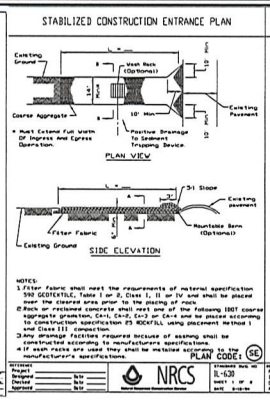

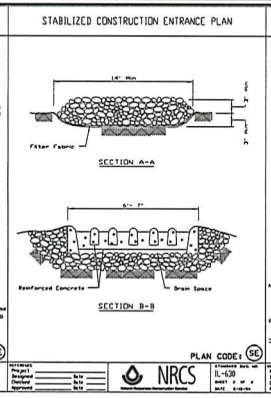

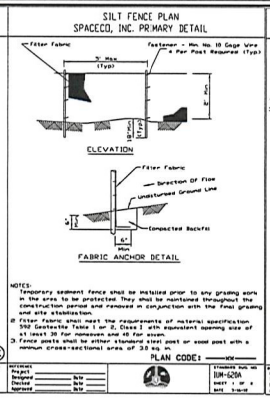

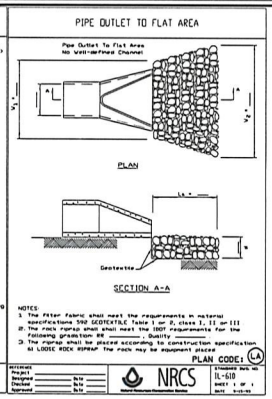

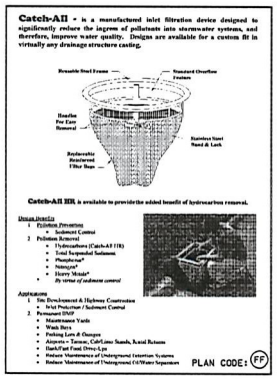

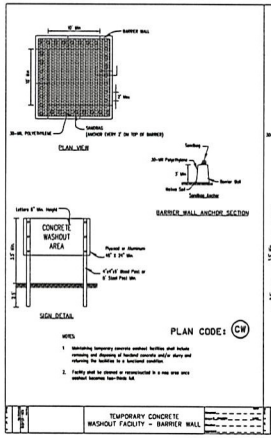

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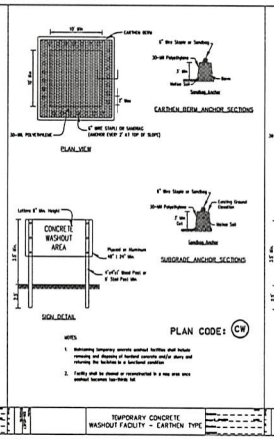

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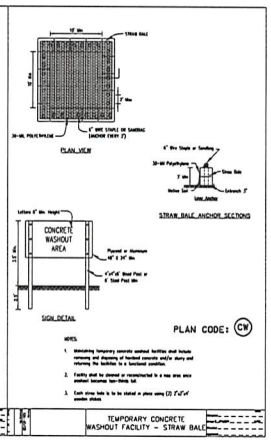


TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE

NRCS

SOIL EROSION AND SEDIMENT CONTROL PLAN

STEVE NAPLETON AUTO GROUP

PALATINE, ILLINOIS

NO. DATE REMARKS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

1975 W. Higgins Road, Suite 700
Hoffman Estates, Illinois 60169
Phone: (847) 519-4040 Fax: (847) 519-4045

SPACECO INC.

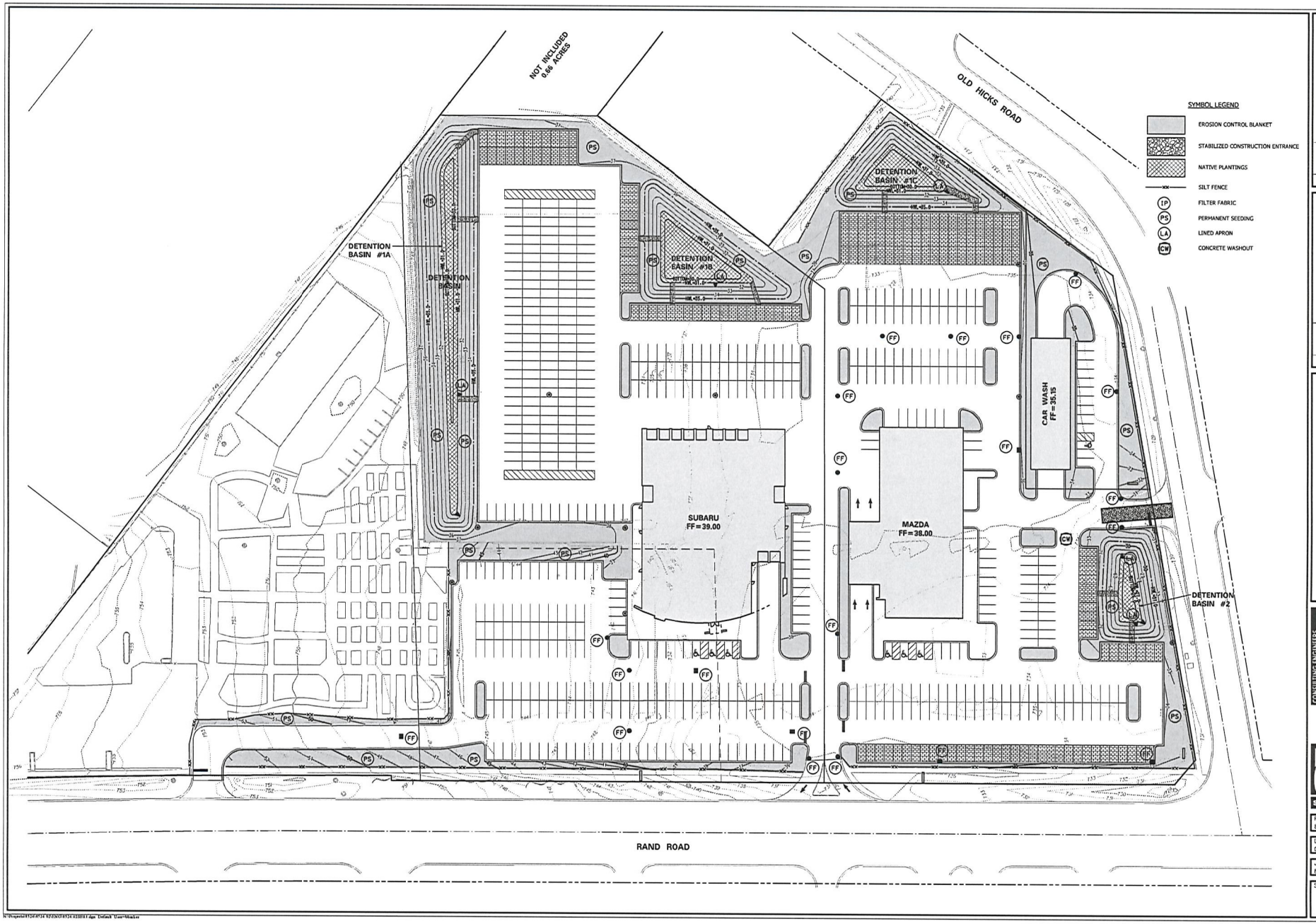
FILENAME: 8524.025E02.DGN

DATE: 06/01/18

JOB NO. 8524.02

SHEET SE2

9 OF 15



SOIL EROSION AND SEDIMENT CONTROL PLAN

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

NO.	DATE	REMARKS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8524.02SE03
DATE: 06/01/18
JOB NO. 8524.02
SHEET SE3
10 OF 15

Packet Pg. 246

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

6.C.2.A.f

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTORS USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF THE EXTENT OF EARTHWORK INCLUDED IN THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PRODUCT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS- TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL MEGATE ANY PRECIOUS ADVED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE MASS GRADING BEGINS.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE DRIP ZONE (THE FURTHEST EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS: IF NOT UTILIZED AS FILL SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN AREAS DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE RAKING AND SPREADING 4" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE, SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN 6 INCHES OF FINAL SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE 6 TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED UNDER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS: SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE VILLAGE ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), VILLAGE OF PALATINE CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH ISSRBCI SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE U METAL POST PER ISSRBCI SECTION 729 (OR) 2" PERFORATED STEEL TUBE PER ISSRBCI SECTION 728).

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE ISSRBCI SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER ISSRBCI SECTION 780, EXCEPT AS MODIFIED BY THE PLANS.

7. PAVEMENT MARKINGS ON PARKING LOT STALLS AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO ISSRBCI SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55? F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50? F AND RISING.

SOIL EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS

1. GENERAL

A. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE VILLAGE CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND ICPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL.

B. SEE ALSO, STORMWATER POLLUTION PREVENTION PLAN, SHEET NO. C13.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

D. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION

A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE VILLAGE ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE NEEDED.

B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

C. CRAVELED BOARDS. ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

D. ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND SWEPT WHEN DIRTY AT THE DIRECTION OF THE VILLAGE ENGINEER.

E. STAKED STRAW BALES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS) AS SHOWN ON THE PLAN. THE CONTRACTOR, AT HIS OPTION, MAY USE SILT FENCES INSTEAD OF STRAW BALES.

F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS NECESSARY THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED AGAINST SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

H. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

3. INSPECTION AND MAINTENANCE

A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF ½". ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL NOT BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION TESTS: (PERFORMED BY THE SAND CONE METHOD ASSHTO T-191 OR WITH AN APPROVED NUCLEAR DENSITY/MOISTURE METER) SHALL BE TAKEN IN EACH FILL SECTION, WITH THE MAXIMUM DISTANCE BETWEEN TESTS OF THREE HUNDRED (300) FEET HORIZONTALLY AND ONE FOOT VERTICALLY (1'-0") OR TWENTY-FIVE (25) PERCENT OF THE LIFT.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LATEST EDITION AND IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE, ONE OR MORE, OF THE FOLLOWING METHODS:

11 SCARIFY DISC AND AERATE.
21 REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
31 REMOVE AND REPLACE WITH GRANULAR MATERIAL.
41 USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE½" TO¾" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT SUBGRADE SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1½") OF FINAL SUBGRADE ELEVATION. TO A POINT TWO (2) FEET BEHIND THE BACK OF CURB, AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE ALLOWED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE VILLAGE ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER ISSRBCI SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FOUR (4%) OR MORE THAN SEVEN (7%) PERCENT. CONCRETE SHALL HAVE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE OUTER LEAD THICKNESS AND THE ADDEGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH NO. 8 SMOOTH EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT FACILITY IDENTIFIED AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TWENTY (20) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEYCOMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. TWO (2) NO. 5 EPOXY COATED STEEL DOWEL BARS SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET ON EITHER SIDE OF ALL UTILITY TRENCHES.

D. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED. FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. ISEE CONSTRUCTION STANDARDS FOR DETAILS).

E. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

F. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND¾" PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

G. CONCRETE APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN ALL APRONS AND RAMPS. PROVIDE½" PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

H. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS PROVIDED BY THE CONTRACTOR TO PREVENT CRACKING.

I. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH ISSRBCI - METHOD A, B, OR C. TWO (2) COATS OF RESIN LINSEED OIL IN CONFORMANCE WITH ISSRBCI SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

J. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVEWAYS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE A; LOW BAM IF SELECTED BY THE OWNER;½ BITUMINOUS CONCRETE BINDER COURSE, MIXTURE: B; AND BITUMINOUS CONCRETE SURFACE COURSE, CLASS 1, MIXTURE D. TYPE 21 OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSTRUED TO BE THE MINIMUM COMPACTED THICKNESS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED BY DUSTY OR DIRTY, ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN ISSRBCI SECTION 406.02.

D. SEAMS IN BAM. BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE VILLAGE ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR VILLAGE OF PALATINE.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR VILLAGE OF PALATINE, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR VILLAGE OF PALATINE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN ISSRBCI, ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY NOTES

1. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND A STANDARD DIMENSION RATIO (SDR) OF 26 EXCEPT WHERE NOTED OTHERWISE.-

2. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE ICPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

DIPU DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI 21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI 21.11).

3. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.

4. BEDDING: BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE,¼" TO 1½". IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER AROUND THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP. THE COST OF THE BEDDING AND COVER SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE SEWER.

5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

6. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK CLOSED MEASUREMENT LAYERS. JETTING WITH WATER IS NOT PERMITTED.

7. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

8. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

9. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE VILLAGE OF PALATINE AND MWRDGC.

10. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ICPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

11. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

A. PERMISSION SHALL BE OBTAINED FROM THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

12. MANHOLES: SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH VILLAGE REGULATIONS. AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACE (TAPE) INVERT FLOWS.

13. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1772 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY SEWER" CAST ON THE SURFACE.

14. A MINIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

15. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERTS EXCEEDS TWO (2') FEET AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

16. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

17. TESTING: DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN THE ILLINOIS," OR MUNICIPAL CODES.

18. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

19. TELEVISING: ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVELS, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

20. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTR

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 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 STRINCENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC 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).
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 INDEMNITY 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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 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 ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK 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.
12. 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.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. 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.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. 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.
19. 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.
20. 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.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. 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.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. 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.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

07/12/2016

STD. DWG. NO.18

PAGE NO. 19

NO.	DATE	REMARKS

NO.	DATE	REMARKS

MWRD GENERAL NOTES

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4700 Fax: (847) 696-4755

SPACECO INC.

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DATE: 10/6/2015
JOB NO. 8524.02
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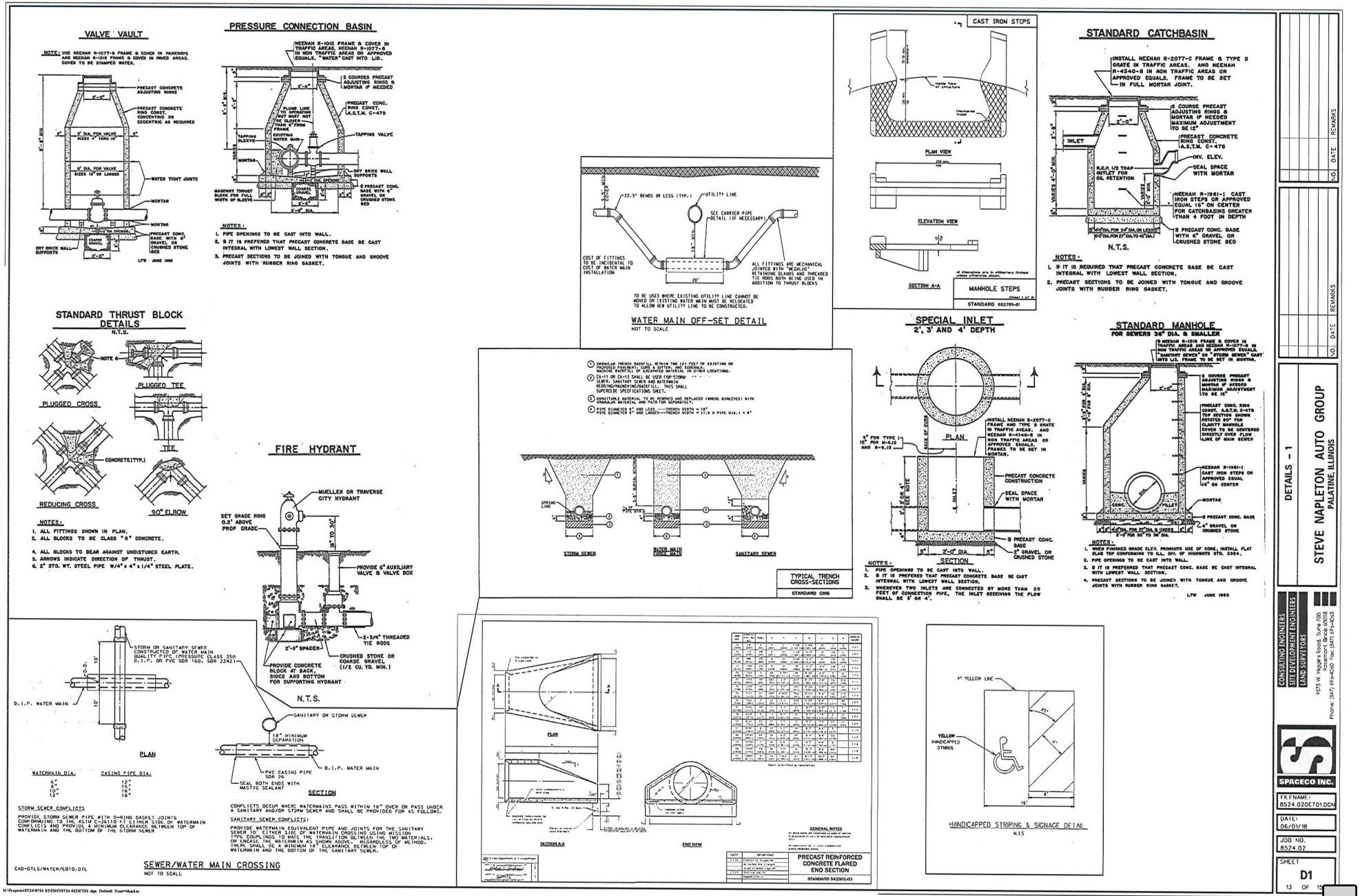
12 OF 15



DETAILS - 1

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

NO.	DATE	REMARKS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

575 W. Higgins Road, Suite 700
Hoffman Estates, IL 60195
Phone: (847) 490-4050 Fax: (847) 490-4055

SPACECO INC.

FILENAME: 8524.02DETD1.DGN
DATE: 06/01/18
JOB NO. 8524.02
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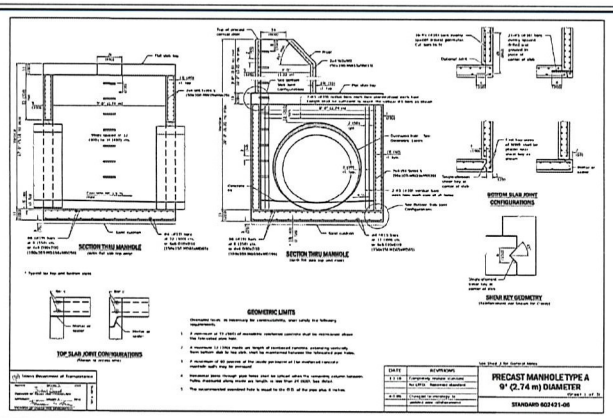
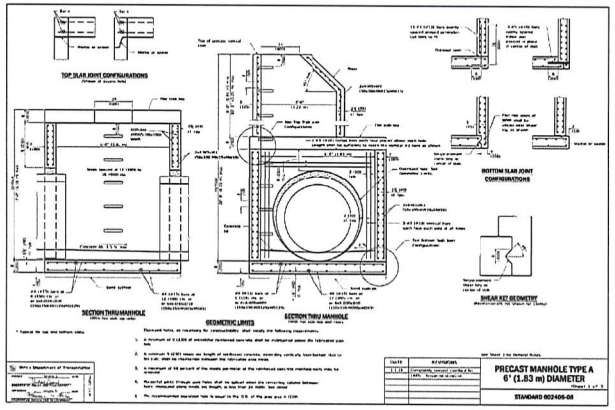
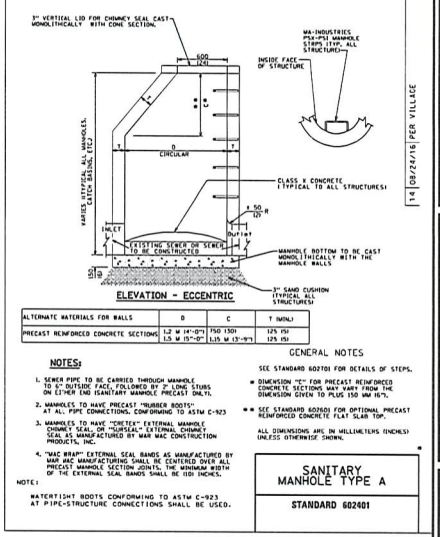
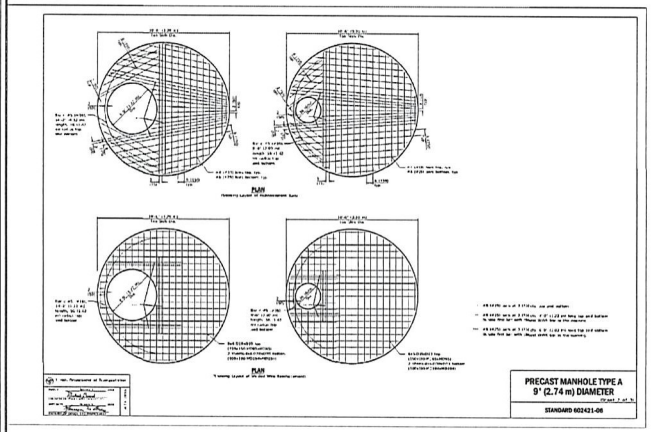
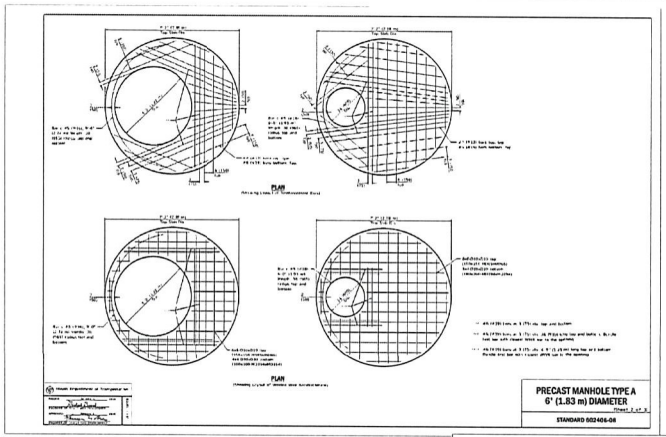
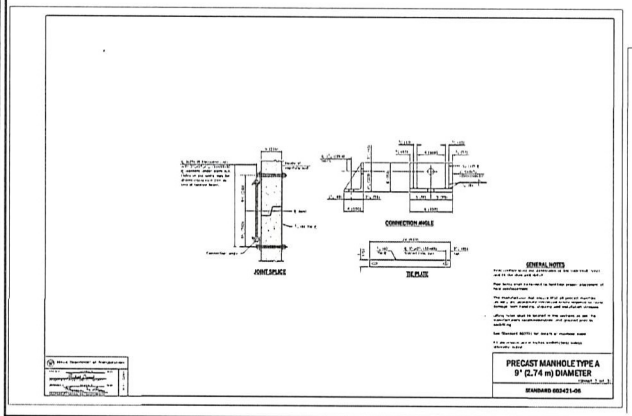


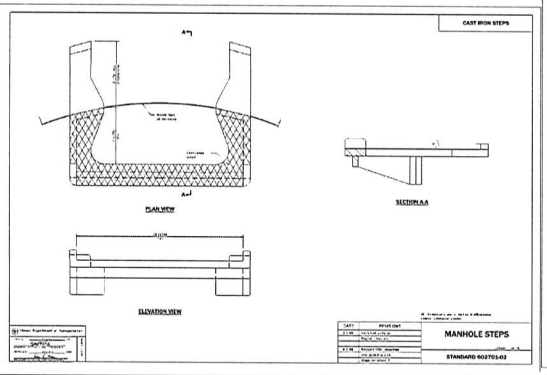


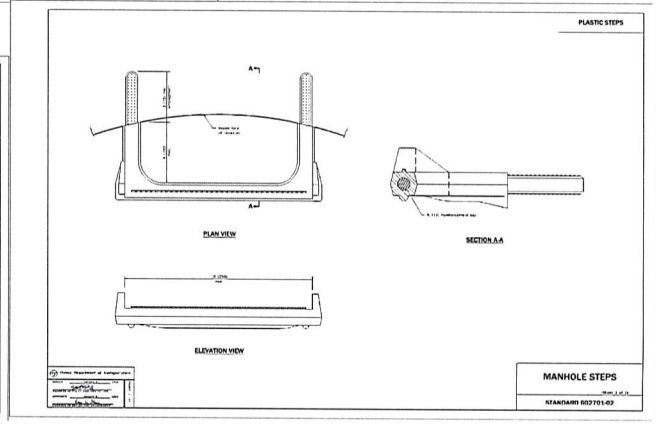












NO.	DATE	REMARKS
14	08/24/16	PER VILLAGE

NO.	DATE	REMARKS

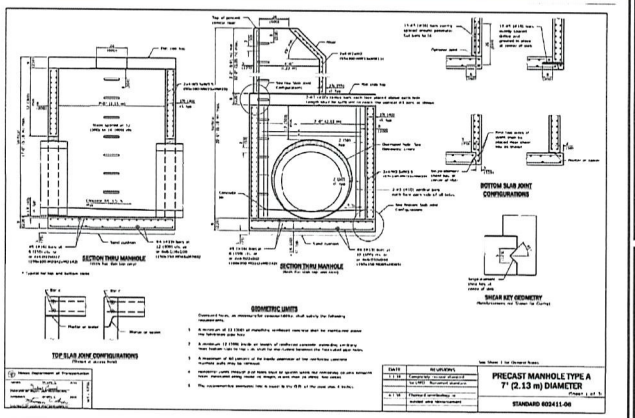
DETAILS - 2

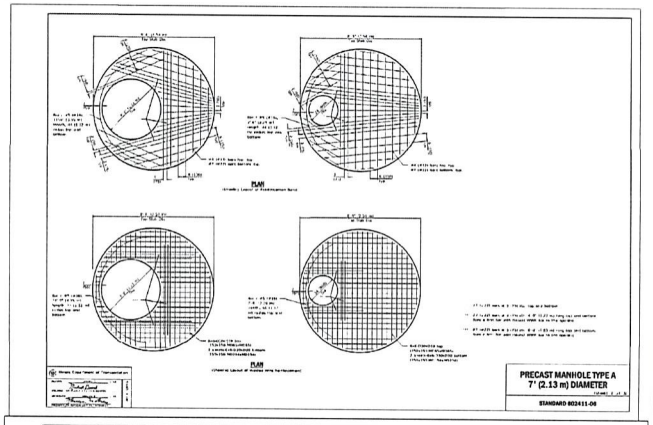
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

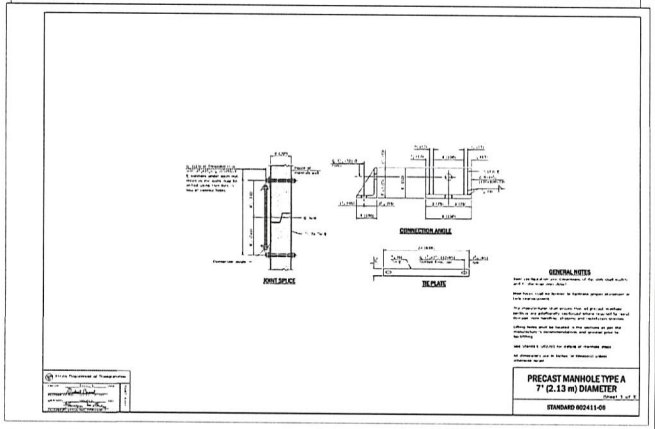
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.02DET02.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET D2
14 OF 15







NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS – 3

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 692-4500 Fax: (847) 692-4555

SPACECO INC.

FILENAME:
8524.02DCTD3.DGN

DATE:
06/01/18

JOB NO.
8524.02

SHEET
D3
15 OF 15

PROJECT:

STEVE NAPLETON Automotive Group

SUBARU

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

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com

Attn: Paul Virgilio

MECH/PLUMB:

Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013

Tel: 847-462-1020
www.shermanmech.com

Attn: Alan Schultz

ELECTRICAL:

RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociates.com

June 06, 2018 – DESIGN REVIEW
July 09, 2018 – 30% DESIGN REVIEW

EXT. RENDERING

A06.03

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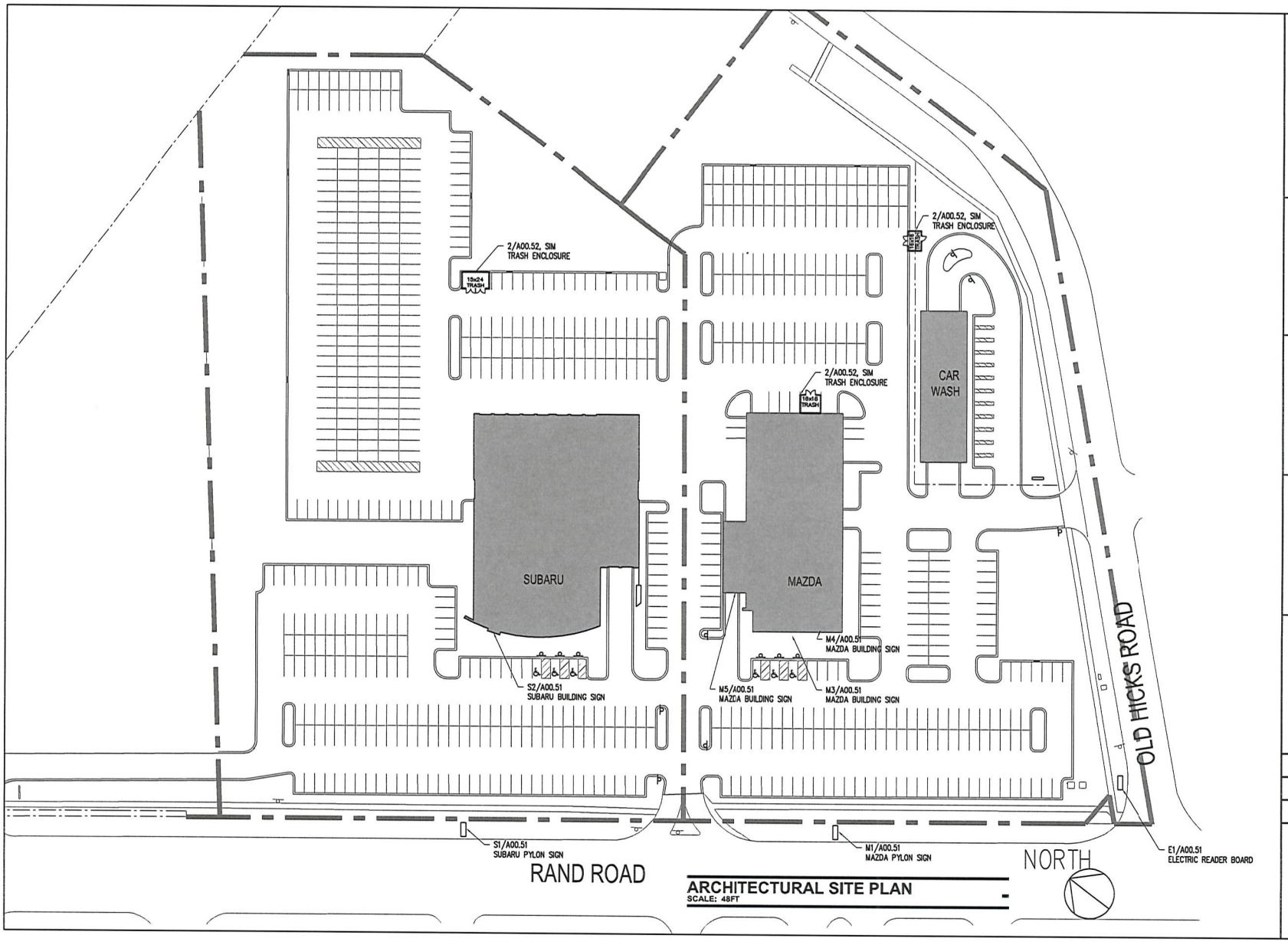

ARCHITECTURAL SITE PLAN
SCALE: 48FT

PROJECT:

STEVE NAPLETON
Automotive Group

mazda

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

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning retail automotive

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:
Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com

Attn: Paul Virgilio

MECH/PLUMB:
Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013

Tel: 847-462-1020
www.shermanmech.com

Attn: Alan Schultz

ELECTRICAL:
RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociates.com

June 08, 2018 – DESIGN REVIEW
June 25, 2018 – DESIGN REVIEW
July 09, 2018 – 30% DESIGN REVIEW
JULY 31, 2018 – CITY REVIEW

SITE PLAN

A00.50

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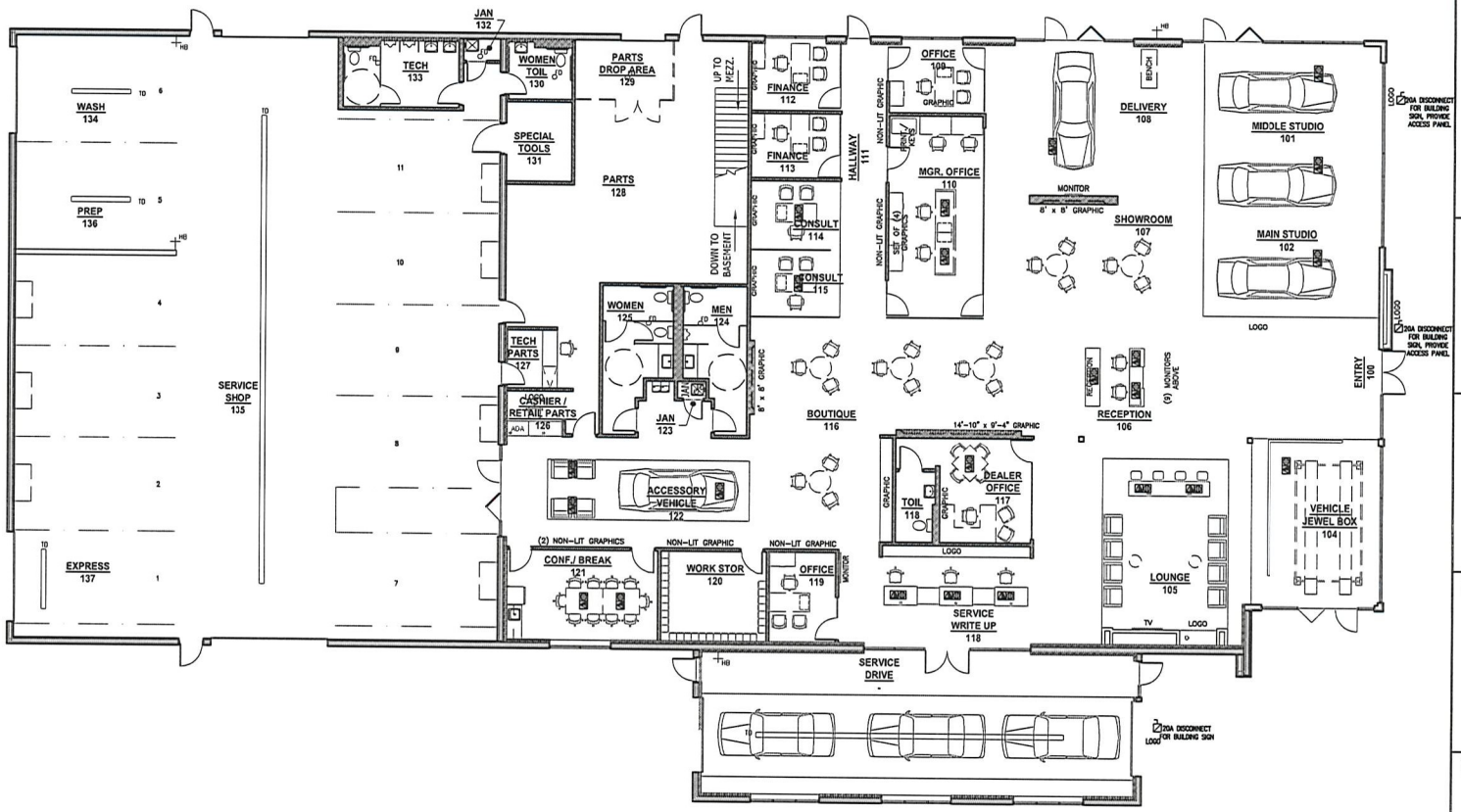

FLOOR PLAN
SCALE: 1/8"

PROJECT:

STEVE NAPLETON Automotive Group

mazda

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

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com

Attnl. Paul Virgilio

MECH/PLUMB:

Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013

Tel: 847-462-1020
www.shermanmech.com

Attn: Alan Schultz

ELECTRICAL:

RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociatescom

June 06, 2018 – DESIGN REVIEW
June 25, 2018 – DESIGN REVIEW
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FLOOR PLAN - SHOWROOM

A02.01

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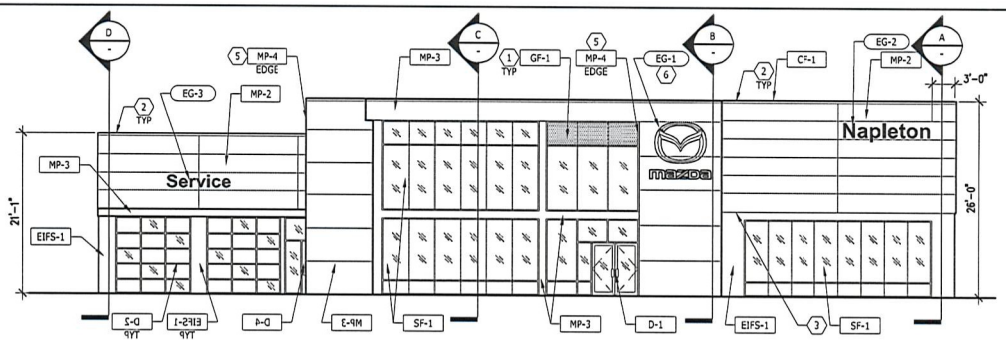
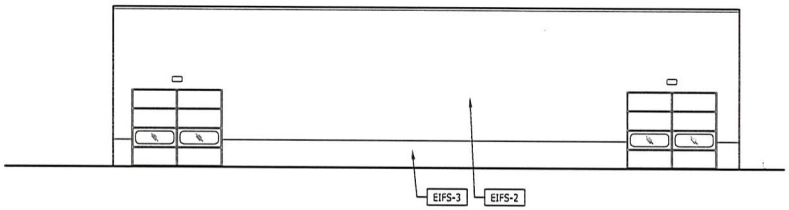
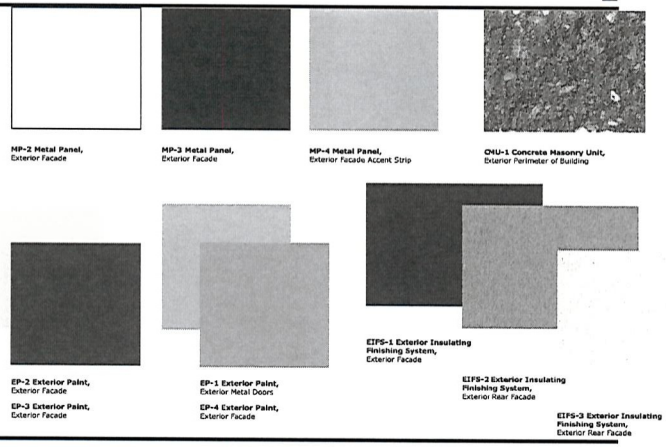


FRONT ELEVATION
SCALE: 1/8" — 1



BACK ELEVATION
SCALE: 1/8" — 2



EXTERIOR MATERIALS
SCALE: NTS — -

GENERAL NOTES

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

LEGEND

(#)	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
EG-?	GRAPHICS DESIGNATOR - REFER TO "x" SERIES SHEETS
X-?	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH INFORMATION ON SHEET A3.01

(#) DRAWING NOTES

1. GLASS FILM.
2. METAL FLASHING TO MATCH ADJACENT MATERIAL COLOR. USE SIMILAR DETAIL TO CAPTURE BOTTOM EDGE OF METAL SIDING.
3. ACM PANELS TO MEET EIFS BELOW PER MANUFACTURER REQUIREMENTS.
4. PROVIDE LIGHTING.
5. SEE SHEET A-xx FOR ACCENT PANEL DETAILS.
6. MAZDA LOGO TO ALIGN WITH TOP OF WINDOW.

PROJECT:
STEVE NAPLETON Automotive Group
mazda
Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:
SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN
500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:
Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047
Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com
Attn: Paul Virgilio

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

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

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EXT. ELEVATION

A06.01

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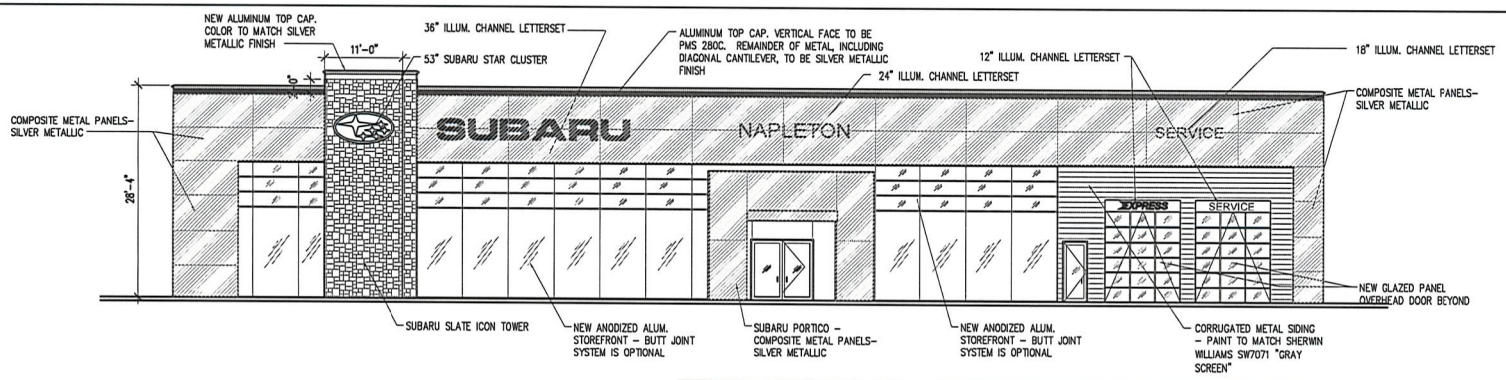
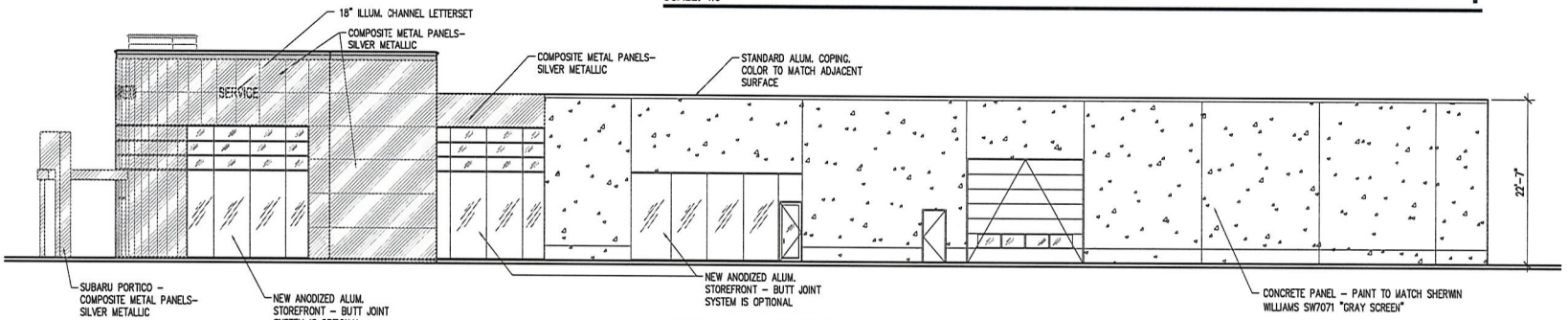
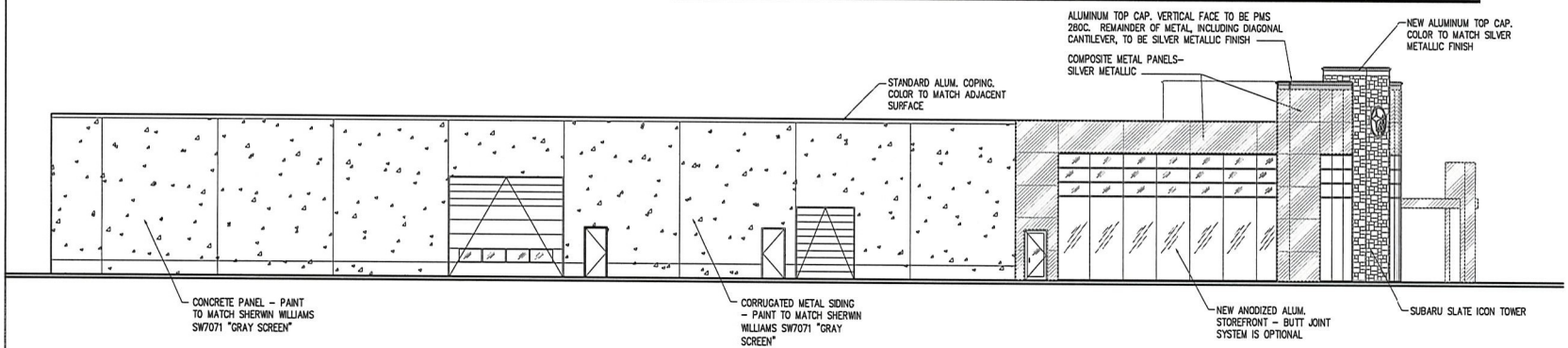


FRONT ELEVATION 1
SCALE: 1/8"



RIGHT ELEVATION 2
SCALE: 1/8"



LEFT ELEVATION 3
SCALE: 1/8"

PROJECT:
STEVE NAPLETON Automotive Group
SUBARU
Napleton Subaru of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:
SIMON DESIGN GROUP, LLC
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500 Lake Cook Road, Suite 350
Deerfield, IL 60015
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1075 Alexander Court
Cary, IL 60013
Tel: 847-462-1020
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EXT. ELEVATION

A06.01

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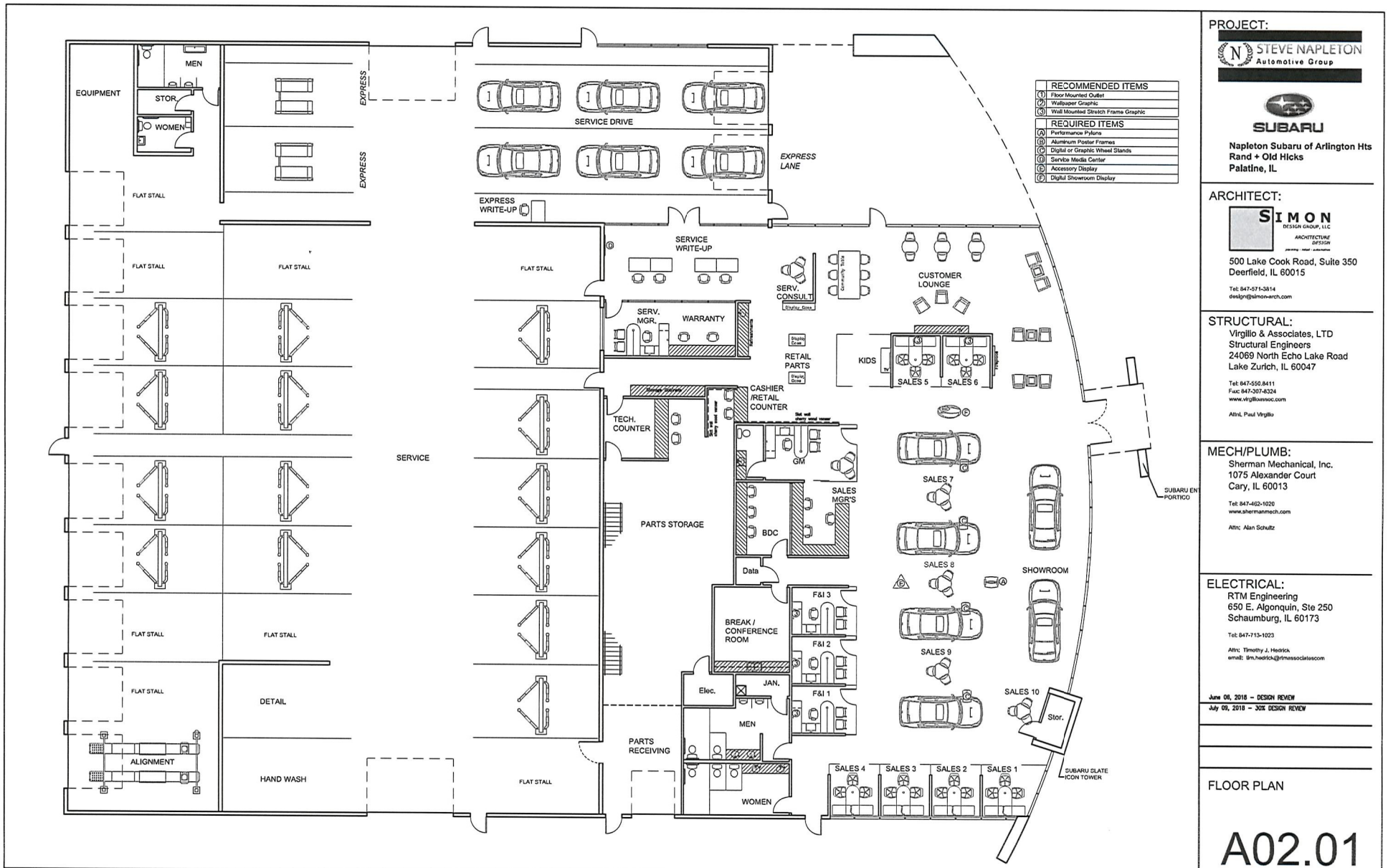

PROJECT:

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SUBARU

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SIMON DESIGN GROUP, LLC
ARCHITECTURE DIVISION

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

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1075 Alexander Court
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email: tjm.hedrick@rtmassociatescom

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FLOOR PLAN

A02.01

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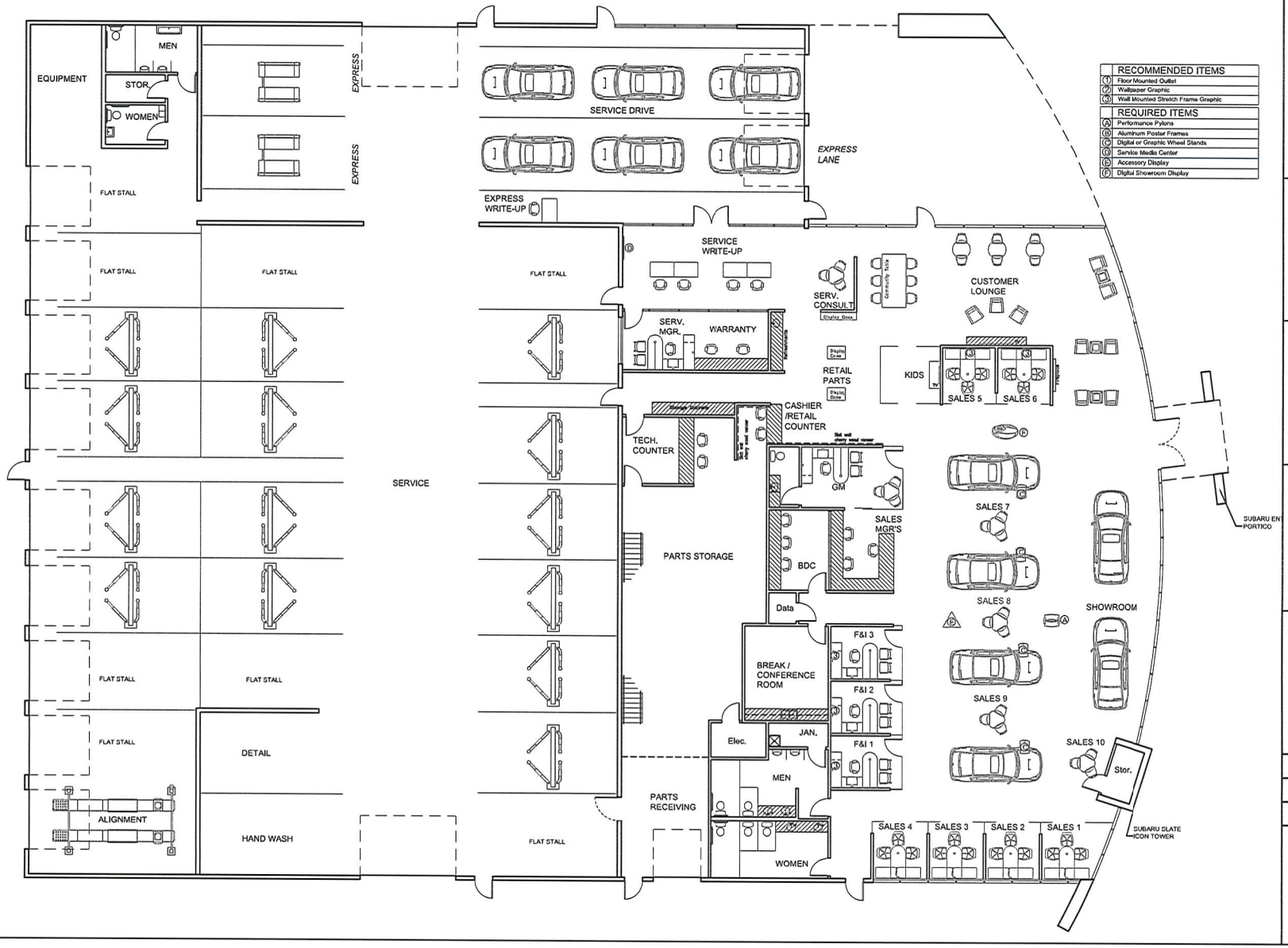

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FLOOR PLAN

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EXT. RENDERING

A06.03

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PROJECT:

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Automotive Group

mazda

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

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
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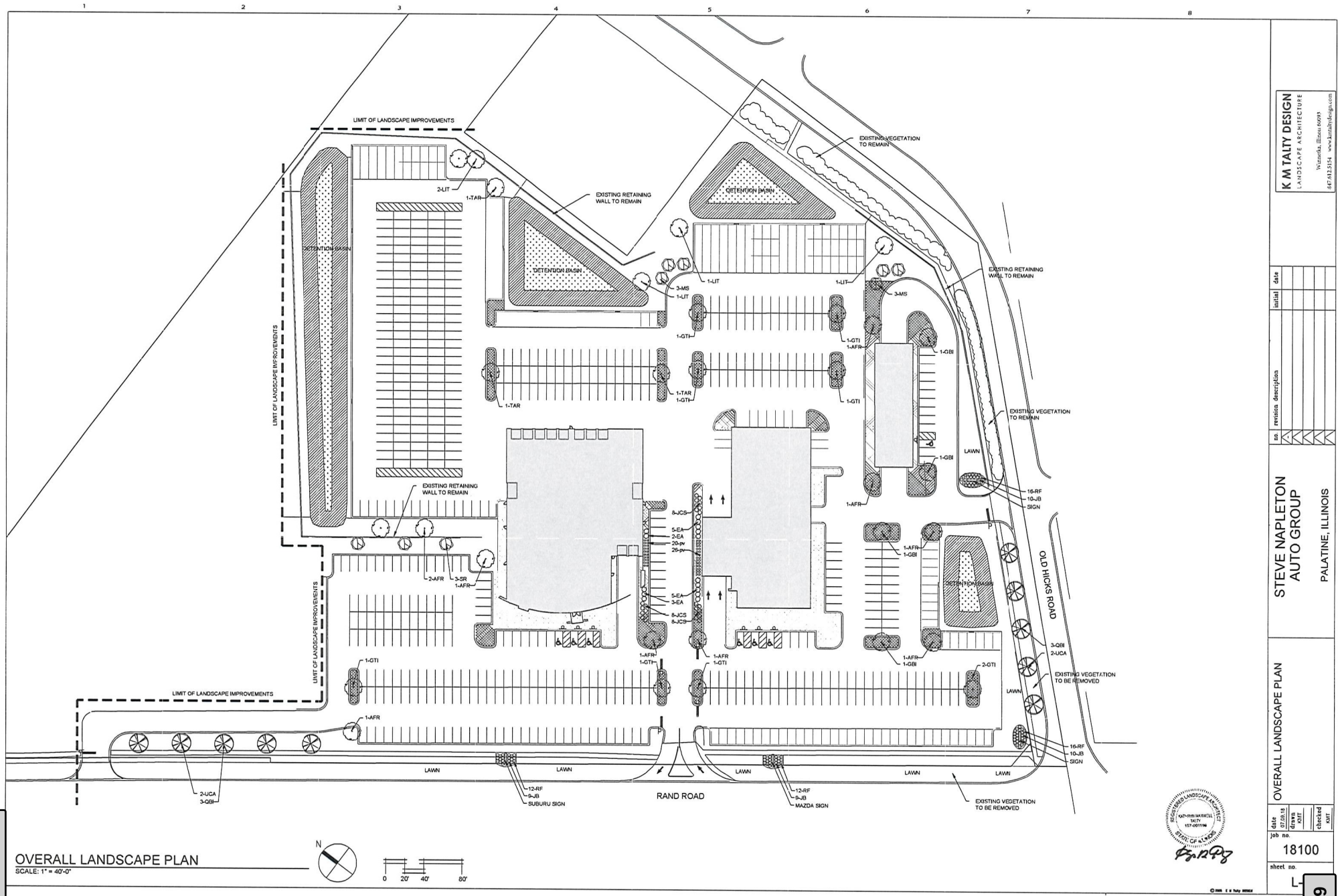

OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE
Winnetka, Illinois 60093
847.812.3154 www.kmtalty design.com

no.	revision description	initial	date

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

OVERALL LANDSCAPE PLAN

date	drawn	checked
07.05.18	AMT	AMT

job no. 18100

sheet no. L-

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Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Shade Trees					
AFR	10	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
GBI	4	GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
GTI	8	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	
LIT	5	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	
QBI	6	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
UCA	4	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE SMOOTHLEAF ELM	3" BB	
Ornamental Trees					
MS	6	MALUS SARGENT	SARGENT CRABAPPLE	6' BB	8', GREEN, PINK
SR	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8' BB	
Evergreen Shrubs					
JCS	24	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN SPREADING JUNIPER	5GAL	4'H 6'W
JB	38	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR SPREADING JUNIPER	5GAL	2'H 6'W
Deciduous Shrubs					
EA	15	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
RF	46	ROSA 'FLOWER CARPET'	GROUNDCOVER SHRUB ROSE	2 GAL	DOUBLE PINK
Perennials & Grasses					
pv	40	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

SEED MIX & GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

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

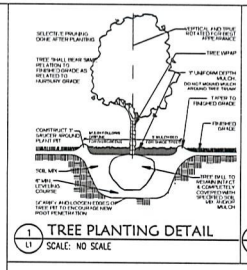
DETENTION AREAS BETWEEN THE NWL & HWL

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

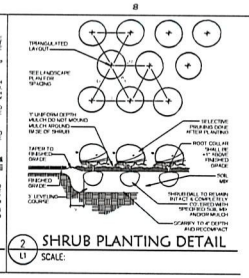
TURF GRASS

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

SHREDDED HARDWOOD MULCH



1 L1 TREE PLANTING DETAIL
SCALE: NO SCALE



2 L1 SHRUB PLANTING DETAIL
SCALE:

Stormwater Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
Carex crinalis	Crested Oval Sedge	1.00	59000	1.35
Carex lurida	Bottlebrush Sedge	2.00	12000	0.55
Carex vaporoidea	Brown Fox Sedge	6.00	125000	17.22
Elymus virginicus	Virginia Wild Rye	12.00	4375	1.21
Glyceria striata	Fowl Manna Grass	1.25	125000	3.59
Juncus effusus	Common Rush	1.00	281000	6.45
Juncus torreyi	Torrey's Rush	0.25	1134000	6.51
Leersia oryzoides	Rice Cut Grass	1.00	94500	2.17
Panicum virgatum	Switch Grass	8.00	28356	5.21
Scirpus atrovirens	Dark Green Rush	1.00	187500	4.30
Scirpus cyperinus	Wool Grass	0.50	562500	6.46
Scirpus fluviatilis	River Bulrush	0.25	27500	0.16
Scirpus validus	Great Bulrush	6.00	37813	5.21
	Total	40.25		60.38
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
	Total	460.00		99.72
Forbs & Shrubs:				
Alisma spp.	Water Plantain (Vario	4.25	70175	6.85
Asclepias incarnata	Swamp Milkweed	1.50	4540	0.16
Bidens spp	Bidens (Various Mix)	2.00	14175	0.65
Helenium autumnale	Sneezeweed	2.00	141750	6.51
Lycopus americanus	Common Water Hore	0.25	230000	1.35
Mimulus ringens	Monkey Flower	1.00	283500	6.51
Penthorum sedoides	Ditch Stonecrop	0.50	36063	0.41
Polygonum pensylvanicu	Pinkweed	4.00	4063	0.37
Rudbeckia subtomentos	Sweet Black-Eyed Su	1.00	46000	1.06
Sagittaria latifolia	Common Arrowhead	1.00	56700	1.30
Senna hebecarpa	Wild Senna	1.00	1400	0.03
Thalictrum dasycarpum	Purple Meadow Rue	2.00	13500	0.62
	Total	20.50		25.82

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.28	1,124,537	25.82	29.95%
Grasses	2.52	2,630,101	60.38	70.05%
Total Natives	3.80	3,754,638	86.19	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.55	8,098,438	185.91	

Economy Prairie Seed Mix

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

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	2.63	1,630,325	37.43	65.20%
Grasses	6.09	870,196	19.98	34.80%
Total Natives	8.63	2,500,521	57.40	100.00%
Cover	28.75	4,343,800	99.72	
Totals	37.38	6,844,321	157.12	

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

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

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

K M TALITY DESIGN
LANDSCAPE ARCHITECTURE
Winnetka, Illinois 60093
847.812.3154 www.kmtalitydesign.com

no.	revision description	initial	date

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

PLANT SPECIFICATIONS
PLANTING DETAILS
NOTES

date 07.09.18 | drawn KMT | checked KMT

job no. 18100

sheet no. L-

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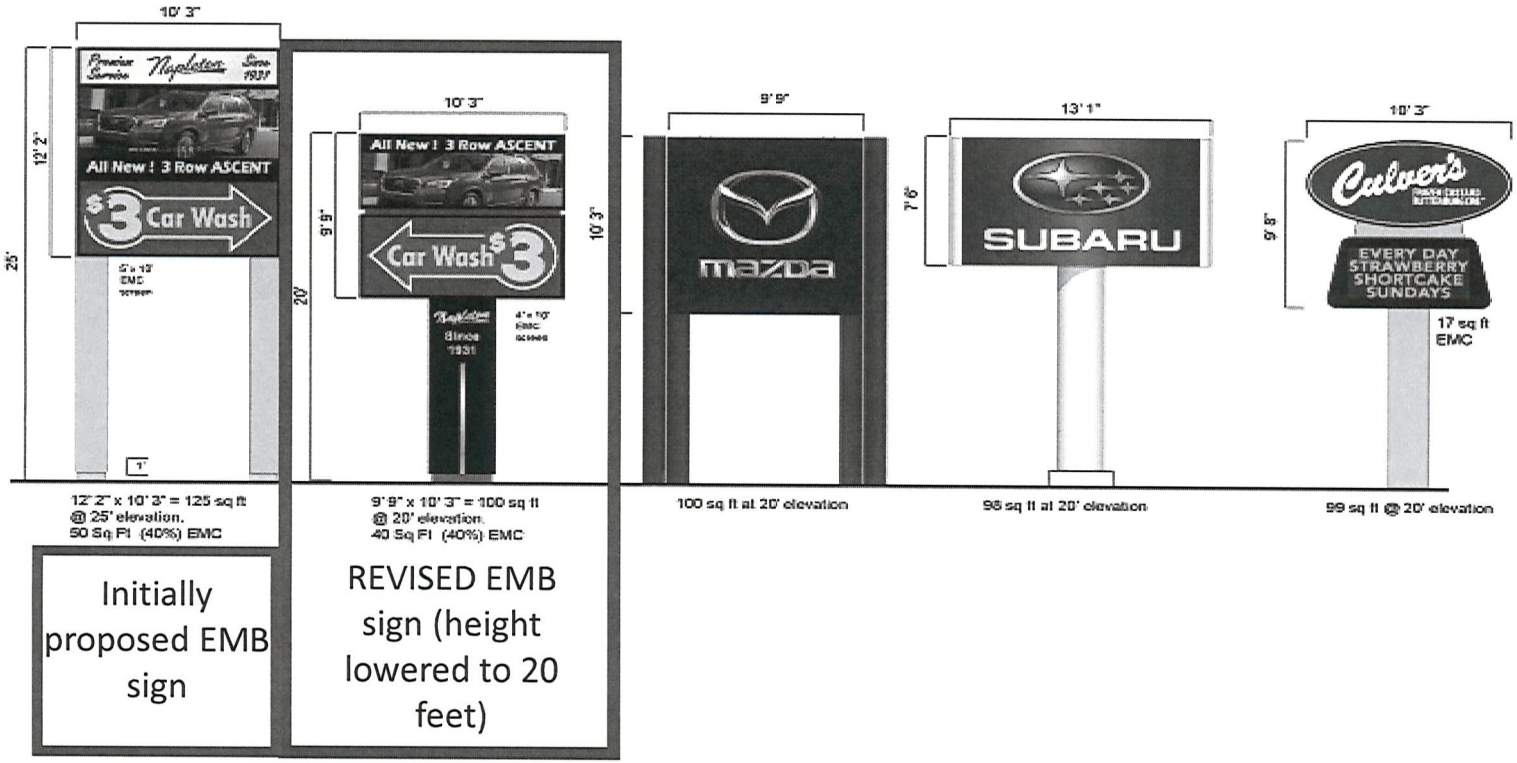
CHICAGO SIGN®
Chicago Sign and Light Company
26w 535 St Charles Road, Unit A
Carol Stream, IL 60188
630-407-0802 ChicagoSigns@aol.com

08.09.2018 #3
Steve Napleton Automotive Group
Rand and Old Hicks Road
Palatine, IL

Option.

Napleton Since 1931



Initially proposed EMB sign

REVISED EMB sign (height lowered to 20 feet)

PROJECT NARRATIVE

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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

Preliminary and Final Planned Development

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

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

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

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

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

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

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

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

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

Memo to: Ben Vyverberg, Director of planning for Palatine

From: Steve Napleton

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

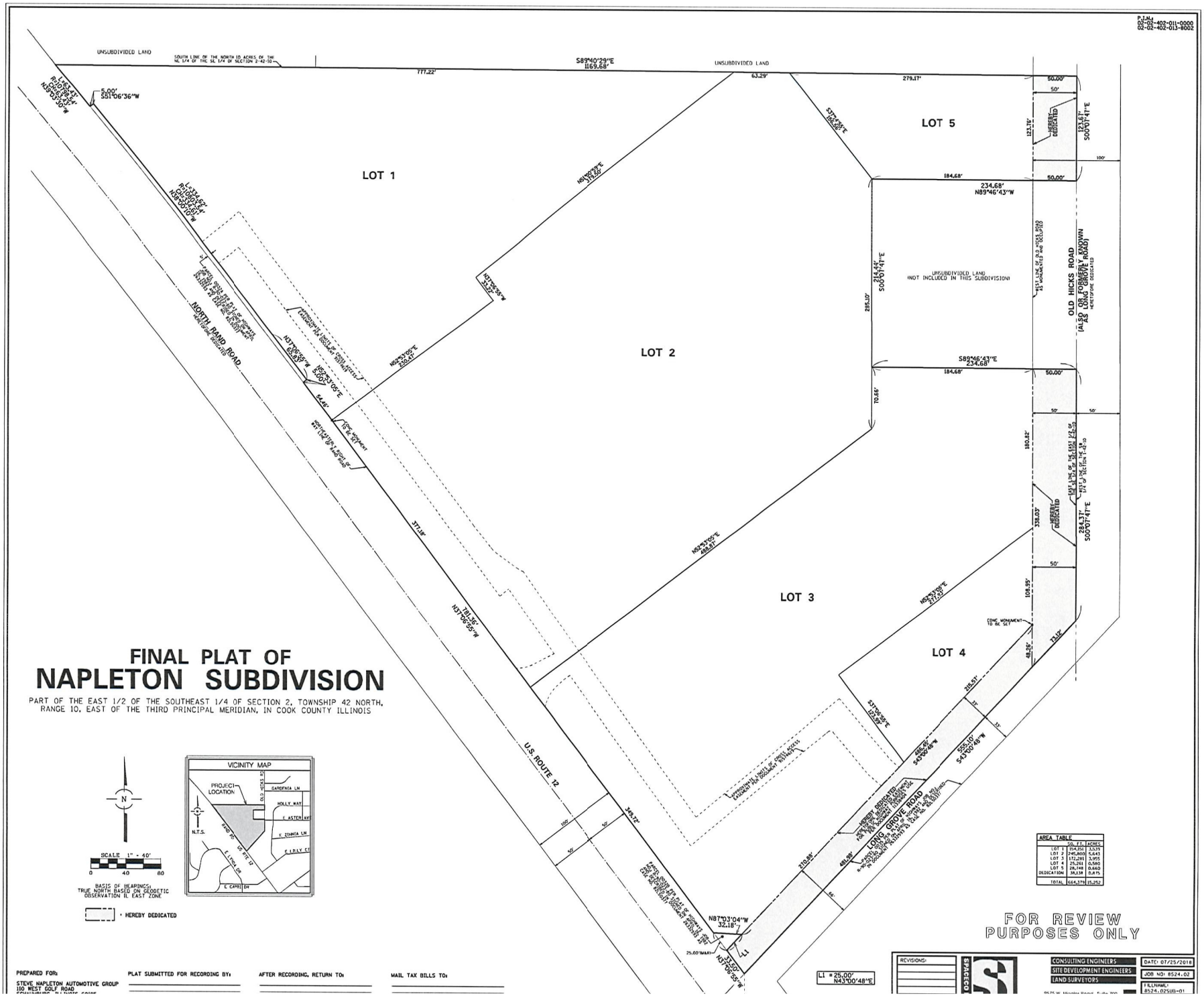
Our contract to purchase Knupper's five-acre parcel include goodwill and fixed assets for a local business that has been in existence for over 80 years. Since we are demolishing the main showroom building to accommodate our Subaru franchise, my plan is to reopen Knupper's in spring of 2019 as a seasonal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

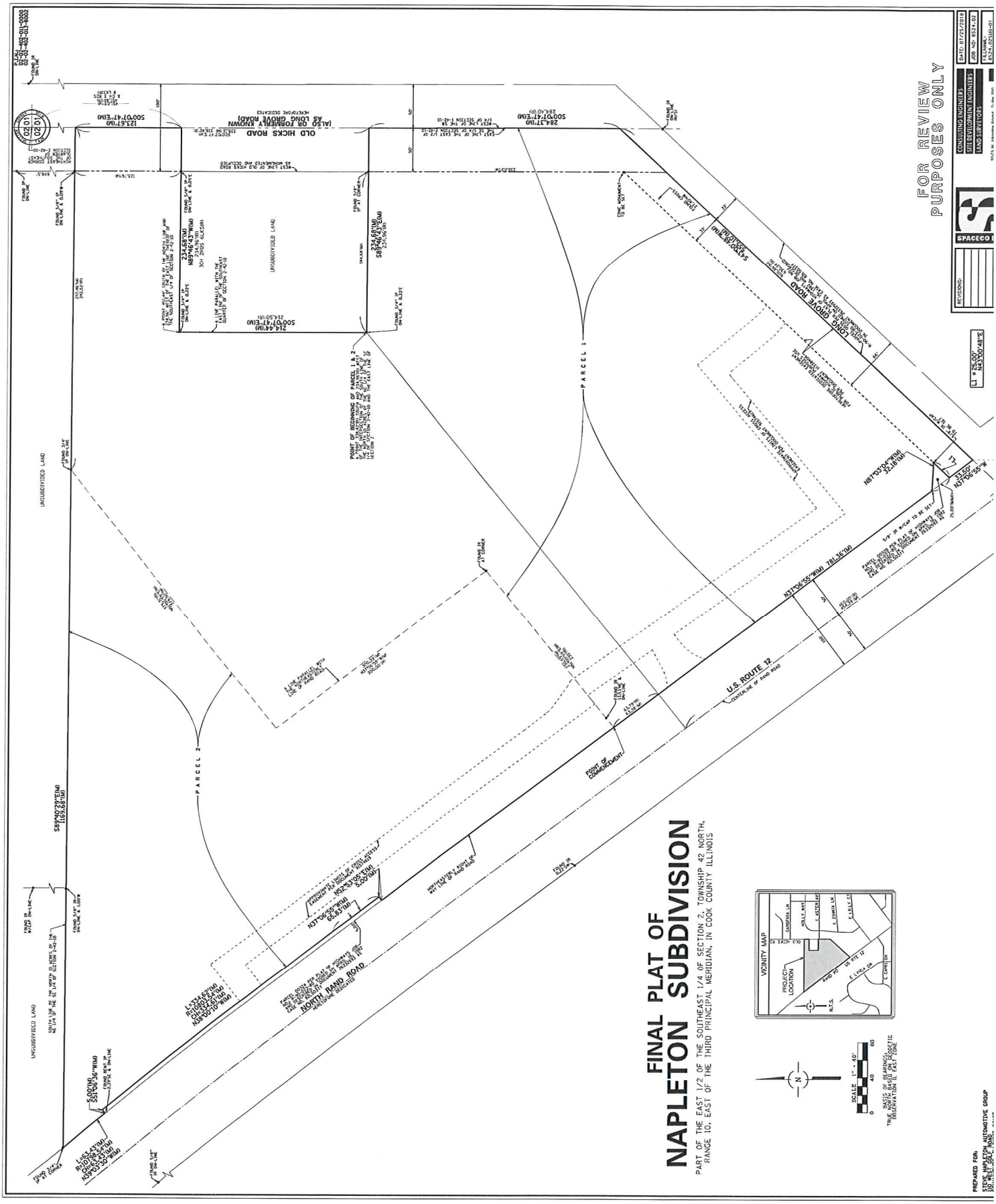
I have hired the former general manager, Alison Johnson to run the business which I recently incorporated as "Knupper's Seasonal Flower Bargains, Inc". She and I will hire supplemental staff in 2019, of approximately 30 cashiers and garden assistants to stock the benches of the retractable roof greenhouse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

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

Sincerely,

Steve Napleton


FINAL PLAT OF
NAPLETON SUBDIVISION
PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
UNSUBDIVIDED LAND
UNSUBDIVIDED LAND NOT INCLUDED IN THIS SUBDIVISION
NORTH RAND ROAD
U.S. ROUTE 12
OLD HICKS ROAD (ALSO KNOWN AS LONG GROVE ROAD)
LONG GROVE ROAD
VICINITY MAP
PROJECT LOCATION
N.T.S.
SCALE 1" = 40'
BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE
= HEREBY DEDICATED
AREA TABLE
FOR REVIEW PURPOSES ONLY
PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
PLAT SUBMITTED FOR RECORDING BY:
AFTER RECORDING, RETURN TO:
MAIL TAX BILLS TO:
REVISIONS:
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
DATE: 07/25/2018
JOB NO: 8524.02
FILENAME: 8524.02SUB-01


FINAL PLAT OF
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PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS
FOR REVIEW PURPOSES ONLY
PARCEL 1
PARCEL 2
OLD HICKS ROAD
(ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
LONG GROVE ROAD
U.S. ROUTE 12
NORTH RAND ROAD
UNSUBDIVIDED LAND
POINT OF BEGINNING OF PARCEL 1 & 2
POINT OF COMMENCEMENT
VICINITY MAP
PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
SPACECO

P.I.N.s
02-02-402-011-0000
02-02-402-013-8002

FINAL PLAT OF
NAPLETON SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

SCHOOL DISTRICTS

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

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

SIGNED: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF ____)

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

_____, TITLE _____ AND
_____, TITLE _____

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS ____ DAY OF _____, 20____

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

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

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
BY: ILLINOIS PROFESSIONAL ENGINEER

_____
BY: OWNER OR ATTORNEY

COOK COUNTY CLERK'S CERTIFICATE

PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
) 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 _____, A.D. 20____.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE COLLECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ACCESS CONTROL REQUIREMENTS OF "AN ACT TO REGULATE THE USE OR INJURIOUS TO PUBLIC HIGHWAYS" AS AMENDED. PLAT THAT FAILS TO THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS, DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE: _____, 20____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 394.40 FEET; THENCE SOUTHWESTERLY 630.29 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 16, 1924, AS DOCUMENT NO. 1518604 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 15, 1934 AS DOCUMENT NO. 1537696 IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82,760TH), TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 376.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG SAID EAST LINE 1,320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4, THENCE WEST 5 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 40.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2; THENCE SOUTH 2 RODS EAST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, 270.0 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

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

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

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 394.40 FEET; THENCE SOUTHWESTERLY 630.29 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 16, 1924, AS DOCUMENT NO. 1518604 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 15, 1934 AS DOCUMENT NO. 1537696 IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82,760TH).

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 376.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG SAID EAST LINE 1,320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4, THENCE WEST 5 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 40.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2; THENCE SOUTH 2 RODS EAST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, 270.0 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001597, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

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

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0034J MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

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

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

_____
JERRY F. CHRISTOPH, P.L.S., NO. 035-3540
LICENSE EXPIRES: 11-30-2018
jerrychristoph@spaceco.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM
NUMBER 184-001597

PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD

FOR REVIEW PURPOSES ONLY

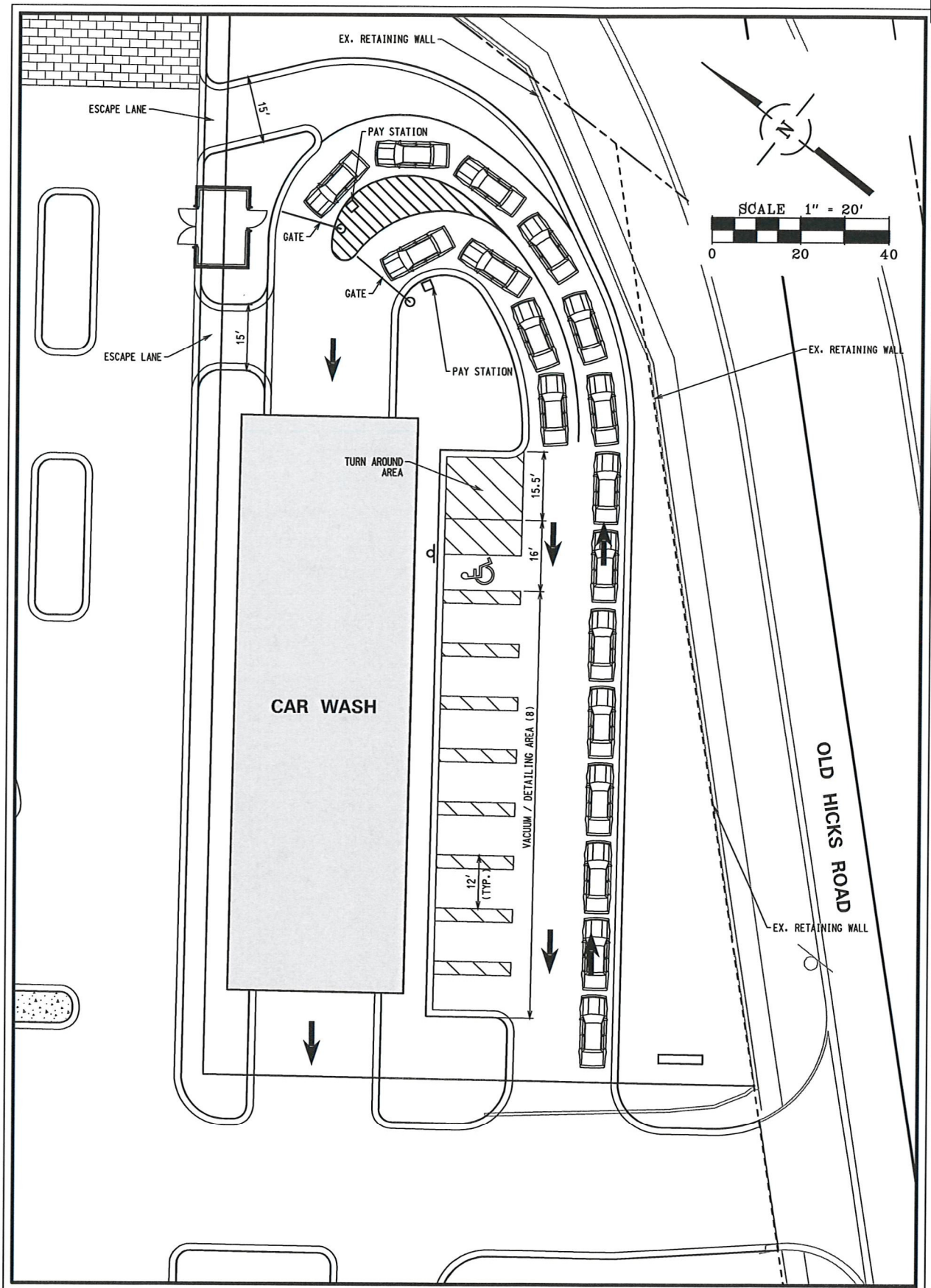
REVISIONS:

SPACECO

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME: 8524.02SUB-01

9575 W. Higgins Road, Suite 300



SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

DATE: 08/14/18 | FILENAME: 8524.02-CAR WASH EXH | JOB NO: 8524.02

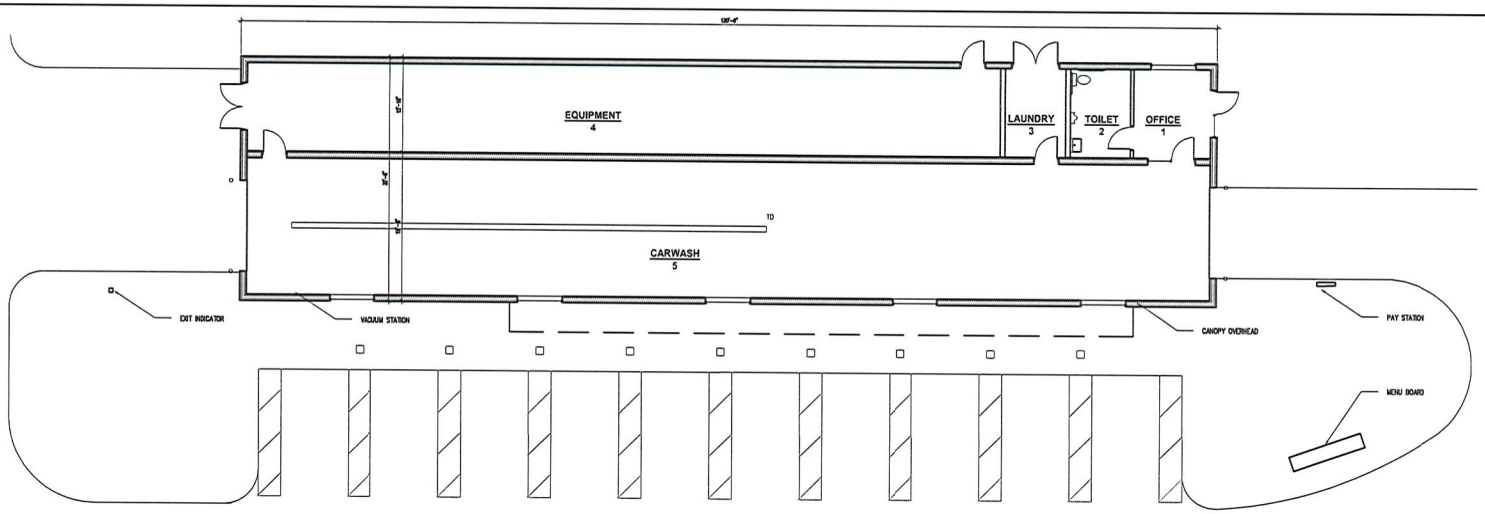
CAR WASH EXHIBIT

STEVE NAPLETON AUTO GROUP

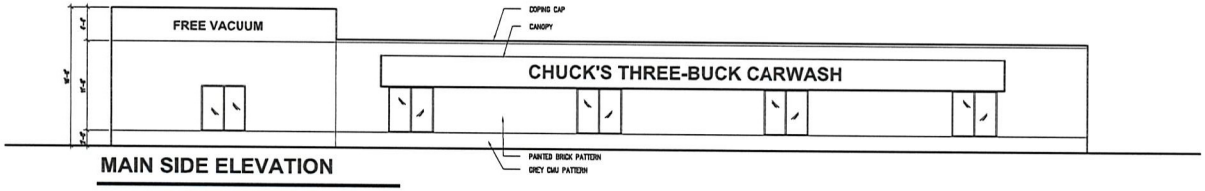
PALATINE, ILLINOIS

N:\Projects\8524\8524.02\EXHIBITS\8524.02Car Wash EXH-081418.dgn Default User=bbarker

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

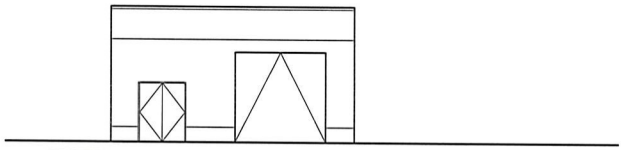


FLOOR PLAN

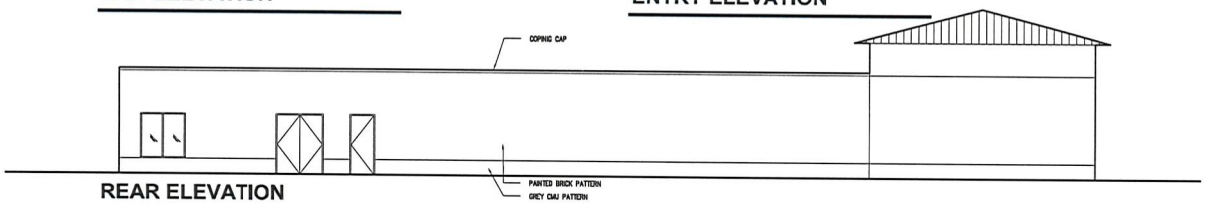


MAIN SIDE ELEVATION

EXIT ELEVATION



ENTRY ELEVATION



REAR ELEVATION

PROJECT:

STEVE NAPLETON Automotive Group

Napleton Carwash
Rand + Old Hicks
Palatine, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com

Attn: Paul Virgilio

MECH/PLUMB:

Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013

Tel: 847-462-1020
www.shermanmech.com

Attn: Alan Schultz

ELECTRICAL:

RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociatescom

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

schematic

A02.01

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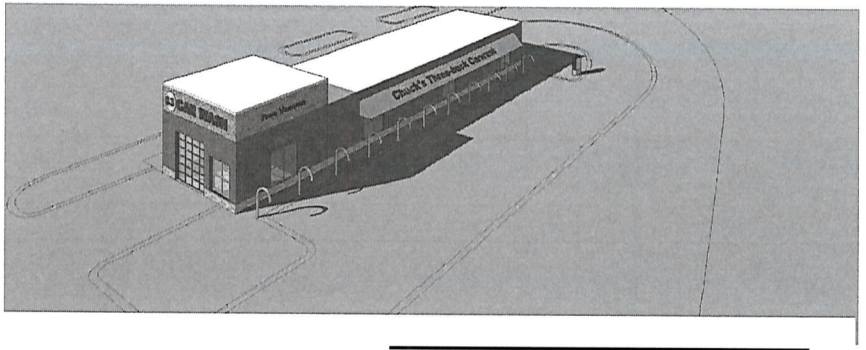

RENERING - AXON
SCALE: NTS

RENERING - ENTRANCE AND MAIN
SCALE: NTS

PROJECT:
STEVE NAPLETON
Automotive Group

Napleton Carwash
Rand + Old Hicks
Palatine, IL

ARCHITECT:
SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:
Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047
Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com
Attn: Paul Virgilio

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email: tjm.hedrick@rtmassociatescom

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

EXT. RENDERING

A06.03

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

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baetzgen
Authorized Agent

Control # 4505483

Attachment: 2018 - Napleton Planned Development Ordinance (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
CHARLES WECK STEPHEN NAPLETON	VOLKSWAGEN OF MT PROSPECT
Address	**City/State/Zip Code**
333 W RAND RD	M.P. IL 60056
Telephone	**Fax**
847 212 9062	
Email	
CW@WAGDEALER.COM, SRN@NAPLETONMAIL.CA	
Subject Property Address	
1979 N RAND RD PALATINE IL	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
CHARLES WECK	
Address	**City/State/Zip Code**
(SEE ABOVE)	
Telephone	**Fax**
"	
Email	
"	

RECEIVED
MAY 19 2021
PLANNING & ZONING DEPARTMENT

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

Signature

5/19/21
Date

Attachment: 1979 N. Rand Road- Planned Development application (1979 N. Rand Road - Planned Development Amendment - Napleton

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): NORTHWESTERN MOTORS HOLDING INC DBA VOLKSWAGEN OF MT PROSPECT
2. Authorized Agent of Petitioner (if different):
   - Name: CHARLES M WECK
   - Address: 333 W RAND RD MP 60056
   - Telephone No. 847 212 9062 Business No. _____
   - Email: CW @ WAGDEALER.COM
   - Relationship to Petitioner: PRESIDENT
3. Property Interest of Petitioner(s): OWNER "KNUPPERS"
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   1957 RAND RD PALATINE
5. All existing land use(s) on the property are:
6. Current zoning of property: _____ Size of the property: _____ 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.:
   3.2 ACRE 16000 SF 'WHITEFRAME' VOLKSWAGEN AUTO DEALERSHIP, SALES NEW + USED, SERVICE + PARTS

Attachment: 1979 N. Rand Road- Planned Development application (1979 N. Rand Road - Planned Development Amendment - Napleton

2. 1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021.

The following petitioner's exhibits were introduced:

1. Application
2. Public Notice
3. SpaceCo Engineering Plan

Case #21-53
Petitioner - Charles Weck - Northwestern Motors Holding, Inc.

Proposal - Planned Development to allow for new Volkswagen dealership on Lot 1 of Napleton Subdivision.

Sworn in Mr. Weck - Owner of Northwestern Motors Holding, Inc.

Mr. Weck stated that the goal is to move the existing dealership from the current Mt. Prospect location to Palatine. He states that Palatine is a much more viable location and build a conforming and state of the art Volkswagen dealership. The dealership would be located at the Knuppers Nursery at 1979 N Rand Rd - Lot 1 Napleton Subdivision. Looking forward to doing business in Palatine.

Mr. Vyverbergyverberg provides background on the proposed location. Property is on 3.5 acres. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9000 square foot building.
The proposed development includes an approximately 16,000 square foot Volkswagen dealership and an associated customer, employee and inventory parking lot.
Access for the site continues to utilize the full access within the existing subdivision. There are cross access points recorded from the original Subdivision. Building complies with all of the required setbacks. All engineering utilities are approximate to the site. Proposed engineering plans would take advantage of the existing detention basin and there is an underground detention that is proposed as part of the overall development. Petitioner has proposed to install an 8' board on board fence on the northern property line.

Mr. Hansen asks what kind of signs are being proposed.
Mr. Vyverbergyverberg states the final signs have not been identified. They would need to comply with the B5 Codes and the petioner would have one freestanding sign.

Mr. Freidman asks if the original development would all rights and opportunities carry over to a new applicant in that boundary
Mr. Vyverberg explains that all common areas are specific to the property.

Attachment: June 15 Draft Plan Commission minutes (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

Underline plan development would provide the same access to the utilities and carry over to any other owners.
Mr. Friedman asks about impact to neighbors like light glare or loud speaker systems. Has there been any feedback from neighbors over the existing properties operation before we add another dealership.
Mr. Vyverberg states that there are protections within the village codes that address noise requirements and limitations regarding the use of load speakers on their site and is unaware if Napleton uses such a system in their process.

Palatine Resident takes the podium and addresses the board. States she resides in the
Rand Grove Village area. States that the Mazda dealer opened and was concerned about environment and gang activities in the area. She states that the dealers that are currently in the area have brought positive atmosphere to the area. Hopes that the new dealership will also provide safety to the neighborhood and protect the area and the village.

Mr. Weck states that the Weck family will always have a member of the family present at the dealership to watch what is going on and running it in a family matter and respectful of the opportunity and protect the family investment will work to cut down the negative activity in the area. He also address the public speakers and states that he doesn't have loud speakers at the dealership and also talks about lighting which would not be an issue.

STAFF RECOMMENDATION:
Auto-related uses are typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the proposed use would be the third and final dealership in Napleton Subdivision. The uses are appropriate for the Rand Road corridor and continue the commercial uses in this area, with a regional draw.
The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial use of this property, which has existing since it and the former Menard's property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. Therefore, Staff recommends approval, subject to the following conditions:

1. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
2. The final signs plans shall be submitted in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain shall be revised in a manner acceptable to the Village Engineer.
3. All future uses shall follow the B-5 district use lists.
4. The final landscaping and screening plan shall be revised in a manner

Attachment: June 15 Draft Plan Commission minutes (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

acceptable to the Director of Planning and Zoning.

5. The final engineering plans, prepared by SPACECO, initially dated 05/13/21, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineer's Estimate of Probable Cost. If required, the declarations shall be revised in a manner acceptable to the Village Attorney to accommodate both access to the detention basin or to reflect the development of Lot 1.
6. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
7. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
8. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
9. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
10. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
11. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
12. Plan review fees based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.

Mr. Dwyer asks to clarify Condition #9 and add 2 words to the condition - Change to **The final "Plans For" refuse areas…**

Mr. Hansen asks to clarify Condition #1 and inquires what the meaning of Auto-Turn is.

Mr. Vyverberg states that this was a recommendation by the fire department and engineering would be provided an auto cad drawing showing the profile of the fire truck so that they can show maneuverability can be maintained within the side and access to the building.
Mr. Hansen asks Mr. Weck if he can and will cooperate and complete all conditions.
Mr. Weck states that he will.

Mr. Kolososki asks if he has a plan for snow removal.
Mr. Weck states that they would provide their own snow removal at the dealership and shows the diagram that indicates the snow would be plowed to the back row. Typically pushes into the corner where traffic is the least. Aisles would be clean so snow can be plowed straight through. States that he has a plan and the equipment to get this done effectively.

Attachment: June 15 Draft Plan Commission minutes (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

Mr. Fedota asks about the vehicle electric charging stations. Questions the protection of the spaces near the dealership and the efficiency of the layout.
Mr. Weck states that there are some requirements that are driven by corporate.
Mr. Fedota asks about the refuse area and aesthetically is facing out to rand rd.
Also states that there is a row of parking spaces that will be striped. Questions the safety of the spaces. The plan is presented and clarified as to the direction of the flow of parking spaces. EV quarantine area - Electric Vehicle
Mr. Weck explains it is the Electric Vehicle quarantine area and states that if a vehicle has a known problem - you wouldn't want that vehicle around the new vehicle areas.
Mr. Fedota EV display area - is there any requirements for indoor storage of batteries.

Mr. Vyverberg responds to Mr. Fedota's concerns and address the refuse area which he states has not been finalized. Also talks about the row of parking spaces and states dealerships have traditionally self-managed their parking spaces and notes that it would be an internal management decision. He also states that there is no village requirements for the storage of EV equipment.

Simon from the Architectural firm states that there is 3 locations for EV use - one for customer use, one for new car storage and one is for service and each has a different function. He talks about parking in the triangular site and states that the current plan version is the best they've come up with so far.
Mr. Weck states that they try and control the traffic flow at the dealership.

Mr. Fedota talks about drainage on the property and the flow.
Ben states the flow starts in the NW Corner of the site and everything captured underground is heading from west to east once you hit the ridge line.

Mr. Noonan made a motion to accept case #21-53 with 12 conditions and 2nd by Mr.Fedota.

The motion was unanimously approved

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. Mr. Vyverberg indicated that this will be reviewed by the Community and Economic Development Committee on June 21st.

Attachment: June 15 Draft Plan Commission minutes (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

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

Attachment: June 15 Draft Plan Commission minutes (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 15, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Planned Development Amendment to the Napleton Planned Development to allow for the development of a new Volkswagen dealership on Lot 3 of Napleton Subdivision.

The property is commonly known as Napleton Subdivision and the address in 1979 N. Rand Road (PIN #: 02-02-402-014-0000).
The Petitioner is requesting a Planned Development Amendment to develop a new auto dealership on the existing Lot 3 of Napleton Subdivision.
The above petition has been filed by Charles Weck, Northwestern Motors Holding Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-53
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 31st day of May of 2021
Published in Daily Herald May 31, 2021 (4564400)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to noti as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5 Section 1 and 5. That a notice of which the annexed printed slip is copy, was published 05/31/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Designee of the Publisher and Officer of the Daily Herald

Control # 4564400

Attachment: Public Notice - 1979 N. Rand Road (1979 N. Rand Road - Planned Development Amendment - Napleton Subdivision)

Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road

BACKGROUND:
The Subject Property, containing approximately 3.6 acres, is located at 1979 N. Rand Road (a portion of the Knupper site and adjacent to the Subaru and Mazda dealerships). The Petitioner, Northwestern Motors Holding, Inc. and 1977 Rand LLC, are proposing to redevelop the Subject Property with a new Volkswagen auto dealership. To help facilitate the proposed development, the Petitioner is requesting approval of the following:

> **Ordinance authorizing the Village Manager to execute a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand for the property located at 1979 N. Rand Road.**

KEY ISSUES:

Developer Obligations:

- The Petitioner shall develop the site in general compliance with the plan included within the Redevelopment Agreement (and as approved by the Village Council as part of the Planned Development).
- The redevelopment project must be completed by December 31, 2022.

Village Obligations:

- The Village shall provide a maximum of $1,000,000 of TIF assistance for the reimbursement of TIF eligible expenses related to the proposed redevelopment of the property at 1979 N. Rand Road. The TIF assistance will be made through multiple payments based on the Petitioner achieving the development milestones outlined within the redevelopment agreement.

ALTERNATIVES:

1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance authorizing the Village Manager to execute a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand LLC for the property at 1979 N. Rand Road.

ACTION REQUIRED:
Motion to approve the ordinance authorizing the Village Manager to execute a Redevelopment Agreement.

ATTACHMENTS:

- Ord Authorize Execution of VW RDA 1979 N. Rand Road
- VW Weck RDA - Rev June 14 2021

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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF PALATINE, NORTHWESTERN MOTORS HOLDING, INC., AND 1977 RAND LLC FOR THE PROPERTY AT 1979 N. RAND ROAD

WHEREAS, the Village of Palatine by Ordinance Nos. 0-23-03, 0-24-03, 0-25-03 and passed by the Mayor and Village Council on January 27, 2003 established a Tax Increment Financing District, adopted a Tax Increment Redevelopment Plan for Rand Road Corridor, and designated a Redevelopment Project Area; and

WHEREAS, the Mayor and Village Council have on June 21, 2021, considered the proposed Redevelopment Agreement with NORTHWESTERN MOTORS HOLDING, INC. and 1977 RAND LLC for the property at 1979 N. Rand Road and have determined that entering into this Agreement furthers the purposes of the Tax Increment Financing District and the Redevelopment Plan for the Rand Road Corridor TIF District and furthers the public interest; and

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

SECTION 1: The Village of Palatine hereby authorizes the Village Manager to execute the Redevelopment Agreement, attached hereto as Exhibit "A", subject to review and approval by the Village Attorney, pursuant to the Tax Increment Financing Act, Section 65 ILCS 5/11-74/4-4(c) and authorizes the Village Manager to execute any other supporting documents to the extent permitted by law.

SECTION 2: This Ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 21st day of June, 2021

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

APPROVED by me this 21st day of June, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: Ord Authorize Execution of VW RDA 1979 N. Rand Road (1979 N. Rand Road - Ord Approving VW RDA)

THIS REDEVELOPMENT AGREEMENT (this "Agreement"), is made and entered into as of the _____ day of _____, 2021 ("Agreement Date") by and between the **VILLAGE OF PALATINE, ILLINOIS,** an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), and **NORTHWESTERN MOTORS HOLDING, INC.**, d/b/a Volkswagen of Palatine, an Illinois corporation (the "Car Dealer") and **1977 Rand LLC** (the "Land Owner") . (The Village, Land Owner, and Car Dealer are sometimes referred to individually as a "Party" and collectively as the "Parties").

R E C I T A L S

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, to stimulate and induce redevelopment in the Rand Road Corridor pursuant to the Act, the Village created the Rand Road Corridor TIF District by adopting the following ordinances, after giving all notices required and after conducting the public hearings required by law:

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

1. Ordinance No. O-23-03, adopted January 27, 2003, titled "Ordinance Approving the Village of Palatine Cook County, Illinois, Rand Road Corridor Area Project Area Development Plan and Project;

2. Ordinance No. O-24-03 adopted January 27, 2003, titled "Ordinance Designating the Village of Palatine, Illinois, Rand Road Corridor Area Tax Increment Redevelopment Project Area" ("Rand Road Corridor Redevelopment Project Area");

3. Ordinance No. O-25-03, adopted January 27, 2003, titled "Ordinance Adopting Tax Increment Financing for the Village of Palatine Rand Road Corridor Area Tax Increment Redevelopment Project Area in the Village of Palatine, Cook County, Illinois"; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, Car Dealer and Land Owner represent and warrant to Village that Car Dealer and Land Owner are able to provide the Project with the reasonably necessary skill, knowledge and expertise as well as input from other experts and consultants in the construction and operation of such a Project; and

WHEREAS, Land Owner desires to own and Car Dealer desires to redevelop the Property; and

WHEREAS, Car Dealer has filed an application for a planned development amendment to seek approval to construct an automobile dealership as more fully described in Article 2 under the definition of Project (the "Planned Development"); and

WHEREAS, it is necessary for the successful completion of the Project (as defined in **Article 2**) that the Village enter into this Agreement with Car Dealer and Land Owner to provide for the development of the Property, subject to the Village approval of the required Planned

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

Development ordinance, thereby implementing and bringing to completion a portion of the Redevelopment Plan; and

WHEREAS, Car Dealer has been and continues to be unwilling and unable to undertake the redevelopment of the Property but for certain tax increment financing ("TIF") incentives from the Village, which the Village is willing to provide under the terms and conditions contained herein; and

WHEREAS, Car Dealer has been and continues to be unwilling and unable to undertake the redevelopment of the Property but for approval of a Class 7(C) tax incentive by Cook County; and

WHEREAS, Car Dealer has provided information to the Village outlining how their current location has become economically obsolete and is no longer a viable location; and

WHEREAS, the Village finds that, based upon a review of said information provided by Car Dealer, the current location of Car Dealer has become economically obsolete and is no longer a viable location for Car Dealer; and

WHEREAS, the Village proposes to finance its share of the costs to be incurred in connection with the Project by utilizing Tax Increment Financing in accordance with the Act, which will serve a public purpose by reducing or eliminating conditions that, in part, qualify the Rand Road Redevelopment Project Area as a blighted area and which are necessary to foster development within the Rand Road Redevelopment Project Area; and

WHEREAS, this Agreement has been submitted to the Corporate Authorities of the Village for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to the Members and Manager of Land Owner for consideration and review, the Members and Manager of Land Owner have taken all actions required to be taken prior to the execution of this Agreement and obtained all required consents and approvals in order to make the same binding upon Land Owner according to the terms hereof, and any and all action, consents and approvals of the Land Owner Manager and Members precedent to the execution of this Agreement have been undertaken and performed in the manner required by law and the Operating Agreement of Land Owner.

WHEREAS, this Agreement has been submitted to the Directors of Car Dealer for consideration and review, the Directors have taken all actions required to be taken prior to the execution of this Agreement and obtained all required consents and approvals in order to make the same binding upon Car Dealer according to the terms hereof, and any and all action, consents and approvals of the Car Dealer's Directors precedent to the execution of this Agreement have been undertaken and performed in the manner required by law and the By-Laws of Car Dealer.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this **Article One**, and constitute findings, representations and agreements of the

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Village, Land Owner, and of Car Dealer according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, including above in the recitals hereto and as follows:

"Act" means the Tax Increment Allocation Redevelopment Act found at 65 ILCS 5-11-74.4-1, *et seq*.

"Agreement" means this Redevelopment Agreement.

"Car Dealer" means NORTHWESTERN MOTORS HOLDING, INC., d/b/a Volkswagen of Palatine, an Illinois corporation, or any successor in interest thereof permitted pursuant to **Section 10.11** hereof.

"Certificate of Completion" means the document to be provided to Car Dealer by the Village, within thirty (30) days after written request from Car Dealer and after Car Dealer has provided all required waiver of liens and sworn statements necessary to comply with the Illinois Mechanics Lien Act or evidence of title insurance coverage over all such liens in favor of Car Dealer or Construction Lender and has complied with all Village codes and with the obligations of this Agreement with respect to the construction of the Project, which document states that Car Dealer has completed and satisfied all construction terms, covenants and conditions contained in this Agreement. The final certificate of occupancy for the Volkswagen dealership building shall be evidence of physical completion of the building.

"Change in Law" means the occurrence, after the Effective Date, of an event described below that materially changes the costs or ability of the Party relying thereon to carry out its

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obligations under this Agreement and such event is not caused by the Party relying thereon. Change in Law means any of the following: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; (ii) the order or judgment of any federal or state court, administrative agency or other governmental body; (iii) the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the services to be performed under this Agreement; or (iv) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency, but shall not include laws, rules, regulations and ordinances of the Village, acting voluntarily and not as a result of a mandate from a higher authority, except to the extent they are generally applicable throughout the Village and do not violate the express terms of this Agreement.

"Closing" means the acquisition of Property by Land Owner.

"Completion Date" means the date in which Car Dealer obtains the Certificate of Completion pursuant to Section 9.7.

"Corporate Authorities" means the Village Mayor and Village Council of the Village of Palatine, Illinois.

"Day" means a calendar day.

"Land Owner" means 1977 Rand LLC , an Illinois limited liability company.

"Final Plans" means the final plans submitted by Car Dealer and approved by the Village during the Planned Development approval process.

"Party" means the Village and/or Car Dealer and/or Land Owner and its successors and/or assigns as permitted herein, as the context requires.

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"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.

"Preliminary Plans" means the preliminary version of the Final Plans which are attached hereto as **Exhibit "A"**.

"Project" means the development, construction, financing, completion and operation of a Volkwagen dealership building with approximately **15,000** square feet of interior space all in accordance with the Final Plans if approved by the Village in the Planned Development ordinance. The dealership will be a state of the art facility, designed and constructed to be compliant with the Volkswagen Car Manufacturer Facility Standards and Design Guidelines, attached hereto as **Exhibit "D"**.

"Property" means the parcel of land as legally described on **Exhibit "B"**, upon which the Project will be constructed. The Property, most recently utilized as a seasonal greenhouse by Knupper Nursery, consists of approximately 3.2 acres.

"Rand Road Redevelopment Project Area" means the entire Rand Road TIF district created by the Ordinances adopted by the Village in 2003.

"Real Estate Sale Provisions" means those provisions set forth in **Article Fifteen** herein.

"Redevelopment Plan" means the "Redevelopment Plan" for Rand Road as defined in the Village Ordinance No. O-23-03.

"State" means the State of Illinois.

"TIF Ordinances" means Ordinances Nos. O-23-03, O-24-03, and O-25-03 all adopted by the Village on January 27, 2003, as described in the Recitals to this Agreement.

"TIF Eligible Expenses" means eligible expenses as authorized to be reimbursed by the Act.

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"Uncontrollable Circumstance" means any event impacting the construction of the Project, which:

(a) is beyond the reasonable control of and without the fault of the Party relying thereon; and

(b) is one or more of the following events:

(i) a Change in Law;

(ii) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war or naval blockade;

(iii) epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, flood, other extraordinary weather conditions or other similar Act of God;

(iv) governmental condemnation or taking other than by the Village;

(v) strikes or labor disputes,

(vi) shortage of materials not attributable to Car Dealer or Land Owner.

(c) Uncontrollable Circumstance shall not include: (1) economic hardship or impracticability of performance (except as described under Change of Law); (2) commercial or economic frustration of purpose, (except as described under Change of Law); (3) unavailability of materials, strikes or labor disputes directly caused by the acts or omissions of Car Dealer or Land Owner; (4) a failure of performance by a contractor (except as caused by events which are otherwise Uncontrollable Circumstances hereunder, as to such contractor).

"Village" means the Village of Palatine, Illinois, an Illinois municipal corporation.

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ARTICLE THREE

CONSTRUCTION

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

(a) Definitions include both singular and plural.

(b) Pronouns include both singular and plural and cover all genders.

(c) The word "include", "includes" and "including" shall be deemed to be followed by the phrase "without limitation".

(d) Headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

(e) All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the terms of this Agreement shall control.

(f) Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.

(g) In connection herewith concerning written directions or authorization in respect of the investment of any funds, notwithstanding any provision hereof to the

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contrary, such direction or authorization in writing, including by telecopier/facsimile transmission, shall be appropriate and is hereby approved.

(h) The Village Manager, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Agreement for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Agreement. Car Dealer and Land Owner are entitled to rely on the full power and authority of the persons executing this Agreement on behalf of the Village as having been properly and legally given by the Village.

(i) In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Car Dealer or Land Owner in a different manner, Car Dealer and Land Owner hereby designate Charles M. Weck as their authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Car Dealer and Land Owner and with the effect of binding Car Dealer and Land Owner in that connection (such individual being referred to herein as the "Authorized Car Dealer Representative"). Car Dealer and Land Owner shall have the right to change the Authorized Car Dealer Representative by providing the Village with written notice of such change which notice shall be sent in accordance with **Section 18.2**.

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ARTICLE FOUR

IMPLEMENTATION OF PROJECT

The Village, Land Owner, and Car Dealer agree to cooperate in implementing the Project in accordance with the Parties' respective obligations set forth in this Agreement. This Agreement and all of its terms are subject to the Village adopting an ordinance granting Planned Development approval for the Project and, if requested, the Village adopting an ordinance or resolution supporting a Class 7(C) tax incentive. The Car Dealer and Land Owner shall have no rights to develop the Project unless and until the Village adopts an ordinance granting Planned Development approval for the Project.

ARTICLE FIVE

DESIGNATION OF CAR DEALER

The Village hereby designates Car Dealer and Land Owner as the exclusive developers for the Property, subject to the Village adopting a Planned Development ordinance authorizing the construction of the Project in accordance with the Final Plans, subject to Car Dealer's and Land Owner continued compliance with the terms of this Agreement, and only for so long as neither Car Dealer nor Land Owner is in default under this Agreement beyond applicable notice and cure periods. The Village hereby represents and warrants to Car Dealer and Land Owner that the Village has taken all necessary actions and has complied with all requirements imposed by law including, but not limited to, the requirements of Section 5/11-74.4-4 (c) of the Act, required to be taken and met prior to the designation of Car Dealer as the exclusive developer for the Property.

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ARTICLE SIX

RESERVED

ARTICLE SEVEN

ACQUISITION OF THE PROPERTY

7.1 **Acquisition of Property by Land Owner .** The Land Owner shall acquire the Property as a condition precedent to the implementation of this Agreemet.

ARTICLE EIGHT

VILLAGE COVENANTS AND AGREEMENTS

8.1 **Village's Redevelopment Obligations**. The Village shall have the obligations set forth in this **Article Eight** in connection with the Project. Notwithstanding the obligations of this **Article Eight**, this Agreement shall not constitute a debt of the Village within the meaning of any constitutional statutory provision or limitation.

8.2 **TIF Funding.** This Agreement shall not constitute a debt of the Village within the meaning of any constitutions, statutory provision or limitation. TIF funds shall be disbursed to Car Dealer in accordance with the terms of this Agreement, subject to Car Dealerhaving spent sufficient TIF Eligible Expenses to justify said amount. The Village shall provide TIF assistance to Car Dealer in an amount not to exceed One Million Dollars ($1,000,000.00) in cash in reimbursement of TIF Eligible Expenses incurred by Car Dealer for the Project. Subject to Car Dealer Land Owner's compliance with this Agreement and satisfaction of the applicable contingencies contained herein, said payments by the Village to Car Dealer shall be made as follows:

A. One Hundred and Fifty Thousand Dollars ($150,000.00) shall be paid upon the completion of demolition and removal of all existing structures;

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B. Two Hundred Thousand Dollars ($200,000.00) shall be paid upon completion of the exterior shell and core of the automobile dealership, including a frame out of the building's roof;

C. Two Hundred and Fifty Thousand Dollars ($250,000.00) shall be paid upon the issuance of the Temporary or Final Certificate of Occupancy for the automobile dealership and the Car Dealer opening for business; and

D. Up to a total of an additional Four Hundred Thousand Dollars ($400,000.00) shall be paid on a "pay as you go" basis. The "pay as you go" payments made by the Village to Car Dealer shall be equal to fifty (75%) percent of the annual sales taxes received by the Village from the Project during the preceding year. No later than May 31st of each year, the Village shall reimburse Car Dealer on the basis of seventy five (75%) percent of the sales tax received by the Village in the preceding year, until Car Dealer has received not more than Four Hundred Thousand Dollars ($400,000.00).

8.3 **Agreement to Remain Open and Operating.** Car Dealer agrees to keep the Volkswagen automobile dealership open, operating, and selling new automobiles for a period of the earlier of (i) twenty (20) years from the date of issuance of the Final Occupancy Certificate for the dealerships, or (ii) such date that the Village has received incremental property tax revenue generated by the Property sufficient to retire all debt service incurred by the Village for the Project. Except for: (i) instances of involuntary termination by the Volkswagen Franchisors under each respective franchise agreement with Car Dealer by Volkswagen not due to or caused by the actions or inaction of Car Dealer, and which Car Dealer fails to dispute with the respective franchise within a reasonable amount of time; (ii) or if the manufacturer of Volkswagen automobiles permanently ceases the business of producing automobiles; (iii) in the event that

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Car Dealer fails to remain open for business in satisfaction of the foregoing requirement of this **Section 8.3**, Car Dealer agrees that it shall not seek to reduce its real estate tax assessment based on vacancy in the building. Notwithstanding the foregoing, Car Dealer will be discharged of its obligations under this **Section 8.3** if it shall replace the Volkswagen dealership with an automobile dealership of substantially equivalent economic stability and sales tax generation (which new dealership shall undertake the covenant to remain open pursuant to an Assumption and Assignment Agreement, as approved by the Village in its reasonable discretion) such that the Village receives the same sales tax return as it would have prospectively received if the Volkswagen dealership was to have remained open and operating, subject to the Village's written approval which shall not be unreasonably withheld.

8.4 **Reserved**

8.5 **Defense of TIF District.** In the event that any court or governmental agency, having jurisdiction over enforcement of the Act and the subject matter contemplated by this Agreement, shall determine that this Agreement is contrary to law, or in the event that the legitimacy of the Rand Road Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its sole cost and expense, defend the integrity of the Rand Road Redevelopment Project Area and this Agreement. Car Dealer and Land Owner will fully cooperate with the Village in connection with the foregoing, including, but not limited to the execution of any and all reasonable documentation, and will be entitled to reimbursement by the Village for TIF Eligible Expenses incurred in connection with such cooperation and approved in writing by the Village prior to such TIF Eligible Expenses being incurred.

8.6 **Cooperation with Other Permits.** The Village agrees to cooperate with Car Dealer and Land Owner in Car Dealer's and Land Owner's attempts to obtain all necessary approvals and

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permits from any governmental or quasi-governmental entity other than the Village. The Village shall promptly process and consider to the extent allowable under applicable law, any reasonable request of Car Dealer or Land Owner for zoning and planned development approvals and for relief or variances from Village Zoning and Subdivision ordinances necessary for the construction of the Project.

8.7 **Certificate of Completion.** Within thirty (30) days after written request from Car Dealer to the Village, and after Car Dealer has provided to the Village all required, fully executed and approved waivers of liens, sworn statements necessary to comply with the Illinois Mechanics Lien Act, and a date-down endorsement to an owner's policy of title insurance showing no outstanding mechanics' or other liens, and Car Dealer has complied with all Village codes and with the obligations of this Agreement with respect to the completion of construction of the Project, including obtaining final Certificates of Occupancy, the Village shall deliver a Certificate of Completion or, if not complete or satisfied, a written statement of any deficiencies with respect to the completion of construction of the Project. Upon correction of any noted deficiencies, including but not limited to the full payment of the cost for any such correction of deficiencies, within ten (10) days thereafter the Village shall deliver the Certificate of Completion.

8.8 **Cash Payment.** Based on and subject to Car Dealer incurring TIF Eligible Expenses, and Car Dealer providing proof of payment and paid receipts for said TIF Eligible Expenses, the Village shall reimburse Car Dealer for said TIF Eligible Expenses in an amount not to exceed One Million Dollars ($1,000,000.00). Said reimbursement amount of TIF Eligible Expenses shall be paid pursuant to **Section 8.2** of this Agreement, subject to the the delivery by Car Dealer to the Village of sufficient invoices and documentation that is customarily used in commercial construction projects, and is also determined to be satisfactory by the Village in its commercially reasonable discretion, including, but not limited to paid receipts, cancelled checks, lien waivers and

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Contractor Sworn Statements, for each such TIF Eligible Expense, and subject to the condition that Car Dealer and/or the operator of the car dealership facility certify, complete, execute and deliver to the Village an "Authorization to Release Sales Tax Information", upon receipt of the Illinois Business Tax Number for the car dealerships.

8.9 **Agreement to Support Class 7(C) Tax Incentive.** If requested, **t**he Village agrees to cooperate with Land Owner in Land Owner's attempt to obtain all necessary approvals to obtain a Class 7(C) tax incentive from Cook County for the Property. The Village shall provide Land Owner with any and all required documents, including but not limited to a Resolution or Ordinance expressly setting forth the eligibility factors which must be presented to demonstrate that the Property and the Project satisfy those factors.

ARTICLE NINE

CAR DEALER'S AND LAND OWNERS 'S COVENANTS AND AGREEMENTS

9.1 **Car Dealer's and Land Owner's Redevelopment Obligations**. Car Dealer and Land Owner shall have the obligations set forth in this **Article Nine** for the development, construction, financing, completion and furtherance of the Project.

9.2 Reserved

9.3 Reserved

9.4 Reserved

9.5 **Project Development Budget.** Car Dealershall submit to the Village the project development line item budget approved by the Car Dealer's construction lender, when available, but not later than ninety (90) days after the Village adopts a final ordinance granting Planned Development approval for the Project. The Car Dealer agrees that the Village will be provided a reasonable opportunity to meet with the construction lender if requested by the Village.

9.6 Reserved9.7 Completion Date.

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At the time of execution of this Agreement, the Village, Land Owner, and Car Dealer agree that Car Dealer and Land Owner are not in a position to provide a complete Project Development Schedule. Car Dealer and/or Land Owner covenant and agree to construct, or cause to be constructed, the Project on the Property in compliance with the terms of this Agreement on or before December 31, 2022 (the "Completion Date"). In the event Car Dealer and/or Land Owner fail to obtain the Certificate of Completion, pursuant to Section 8.7 above and without an extension thereof by the Village, which shall not be unreasonably withheld, prior to the Completion Date, Car Dealer and/or Land Owner shall be in default under this Agreement and, upon thirty (30) days written notice by the Village to Car Dealer and Land Owner, the Village shall have the remedies as set forth in Section 16.3 hereunder.

9.8 **Compliance with Applicable Laws**. Land Owner and Car Dealer warrant that they shall at all times acquire, install, construct, operate and maintain the Project in conformance with all applicable laws, rules, ordinances and regulations. All work with respect to the Project shall be performed in accordance with good construction practices and shall conform to all applicable federal, state and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision, planned development codes, building codes, environmental codes, life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village as more specifically set forth in **Article Eleven**. Village shall not enact any law, ordinance, rule or regulation (or amendment thereto) which would have the effect of increasing the Land Owner's or Car Dealer's obligations hereunder, including an increase in the cost of the Project.

9.9 **No Default.** The Land Owner and/or Car Dealer shall not be in default under this Agreement or be in default under any agreement with the Village of Palatine or the Volkswagen of America, Inc. Car Manufacturers including, but not limited to any one or more franchise agreements with the Volkswagen Car Manufacturers, or any other party in connection with the

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development of the Property, which default has not been cured after the giving of proper written notice thereunder and all rights to cure have lapsed. Failure to comply with this term renders Land Owner and Car Dealer in default of this Agreement, subject to Land Owner and Car Dealer's right to cure under this Agreement.

9.10 **Progress Meetings**. Car Dealer shall meet with the Village staff and make presentations, as reasonably requested by the Village and not to exceed four (4) per year, in order to keep the Village apprised of the progress of the development of the Project.

9.11 **Authorized Representative**. Subject to the provisions thereof, Car Dealer has designated in **Article Three** a representative with full power and authority to meet with Village staff for purposes of coordinating and implementing obligations of the Parties under this Agreement; provided, however, that all agreements of the Parties shall be in writing and fully authorized by all necessary action of such Parties.

9.12 **Real Estate Tax Payments**. Land Owner, Car Dealer and successor owners agree to pay all general and special real estate taxes levied during their respective period of ownership against their respective interest in the Project on or prior to the date same is due and said taxes shall not become delinquent or incur any penalties or interest. The Village acknowledges that the Car Dealer or Land Owner may seek a Class 7(C) and the Village supports a Class 7(C) tax incentive. Accordingly the Class 7(C) tax incentive shall not violate this provision.

9.13 **Tax Exempt Status**. Consistent with its covenant in Section 10.8 Land Owner, Car Dealer and successor owners shall not assert a tax-exempt status during their respective period of ownership. However, the Village acknowledges that the Land Owner may seek a Class 7(C) and the Village supports a Class 7(C) tax incentive. Accordingly the Class 7(C) tax incentive shall not violate this provision. This prohibition shall run with the land and shall expire on the earlier of the following to occur: (i) date the Rand Road Redevelopment Project Area and the Rand Road

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TIF District expires; or (ii) any earlier date if such date is mutually agreed by the Village, Land Owner, and Car Dealer.

9.1 **Class 7(C) Cook County Tax Incentive.** The Village agrees to cooperate with Land Owner in Land Owner's attempt to obtain all necessary approvals to obtain a Class 7(C) tax incentive from Cook County for the Property. The Village shall provide Land Owner with any and all required documents, including by not limited to a Resolution or Ordinance expressly setting forth the eligibility factors which must be presented to demonstrate that the Property and the Project satisfy those facotrs and that the Property affirmatively satisfy those factors.

9.15 **Reserved.**

9.16 **Fees and Expenses**. Car Dealer shall pay when due all Village and other governmental entity-imposed fees, including but not limited to permit, inspection, review, tap-on, and storm water drainage fees that are assessed on a uniform basis throughout the Village and are of a general applicability to all other property in the Village. Said payments shall be made as directed by the applicable Village code or policy.

9.17 Reserved

9.18 **Volkswagen Corporate Approvals**. Car Dealer has provided to the Village, as a condition precedent to the Village's execution of this Agreement, written evidence from Volkswagen in form and substance reasonably acceptable to the Village that: 1) Volkswagen and any other applicable corporate entity approves the relocation of Car Dealer's dealership to the Property; and 2) Volkswagen's approval was made in reliance upon the representations, disclosures, and commitments made by Northwestern Motors Holding, Inc. such that Car Dealer's present location has become economically obsolete or is no longer a viable location for the dealership, sufficient to allow the Village to make a reasonable finding that the current location has become economically obsolete or is no longer a viable location for the car dealership.

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This Agreement and the Village's agreement to reimburse Car Dealer TIF Eligible Expenses is specifically contingent on the continuing truth and validity of such written evidence as required by Section 65 ILCS 5/11-74.4-3(q-11.5) of the Act.

ARTICLE TEN

ADDITIONAL COVENANTS OF CAR DEALER AND LAND OWNER

10.1 **Car Dealer Existence**. Car Dealer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as an Illinois Corporation authorized to do business in Illinois, so long as Car Dealer maintains an interest in the Property or has any other remaining obligation pursuant to the terms of this Agreement. Car Dealer will also do or cause to be done all things necessary to preserve and keep its franchise with Volkswaegn of America, Inc. and any other applicable corporate entity in existense, in good standing and in full force and effect.

10.2 **Land Owner Existence**. Land Owner will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and good standing as an Illinois limited liability company authorized to do business in Illinois, so long as Land Owner maintains an interest in the Property or has any other remaining obligation pursuant to the terms of this Agreement. Land Owner will also do or cause to be done all things necessary to preserve and keep its franchise with Volkwagen of America, Inc. and any other applicable corporate/limited liability company entity in existense, in good standing and in full force and effect.

10.3 **Construction of Project**. Car Dealer shall diligently pursue obtaining all required permits and Car Dealer shall exercise commercially reasonable efforts to cause construction of the Project on the Property to be prosecuted and completed by December 31, 2022, in good faith and without delay, subject to Uncontrollable Circumstances and the other provisions of this Agreement.

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Neither Car Dealer, nor any entity in which Car Dealer has an interest, shall be paid any construction management fee or other fees from the proceeds of the Construction Loan for the Property until issuance of a Temporary or Final Certificate of Occupancy, whichever occurs first, for any part of the Project.

10.4 Indemnification. Land Owner and Car Dealer (use of the term "Land Owner" and "Car Dealer" herein includes permitted successors and assigns), agrees to and does hereby indemnify, defend and hold the Village, Mayor, Village Council Members, Village Manager, officers, agents and employees (hereinafter "Indemnified Parties") harmless from and against any losses costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the Indemnified Parties (which shall not include any claim related to the loss of sales tax or incremental property tax revenues), which are caused as a result of:

a. the failure of Land Owner and/or Car Dealer to comply with any of the terms, covenants or conditions of this Agreement with which Land Owner and/or Car Dealer is obligated to comply; and

b. the failure of Land Owner and/or Car Dealer or any of Car Dealer's contractors to pay contractors, subcontractors or materialmen in connection with the Project; and

c. material misrepresentations or omissions of Land Owner and/or Car Dealer relating to the Project, financials, this Agreement and/or the Village Property Contract, which are the result of information supplied or omitted by Land Owner and/or Car Dealer or by its agents, employees, contractors or persons acting under the control or at the request of Land Owner and/or Car Dealer; and

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d. the failure of Land Owner and/or Car Dealer to cure any material misrepresentations or omissions of Land Owner and/or Car Dealer in this Agreement relating to the Project within the applicable cure provisions of this Agreement; and

e. any claim or cause of action for injury, loss of life or damage brought by a third party arising out of the negligence of the Car Dealer or Land Owner. The Village shall notify the Car Dealer and Land Owner in writing of any third party complaint regarding the construction/or operation of the Project by Car Dealer as soon as reasonably possible; and

f. any violation or threatened violation by Land Owner and/or Car Dealer of local ordinance, state or federal laws, in connection with the offer and sale of interests in Land Owner and/or Car Dealer or any part of the Project; and

g. the failure of Land Owner and/or Car Dealer to comply with any of the terms, covenants or conditions of its franchise agreement with Volkswagen motor company.

h. any third-party challenges to this Agreement.

The provisions of this **Section 10.4** shall not apply to any loss which arises out of (in whole or in part) the intentional conduct or negligence on the part of any Indemnified Party providing this information, but only to the extent that such Indemnified Parties' misconduct or misinformation or negligence contributed to the loss, or that the loss is attributable to such Indemnified Parties' misconduct or negligence or misinformation. Nothing herein shall be construed to waive any immunities the Village may assert in response or defense of any such claims.

10.5 **Insurance**. Car Dealer (or Car Dealer's contractor) shall deliver to the Village, at the Car Dealer's cost and expense, insurance required to be carried by Car Dealer pursuant to **Article Fourteen**. The Village shall be named as an additional insured party on Car Dealer's insurance policies until such time as a Certificate of Completion is issued; provided that, Village hereby

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agrees and acknowledges that its rights as an additional insured are subordinate to the priority of the construction lender as a loss payee.

10.6 **Further Assistance and Corrective Instruments**. The Village, Land Owner and Car Dealer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may be reasonably required for carrying out the intention of or facilitating the performance of this Agreement to the extent legally permitted and within the Village's sound legal discretion.

10.7 **No Gifts**. Land Owner and Car Dealer covenant that no officer, member, manager, stockholder, employee or agent of Land Owner or Car Dealer, or any other person connected with Land Owner or Car Dealer, has made, offered or given, either directly or indirectly, to the Mayor, any Council member, or any officer, employee or agent of the Village, or any other person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.

10.8 **Conveyance**. In recognition of the nature of the Project and the Village's projections of the need for incremental tax revenues to finance TIF Eligible Expenses, in accordance with the Act, during the life of the TIF consistent with its covenants in **Sections 9.13**, Car Dealer and/or Land Owner shall not undertake to convey the Property to persons whose ownership and use of such Property will cause it to be exempt from payment of property taxes. However, the Village acknowledges that Land Owner is seeking Class 7(C) and the Village supports the Class 7(C) tax incentive. Accordingly, the Class 7(C) tax incentive shall not violate this provision. To facilitate this provision, the Land Owner shall impose in its deed conveying all or any portion of the Property a prohibition against granting such conveyance consistent with the covenants in **Sections 9.13**.

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10.9 **Disclosure.** Concurrently with execution of this Agreement, Land Owner and Car Dealer shall disclose to the Village the names, addresses and ownership interests of all Persons that comprise Land Owner and Car Dealer, including all shareholders of the Car Dealer corporation and all members and their respective percentage interests of the Land Owner's limited liability company. At the time of execution of this Agreement, Land Owner and/or Car Dealer shall not sell, assign, mortgage, pledge or in any manner transfer any interest in the respective corporation or limited liability company, without the Village's prior written consent in each instance. Consent by the Village to any assignment or transfer shall not waive the necessity for consent to any subsequent assignment or transfer. This prohibition shall include a prohibition against any assignment or transfer by operation of law and no change shall be made in the persons or entities owning or controlling Land Owner and/ or Car Dealer or in their reespective ownership interests without the consent of the Village. All changes made in the persons or entities owning or controlling Land Owner and Car Dealer or in their ownership interests shall be disclosed to the Village during the term of this Agreement.

10.10 **Open Book Project**. Car Dealer's Project shall be an "open book" project meaning that Car Dealer and the general contractor (or contractors, if more than one) will assure continuing reasonable access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any item necessary to determine the costs of the Project, and as it relates solely to this Project. The foregoing Village review rights shall terminate one (1) year after the issuance of the Final Certificate of Occupancy with respect to costs for the Project, unless Car Dealer has failed to make available any such books and/or records requested in writing by the Village. Car Dealer and Land Owner shall provide to the Village copies of any corporate, partnership, limited liability operating agreements or joint venture agreements pertaining solely to the Property and this Project to which Car Dealer and Land Owner are Parties;

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provided that Car Dealer and/or Land Owner may, (if Car Dealer or Land Owner previously provided the Village not less than thirty (30) days to review such confidential financial materials), remove from the copies of such agreements any confidential financial information previously disclosed to the Village and not since changed in form or substance and the Village shall keep such agreements confidential, to the maximum extent permitted by law. Failure to provide the documents or allow review of the books within thirty (30) days after written request by the Village shall be an Event of Default. Car Dealer shall exercise prudence and good faith in attempting to contract with persons or entities who are reputable and experienced in their respective areas for the provision of services or material for the design and construction of the Project at costs not in excess of market rates. The Village agrees that Car Dealer may designate, within its commercially reasonable discretion, the general contractor (or general contractors) for the Project. The general contractor (or general contractors) designated by Car Dealer shall be experienced and reputable as determined by Car Dealer in its sole, but commercially reasonable discretion.

10.11 **Assignment of Agreement.** This Agreement is not assignable until a Certificate of Completion for the entire Project is issued by the Village. Notwithstanding anything in this **Section 10.11** to the contrary, no part of this **Section 10.11** and **Section 10.12** shall require the Village's consent to the collateral assignment hereof, for security purposes only, to Land Owner's lender or Car Dealer's construction lender or permanent lender, if required thereby, or to a Permitted Transferee. Subsequent to completion of the Project, as evidenced by a Certificate of Completion, Land Owner and Car Dealer shall give notice to Village of any proposed transfer and Village shall have thirty (30) days to accept or reject such assignee and any such proposed transfer, in its sole judgment and discretion.

10.12 **No Transfer without Village's Consent.** Prior to issuance of a Certificate of Completion for the entire Project, no portion of Land Owner or Car Dealer or the Project shall be transferred

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or conveyed (other than to Permitted Transferees). Car Dealer and/or Land Owner shall notify the Village of any transfer of any interest in the Project and/or the Property other than to an Affiliate of Car Dealer. As used herein, an "Affiliate of Car Dealer" shall mean an entity which controls, is controlled by, or is under common control with Car Dealer and which has the same manager, members, partners or shareholders owning in the aggregate, more than fifty percent (50%) of the ownership interests in Car Dealer and the same manager, members, partners or shareholders owning more than fifty percent (50%) of the ownership interests in said Affiliate; and as used herein "control" shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise. The foregoing transfers shall herein be referred to as the "Permitted Transfers" and the transferees shall be referred to as the "Permitted Transferees". Car Dealer shall not be required to obtain Village review, approval or consent to any Permitted Transfer. In the event there is a transfer of Car Dealer and Land Owner's rights and obligations under this Agreement by operation of law or otherwise due to or caused by the default under this Agreement by Car Dealer and/or Land Owner, the Village may negotiate any new terms of security with any successor developer for the Project and may amend this Agreement with such any such new terms, including, but not limited to any new terms of security for the Project with any successor developer for the Project, as the Village deems acceptable, in its commercially reasonable discretion.

ARTICLE ELEVEN

ADHERENCE TO VILLAGE CODES AND ORDINANCES

All development and construction of the Project shall comply in all respects with the provisions in the Building, Plumbing, Mechanical, Electrical, Storm Water Management, Fire

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Prevention, Property Maintenance, Zoning and Subdivision Codes of the Village and all other germane codes and ordinances of the Village in effect from time to time, unless otherwise mandated by State law or permissible under a variance or exemption granted to Land Owner or Car Dealer by a governmental body authorized to grant such variance or exemption. Land Owner and Car Dealer have examined and are familiar with and agrees that the development of the Project shall be performed in accordance with all the covenants, conditions, restrictions, building regulations, zoning ordinances, property maintenance regulations, environmental regulations and land use regulations, codes, ordinances, federal, state and local ordinances affecting the Project or is permissible under a variance or exemption granted to Land Owner or Car Dealer by a governmental body authorized to grant such variance or exemption.

ARTICLE TWELVE

REPRESENTATIONS AND WARRANTIES OF CAR DEALER AND LAND OWNER

Land Owner and Car Dealer represent, warrant and agree as the basis for the undertakings on their respective parts herein contained that as of the date hereof and until completion of the Project:

12.1 **Organization and Authorization**. Land Owner is an Illinois limited liability company and Car Dealer is an Illinois corporation, both authorized to do business in Illinois and existing in good standing under the laws of the State of Illinois, and both are authorized to and have the power to enter into, and by proper action have been duly authorized to execute, deliver and perform, this Agreement. Land Owner and Car Dealer are solvent, able to pay their debts as they mature and financially able to perform all the terms of this Agreement. To Land Owner and to Car Dealer's actual knowledge, there are no actions at law or similar proceedings which are pending or threatened against Land Owner or Car Dealer, respectively, which would materially

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and adversely affect the ability of Land Owner or Car Dealer to proceed with the construction and development of the Project.

12.2 **Volkswagen Authorization and Approval.** Car Dealer is authorized to do business by Volkswagen of America, Inc. at the Property pursuant to Car Dealer's franchise agreement with Volkswagen of America, Inc ("Volkswagen Franchise Agreement"). Car Dealer and Land Owner have the power to enter into, and by proper action have been duly authorized to execute, deliver and perform, this Agreement. Prior to the Village's execution of this Agreement Car Dealer has provided a letter from Volkswagen of America, Inc. in form and substance acceptable to the Village establishing Car Dealer's approval to locate the Volkswagen dealership on the Property. To Car Dealer's actual knowledge, without duty to investigate, there are no actions which are pending or threatened against Car Dealer by Volkswagen of America, Inc. which would materially and adversely affect the ability of Car Dealer to proceed with the construction and development of the Project. Car Dealer and Land Owner hereby represent, warrant and agree that: (i) there exists no breach, default or event of default by Car Dealer and Land Owner under the Franchise Agreement, (ii) Car Dealer and Land Owner have not received any notice of any breach, default or event of default by Car Dealer and Land Owner under the Franchise Agreement; (iii) the Franchise Agreement, continues to be a legal, valid and binding agreement and obligation of Car Dealer and Land Owner; and (iv) Car Dealer and Land Owner have no current offset or defense to the performance or obligations under the Franchise Agreement.

12.3 **Non-Conflict or Breach**. To the actual knowledge of Land Owner and Car Dealer, neither the execution and delivery of this Agreement by either the Land Owner or Car Dealer, the consummation of the transactions contemplated hereby by Land Owner or Car Dealer, nor the fulfillment of or compliance with the terms and conditions of this Agreement by Land Owner or Car Dealer conflict with or result in a breach of any of the terms, conditions or provisions of any

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franchise agreement, offerings or disclosure statement made or to be made on behalf of Land Owner or Car Dealer (with Land Owner or Car Dealer's prior written approval), any organizational documents, any restrictions, agreement or instrument to which Land Owner or Car Dealer or any of its partners or venturers is now a party or by which Land Owner or Car Dealer or any of its partners or its venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Land Owner or Car Dealer, any related party or any of its venturers under the terms of any instrument or agreement to which Land Owner or Car Dealer, any related party or any of its partners or venturers is now a party or by which Land Owner or Car Dealer, any related party or any of its venturers is bound, the effect of which would have a material and adverse effect upon the Project.

12.4 **Location of Project**. The Project will be located entirely within the Property.

12.5 **Financial Resources**. Land Owner and Car Dealer, respectively, and any Affiliate to which portions of this Agreement are assigned, have sufficient financial and economic resources to implement and complete Land Owner and/or Car Dealer's respective obligations contained in this Agreement.

ARTICLE THIRTEEN

REPRESENTATIONS AND WARRANTIES OF THE VILLAGE.

The Village represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

13.1 **Organization and Authority**. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois, is a home rule unit of government, and has all requisite corporate power and authority to enter into this Agreement.

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13.2 **Authorization**. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement (except with regard to condemnation): (i) have been duly authorized by all necessary corporate action on the part of the Village, (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement, and (iii) shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

13.3 **Litigation.** To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the Rand Road Redevelopment Project Area in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

13.4 **Connections.** The Village shall permit the connection to Village utility systems of all water lines, sanitary and storm sewer lines or Village utility lines existing or constructed in the Property or near the perimeter of the Property as set forth on the Final Plans, provided that Land Owner and Car Dealer comply with all requirements of general applicability promulgated by the Village for such connections. Village shall grant utility easements over Village owned land and public rights of way as may be necessary or appropriate to accommodate the utilities shown on the Final Plans.

13.5 **Reserved.**

13.6 **Best Efforts.** Village agrees to cooperate with Car Dealer and Land Owner in Car Dealer and Land Owner's efforts to obtain necessary licenses, permits and approvals from other governmental and quasi-governmental bodies for the Project, including, the state and local

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Departments of Transportation, Metropolitan Water Reclamation District, state and federal Environmental Protection Agencies, and FEMA.

ARTICLE FOURTEEN

LIABILITY AND RISK INSURANCE.

14.1 **Liability Insurance Prior to Completion**. On or prior to any construction activities, Car Dealer (or Car Dealer's contractor) or Land Owner shall procure and deliver to the Village, at Car Dealer's (or such contractor's) cost and expense, and shall maintain in full force and effect until each and every obligation of Car Dealer and Land Owner contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and, during any period of construction, contractor's liability insurance and worker's compensation insurance, with liability coverage under the comprehensive liability insurance to be not less than Two Million Dollars ($2,000,000.00) each occurrence and Five Million Dollars ($5,000,000.00) in the aggregate. All such policies shall be in such form and issued by such companies as shall be acceptable to the Village to protect the Village, Car Dealer and Land Owner against any liability incidental to the use of or resulting from any claim for injury or damage occurring in or about the Project on the Property, or the construction and improvement thereof by Car Dealer. Each such policy shall name the Village as an additional insured, including an additional insured endorsement, and shall contain an affirmative statement by the issuer that it will give written notice to the Village at least thirty (30) days prior to any cancellation or amendment of its policy; provided that, Village hereby agrees and acknowledges that it's rights as an additional insured are subordinate to the priority of the construction lender as a loss payee. Car Dealer may satisfy its insurance obligations in this **Article Fourteen** by way of a blanket policy or policies which satisfy the terms and conditions contained herein, which also includes other liabilities, properties and locations having a general policy aggregate of at least Ten Million Dollars ($10,000,000.00). Car Dealer shall

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provide to the Village a replacement certificate not less than thirty (30) days prior to expiration of any policy.

14.2 Builder's Risk Prior to Completion. Prior to completion of the construction of the Project on the Property, as certified by the Village, Car Dealer and Land Owner shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Project (including on-site stored materials), all as to work by Car Dealer on the Project. Such insurance policies shall be issued by companies satisfactory to the Village. All such policies shall contain a provision that the same will not be canceled or modified without prior thirty (30) day written notice to the Village.

ARTICLE FIFTEEN

Reserved

ARTICLE SIXTEEN

EVENTS OF DEFAULT AND REMEDIES.

16.1 Land Owner and Car Dealer Events of Default. The following shall be Events of Default with respect to this Agreement:

a. If any representation made by Land Owner or Car Dealer in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if Land Owner or Car Dealer, respectively, does not remedy the default within thirty (30) days after written notice from the Village (or such longer period of time provided Land Owner or Car Dealer, as applicable, commences the remedy within such

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thirty (30) day period and thereafter diligently pursues completion of the remedy; however such period should not exceed 90 days total).

b. Default by Land Owner or Car Dealer for a period of thirty (30) days after written notice thereof in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Land Owner or Car Dealer; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and Land Owner or Car Dealer, respectively, within said thirty (30) days, initiates and diligently pursues appropriate measures to remedy the default; provided further, however, that such additional period will be limited to an additional thirty (30) days in the event that permitting a longer period for cure would materially threaten or jeopardize the value, TIF Increment Projection or completion of the Project.

c. Reserved

d. Reserved

e. Default by Land Owner or Car Dealer in the performance or breach of any covenant, warranty, representation, or obligation contained in this Agreement or in its Subaru or Mazda franchise agreements, which is not cured within thirty (30) days (or such longer period permitted for cure under such franchise agreement) after written notice of such breach; provided, however, that such default shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days (or longer period under the franchise agreement) and the Land Owner or Car Dealer, respectvely, within said initial period for cure initiates and diligently pursues appropriate measures to remedy the defaultprovided further, however, that such additional period will be limited to an additional sixty (60) days unless permitting a longer period for cure

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would materially threaten or jeopardize the value, TIF Increment Projection or completion of the Project.

f. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Land Owner or Car Dealer, respectively, in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Land Owner or Car Dealer, respectively, for any substantial part of its property, and either ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of ninety (90) consecutive days, or where a plan of reorganization reasonably acceptable to Village is not confirmed within one hundred twenty (120) days after such order or decree.

g. The commencement (i) by Land Owner or Car Dealer, respectively, of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law; (ii) by any third party or parties of an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, which is not dismissed within ninety (90) days after filing or with respect to which a plan of reorganization reasonably acceptable to Village has not been confirmed within one hundred twenty (120) days after commencement, or the consent by Land Owner or Car Dealer, respectively, to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Land Owner or Car Dealer, respectively, or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Land Owner or Car Dealer, respectively, generally to pay such entity's

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debts as such debts become due or the taking of any action by Land Owner or Car Dealer, respectively, in furtherance of any of the foregoing.

h. Reserved

i. Reserved

j. Sale, assignment, or transfer of the Project in violation of this Agreement.

k. Change in the Land Owner or Car Dealer in violation of this Agreement (other than to Permitted Transferees).

l. Land Owner or Car Dealer abandons the Project or the Property. Abandonment shall be deemed to have occurred when work stops on the Property for more than ninety (90) consecutive days for any reason other than Uncontrollable Circumstances.

m. Reserved.

n. Land Owner or Car Dealer, respectively, knowingly fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the buildings contemplated by this Agreement and such violation continues for more than thirty (30) days following Land Owner's and Car Dealer's receipt of written notice of such failure (or such longer period of time, provided Land Owner or Car Dealer, as applicable, commences the cure within thrity (30) days and thereafter diligently performs the cure to completion) provided further, however, that such additional period will be limited to an additional sixty (60) days unless permitting a longer period for cure would materially threaten or jeopardize the value, TIF Increment Projection or completion of the Project. The maintenance requirement of this provision shall not be covered by and shall survive any Certificate of Completion or Estoppel Certificate of any kind issued during the term of this Agreement.

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16.2 **Village Events of Default**. The following shall be Events of Default with respect to this Agreement:

a. if any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to Land Owner or Car Dealer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if such breach materially threatens or jeopardizes the value or completion of the Project and the Village does not remedy the default, within thirty (30) days after written notice from Land Owner or Car Dealer respectively;

b. default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default shall constitute an Event of Default only if such breach materially threatens or jeopardizes the value or completion of the Project and the Village does not initiate within thirty (30) days after written notice from Land Owner or Car Dealer, respectively, and thereafter diligently pursue appropriate measures to remedy the default;

c. default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if the Village, commences cure within thirty (30) days after written notice from Land Owner or Car Dealer, respectively, and in any event cures such default within sixty (60) days after such notice, subject to Uncontrollable Circumstances; or

d. failure to have funds to meet the Village's obligations.

16.3 **Remedies for Default.**

A. Reserved.

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B. In the event Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in each such case, Land Owner, Car Dealer and Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Land Owner, Car Dealer and the Village shall continue as though no such proceedings had been taken.

C. Except as set forth above, in the case of an Event of Default by Land Owner or Car Dealer under this Agreement, the Village has any and all remedies at law or in equity, including, but not limited to, the right to seek reimbursement of any TIF Funding made pursuant to this Agreeement and, the Village shall be relieved of its obligations under this Agreement, including but not limited to its obligations to accord Car Dealer "exclusive" developer status as set forth in **Article Five**.

16.4 **Agreement to Pay Attorneys' Fees and Expenses**. In the event an Event of Default is not cured within the applicable cure periods and the Parties employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement herein contained, the non-prevailing party shall pay, on demand, the prevailing party's reasonable fees of such attorneys and such other reasonable expenses in connection with such enforcement action. The Village's duty to pay shall be subject to the Illinois Local Government Prompt Payment Act.

16.5 **No Waiver by Delay or Otherwise.** Any delay by either party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither party should be deprived of or limited in

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the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

16.6 **Rights and Remedies Cumulative**. Except as set forth above, the rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

ARTICLE SEVENTEEN

EQUAL EMPLOYMENT OPPORTUNITY

17.1 **No Discrimination.** Land Owner and Car Dealer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. To the fullest extent permitted by law, Land Owner and Car Dealer will take affirmative action to ensure that applicants are employed and treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation and selection for training, including apprenticeship. Land Owner and Car Dealer agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Village setting forth the provisions of this nondiscrimination clause.

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17.2 **Advertisements.** Land Owner and Car Dealer will, in all solicitations or advertisements for employees placed by or on behalf of Land Owner and/or Car Dealer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

17.3 **Contractors**. Any contracts made by Land Owner and/or Car Dealer with any general contractor, agent, employee, independent contractor or any other Person in connection with Project shall contain language similar to that recited in **Sections 17.1 and 17.2** above.

ARTICLE EIGHTEEN

MISCELLANEOUS PROVISIONS.

18.1 **Cancellation**. In the event prior to Closing, Land Owner, Car Dealer or the Village shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the Redevelopment Plan, including Car Dealer's duty to build the Project, by any Uncontrollable Circumstance, or in the event that all or any part of the Act or any ordinance adopted by the Village in connection with the Project shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Redevelopment Plan or the covenants and agreements or rights and privileges of Land Owner, Car Dealer or the Village, or if the Village is unsuccessful in any eminent domain or Quick Take Condemnation proceedings initiated pursuant to this Agreement, then and in any such event, the Party so materially affected may, at its election, cancel or terminate this Agreement in whole or in part (with respect to that portion of the Project materially affected) by giving written notice thereof to the other prior to Closing. If the Village terminates this Agreement pursuant to this **Section 18.1**, to the extent it is then appropriate, the Village, at its option, may also terminate its duties, obligation and liability under all or any related documents and agreements.

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18.2 **Notices**. All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service, (b) overnight courier, or (c) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village:	Village of Palatine 200 E Wood Street Palatine, IL 60067 Attn: Village Clerk
With a copy to:	Village of Palatine 200 E Wood Street Palatine, IL 60067 Attn: Village Manager
With a copy to:	Schain, Banks, Kenny & Schwartz, Ltd. 70 W. Madison Street, Suite 2300 Chicago, IL 60602 Attn: Patrick Brankin
If to Land Owner or Car Dealer:	Charles M. Weck 909 E. Chicago Street Elgin, Illinois 60120
With a copy to:	James J. Roche & Associates 642 N. Dearborn St. Chicago, Illinois 60654 Attn: Megan S. Roche (312) 335-0044 mroche@jjroche.net

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to clause (a) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (b) shall be deemed received on the day immediately following deposit with

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the overnight courier, and any notices, demands or requests sent pursuant to clause (c) shall be deemed received forty-eight (48) hours following deposit in the mail.

18.3 **Time of the Essence**. Time is of the essence of this Agreement.

18.4 **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

18.5 **Recordation of Agreement**. The Parties agree to record this Agreement in the Recorder's Office of Cook County.

18.6 **Severability**. If any provision of this Agreement, or any section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

18.7 **Choice of Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

18.8 **Entire Contract and Amendments**. This Agreement (together with the exhibits attached hereto) is the entire contract and a full integration of the Agreement between the Village, Land Owner and Car Dealer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village, Land Owner and Car Dealer, and may not be modified or amended except by a written instrument executed by the Parties hereto.

18.9 **Third Parties**. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village, Land Owner and Car Dealer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Village, Land Owner or Car Dealer, nor shall any provision give any third parties any rights of subrogation or

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

action over or against either the Village, Land Owner or Car Dealer. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

18.10 Waiver. Any party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

18.11 Cooperation and Further Assurances. The Village, Land Owner and Car Dealer each covenants and agrees that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village, Land Owner or Car Dealer or other appropriate persons all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

18.12 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns; provided, however, that, except as provided in **Section 10.11** and **Section 10.12** hereof, neither Land Owner nor Car Dealer may assign its rights under this Agreement without the express written approval of the Village. Notwithstanding anything herein to the contrary, the Village may not delegate its obligation hereunder or except as provided herein, transfer any interest in the Village Property without the express written approval of Land Owner and Car Dealer.

18.13 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

18.14 **No Personal Liability**. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Village, Car Dealer, or Land Owner, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village, Land Owner or Car Dealer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

18.15 **Repealer**. To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

18.16 **Term.** This Agreement shall remain in full force and effect for twenty-three (23) years from the date the Rand Road Redevelopment Project Area was created, unless the Redevelopment Plan with respect to the Project is extended or until termination of the Rand Road Redevelopment Project Area or until otherwise terminated pursuant to the terms of this Agreement.

18.17 **Estoppel Certificates**. Each of the parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate ("Estoppel Certificate") certifying that this Agreement is in full force and effect (unless such is not the case, in which such parties shall specify the basis for such claim), that the requesting party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting party.

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

18.18 Municipal Limitations. All municipal commitments are limited to the extent required by law.

18.19 Compliance with All Applicable Laws. Land Owner and Car Dealer agree that the Project shall comply with any and all applicable Federal and State Laws, including but not limited to the Illinois TIF Act

18.20 **Performance Days.** Whenever under the terms of this Agreement the time for performance of a covenant or condition falls on a Saturday, Sunday or holiday, such time for performance shall be extended to the next business day. Except as otherwise set forth herein, all references herein to "days" shall mean calendar days.

ARTICLE NINETEEN

EFFECTIVENESS

The Effective Date for this Agreement shall be the day on which this Agreement is fully executed pursuant to a duly enacted Village ordinance authorizing the execution and adoption of this Agreement. Land Owner and Car Dealer shall execute this Agreement not later than twenty-one (21) days after Village Council authorization of execution of this Agreement or else this Agreement will be deemed void.

ARTICLE TWENTY

DISCLOSURE

20.01 Disclosure Of Interests. In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Agreement by the parties, the Car Dealer and Land Owner or their authorized corporate official or managing agent shall submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who shall obtain any interest, real or personal, in the Property, and every shareholder or member entitled to receive more than seven and one-half percent (7.5%) of the total distributable income of any corporation or limited liability company after having obtained title to the Property, or, alternatively, if any corporation's stock is publicly traded, a sworn affidavit by an officer of the Car Dealer and Land Owner or their

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

managing agent that there is no readily known individual who shall obtain a greater than seven and one-half percent (7.5%) interest, real or personal, in the Property after the transaction contemplated by this Agreement is consummated. The sworn affidavit, attached hereto as **Exhibit "D"** and made a part of this Agreement, shall be signed by the Car Dealer and Land Owner or their managing agent. Said affidavit shall be updated, as necessary, prior to the closings of the transaction contemplated by this Agreements.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF PALATINE, an Illinois municipal corporation

By:_____
Its: Mayor

ATTEST:

By:_____
Its: Village Clerk

CAR DEALER:

NORTHWESTERN MOTORS HOLDING, INC., an Illinois corporation

By:_____
Name:_____
Its:_____

LAND OWNER:

1977 Rand LLC, an Illinois limited liability company

By:_____
Name:_____
Its:_____

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of _____, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said President and as the free and voluntary act of said corporation for the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal this _____ day of _____, 202__.

_____
Notary Public
My commission expires _____.

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of Land Owner, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said _____ and as the free and voluntary act of saidlimited liability company for the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal this _____ day of _____, 202__.

_____
Notary Public
My commission expires _____.

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

EXHIBIT A PRELIMINARY PLANS

EXHIBIT B LEGAL DESCRIPTION OF PROPERTY

EXHIBIT C CAR MANUFACTURER FACILITY STANDARDS

EXHIBIT D DISCLOSURE AFFIDAVIT

EXHIBIT E PERMITTED EXCEPTIONS

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

EXHIBIT D

State of Illinois)
) SS
County of Cook)

DISCLOSURE AFFIDAVIT

I, _____, (hereinafter referred to as "**Affiant**") reside at _____ _____, in Cook County, State of Illinois, being first duly sworn and having personal knowledge of the matters contained in this Affidavit, swear to the following:

1. That, I am over the age of eighteen and the (choose one)
   [ ] owner or
   [ ] authorized trustee or
   [ ] corporate official or
   [ ] managing agent or
   [ ] _____ of the Real Estate (as defined herein).

2. That, the Real Estate (as defined herein) being sold to _____ _____is located in the County of Cook, Village of Palatine, State of Illinois (herein referred to as the "**Real Estate**"). The Real Estate has Assessor's Permanent Index Numbers of _____

3. That, I understand that pursuant to 50 ILCS 105/3.1, prior to execution of a real estate purchase agreement between the record fee owner of the Real Estate and _____, Illinois State Law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Buyer disclosing the identity of every owner and beneficiary having *any* interest, real or personal, in the Real Estate, and every shareholder entitled to receive more than 7 1/2% of the total distributable income of any corporation having any interest, real or personal, in the Real Estate.

4. As the [ ] owner or
   [ ] authorized trustee or
   [ ] corporate official or
   [ ] managing agent or
   [ ] _____ of the Real Estate, I declare under oath that (choose one):

   [ ] The owners or beneficiaries of the trust are: _____ _____or

   [ ] The shareholders with more than 7 1/2% interest are: _____ _____ _____or

[ ] The corporation is publicly traded and there is no readily known individual having greater than a 7 1/2% interest in the corporation.

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

This Disclosure Affidavit is made to induce the Buyer to accept title to the Real Estate in accordance with 50 ILCS 105/3.1.

AFFIANT

_____

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2021.

_____

NOTARY PUBLIC

Attachment: VW Weck RDA - Rev June 14 2021 (1979 N. Rand Road - Ord Approving VW RDA)

Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road

BACKGROUND: The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the redevelopment of 1979 N. Rand Road, the Petitioner, Northwestern Motors Holding, Inc. and 1977 Rand LLC, is seeking approval of the following:

> **Approval of a Resolution for support for the filing of a 7c Cook County Tax Classification for the property located at 1979 N. Rand Road.**

KEY ISSUES:

- The Petitioners are looking to redevelop the remaining portion of the Knupper site with a new Volkswagen auto dealership. The Petitioner is seeking a 7c tax classification to help offset their various redevelopment costs and investment.
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value. The 7c program does allow for a renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County.
- The Village previously approved a similar request in conjunction with the recently completed Mazda and Subaru dealerships on the adjacent property.

ALTERNATIVES:

1. Recommend approval of the Resolution.
2. Do not recommend approval of the Resolution.

RECOMMENDATION:
Staff recommends approval of the Resolution.

ACTION REQUIRED:
Motion to approve a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 1979 N. Rand Road.

ATTACHMENTS:

- WAG VW 7C Resolution - June 2021
- VW 7C Resolution - Exhibit A

- Volkswagen 7c Request Narrative for Palatine 6-11-21
- Cook County 7C Bulletin

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

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE 7(C) REAL ESTATE TAX INCENTIVE FOR THE BENEFIT OF NORTHWESTERN MOTORS HOLDING, INC. AND 1977 RAND LLC AND THE REAL ESTATE LOCATED AT 1979 N. RAND ROAD, PALATINE, ILLINOIS PURSUANT TO THE COOK COUNTY, ILLINOIS REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village") is a Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform and function pertaining to its government and affairs; and

WHEREAS, the Village, consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, 1977 Rand LLC, an Illinois limited liability company, is the contract purchaser and Northwestern Motors Holding, Inc. is the developer (collectively the "Applicants") of certain real estate located generally at 1979 N. Rand Road, Palatine, IL 60067, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicants intend to redevelop the Subject Property, containing approximately 3.6 acres; and

WHEREAS, the Applicants intend to redevelop the Subject Property for use as a Volkswagen Dealerships (the "Project"); and

WHEREAS, the Applicants have filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7(c) tax incentive under the Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7(c) classification or renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located

Attachment: WAG VW 7C Resolution - June 2021 (1979 N. Rand Road - VW 7C Request)

a resolution expressly stating that the municipality has determined that the incentive provided by Class 7(c) is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 7(c) classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 7(c) status of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the Village in the form of additional real estate taxes and other tax revenues.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Village Council of the Village of Palatine the following:

SECTION 1: That the Village determines that the availability of the Class 7(c) incentive is necessary for the development to occur on the Subject Property.

SECTION 2: That the Village supports and consents to the Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Village has received from the Applicants the Economic Disclosure Statements that have been filed.

SECTION 4: That the Village hereby determines that the Project meets eligibility factor (1) of the County Ordinance in that the Subject Property is deemed a redevelopment priority by the Village begin located in an area in need of commercial development and in that real estate taxes for the Project Site for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.

SECTION 5: That the Village hereby determines that the Project meets eligibility factor (2) of the County Ordinance in that there is a reasonable expectation that the Project is viable and likely to go forward on a reasonably timely basis if granted Class 7(c) designation and will therefore result in economic enhancement of the area.

SECTION 6: That the Village hereby determines that the Project meets eligibility factor (3) of the County Ordinance in that the Project will materially assist development, redevelopment or rehabilitation of the area and the Project would not go forward without the full incentive offered under Class 7(c).

SECTION 7: That the Village hereby determines that the Project meets eligibility factor (4) of the County Ordinance in that the certification of the Project for Class 7(c) is reasonably expected to result in an increase in real property tax revenue and employment opportunities in the area.

SECTION 8: That the Village hereby expressly determines that the eligibility factors of the County Ordinance are present for the Project and hereby expressly supports

Attachment: WAG VW 7C Resolution - June 2021 (1979 N. Rand Road - VW 7C Request)

and consents to the Class 7(c) application of the Applicant to the Assessor for Class 7(c) designation of the Project and the Subject Property.

SECTION 9: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) eligibility application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 10: That this resolution shall be effective immediately upon its passage and approval.

DATED: This 21st day of June, 2021.

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

APPROVED by me this _____day of _____, 2021

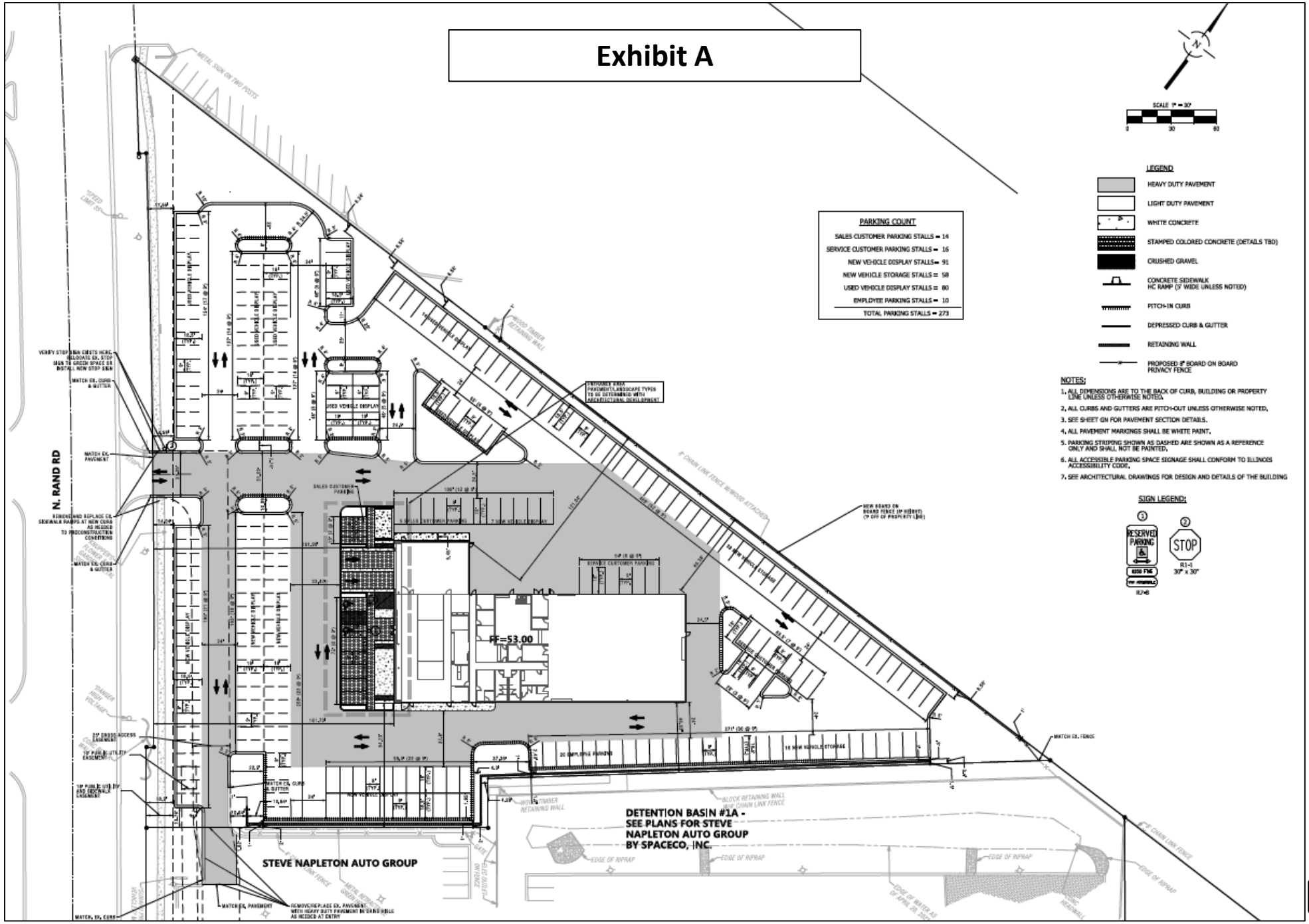
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of _____, 2021

_____
Village Clerk

Attachment: WAG VW 7C Resolution - June 2021 (1979 N. Rand Road - VW 7C Request)

Exhibit A



Attachment: VW 7C Resolution - Exhibit A (1979 N. Rand Road - VW 7C Request)

Northwestern Motors Holding, Inc.
1977 Rand LLC
1979 N. Rand Rd.
02-02-402-014-0000

Class 7C Eligibility Factors

Northwestern Motors Holding, Inc. (the "Developer") is seeking to construct a new state of the art automobile sales facility, namely a Volkswagen dealership (the "Project").

1977 Rand LLC (the "Owner") is the owner of the property on which the Project will sit, commonly referred to as 1979 N. Rand Rd., PIN 02-02-402-014-0000 (the "Property").

The new Volkswagen dealership will contain an approximately 16,000 square foot building occupying approximately 3.2 acres of property.

Developer and Owner assert that the four eligibility factors necessary for the granting of a Class 7C are met as follows:

1. Real Estate Tax Analysis

The Property sits in the Rand Road Corridor TIF District, created by Ordinances passed by Palatine approving the Rand Road Corridor Redevelopment Plan and Project and the Rand Road Corridor Redevelopment Project Area. The Property most recently contained a seasonal greenhouse and nursery but this use of the property has been discontinued and the site now contains vacant structures which will be demolished prior to construction of the Project.

Developer asserts that the Property is located in an area in need of commercial development as designated by the Village of Palatine and that the real estate taxes for the Property have declined/remained stagnant/are not being fully realized due to the currently depressed conditions of the area.

2. Viability and Timeliness

Developer currently operates 2 automobile dealerships in the Chicagoland area and has been in the automotive industry for over 40 years. In May 2019 Developer purchased an existing Volkswagen dealership in Mount Prospect and now wants to move these operations to Palatine because it believes that there will be continued growth of operations upon relocation to Palatine. Developer has prepared development drawings and is concurrently seeking Planned Development approval from the Village of Palatine. Developer expects to move forward to construction upon receipt of all necessary approvals, including the approval of a Class 7C application.

3. Assistance and Necessity

Developer and Owner assert that without the full Class 7C incentive the Project will not be able to move forward. Developer states that its current location is insufficient for

Attachment: Volkswagen 7c Request Narrative for Palatine 6-11-21 (1979 N. Rand Road - VW 7C Request)

selling both new and used vehicles. The amount of natural traffic consisting of local residents is virtually nonexistent in Mount Prospect, with residents choosing to shop in areas where they can more easily access multiple brands and larger inventories within surrounding auto dealership clusters. The current Mount Prospect location does not offer the synergies of auto dealership clusters and is not viable to support a new vehicle dealership, especially considering the massive cost to upgrade for a new facility. The location in Palatine will allow for the Volkswagen dealership to locate in a cluster with other high quality dealerships, with Napleton Mazda and Subaru located to the same area, which will drive additional traffic, benefiting both the dealership and overall customer convenience due to cross-shopping opportunities for customers. However, relocation to Palatine is complicated when considering the retention of loyal customers who have purchased automobiles from the Volkswagen dealership in Mount Prospect for many years. Therefore, when employing a "gap" analysis related to the return on investment from operating income from the dealership, it becomes clear that without the Class 7C incentive, the Developer's relocation to Palatine becomes less than financially feasible.

4. Increased Tax Revenue and Employment

Revenue and employment is projected to increase significantly upon relocation of the Volkswagen dealership to Palatine. The Rand Road Corridor location is well within reasonable proximity to retain loyal customers and will be even more convenient for other surrounding communities, who are truly the target demographic for the Volkswagen automobile. Because the Class 7C designation is critical to the relocation plans and the relocation is not feasible without it, the Class 7C designation will reasonably result in an increase in real property tax revenue and employment opportunities on the property, which is currently fallow and underutilized.

Attachment: Volkswagen 7c Request Narrative for Palatine 6-11-21 (1979 N. Rand Road - VW 7C Request)

COOK ASSESSOR
JOSEPH BERRIOS

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7c
ELIGIBILITY BULLETIN

The Class 7c Incentive and Its Benefits

The Class 7c Incentive – Commercial Urban Relief Eligibility (CURE) of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage commercial projects which would not be economically feasible without assistance. The five-year (5) incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least twelve (12) months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7c incentive is available to "real estate used primarily for commercial purposes", which is defined in the Ordinance as:

> "Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." [74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** The reduced assessment continues for five years from the date that the new construction or substantial rehabilitation is completed and substantial occupied or, in the case of abandoned property, from the date of substantial reoccupation.

Under the Ordinance, "abandoned property" qualifies if it consists of:

> "Buildings and other structures that, after having been vacant and unused for at least 12 continuous months."

Abandonment for twelve (12) consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Proof of re-

Attachment: Cook County 7C Bulletin (1979 N. Rand Road - VW 7C Request)

occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

Eligibility Requirements
The four (4) mandatory eligibility factors of the Ordinance are as follows:

1. Real Estate Tax Analysis:

That the Property's (the real estate that is subject of the Incentive application) Assessed Value, Equalized Assessed Value or Real Estate taxes for three of the last six years, have declined or remained stagnant due to the depressed condition;

2. Viability and Timeliness:

There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in the economic enhancement of the property. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

A. New Construction and Rehabilitation Incentive

i) **Construction Documentation:** architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied. The applicant must provide a development schedule which at least includes the starting date of construction, the projected completion of construction and the projected date for occupancy.

ii) **Financial Documentation:** Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

iii) **Owners, Developers, Prime Tenants and other Interested Parties: The** business experience and financial strength of the participants is important to the project's viability. The applicant should therefore provide sufficiently detailed information about the developers, owners, prime tenants, and any other interested parties, including their names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material, legal or tax liabilities, which might affect the project's viability must be disclosed.

Attachment: Cook County 7C Bulletin (1979 N. Rand Road - VW 7C Request)

B. Vacancy Incentive:

i. **Evidence of Vacancy:** The development must be vacant for 12 months or more.

ii. **Evidence of Marketing:** Documents evidencing that the property was marketed for 6 months or more.

iii. **Financial Documentation**: Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

3. Assistance and Necessity:

Certification of the commercial development project for Class 7c designation will:

A. "But For" Certification: The Incentive materially assists development, redevelopment or rehabilitation of the property and the commercial development property would not go forward without the full Incentive offered under Class 7c.

B. Condition Subsequent Certification: Be economically feasible when the incentive expires.

4. Increased Tax Revenue and Employment:

Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property. The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment.

Application Procedures

An Eligibility Application for Class 7c, accompanied by supporting documentation, must be submitted to the Assessor and the Bureau of Economic Development prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of $500.00 must be paid.

The Application must include a resolution or ordinance from the municipality where the real estate is located or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area.

The resolution or ordinance must expressly state that the municipality has reviewed the Incentive Classification Initial Questionnaire (IC - IQ), and that the four eligibility factors which must be present to demonstrate that the area is "in need of commercial development" are satisfied and that the municipality consents to and supports the Application.

To be eligible for a Certificate of Error (when applicable), the municipal resolution must explicitly state that they are in support of its issuance.

Attachment: Cook County 7C Bulletin (1979 N. Rand Road - VW 7C Request)

Where EDAC fails to return a finding stating whether the conditions of Subsection (a)(1) to (a)(4) of the ordinance are present within 30 days, and upon further application of the requesting party to the Assessor's Office, the Assessor may conduct its own review of the application, supporting data and facts and may certify the commercial development for incentive classification and grant the incentive.

During the term of the incentive, the Class 7c recipient must file an annual affidavit attesting to the use of the property and the number of workers employed at the Class 7c site. The affidavit must be verified and returned to the Assessor within twenty-one (21) days. Failure to file the triennial report within that time will result in the loss of the incentive.

Class 7c classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 7c incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The notice of intent to request a renewal will be submitted to the Bureau of Economic Development. The owners must notify the Bureau of Economic Development of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. An additional resolution will be required from the Economic Development Advisory Committee (EDAC). The number of renewal period requests is limited to one.

Please note that the incentive is cancellable by the taxpayer and revocable by the Assessor's Office, the Cook County Board or by the Municipality as provided by Ordinance. If the incentive is canceled or revoked, the taxpayer is required to pay back the savings, which is the difference between the incentive class and the classification the property would have been without the incentive, for the tax year that the cancellation or revocation occurred.

Attachment: Cook County 7C Bulletin (1979 N. Rand Road - VW 7C Request)

Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations

BACKGROUND:

In coordination with the Village Council direction, Staff began the process of identifying and preparing the Northwest Highway Corridor Sub Area Phase 2 Analysis. Phase I was approved in December 2019. Similar to the Phase I study, the initial goals were to review current and historical development patterns, identify the planning challenges, review of potential redevelopment sites within the study area, and analyze the land use amendment considerations and recommendations.

ANALYSIS:

- As noted in the Village's Comprehensive Plans, Northwest Highway -U.S. Route 14 - is an IDOT controlled roadway and regional arterial, which serves as a major gateway to the western and eastern edges of the Village. It also functions as a connection for the surrounding communities to IL Route 53. Northwest Highway was a significant focus of the transportation sections of the previous and current Comprehensive Plans.

- From a land use perspective, there are many faces to the Northwest Highway corridor. The western section of Northwest Highway tends to have a more residential focus, interspersed with Park District Facilities and athletic uses until reaching the Quentin Road intersection, where more traditional and established shopping center uses prevail. The residential uses continue until the Smith Street intersection, which starts again with commercial centers until reaching the Renaissance Planned Development and Palatine Plaza Shopping Center.

- The Village's current Comprehensive Plan accurately summarized the corridor as follows:

  > *"The age of much of the existing development indicates that proposals for redevelopment and land use change can be anticipated in the coming years. Redevelopment policies for different sections along this corridor and effective transportation management policies should be examined."*

- In December 2019, Village Council approved Northwest Highway Sub-Area Plan Phase I. Phase I focused on the eastern portion of Northwest Highway, beginning at Illinois Route 53 and ending at Baldwin Road.

- Phase 2 encompasses an approximately 3.2 mile stretch of Northwest Highway and concludes at W. Northwest Highway intersects with W. Dundee Road at the western termination of the Village's corporate limits. With some noted exceptions, the majority of this section of Northwest Highway is developed, with some areas being developed in the later 1970's through newer redevelopments into the 2000's.

- From an annexation perspective and beginning at the western edge of Phase II, the initial annexation began in 1990's, with the residential areas east of Doe Road being annexed in 1986. The commercial and residential sections at Northwest Highway and Deer Avenue were incorporated in 1985, with the Countryside Planned Development coming into the Village in 1975.

- The remaining residential areas along the section of Northwest Highway came into the Village in the 1970's, with the commercial intersections at Smith Street (1960, 1971, and 1976), Plum Grove Road (1960 and 1971), and finally Palatine Plaza was annexed in 1958. Renaissance Resubdivision was incorporated in 1971 and the Mariano's and Palatine Police Station were annexed in 1962.

- Current Zoning/Property Conditions and Characteristics of the Proposed Phase 2 Sub-Area:

    - Approximately 172 lots - approximately 188 acres (.294 square miles).

    - Currently improved with a combination of commercial, retail, office, parks/recreation, and multi-family residential

    - A majority of properties are zoned B-2 (71) or Planned Development (62). Other zoning districts within the sub-area are R-1 (24), R-2 (1), R-3 (9), and B-1 (5).

    - The Renaissance (Sellegren) and Countryside Planned Development were some of the initial and defining Planned Developments along this corridor. Renaissance was initially approved in 1971 and, after several amendments was completed with 1 Renaissance Place in 1995. Countryside was annexed through agreement in 1969, with the commercial portions (office park and YMCA) being completed in the later 1980's.

    - In addition to the commercial and residential uses along this section of Northwest Highway, there are also several institutional uses interspersed within this phase. Many of the developments fronting along Northwest Highway follow a traditional planning model of buffering the single-family uses on either side of Northwest Highway with commercial or multi-family developments having the most proximate access to Route 14.

    - As Northwest Highway is under IDOT jurisdiction and control, most of curb cuts and access points are established and defined. Unlike the Phase I study, there are noted instances of parking spaces in the IDOT right-of-way or wide-open driveways or successive curb cuts in this area. The access points in this area are more defined.

ZONING AND LAND USES WITHIN THE PHASE 2 STUDY AREA:

- B-1 (Shopping Center), B-2 (General Business), Planned Development, R-3 (High Density Multi-Family) and the surrounding single-family residential properties are all zoned R-2 single-family residential. The properties are a mixture of retail, retail-service, office, and convenience uses.

History: Development Patterns and Current IDOT traffic counts:

- In 2007, The Village Council approved the establishment of a Targeted Development Zone for the portion of Northwest Highway stretching from Wilke Road to N Hicks Road. The Village Council expanded the program in 2008 to include all of the properties within Palatine's Northwest Highway corridor. The Targeted Development Zone (TDZ) was created to help facilitate reinvestment/redevelopment for commercial uses within the Northwest Highway corridor. Eligible properties within the TDZ are entitled to a waiver of 50% of all associated Village review, permit and inspection fees for any project with an estimated value of $250,000 or greater.

- The western Northwest Highway corridor is a combination of large shopping centers, various retail/office/service uses, medical offices, single-family and multi-family residential, and eventually parks and recreational uses.

- The most intensive areas in this area are clustered around major intersections (Northwest Highway & Hicks Road, Northwest Highway and Smith Street, and Northwest Highway and Quentin Road).

- Within the Sub-Area, there have also been areas of redevelopment. The following is a project sampling over the last 15 years:

  - Chase Bank - 190 W. Northwest Highway - 2009
  - Dunkin' Donuts / Subway - 231-243 W. Northwest Highway - 2013
  - Lexington Oaks - 751-827 N. Winchester Drive (15-unit townhouse development)
  - Within the existing Palatine Plaza, Quentin Corners shopping center, and Northwest Quentin Center (SE corner of Quentin and Northwest Highway), there have also been varying degrees of zoning entitlements and associated tenant buildout and redevelopment.
  - Studio 41 acquired and redeveloped the former auto dealership @ 1410 W. Northwest Highway - 2018

- Quest Academy completed its Western Campus - 2011

- The following represents the most recently available IDOT traffic count information for the Phase 2 Study Area. The traffic counts begin near the western edge of Phase 2 and are maintain through the study area, with little deviation.

- IDOT has also installed barrier medians at the intersection of Northwest Highway and Quentin Road, when Northwest Highway was reconstructed and realigned. This was completed to both manage the traffic and limit turning delays. This has likely impacted the commercial centers at this intersection.

- The barrier medians will remain in place and the surrounding commercial developments will have to continue manage these barriers, within the existing infrastructure. Their presence has likely impacted the commercial redevelopment potential for some of these centers.

- The Commercial properties from Hicks Road through Benton Street include Palatine Plaza Shopping Center (retail, fitness facility, dog daycare and boarding - 12.1 acres) and Renaissance Resubdivision (mostly office uses - 66 acres). Renaissance Resubdivsion follows a specific use list.

- Continuing west until Brockway Street, there is a combination of single-family residential (north), a school, a bank, shopping center, two restaurants, and an institutional use with Little Sisters of the Poor.

- The intersection of Northwest Highway and Smith Street includes additional shopping centers, another bank, CVS, and a recent development including a multi-tenant center with restaurants.

Development Challenges, Constraints and Conclusions:

- Staff has identified the potential development challenges and constraints of Phase II Sub-Area Plan:

  - Several small vacant and/or undeveloped parcels that would likely require consolidation if developed.

  - Lots of varying sizes, such as large shopping centers and small vacant and/or undeveloped parcels, which could be difficult for redevelopment.

  - Large shopping centers and office buildings with vacancies and specific use lists.

  - Lack of reinvestment in certain sections of Northwest Highway has led to

vacancies and Code Enforcement activities (Phase I & 2).

- The construction and development of many of the existing buildings date to the 1960's and 1970's, which creates pockets of outdated structures. (both Phases).
- Traffic volumes along Northwest Highway create pedestrian barriers and the defined access points are likely already established.
- Lack of definable street character and unified development theme. Each section of Phase II has a different character.
- There are also dated Planned Development use lists, which could be updated to eliminate either outdated/obsolete uses or expanded to include alignment to an appropriate existing zoning classification reference from the Village of Palatine Zoning Ordinance.
- There may be existing commercial buildings that are obsolete, where an additional or alternate land use consideration should be reviewed.
- The existing residential properties are likely to remain and most, if not all of the residentially planned properties, do not initially lend themselves to another land use.

Potential Development Areas of Phase II:

- Camelot Sub-Area (Northwest Highway & Dundee Road) and the surrounding commercial lots west of the Park District.
- Vacant lots west of 1410 W. Northwest Highway (Studio 41).
- Portions of the property at the southwest corner of Northwest Highway and Sterling Avenue.
- Vacant lots at the southeast corner of Northwest Highway and Smith Street.

Northwest Highway Sub Area Phase 2 Recommendations:

1) Promote uniform landscaping where possible and landscaping enhancements to existing developments, through redevelopment or zoning entitlement review;

2) Further analyze/forecast what types of zoning relief may be necessary as part of any proposed redevelopment for vacant/underdeveloped properties and consider proactive Code amendments;

3) Enhance the linear infrastructure through streetscape and urban design improvements; and

4) Review existing Planned Development ordinances and recommend amendments to further align with a general zoning district and existing uses along the Northwest Highway corridor.

ALTERNATIVES:

1. Approve the Northwest Highway Sub Area 2 Analysis

2. Do not approve the Northwest Highway Sub Area 2 Analysis

RECOMMENDATION:

Public Hearings:	Plan Commission – April 20 and May 4, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Northwest Highway and Staff concurs.

ACTION REQUIRED:

A motion to approve the Northwest Highway Sub Area 2 Analysis.

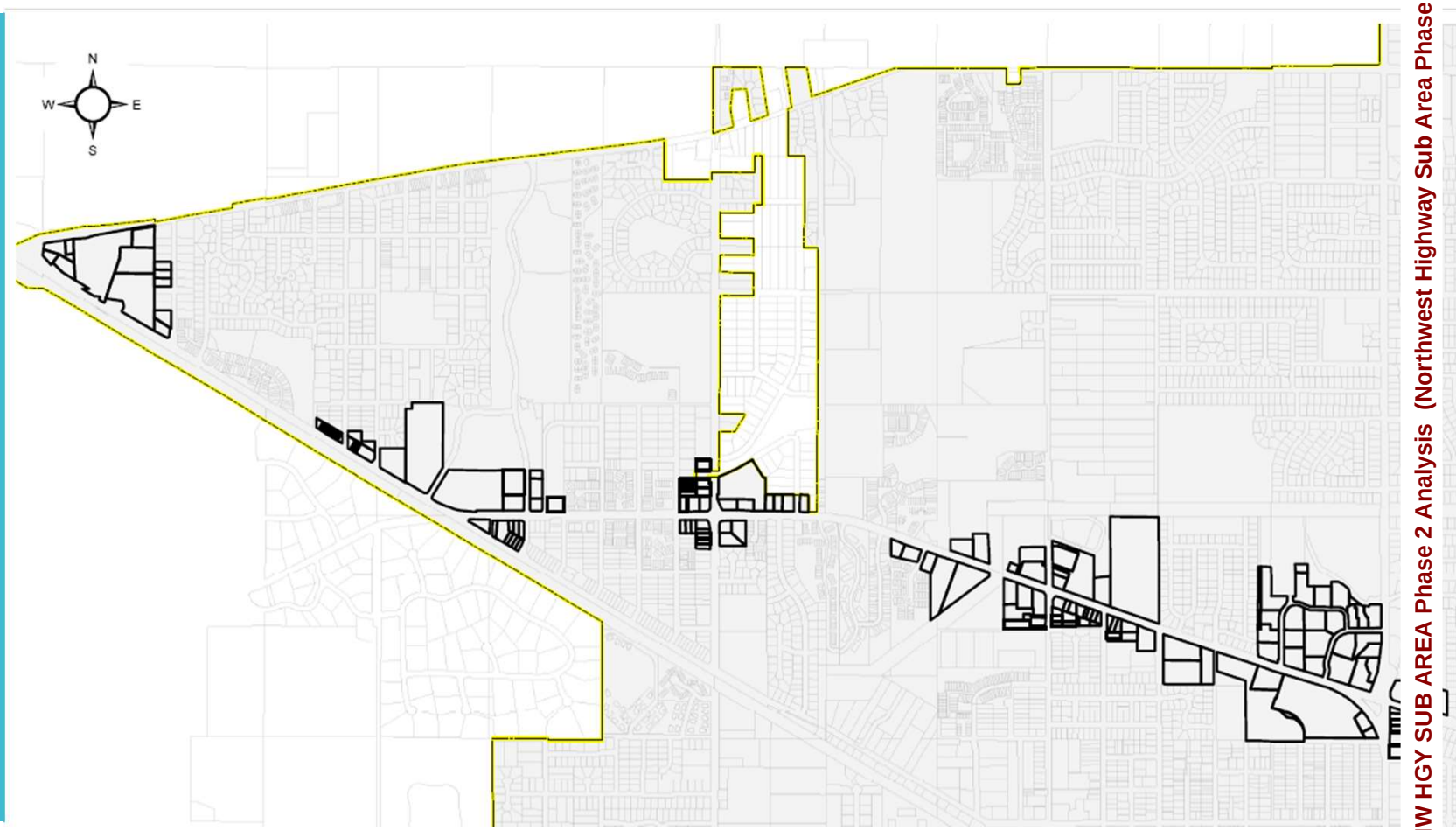
ATTACHMENTS:

- NW HGY SUB AREA Phase 2 Analysis
- 2011 Comprehensive Plan - Northwest Highway Sub Area
- May 4 Plan Commission minutes
- April 20 Plan Commission minutes
- PUBLIC NOTICE --NW HGY SAA 2

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

Northwest Highway Corridor Analysis and Sub-Area Phase II - Analysis

Sub-Area Boundaries



Northwest Highway Corridor Analysis and Sub-Area Phase 2 – outline and goals

- Identify the initial Northwest Highway Sub Area Phase 2 initial study area boundaries;
- Development History of the Sub-Area;
- Identify Current and Past Development Patterns:
  - Current Zoning requirements,
  - Current and Average Lot Sizes;
- Identify Possible Development Challenges;
- Identify the Code relief that has been approved elsewhere in the Sub Area for application to other similar properties/developments;
- Identify potential and likely redevelopment sites:
  - Staff Analysis and Recommendations;
- Land use amendment considerations and recommendations.

Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

Northwest Highway Corridor Analysis and Sub-Area:

Current lot conditions and Zoning Characteristics

- Study Area:
  - ~172 parcels – approximately 188 acres.
- Currently improved with a combination of commercial, retail, parks/recreation, and residential.
- Average lot size is 14,600 square feet
  - Smallest lot is 1,820 square feet and the largest lots area 665,453 square feet (15.28 acres).
- A majority of the properties are zoned B-2 (71) or P (62). Other zoning districts within the area are R-1 (24), R-2 (1), R-3 (9), and B-1 (5).
- Lack of definable street character or unified development theme.

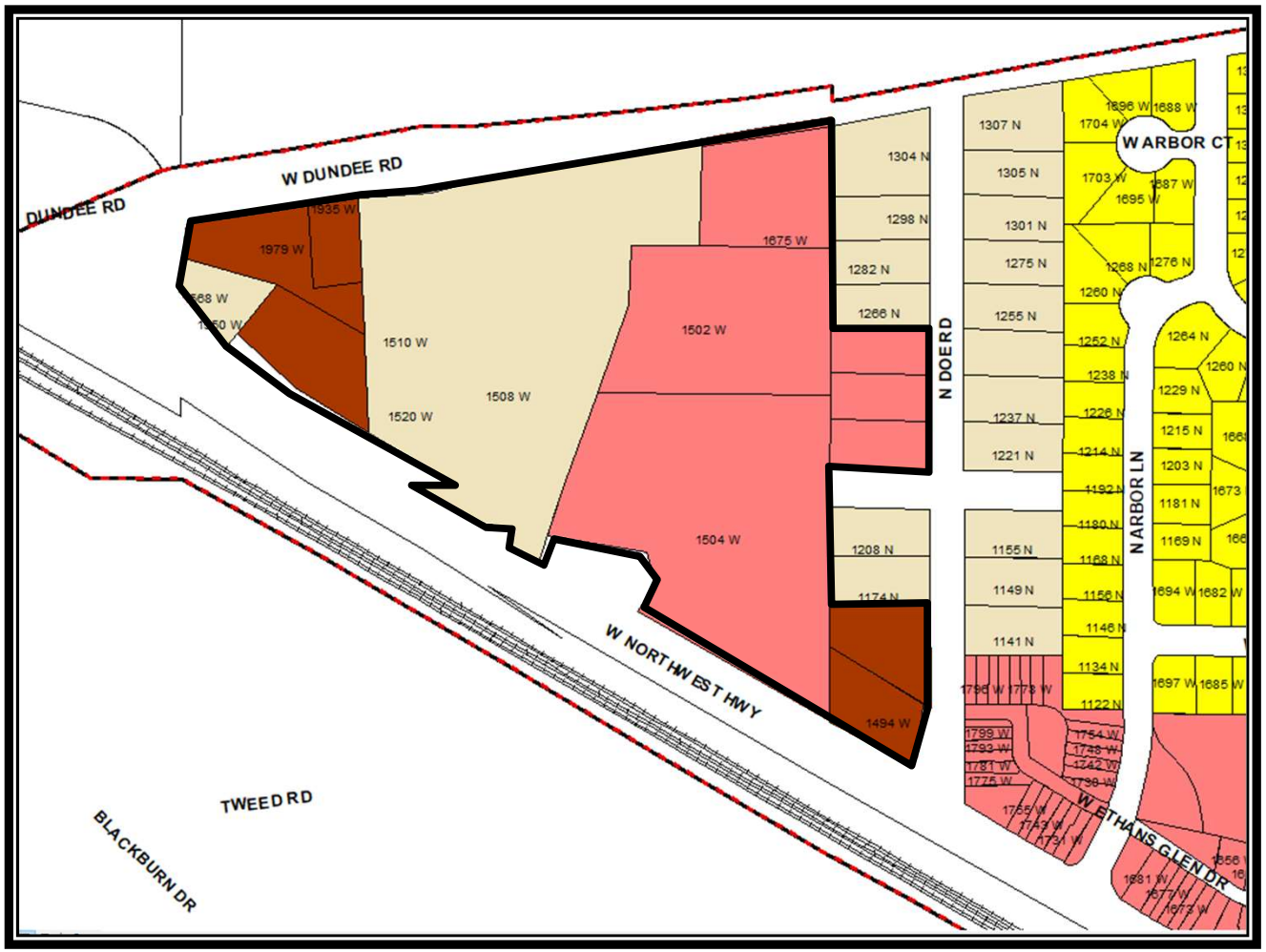
Development challenges within the Northwest Highway Sub-Area

- Several small vacant and/or undeveloped parcels that would likely require consolidation if developed.
- Lots of varying sizes, such as large shopping centers and small vacant and/or undeveloped parcels, that could be difficult for redevelopment.
- Large shopping centers and office buildings with vacancies and specific use lists.
- Lack of reinvestment in certain sections of Northwest Highway has led to vacancies and Code Enforcement activities (Phase I & II).
- The construction and development of many of the existing buildings date to the 1960's and 1970's, which creates pockets of outdated structures. (Phase I & II)

Development challenges within the Northwest Highway Sub-Area

- Lack of definable street character and unified development theme.
- Traffic volumes, barrier medians, and IDOT controlled access points are already established.
- Antiquated Planned Development Use lists could be expanded to incorporate links to Palatine Zoning Districts within the Code.
- Possible existing commercial buildings that are obsolete, where an additional or alternate land use consideration should be reviewed.
- Existing residential properties are likely to remain and most, if not all of the residentially planned properties, do not initially lend themselves to another land use.

W. Dundee Road and W. Northwest Highway



W. Dundee Road and W. Northwest Highway

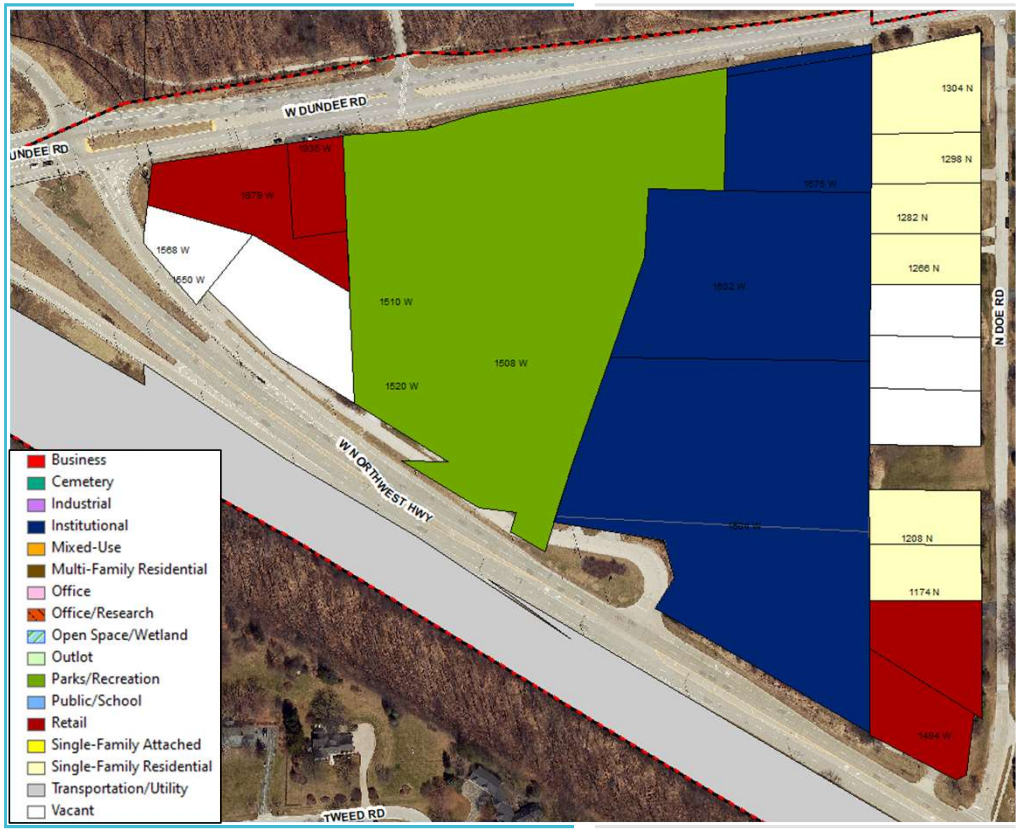
Camelot Sub-Area

2011 Comprehensive Plan Land Use Recommendations:

- Cohesive land use pattern.
- Future expansion of current park and recreation facilities which would allow for a prominent gateway feature at the intersection of Northwest Highway and Dundee Road.
- Residential uses for the eastern portion of the Sub-Area.

Development Challenges:

- Large, underdeveloped portion of Park District property .
- Limited access points and low visibility.
- Gateway feature would require both lots to be for sale at the same time.



1550-1568 W. Northwest Highway & 1935-1979 W. Dundee Road

Current Land Uses

Vacant, underdeveloped parcels with a cell tower use

Auto Repair

Palatine Stables – 1504-1520 W. Northwest Highway

Current Land Use:
- Parks/Recreation - Palatine Park District Stables

Development Challenges:
- Access and ingress/egress points established and unlikely to ever alter.
- Existing commercial uses to the west and older established single-family residential subdivision to the east.

Analysis:
- The current long-range anticipated uses would align with the Park District's ownership of the property.

Palatine Stables

Former Camelot Property – 1502-1504 W. Northwest Highway and 1675 W. Dundee Road

Current Land Use:

- Palatine Park District owned - unimproved Meadowlark Park (11.78 acres) with existing parking and stable buildings on-site

  ***Potential Redevelopment by the Palatine Park District into a Community or Neighborhood Park (per Palatine Park District's 2015 Comprehensive Master Plan)*

Development Challenges:

- Potential to remain as an unimproved park
- Previous residential proposals in 2006 and 2011 – both were denied

Meadowlark Park

Develop site master plan

- ☐ Plan for community park and neighborhood park use and amenities.
- ☐ Consider:
  - Shelter
  - Contemporary / destination playgroun based around music or nature themes.
  - Parking
  - Sports courts and fields
  - Drinking fountain and other site furnishings.
  - Complimentary uses such as equestria trails.
- ☐ Provide stronger visual and physical connections to Palatine Stables
- ☐ Enhance park identity - provide stronger visual presence through signage.
- ☐ Consider developing a working farm.
- ☐ Consider preserving open space - do not add active recreation amenities.
- ☐ Consider selling three out-lots on Doe St

Source: Palatine Park District's 2015 Comprehensive Master P

Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

1494 W. Northwest Highway

Current Land Use:

- Business (sales and service, with retail showroom; residential home builder)

Development Challenges:

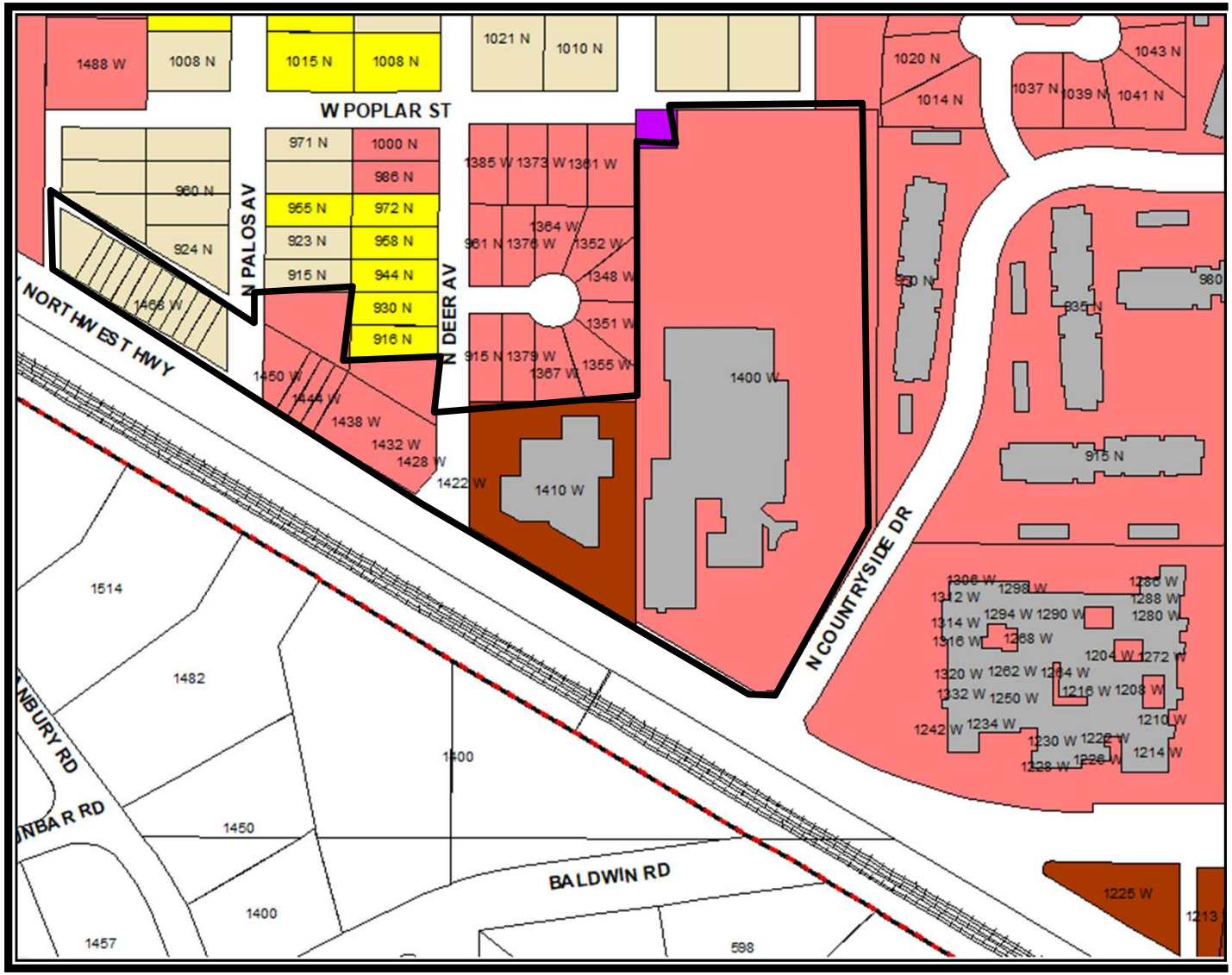
- Long vacant commercial building, previously occupied by a landscaping contractor. Residential (Ethan's Glen) to the east and single-family residential to the north.
- Corner lot with one access to Northwest Highway. Note – Staff would not support a second access as Doe Road is decidedly residential in character.

Recommendations:

- Comprehensive Plan - Attached Single-Family Residential

Source: Google E

1400 through 1466 W. Northwest Highway



1400 through 1466 W. Northwest Highway

Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

1468 W. Northwest Highway

Current Land Use:

- Single-family residential with several vacant, unimproved parcels

Development Challenges:

- Requires the consolidation of multiple parcels.
- Shallow lots with Northwest Highway frontage, with direct proximity to the other single-family residential properties within the subdivision.
- Adjacency to the Ethan's Glen detention pond.

Recommendations:

- Future land use – business.
- Rezone from S-F to Business would be required to implement the Comprehensive Plan recommendation.
- The recommendation was perhaps more feasible, with an approved, yet never implemented Planned Development and shopping center to the east.

1420-1450 W. Northwest Highway

Current Land Use:

- Business – Vacant, never improved AC Plaza Planned Development (2-story building with restaurant and retail space on 1st floor, and professional offices on 2nd floor).

Development Challenges:

- Proximity to residential would require significant landscape buffer.

Recommendations:

- Less dense business/commercial use than the previously approved Planned Development or a single-user non-impactful use.
- Access ideally should come from Northwest Highway.

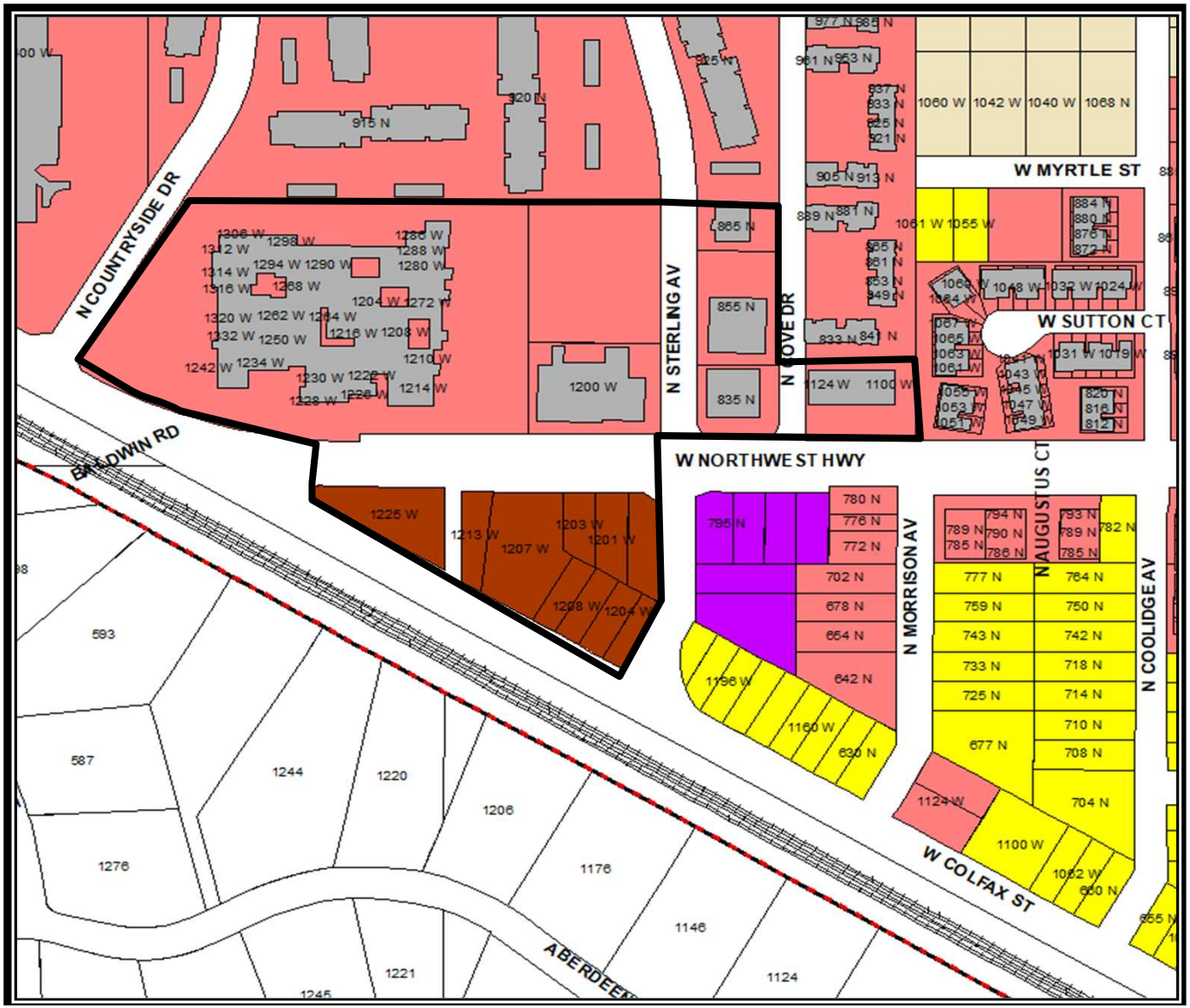
1400 W. Northwest Highway (YMCA)

Current Land Use:
- Parks/Recreation – YMCA

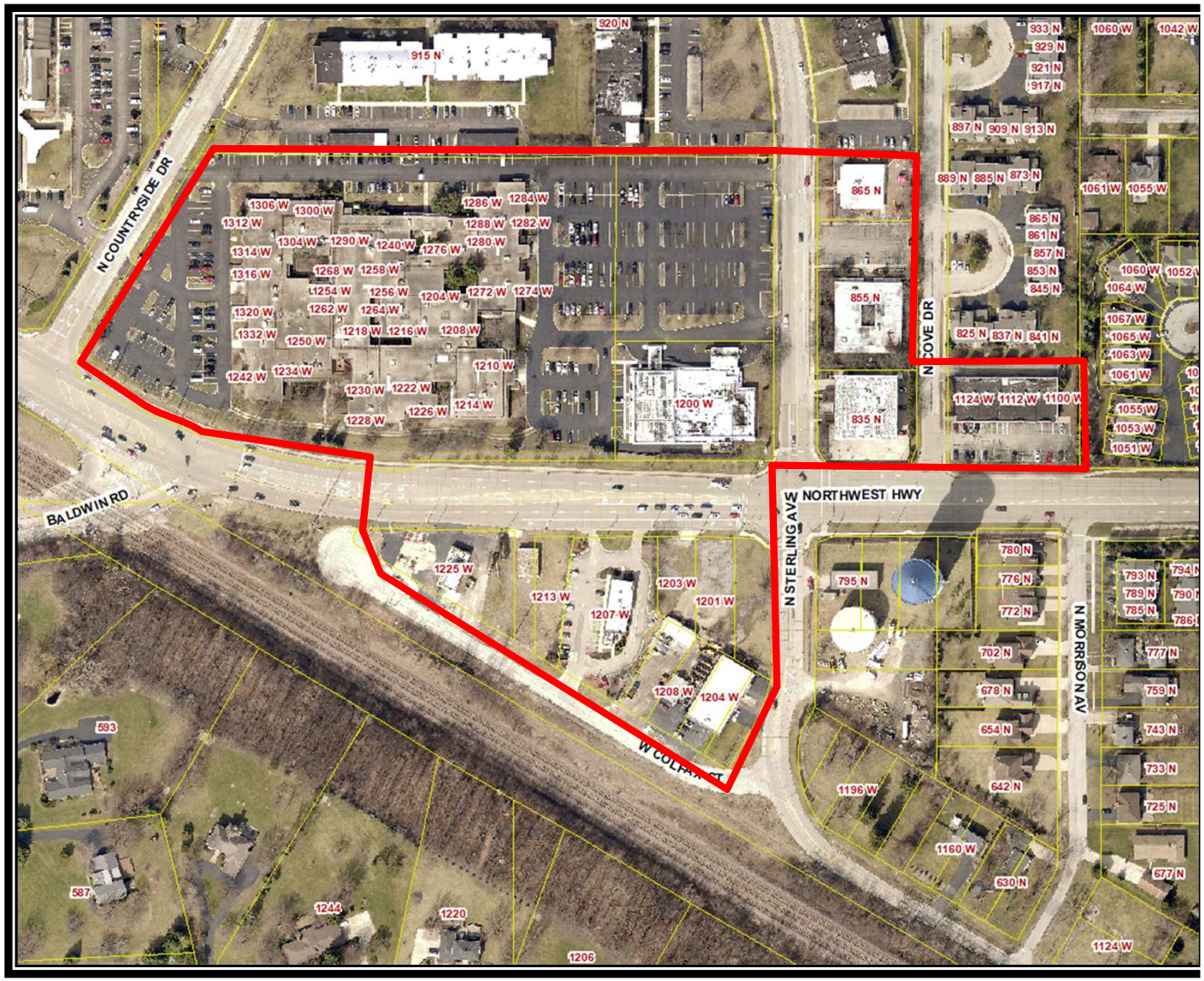
Development Challenges:
- Large parcel; should the Y close, this could be challenging site for redevelopment.
- No landscaping along Northwest Highway

Recommendations:
- Maintain its existing recreational use and activities.
- Require additional landscaping and parkway trees along Northwest Highway.

N. Countryside Drive and W. Northwest Highway



1400 through 1466 W. Northwest Highway



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

1204-1332 W. Northwest Highway (Countryside Commercial)

Current Land Use:
- Office – Countryside Commercial

Development Challenges:
- Limited and outdated PD use list.
- No landscaping in or around the parking lot.

Recommendations:
- Staff review of existing potentially outdated Planned Development Ordinances. This could lead to technical suggestions for amendment to further align with a general zoning district or use list to update or provide more flexible uses, administered through a zoning process.

1200 W. Northwest Highway (New Life Church)

Current Land Use:
- Institutional; previous uses included commercial uses within the Countryside Planned Development.

Development Challenges:
- None identified.

Recommendations:
- Maintain existing. Future Land Use recommendation identifies a continued institutional use.

835, 855, and 865 N. Sterling Avenue (Sterling Corner)

Current Land Use:
- Commercial office and institutional buildings

Development Challenges:
- Limited and outdated PD use list.
- No landscaping along Northwest Highway.

Recommendations:
- Determine if the developer/owner would be amenable to reviewing an update/modifications the Planned Development use list, which was established in 1969 (Annexation agreement) and modified over the next 20 years.
- Pending any future redevelopment, require landscaping and parkway trees along Northwest Highway.

1100-1124 W. Northwest Highway (Hidden Cove Shopping Center)

Current Land Use:
- Commercial uses

Development Challenges:
- Proximity to residential
- Limited parking and no direct access to Northwest Highway, as allowed by IDOT.

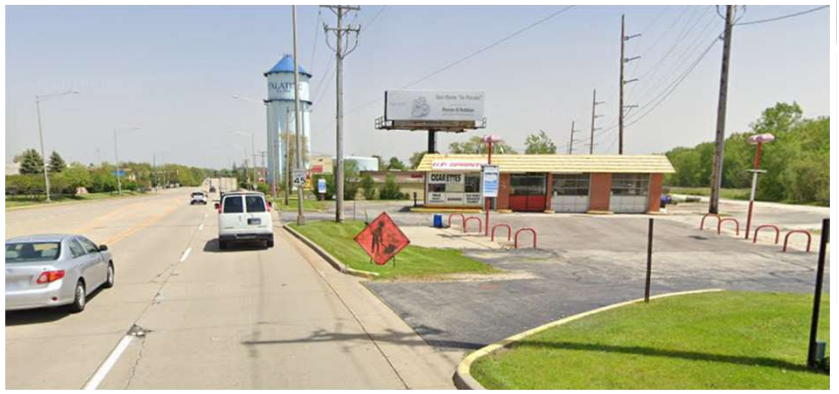
Recommendations:
- No changes recommended. The Comprehensive Plan recommends a continued retail/business uses. A predominately take-out pizza restaurant was approved in earlier 2021.

Southwest corner of Northwest Highway and Sterling Avenue

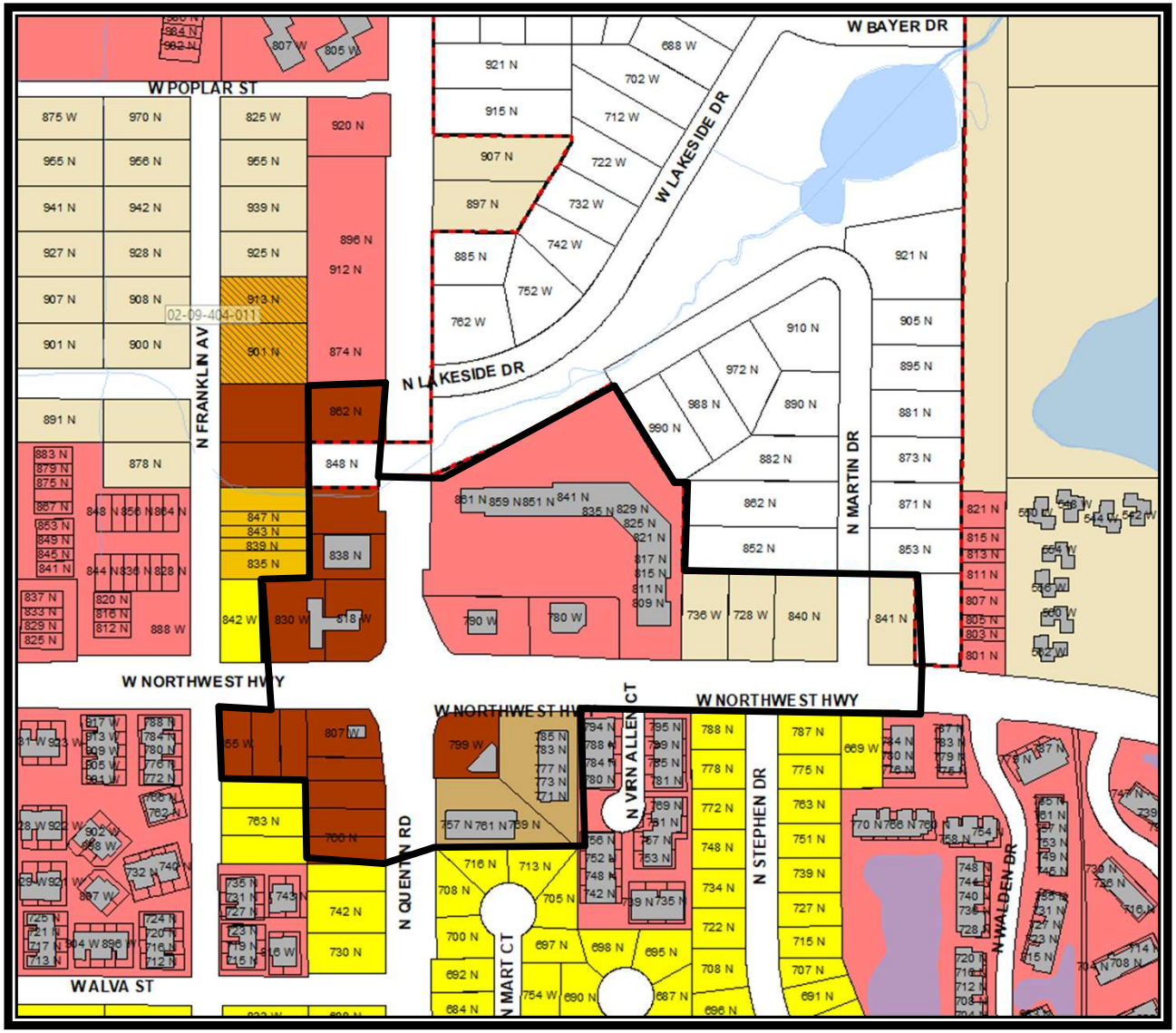
Current Land Use:
- Mostly obsolete commercial/industrial uses; Wendy's restaurant

Development Challenges:
- The underground tanks were removed and remediated from this property. If another gas station chooses to Petition for a new Special Use, new and updated tanks would have to be installed.
- Is there an opportunity to include the 1213 property into the redevelopment of 1225 W. Northwest Highway.
- Narrow, odd shaped lots could make it difficult for new development unless consolidated.
- 1201-1203 W. Northwest Highway – this property is periodically listed for sale and development. Its redevelopment may require application for various of relief or consolidation with another property.

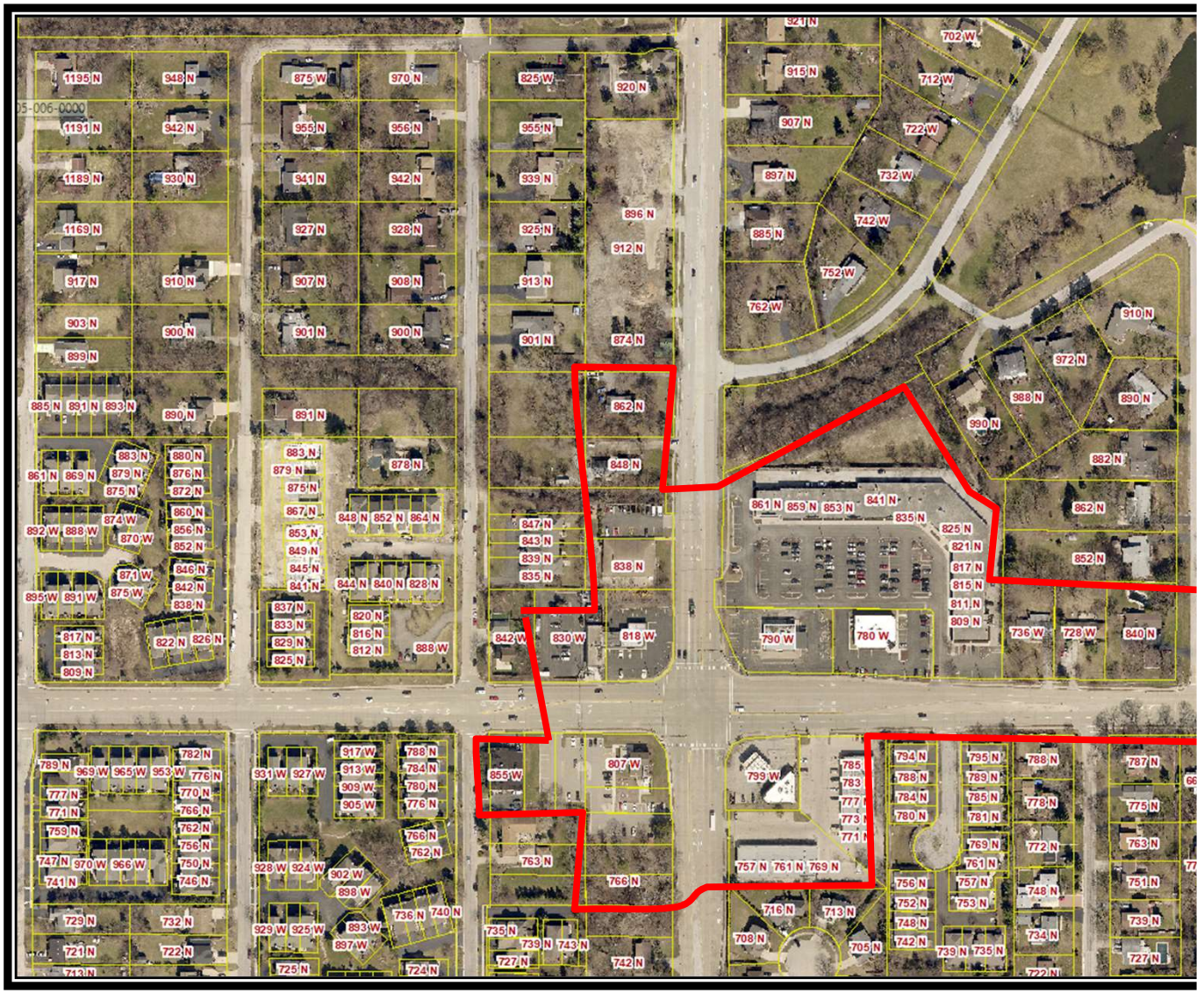
Recommendations:
- Landscape improvements.
- Property improvements such as paving parking lot updates, utility extensions, where possible.
- If another lot could be consolidated with the former gas station site, another or expanded gas station could be an appropriate reuse of the property. Zoning re-entitlement would be required. The in-ground tanks were previously removed.



755 W. Northwest Highway through 814 N. Martin Drive



755 W. Northwest Highway through 814 N. Martin Drive



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

862 N. Quentin Road (and unincorporated 848 N. Quentin Road)

Current Land Use:

- Business – Office (real estate)

Development Challenges:

- Annex 848 N. Quentin Road; same owner owns 848 and 862, plus the 2 vacant parcels to the west.

Recommendations:

- The Future Land Use map recommends an office and business use of the property. At this time, Staff is not recommending any changes and there should be sensitivity to buffering and screening for the SFR properties.

Northwest Corner of Northwest Highway and Quentin Road

818, 830, & 842 W. Northwest Highway

Current Land Use:

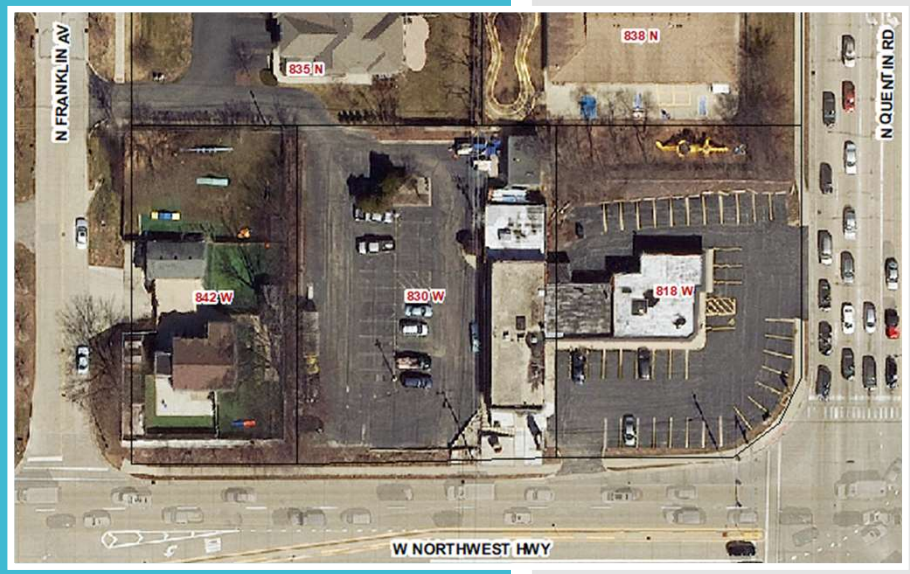
- A Closer Bond Dog Training Center and commercial office buildings

Development Challenges:

- Proximity to residential.
- Underutilized sites.
- Lack of investment in the buildings.
- IDOT controlled intersection and access established and determined by IDOT.
- There is a 16-foot grade down from Quentin Road to Franklin Avenue (783-767).

Recommendations:

- Current zoning is R-2 (legally non-conforming training and office/retail buildings).
- Future Land Use recommendations are business office and retail.
- Former Mia's Garden/Alzheimer's memory care property – expired Planned Development.



Southwest Corner of Northwest Highway & Quentin Road

855 W. Northwest Highway (NAPA Auto Parts) & 807 W. Northwest Highway (Brandt's)

Current Land Use:

- Retail (NAPA) and restaurant (Brandt's) and vacant lot to the south.

Development Challenges:

- Established access points and median location.
- Proximity to residential properties to the south and west.

Recommendations:

- The Comprehensive Plan recommends a continued retail use for these properties.

Northeast Corner of Northwest Highway & Quentin Road

803-861 N. Quentin Road (Quentin Corners)

Current Land Use:

- Commercial; Quentin Corners Shopping Center Planned Development.
- A new owner purchased the shopping center several years ago and several new uses and tenants were added.
- As part of their zoning entitlement for several commercial Special Uses, the older use list was updated to also align with the B-2 use list.

Development Challenges:

- Established IDOT access points and barrier medians.

Recommendations:

- Comprehensive Plan recommends a continued retail use.

Southeast Corner of Northwest Highway & Quentin Road

755-785 N. Quentin Road (North Quentin Plaza) & 799 N. Quentin Road (gas station)

Current Land Use:

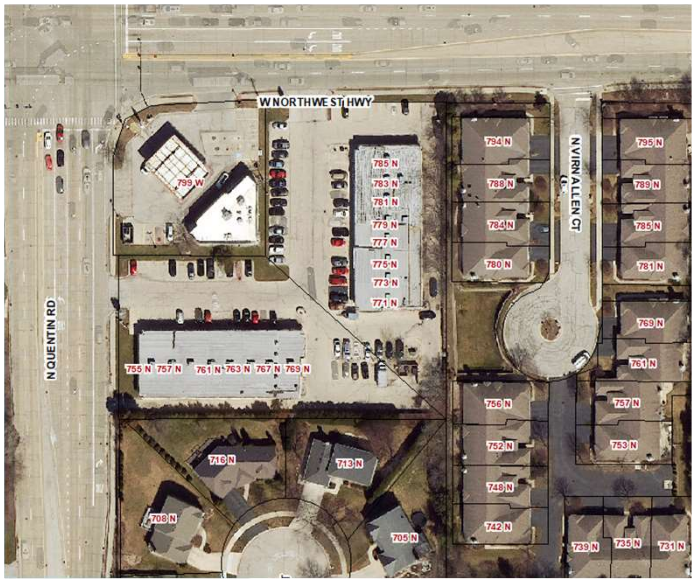
- Commercial; gas station/older established shopping center
  - The shopping center is surrounded on the east by a medium density attached single-family (east - William's Park Place – Virn Allen Court) and a single-family development (south - Garden Glade Subdivision)

Development Challenges:

- Ingress/egress to the shopping center can be challenging.
- Direct proximity to residential properties (the 2 commercial buildings are setback approximately 17 feet (east) and 15 feet (south) from the residential properties.
- The only buffer provided is an existing 6-foot fence between the properties.

Recommendations:

- Comprehensive Plan recommends a continued retail use.
- Staff notes that if the commercial property ever reached a point unviability, a medium density residential development of a similar architectural quality and density to Virn Allen could be evaluated.



736 and 728 W. Northwest Highway and 840 and 841 N. Martin Drive

Current Land Use:

- Single-family residential (annexed in 1994)

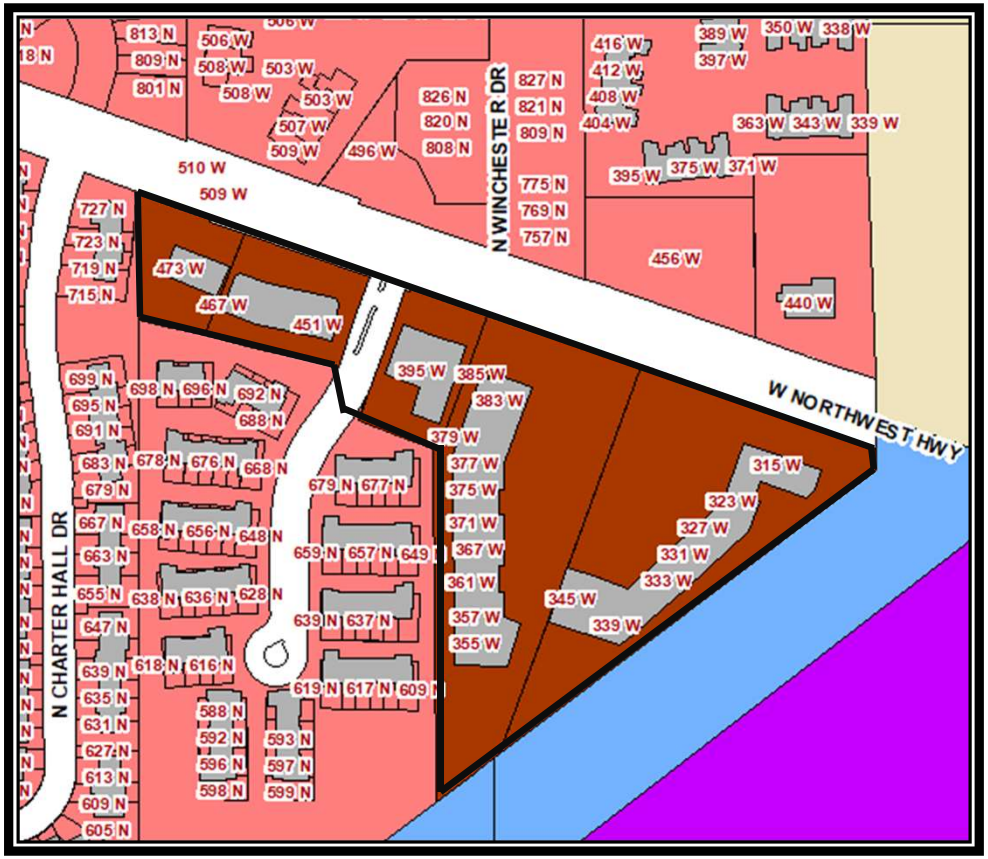
Development Challenges:

- Compression from the commercial property to the west and multi-family to the east.
- Single-family homes fronting on Northwest Highway.
- The remainder of Lake Park Estates Subdivision to the north remains in unincorporated Cook County.

Recommendations:

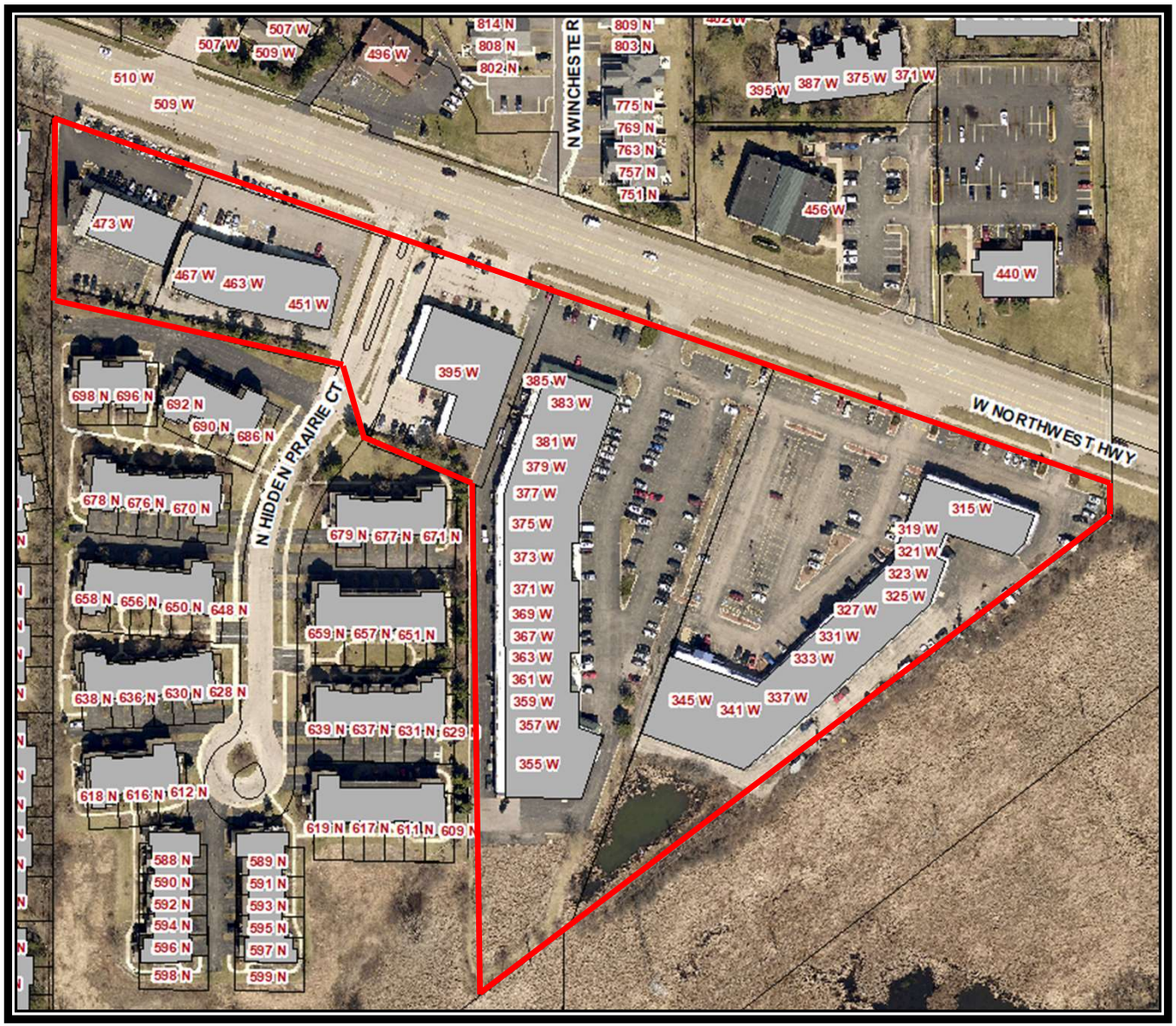
- Comprehensive Plan recommends continued single-family residential use.

315 – 473 W. Northwest Highway



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

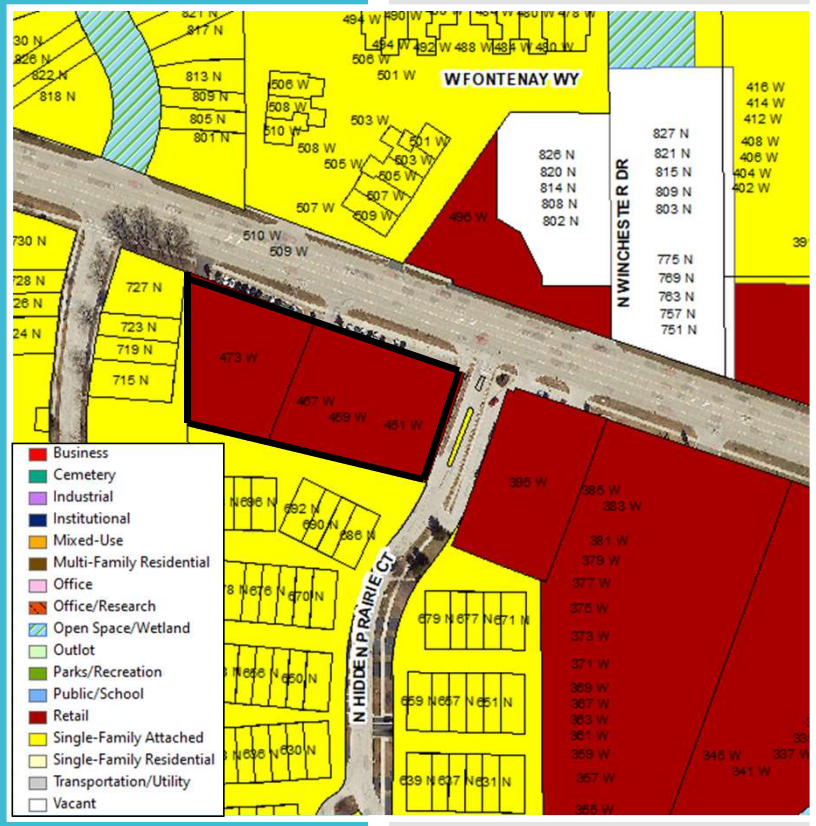
315 – 473 W. Northwest Highway



395 - 473 W. Northwest Highway (Whitehall Plaza, Westpoint Plaza)

Current Land Use:
- Retail (commercial shopping centers)

Development Challenges:
- Existing lot depth.
- Proximity to residential.



315-385 W. Northwest Highway

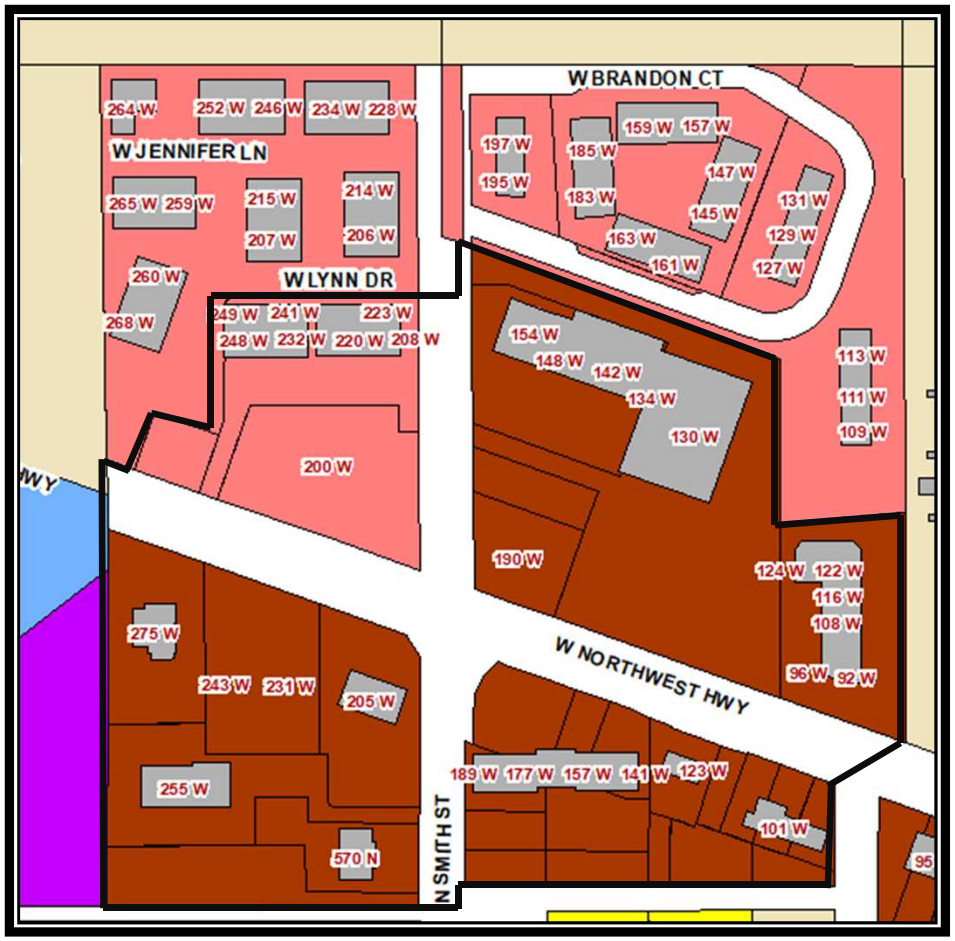
Current Land Use:

- Retail (commercial shopping centers)

Development Challenges:

- Visibility issues
  - Sign variance
- Deep setbacks
  - Approximately 440' to 355
  - Approximately 337' to 345
- Lack of investment in the center.
- While the shopping centers adjoin, they are under separate ownership.

92-275 W. Northwest Highway



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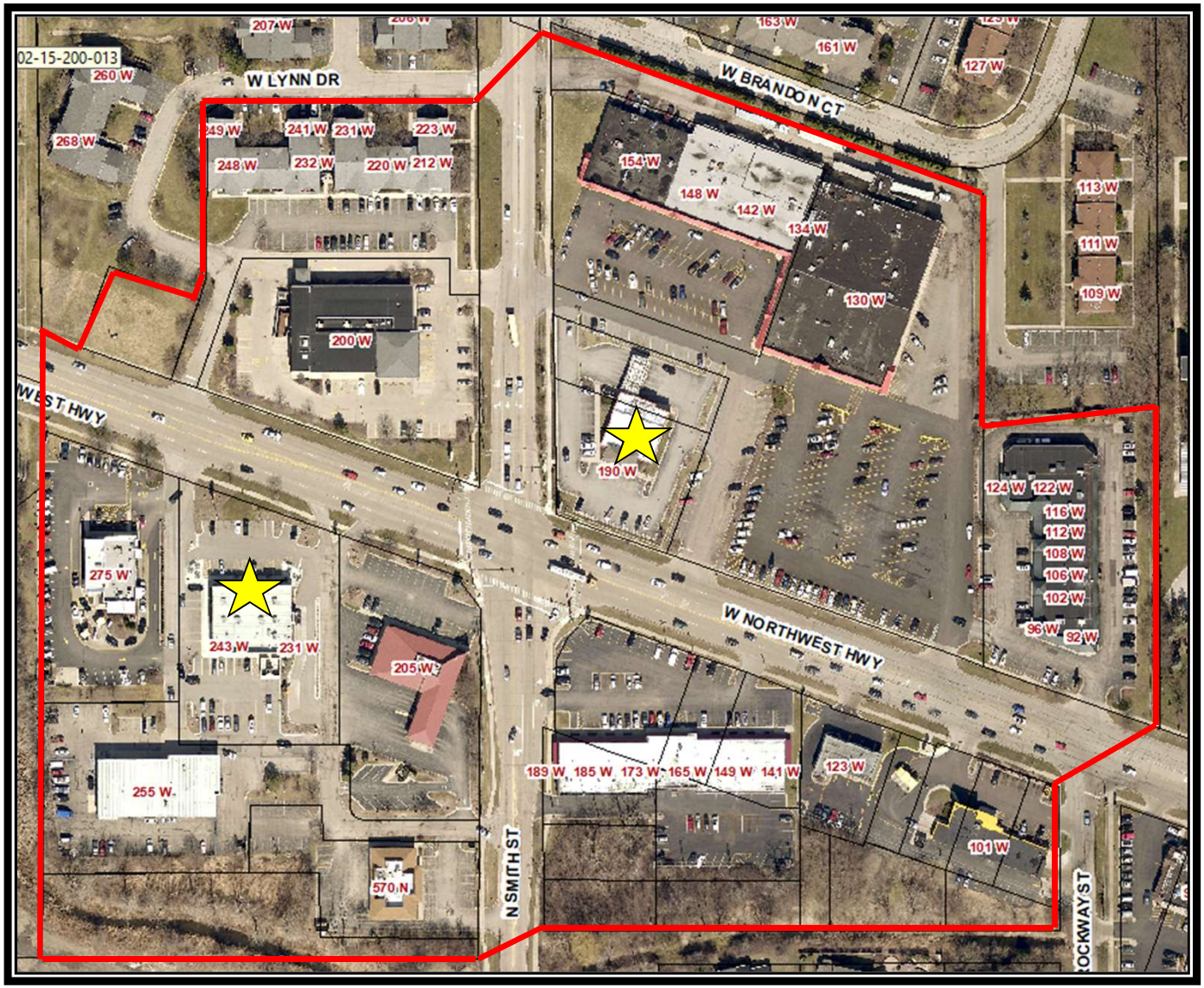
92-275 W. Northwest Highway



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

Northwest Corner of Northwest Highway & Smith Street

Vacant parcel west of CVS

Current Land Use:

- Vacant

Development Challenges:

- Approximately 10,500 SF.
- Too small for typical commercial development – zoning relief likely (potentially required parking and setbacks). This lot was created with the Hamilton Place Unit 1 development and has been on/off the market over the last many years.
- Due to its size and potentially limited development potential, the Village can provide technical responses and then react to a proposal, once identified and submitted.

Southeast Corner of Northwest Highway & Smith Street

141-189 W. Northwest Highway (Plaza 14)

Current Land Use:

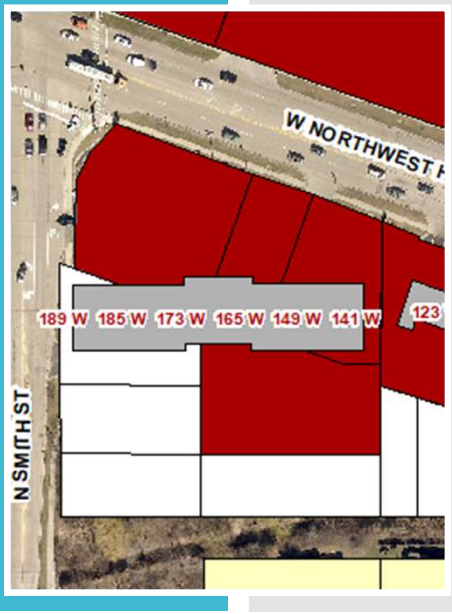
- Retail

Development Challenges:

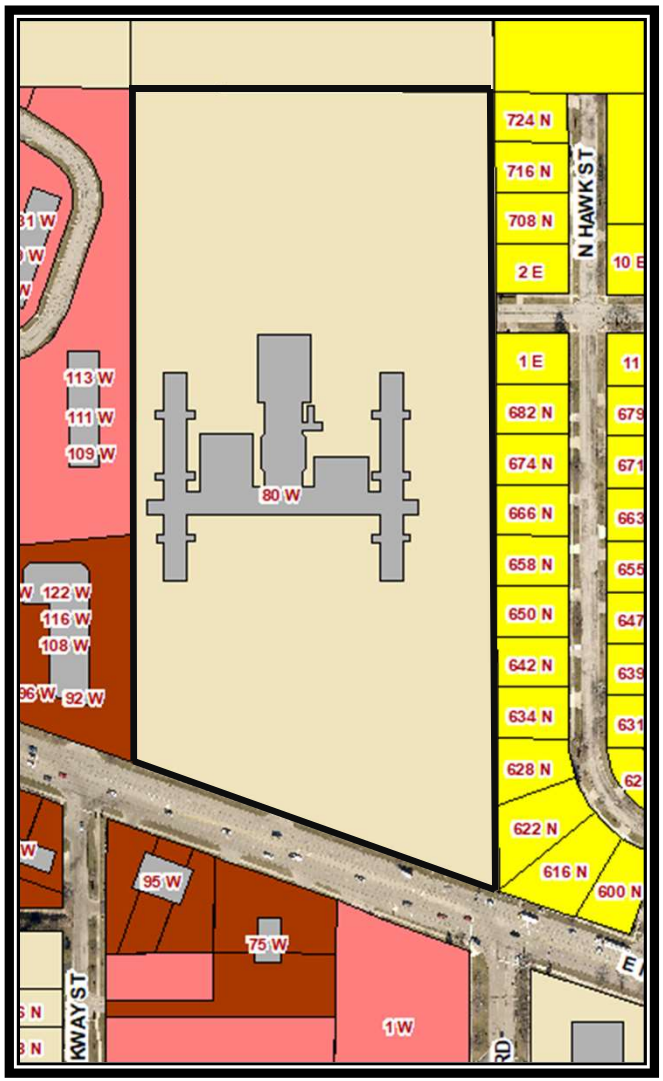
- Uniquely shaped parcel.
- Access onto Smith Street can be difficult during peak hours.

Recommendations:

- Comprehensive Plan recommends that the use remains retail.
- There are also vacant parcels to the south of the building and adjacent to the parking are also zoned B-2.
- Comprehensive Plan recommends open space/wetland due to the adjacent creek south of these lots. It appears as though a portion of these lots are in the floodplain.
- Depending upon the engineering constraints and feasibility, there could be potential to expand the parking lot and include addition screening for the residential properties, south of the creek, were these properties to come into common ownership.
- These three lots may appear to have limited independent development potential, depending upon the engineering constraints.

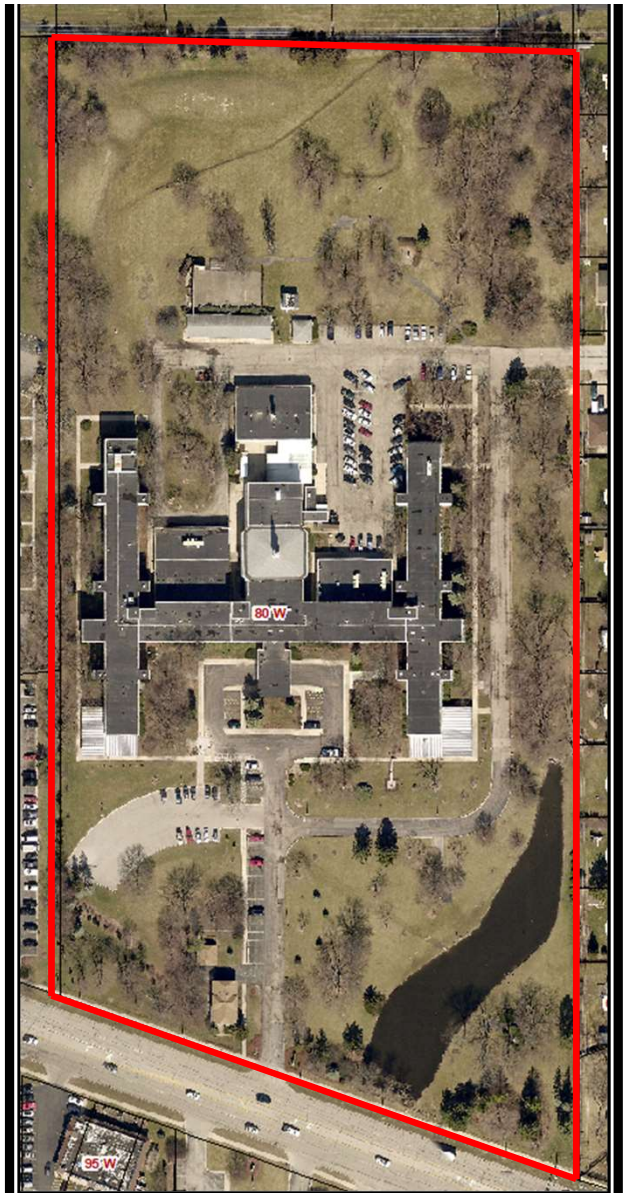


80 W. Northwest Highway



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

80 W. Northwest HIghway



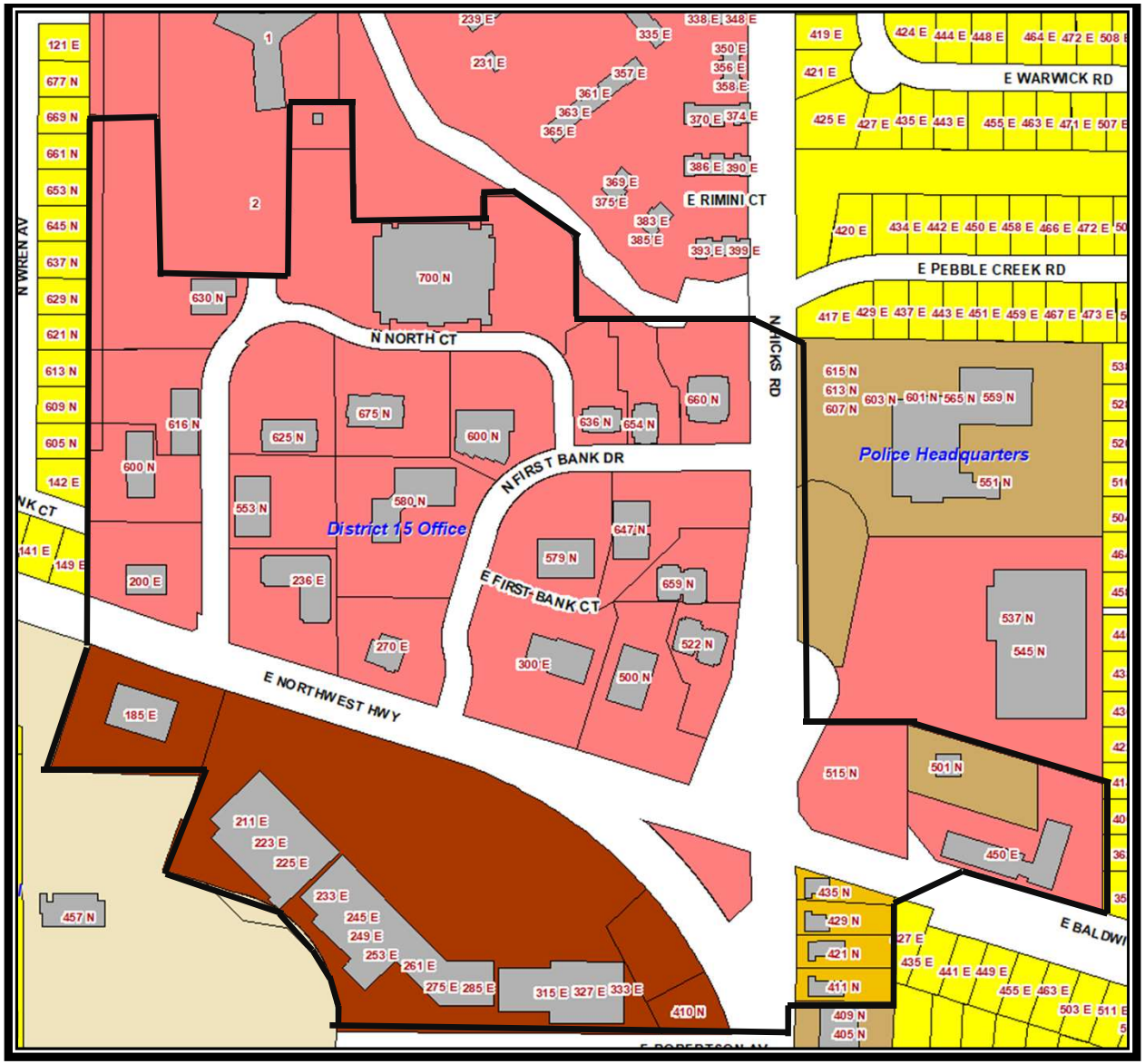
80 W. Northwest Highway (Little Sisters of the Poor)

Current Land Use:
- Long standing institutional use – Little Sisters of the Poor

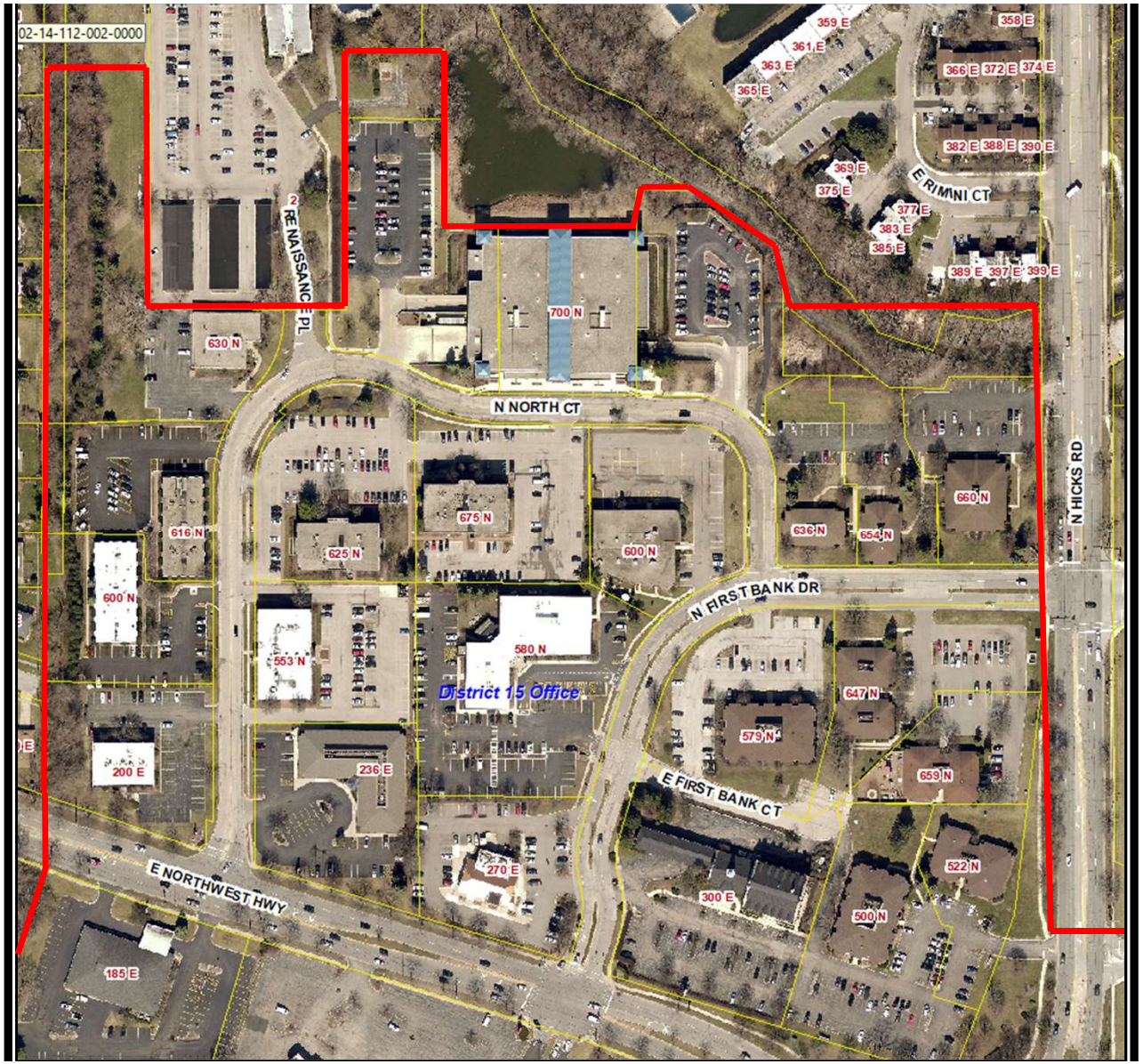
Development Challenges:
- None identified.

Recommendations:
- No changes recommended to the institutional use.
- Should the existing institutional use cease, the property could lend itself for development of another residential subdivision.

185 through 501 E. Northwest Highway



Renaissance Resubdivision

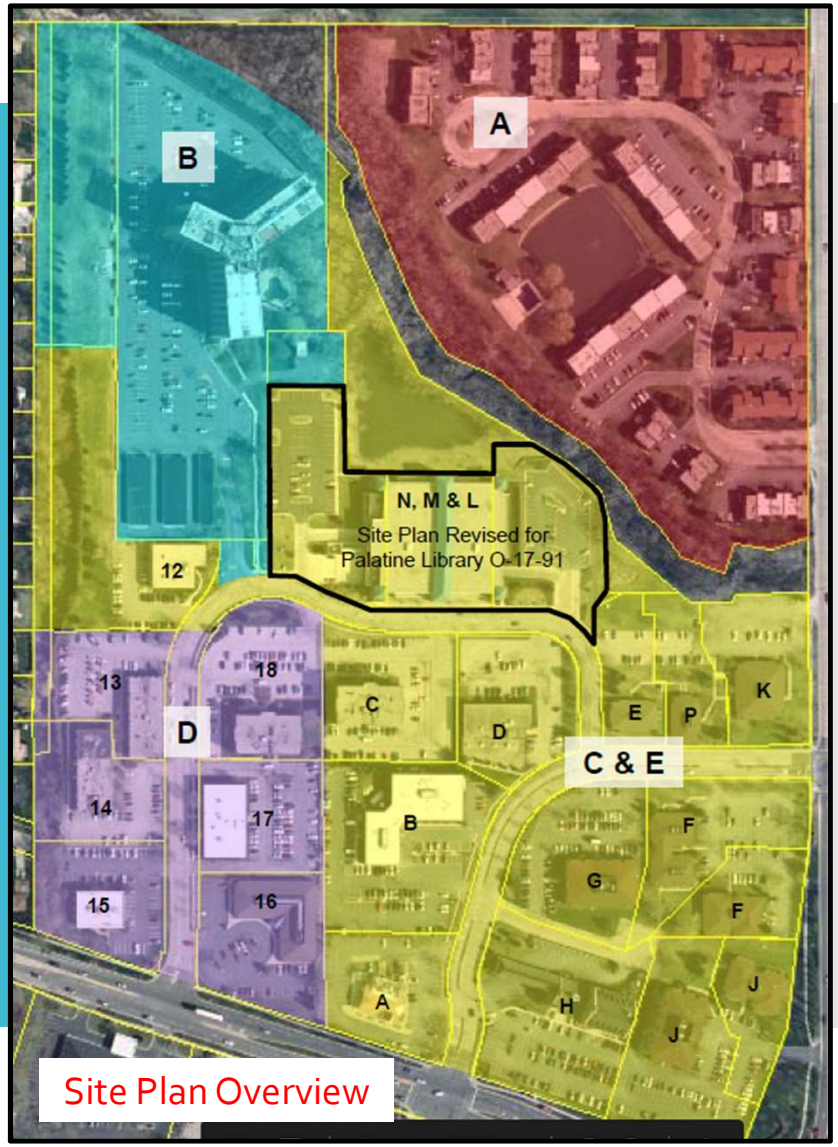


Renaissance Resubdivision

Current Land Use:
- Commercial office park

Development Challenges:
- Planned Development consists of a collection of uses, restrictions, and prohibited uses.

Recommendations:
- Work with ownerships to have a more cohesive use list and signage requirements.



Site Plan Overview

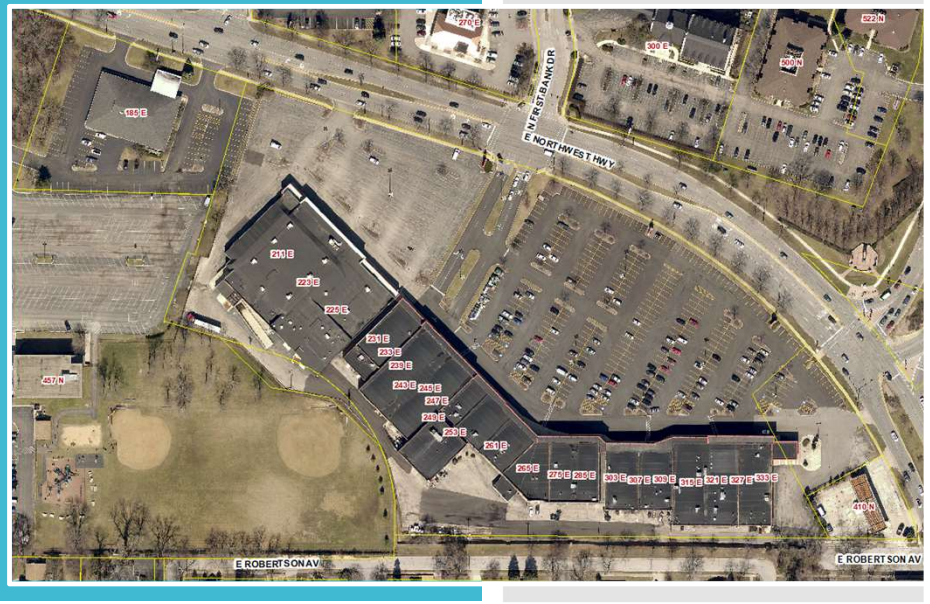
185 through 501 E. Northwest Highway

185-501 E. Northwest Highway

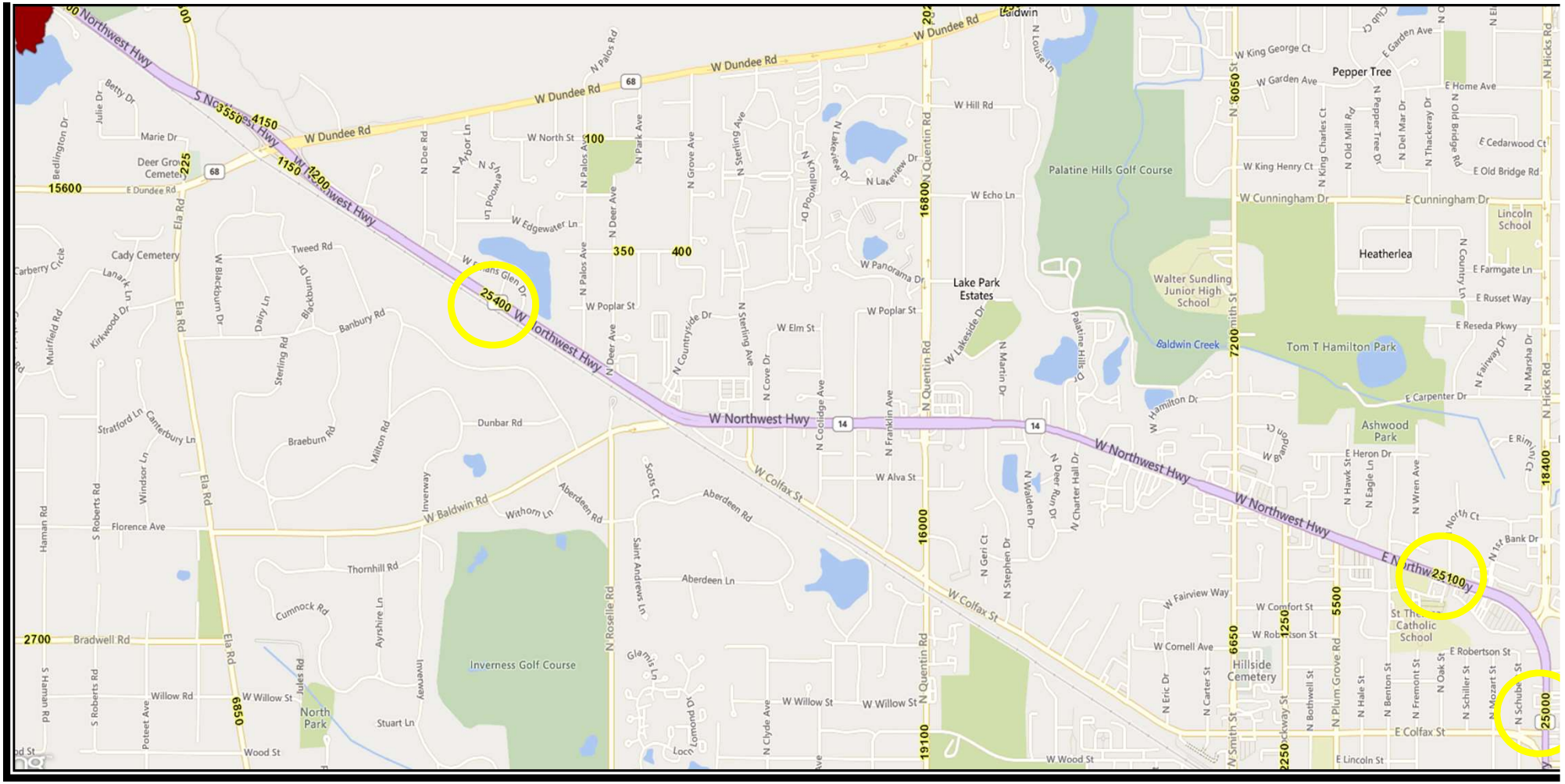
Current Land Use:
- Shopping center and commercial office park (Palatine Plaza)

Development Challenges:
- Visibility & building setbacks from Northwest Highway.
- At one point, an outlot development was contemplated.

Recommendations:
- Continue to review tenant zoning applications for conformance with the B-2 standards, along with ensuring the mitigation of any traffic generation or parking demand issues for the center.



W. Northwest Highway – current IDOT traffic counts



Attachment: NW HGY SUB AREA Phase 2 Analysis (Northwest Highway Sub Area Phase 2 Analysis)

Northwest Highway Sub-Area Phase 2 analysis - Recommendations

- Uniform landscaping where possible and landscaping enhancements to existing developments, through redevelopment or zoning entitlement review
- Further analysis and forecast for what types of zoning relief may be necessary to request, as part of any proposed redevelopment for vacant or underdeveloped properties
- Implement 8-foot fencing as existing fencing is replaced for commercial properties proximate to residential properties
- Enhance the linear infrastructure through streetscape and urban design improvements (Comp Plan)
- Staff review of existing potentially outdated Planned Development Ordinances. This could lead to technical suggestions for amendment to further align with a general zoning district or use list to update or provide more flexible uses, administered through a zoning process.

Northwest Highway Corridor

The Northwest Highway corridor runs diagonally through Palatine and is a major gateway entrance on the western and eastern edges of the Village. Northwest Highway plays a particularly important role in establishing Palatine's community image and identity. The Union Pacific Northwest Metra rail line creates a one-sided corridor along the eastern and western segments of Northwest Highway, generally separating Palatine from adjacent communities Northwest Highway's role as a heavily traveled regional arterial that connects communities to the east and west with Route 53 and with each other makes it an important focus for the Comprehensive Plan.

The age of much of the existing development indicates that proposals for redevelopment and land use change can be expected in the coming years. Redevelopment policies for different sections along this corridor and effective transportation management and improvement strategies should be examined. The goal of these transportation management strategies is to minimize and effectively circulate traffic in support of desired land use change and redevelopment.

Northwest Highway's length and development patterns present a varying character as one travels from east to west. Shallow lots abutting established residential neighborhoods are typically found in the eastern portion of the corridor. Large lots that can accommodate shopping centers and other significant developments generally characterize the western half of the Northwest Highway corridor.

The land use and improvement recommendations can be best addressed by subdividing the corridor into a series of individual segments and nodes. Three subareas have been identified where land use change is anticipated: the Northwest Highway Subarea, the Camelot Subarea and the Merrill's Triangle Subarea. Development goals and recommended actions for each subarea are provided following these overall considerations for the Northwest Highway corridor.

Visual improvements

Goals:

- Complement private investment with public investment through streetscape and urban design improvements that enhance the character of the corridor.
- Promote the proximity of Northwest Highway to the downtown.

Planning Issue:

- Need to coordinate with IDOT on the design of streetscape improvements.
- Need to work with private property owners and developers to coordinate public and private investments

Recommendations:

- Enhance the linear infrastructure on Northwest Highway through streetscape and urban design improvements.

Attachment: 2011 Comprehensive Plan - Northwest Highway Sub Area (Northwest Highway Sub Area

- Encourage site improvements that reduce curb cuts, define the parkway, and enhance the built character of the corridor.

- Consider landscaped medians and parkways where possible, especially as curb cut access is minimized.

- Vary lighting to define and reinforce land use character along the various segments of the Northwest Highway corridor.

- Install design elements, and parkway amenities that enhance pedestrian accessibility and that suggest a place of significance, specifically at Smith Street, Plum Grove, Colfax, Palatine Road and access points for Downtown.

Gateways:
Goal:
1. Develop Village gateway elements that embody notions of community character and identity.

Planning Issue:
- Need to coordinate with other entities (IDOT and private property owners) in making gateway improvements.

Recommendations:
- Establish gateway signage and urban design features at key intersections.

- Install a sustainable landscape gateway that incorporates appropriate native plantings, provides an opportunity for stormwater retention from Northwest Highway or adjacent residential areas, and acts as a model for future private investment in sustainable site design and open space.

Residential buffer:
Goal:
- Maintain and strengthen buffers between residential blocks and segments of the adjacent Northwest Highway corridor that they abut.

Planning Issue:
- May involve coordination with IDOT, homeowners, and commercial property owners in programming landscape and other buffer improvements.

Recommendations:
- Maintain any existing buffers.

- Strengthen inadequate buffers by enhancing landscaping or using berms.

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32) **- Recommended to Approve**

   Chairman Dwyer explained the purpose of the meeting was to discuss a staff analysis of the Northwest Highway business district and what the challenges are in trying to develop the area.

   Chairman Dwyer explained tonight's meeting is a continuation of the public hearing from April 20, 2021 so no public notice or exhibits need to be read into record.

   Sworn in Staff: Ms. Katie Rivard
   Ms. Rivard explained the purpose of tonight's meeting is to focus on specific areas and identifying the developmental challenges and recommendations. She explained the goal is to go through the development history of the sub area plan, identify current and past development patterns, possible development challenges, sites that are ideal for redevelopment and what the land use considerations and recommendations are.
   Ms. Rivard went through presentation slides going through a brief overview of the study area's current lot conditions and zoning characteristics. She spoke to the current land use and comprehensive plan recommendations and developments challenges.

   Ms. Rivard referred to the slides to show the specific areas and their specific recommendations and challenges including the following:

- Camelot Sub Area
  - 1550-1568 W Northwest Hwy & 1935-1979 W Dundee
  - Palatine Stables -1504-1520 W Northwest Hwy
  - Former Camelot property- 1502-1504 W Northwest Hwy & 1675 W Dundee Rd
  - 1494 W Northwest Hwy
- Northwest Hwy and Palos to Countryside- 1400 through 1466 W Northwest Hwy
  - 1468 W Northwest Hwy
  - 1420-1450 W Northwest Hwy (vacant as plaza)
  - 1400 W Northwest Hwy (YMCA)
- N Countryside Drive and W Northwest Hwy-Countryside Commercial
  - 1204-1332 W Northwest Hwy (Countryside Commercial)
  - 1200 W Northwest Hwy (New Life Church)
  - 835,855,865 N Sterling (Sterling Corner)
  - 1100-1124 W Northwest Hwy (Hidden Cove Shopping Center)
  - Southwest Corner of Sterling and Northwest Hwy
- 755 W Northwest Hwy through 814 N Martin Drive
  - 862 N Quentin (and unincorporated 848 N Quentin Rd owned by same owner)
  - Northwest corner of Northwest Hwy and Quentin
  - Southwest Corner of Northwest Hwy and Quentin

Attachment: May 4 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

- Northeast Corner of Northwest Hwy and Quentin
- Southwest corner of Northwest Hwy and Quentin
- 736 & 728 Northwest Hwy and 840 & 841 N Martin Drive
- 315-473 W Northwest Hwy
- 395-473 W Northwest Hwy (Whitehall Plaza, WestPoint Plaza)
- 315-385 W Northwest Hwy (Century Plaza)
- 92-275 W Northwest Hwy
- Northwest Corner of Northwest Hwy and Smith Street (vacant parcel west of CVS)
- Southeast corner of Northwest Hwy and Smith Street
- 80 W Northwest Highway
- 80 W Northwest Hwy(Little Sister of the Poor)
- 185-501 E Northwest Highway
- Renaissance Resub division
- Renaissance Resub Division (different ownerships)
- 185-501 E Northwest Highway
- 185-501 E Northwest Hwy (Palatine Plaza)

Mr. Hansen asked about the location of the outlet development that was contemplated.
Ms. Rivard explained it is within the shipping center

Chairman Dwyer spoke to general constraints and challenges asking if the railroad tracks should be added. He pointed out it can't be developed unless Union Pacific goes out of business. He spoke to the shallowness of lot and how it is a big challenge which does not lead to significant development.

Mr. Hansen asked what Chairman Dwyer thinks they will lead to
Chairman Dwyer stated if he would try to develop he would want to acquire the properties behind to make deeper to allow for sufficient parking and more businesses within one area.

Mr. Bettenhausen spoke to the inconsistencies of signage along Northwest Hwy. He pointed out the lack of address boards and how they would be helpful. He stated Palatine Plaza had the best and thinks it would help other plazas.

Mr. Kolososki pointed out the recommendations are for office or business but people are not going to offices anymore. He spoke to Algonquin Road and Euclid where they are tearing down offices and building apartments or condos. Mr. Kolososki stated a duplex type residential building can possibly work with the shallow lots. He spoke to the need to add consistent façade along the highway. He stated thinking business type properties at the moment are not viable. He spoke to the lack of demand for the small shops in the centers.

Chairman Dwyer spoke to the tax revenue benefits from either from sales or residential
Mr. Kolososki pointed out nothing is still nothing.

Attachment: May 4 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

Chairman Dwyer stated auto dealers generate the most

Mr. Kolososki spoke to the office properties that look like townhomes at Colfax and Northwest Hwy. He stated they are always filled up being a single use for a single company but has a residential contemporary look.
Chairman Dwyer agreed they are a good attractive use.

Mr. Bettenhausen asked about the small lot next to CVS. He stated it would be nice for the grassy area to be a park with benches and picnic table

Discussion how to access

Mr. Hansen asked about horse paths through Deer Grove
Ms. Rivard answered yes
Discussion on access to cross Dundee from the stables

STAFF RECOMMENDATION:
After the initial presentations and discussions, Staff is recommending accepting the Northwest Highway Phase II Corridor Analysis and forwarding it to the Village Council for additional consideration, review, and policy direction regarding any specific recommendations on a particular site.

Mr. Kolososki asked if the Village ever contacts property owners
Ms. Rivard stated not at this time. She explained as staff did with phase 1 the properties within and surrounding the subarea will be noticed. She explained this meeting is an initial discussion and workshop and the next step would be a public hearing.

Mr. Friedman asked what happens after the public hearing. He asked if it would be an overlay to the comprehensive plan or stay separate.
Ms. Rivard explained it is considered an amendment to the comprehensive plan.

Chairman Dwyer clarified this isn't exactly recommendations but rather an analysis and then it goes to Village Council to decide how to proceed.

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

DISCUSSION:
Mr. Kolososki stated he thinks it is a great idea to analyze and decide what is wanted.
Pat agreed with Mr. Kolososki

Mr. Noonan made a motion to approve and push to the next phase; seconded by Mr. Friedman
The motion was unanimously approved

Ms. Rivard clarified notice will go out to the surrounding property owners before

Attachment: May 4 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

this goes to Council to give them an opportunity to review the plan. Discussion on the next meeting.

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

Attachment: May 4 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32) **- Continued**

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1st, 2021.

   Chairman Dwyer explains that this meeting is a public hearing to discuss Phase II Northwest Highway Sub Area Plan in which the petitioner and staff are the same.

   Chairman Dwyer requests a motion for approval of minutes from March 2 and March 16th, 2021. The approval for these minutes will be continued to next meeting of 5/4/2021. A motion to continue was approved.

   Sworn in Staff - Katie Rivard and Ben Vyverberg

   Ms. Rivard outlines the initial goals for Phase 2. She notes that Phase 1 was approved in December 2019 and the Phase 2 study is similar. The goals are to review current and historical developmental patterns, identify planning challenges, review redevelopment sites within the study area and analyze the land use amendment considerations and recommendations.

   Ms. Rivard presents drawings and slides of the Phase 2 area in question and reviews the properties that are zoned within said area. She explains that within the Phase 2, there are 172 parcels for a total of 188 acres which is a combination of retail, commercial, parks, recreation and residential properties. The majority of these properties are zoned B-2. She discusses the development challenges within the Northwest Highway Sub-Area.

   Ms. Rivard presents diagrams of the western section of Phase 2 Northwest Highway Sub-Area Plan starting at Dundee Road and explains the land development within the area as currently developed. She also addresses the Camelot Sub-Area and discusses the current land usage and development challenges.

   Mr. Vyverberg discusses the land usage at this section and explains that it is drastically different from the eastern phase. He talks about section 1400 through 1466 W. Northwest Highway, 755 through 814 W. Northwest Highway, 395 through 473 W. Northwest Highway, 315-385 Northwest Highway and 92 through 275 W. Northwest Highway. He reviews the businesses and properties through this corridor, current land uses and consistency as you transition from the west to the east.

   Mr. Vyverberg states that the existing residential land uses that include townhouses and condos would not change from residential to commercial. The

Attachment: April 20 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

next discussion for Phase 2 will include the Renaissance site plan and he states that staff would like to work with the ownerships of the plan developments to update some of the outdated use lists.

Chairman Dwyer asks if there are any questions or comments.

Councilman Friedman refers to the small strip mall on the east side of Northwest Highway, Palatine Plaza, and asks if another small scale strip mall would be next in line at this area.

Mr. Vyverberg states that it may be examined.

Councilman Friedman asks about the area near the stables on Northwest Hwy and verifies if Meadowlark Park is part of the 3 lots to the west or should it be the east?

Ms. Rivard verifies that the lots are east of the stables.

Chairman Dwyer asks if the railroad tracks on Northwest Highway down to Roselle would be a challenge for this area.

Mr. Vyverberg states it could be a challenge and a barrier for development.

Chairman Dwyer asks if one of the objectives of the study is to update a comprehensive plan.

Mr. Vyverberg states that the current comprehensive plan is now 10 years old. The standing life of a comprehensive plan is 10-20 years. The plan will reach a point that there is enough sub-areas and will need to be re-categorized and the plan updated.

Chairman Dwyer asks if a mock up could be done of the sub-area from a totally vacant perspective. It would be interesting to show how the village would like to develop the area from this viewpoint.

Mr. Vyverberg agrees it would be an interesting exercise to view the area from the ground-up.

Chairman Dwyer states this is a unique area for zoning. He states that the Northwest Highway corridor is the commercial business district of Palatine and a valuable asset that contributes a fair amount of sales tax to the Village.

Councilman Bettenhausen inquires about several vacant lots along the Northwest Highway corridor and wonders if the Village has a relationship with the owners to maintain the properties.

Mr. Vyverberg replies that the Village is responsible to enforce existing codes to maintain properties.

Attachment: April 20 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

Councilman Bettenhausen questions the plans for the gas station property on the east end of Palatine Plaza.

Mr. Vyverberg states that there have been inquires for reuse of the property but nothing has come of it. He also discusses working with the Fire Marshal to address the underground tanks on the property.

There were no further questions.

Chairman Dwyer made a motion to close the public hearing; seconded by Commissioner Williams. The motion was unanimously approved.

STAFF RECOMMENDATION:
After initial presentation and discussion, Staff is recommending continuing the Public Hearing until the May 4, 2021 Plan Commission meeting for additional refinement and review.

COMMUNICATION:
Mr. Vyverberg provides an update on a previous meeting regarding Northwest Trucks at 2200 N. Rand Road and conveys that the request was approved by the Village Council.

Chairman Dwyer makes a motion to acknowledge Commissioner Conrad Hansen's retirement and to recognize and thank him for his many years of service to not only the Plan Commission but to his community.

Motion approved by Mr. Fedota, 2nd by Mr. Noonan and unanimously approved and recognized by all.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 5/4/2021 7:00 PM**
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Fedota	
ABSENT:	Robins, Kolososki	

Attachment: April 20 Plan Commission minutes (Northwest Highway Sub Area Phase 2 Analysis)

PUBLIC NOTICE
A public hearing and workshop session will be held before the Palatine Plan Commission on Tuesday, April 20, 2021, at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
Initial overview of the Northwest Highway Sub Area Plan Phase 2, including a review of the study area, a review of the current and historic development patterns, identification of the planning challenges outlined, a review of the potential redevelopment sites within the study area, and an analysis of the land use amendment considerations and recommendations.
The above petition has been filed the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-32
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Zoning Board of Appeals
DATED: This 5th day of April, 2021
Published in Daily Herald April 5, 2021 (4561335)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/05/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Authorized Agent

Control # 4561335

Attachment: PUBLIC NOTICE --NW HGY SAA 2 (Northwest Highway Sub Area Phase 2 Analysis)

Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place

BACKGROUND:
In November, 2017, the Village hired Peralte-Clark, LLC to complete traffic signal design plans for the intersection of Dundee Road and Park Place. The scope of work was for a stand-alone permit application as IDOT had declined to include the traffic signal work with their proposed roadway work on Dundee Road from Rand Road to Kennedy Drive.

A permit for this signal installation has been approved by IDOT.

KEY ISSUES:

- To minimize disruption to the motoring public and the adjacent business, it was planned to approach the contractor for the State's corridor project for a price to construction the signal as part of the corridor work.
- The contractor has provided a proposal for $557,000 to complete this work. The engineer's estimate from last year was $507,000 with the increase in cost attributed to recent large increases in steel prices.
- Securing this work directly with the same contractor as the State selected for their Dundee Road project secures economies of scale for the Village. When previously bid several years ago, a bid for over $1M was rejected by the Village Council.

ALTERNATIVES:

1. Approve the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the proposal be approved.

BUDGET IMPACT:
$200,900 is in the 2021 budget as a carry forward value. As the scope of work was moving through each permit submittal with IDOT last year, it was considered preferable to adjust the budget when a permit was issued. Funding is available from the Dundee Road Tax Increment Financing District, to accommodate The additional $356,100 by way of a second quarter budget adjustment to accommodate this work.

ACTION REQUIRED:
Motion to approve the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.

ATTACHMENTS:

- palatine - park place

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

R. W. Dunteman Company

600 S. Lombard Road

Addison, IL 60101

Contact: **Mike Healy**

Phone: **(630) 953-1500 x 34**

Fax: **(630) 932-0994**

Quote To: Village of Palatine

Job Name: Palatine - IL 53-68 at Park Place

Date of Quote: 6-14-21

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
20200100	EARTH EXCAVATION	15.00	CU Y	88.00	1,320.00
31101200	SUBBASE GRANULAR MATERIAL, TYPE B 4"	37.00	SQ Y	36.00	1,332.00
35501316	HOT-MIX ASPHALT BASE COURSE, 8"	107.00	SQ Y	68.00	7,276.00
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	12.00	TON	223.00	2,676.00
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	281.00	SQ F	40.00	11,240.00
42400800	DETECTABLE WARNINGS	30.00	SQ F	60.00	1,800.00
44000200	DRIVEWAY PAVEMENT REMOVAL	83.00	SQ Y	20.00	1,660.00
44000300	CURB REMOVAL	95.00	FOOT	18.00	1,710.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	49.00	FOOT	25.00	1,225.00
44000600	SIDEWALK REMOVAL	130.00	SQ F	10.00	1,300.00
60600605	CONCRETE CURB, TYPE B	56.00	FOOT	145.00	8,120.00
60603900	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	6.00	FOOT	145.00	870.00
60604300	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	23.00	FOOT	175.00	4,025.00
60604500	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	11.00	FOOT	145.00	1,595.00
60605100	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	9.00	FOOT	145.00	1,305.00
67100100	MOBILIZATION	1.00	L SU	25,000.00	25,000.00
70102625	TRAFFIC CONTROL AND PROTECTION, STANDARD 701606	1.00	L SU	11,000.00	11,000.00
70102632	TRAFFIC CONTROL AND PROTECTION, STANDARD 701602	1.00	L SU	1.00	1.00
70102635	TRAFFIC CONTROL AND PROTECTION, STANDARD 701701	1.00	L SU	3,500.00	3,500.00
70102640	TRAFFIC CONTROL AND PROTECTION, STANDARD 701801	1.00	L SU	1.00	1.00
72000200	SIGN PANEL - TYPE 2	30.00	SQ F	45.00	1,350.00
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBO	37.00	SQ F	14.00	518.00

Attachment: palatine - park place (Park Place Traffic Signal Installation)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	134.00	FOOT	2.50	335.00
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	42.00	FOOT	3.50	147.00
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	350.00	FOOT	7.00	2,450.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	104.00	FOOT	14.00	1,456.00
81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	2,362.00	FOOT	32.00	75,584.00
81028220	UNDERGROUND CONDUIT, GALVANIZED STEEL, 3" DIA.	107.00	FOOT	46.00	4,922.00
81028240	UNDERGROUND CONDUIT, GALVANIZED STEEL, 4" DIA.	418.00	FOOT	68.00	28,424.00
81400100	HANDHOLE	5.00	EACH	2,000.00	10,000.00
81400200	HEAVY-DUTY HANDHOLE	2.00	EACH	2,800.00	5,600.00
81400300	DOUBLE HANDHOLE	2.00	EACH	3,500.00	7,000.00
85000200	MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTALLATIO	2.00	EACH	7,500.00	15,000.00
86400100	TRANSCEIVER - FIBER OPTIC	1.00	EACH	4,700.00	4,700.00
87300925	ELECTRIC CABLE IN CONDUIT, TRACER, NO. 14 1C	2,085.00	FOOT	2.00	4,170.00
87301215	ELECTRIC CABLE IN CONDUIT, SIGNAL NO. 14 2C	850.00	FOOT	2.00	1,700.00
87301225	ELECTRIC CABLE IN CONDUIT, SIGNAL NO. 14 3C	1,226.00	FOOT	2.00	2,452.00
87301245	ELECTRIC CABLE IN CONDUIT, SIGNAL NO. 14 5C	2,210.00	FOOT	2.00	4,420.00
87301255	ELECTRIC CABLE IN CONDUIT, SIGNAL NO. 14 7C	1,005.00	FOOT	2.00	2,010.00
87301305	ELECTRIC CABLE IN CONDUIT, LEAD-IN, NO. 14 1 PAIR	1,897.00	FOOT	2.00	3,794.00
87301805	ELECTRIC CABLE IN CONDUIT, SERVICE, NO. 6 2 C	455.00	FOOT	10.00	4,550.00
87301900	ELECTRIC CABLE IN CONDUIT, EQUIPMENT GROUNDING CON	984.00	FOOT	5.50	5,412.00
87502440	TRAFFIC SIGNAL POST, GALVANIZED STEEL 10 FT.	1.00	EACH	1,220.00	1,220.00
87502500	TRAFFIC SIGNAL POST, GALVANIZED STEEL 16 FT.	4.00	EACH	1,400.00	5,600.00
87700140	STEEL MAST ARM ASSEMBLY AND POLE, 20 FT.	1.00	EACH	17,000.00	17,000.00
87700210	STEEL MAST ARM ASSEMBLY AND POLE, 34 FT.	1.00	EACH	19,800.00	19,800.00
87700280	STEEL MAST ARM ASSEMBLY AND POLE, 48 FT.	1.00	EACH	23,200.00	23,200.00
87700310	STEEL MAST ARM ASSEMBLY AND POLE, 54 FT.	1.00	EACH	24,150.00	24,150.00
87800100	CONCRETE FOUNDATION, TYPE A	20.00	FOOT	175.00	3,500.00
87800150	CONCRETE FOUNDATION, TYPE C	4.00	FOOT	640.00	2,560.00

Attachment: palatine - park place (Park Place Traffic Signal Installation)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
87800400	CONCRETE FOUNDATION, TYPE E 30-INCH DIAMETER	10.00	FOOT	225.00	2,250.00
87800415	CONCRETE FOUNDATION, TYPE E 36-INCH DIAMETER	39.00	FOOT	230.00	8,970.00
87900200	DRILL EXISTING HANDHOLE	2.00	EACH	640.00	1,280.00
88030020	SIGNAL HEAD, LED, 1-FACE, 3-SECTION, MAST-ARM MOUN	7.00	EACH	960.00	6,720.00
88030050	SIGNAL HEAD, LED, 1-FACE, 3-SECTION, BRACKET MOUNT	5.00	EACH	950.00	4,750.00
88030100	SIGNAL HEAD, LED, 1-FACE, 5-SECTION, BRACKET MOUNT	3.00	EACH	1,450.00	4,350.00
88030110	SIGNAL HEAD, LED, 1-FACE, 5-SECTION, MAST-ARM MOUN	3.00	EACH	1,570.00	4,710.00
88102717	PEDESTRIAN SIGNAL HEAD, LED, 1-FACE, BRACKET MOUNT	6.00	EACH	1,250.00	7,500.00
88200410	TRAFFIC SIGNAL BACKPLATE, LOUVERED, FORMED PLASTIC	10.00	EACH	260.00	2,600.00
88500100	INDUCTIVE LOOP DETECTOR	6.00	EACH	290.00	1,740.00
88600100	DETECTOR LOOP, TYPE I	360.00	FOOT	22.00	7,920.00
88700200	LIGHT DETECTOR	2.00	EACH	1,550.00	3,100.00
88700300	LIGHT DETECTOR AMPLIFIER	1.00	EACH	2,440.00	2,440.00
88800100	PEDESTRIAN PUSH-BUTTON	6.00	EACH	575.00	3,450.00
X0324085	EMERGENCY VEHICLE PRIORITY SYSTEM LINE SENSOR CABL	290.00	FOOT	3.00	870.00
X0324599	ROD AND CLEAN EXISTING CONDUIT	200.00	FOOT	2.25	450.00
X1400081	FULL-ACTUATED CONTROLLER AND TYPE SUPER P CABINET	1.00	EACH	34,500.00	34,500.00
X1400150	SERVICE INSTALLATION, GROUND MOUNTED, METERED	1.00	EACH	5,580.00	5,580.00
X1400388	VIDEO VEHICLE DETECTION SYSTEM, SINGLE APPROACH	2.00	EACH	19,500.00	39,000.00
X7240500	RELOCATE EXISTING SIGNS	1.00	EACH	870.00	870.00
X8620200	UNINTERRUPTABLE POWER SUPPLY, SPECIAL	1.00	EACH	11,000.00	11,000.00
X8710024	FIBER OPTIC CABLE IN CONDUIT, NO. 62.5/125, MM12F	2,070.00	FOOT	12.00	24,840.00
X8780010	CONCRETE FOUNDATION TYPE A - 10-INCH DIAMETER	4.00	FOOT	145.00	580.00
Z0033046	RE-OPTIMIZE TRAFFIC SIGNAL SYSTEM LEVEL 2	1.00	EACH	7,550.00	7,550.00
GRAND TOTAL					**$557,000.00**

NOTES:

All work is to be performed during regular working hours. No night, holidays or other special hours included.

Attachment: palatine - park place (Park Place Traffic Signal Installation)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities

BACKGROUND:
The Village currently has ten elevators throughout its facilities. Six are located at the Gateway Center Parking Deck, two at the Police Headquarters, and one each at the Village Hall and Clu Building. On-going preventative maintenance services are needed to keep the systems operating safely and optimally. Additionally, annual traction tests and hydraulic tests are required per ASME safety codes.

KEY ISSUES:
- The Village currently uses KONE, Incorporated of Chicago, Illinois for elevator maintenance and testing services.
- Staff solicited pricing from other elevator maintenance companies and found KONE to be the lowest price.
- In 2020, the service contract was $28,733.31 and the last tests conducted totaled $4,273, for a total of $33,006.31.
- The proposed agreement includes quarterly preventative maintenance and all annual tests as required by code for $24,424, a savings of $8,582.31.
- The initial term is for a one year period, with annual renewals for additional one year periods. Price increases in the renewal years are limited to the lesser of 2% or the Chicago CPI.
- The costs for the Clu building will be reimbursed by the Palatine Park District as a condition of their lease agreement to use this building.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement for Elevator Maintenance Services.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the agreement from KONE for Elevator Maintenance Services.

BUDGET IMPACT:
Funds in the amount of $32,450 have been appropriated in the 2021 Public Works operating budget to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the agreement from KONE, Incorporated for Elevator Maintenance Services at Village facilities in the amount of $24,424.

ATTACHMENTS:

- KONE Agreement

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

Dedicated to People Flow™

KONE

Purchaser ("Purchaser"):
VILLAGE OF PALATINE
148 W ILLINOIS
PALATINE, Illinois 60067

Service Location ("Premises"):
VILLAGE OF PALATINE
148 W ILLINOIS
PALATINE, Illinois 60067

KONE Inc. ("KONE")
Chicago
222 S. Riverside Plaza Suite 660
Chicago, IL 60606

TENDER DATE: 01/20/2021

EFFECTIVE DATE: 05/01/2021

SCOPE OF SERVICES

1. **EQUIPMENT DESCRIPTION ("Equipment")**

Manufacturer	Type	Sub-Type	Count
Otis	Elevator	Traction - Gearless Overhead	2
KONE	Elevator	Traction - Gearless Overhead	1
KONE	Elevator	Traction - Gearless Overhead	1
Otis	Elevator	Hydraulic	1
Otis	Elevator	Hydraulic	1
Otis	Elevator	Hydraulic	1
Otis	Elevator	Hydraulic	1
Schindler	Elevator	Hydraulic	1
Otis	Elevator	Hydraulic	1

2. **SERVICES**

Customized Preventative Maintenance

KONE will perform quarterly maintenance visits to examine, maintain, adjust, and lubricate the components listed below. KONE perform maintenance service in accordance with a proprietary system called KONE Maintenance Method. Data gathered about the equipment is analyzed to determine optimum maintenance frequency. In addition, KONE will repair or replace the components listed below, unless exclusion or limited scope language exists elsewhere in this Agreement. All other work related to the equipment is Purchaser's responsibility unless specifically noted elsewhere in this Agreement, or unless Purchaser has separately contracted with KONE for the work.

A. **Gearless Traction Elevators**
   1. **Relay Logic Control System**
      All control system components.
   2. **Microprocessor Control System**
      All control system components. System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.
   3. **Gearless Machine Components**
      All gearless machine components.
   4. **Hoistway and Pit Equipment**
      All elevator control equipment and buffers.
   5. **Rails and Guides**
      Guide rails, guide shoe gibs, and rollers
   6. **Ropes**
      Hoist ropes, governor ropes, and compensation ropes.
   7. **Wiring**
      All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.
   8. **Door Equipment**
      Automatic door operators, hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.

Attachment: KONE Agreement (Elevator Maintenance)

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9. **Manual Freight Door Equipment**
   Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.
10. **Power Freight Door Equipment**
    Controller, relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.
11. **Signals and Accessories**
    Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment. Re-lamping of signal fixtures is included only during KONE's maintenance visits. Service requests for re-lamping of signal fixtures will be billed separately at KONE's then current labor rates.
12. **Car Equipment**
    All elevator control system components on the car.

B. **Hydraulic Elevators**

1. **Relay Logic Control System**
   All control system components.
2. **Microprocessor Control System**
   All control system components. System performance examinations will be conducted to ensure that dispatching and motion control systems are operating properly.
3. **Power Unit**
   Pump, motor, valves, and all related parts and accessories.
4. **Hoistway and Pit Equipment**
   All elevator control equipment and buffers.
5. **Rails and Guides**
   Guide rails, guide shoe gibs, and rollers
6. **Wiring**
   All elevator control wiring and all power wiring from the elevator equipment input terminals to the motor.
7. **Door Equipment**
   Automatic door operators, hoistway and car door hangers, hoistway and car door contacts, door protective devices, hoistway door interlocks, door gibs, and auxiliary door closing devices.
8. **Manual Freight Door Equipment**
   Switches, retiring cams, interlocks, guide shoes, sheaves, rollers, chains, sprockets, tensioning devices, and counter-balancing equipment.
9. **Power Freight Door Equipment**
   Controller, relays, contactors, rectifiers, timers, resistors, solid state components, door motors, retiring cams, interlocks, switches, guide shoes, sheaves, rollers, chains, sprockets, and tensioning devices.
10. **Hydraulic System Accessories**
    Exposed piping, fittings accessories between the pumping unit and the jack, jack packing, hydraulic fluid, and any heating or cooling elements installed by the original equipment manufacturer ("OEM") for controlling fluid temperature.
11. **Signals and Accessories**
    Car operating panels, hall push button stations, hall lanterns, emergency lighting, car and hall position indicators, car operating panels, fireman's service equipment and all other signals, and accessory facilities furnished and installed as an integral part of the elevator equipment. Re-lamping of signal fixtures is included only during KONE's maintenance visits. Service requests for re-lamping of signal fixtures will be billed separately at KONE's then current labor rates.
12. **Car Equipment**
    All elevator control system components on the car.

Attachment: KONE Agreement (Elevator Maintenance)

3. **TESTING**

KONE is not obligated to: perform safety tests other than those specified herein; perform any work required by new or retroactive code changes; perform tests required or correct outstanding violations or deficiencies identified prior to the effective date. Unless specifically provided for in this section; a written Maintenance Control Plan (MCP) and documented testing procedures are not included, even when required by current code, as such that code may be changed or amended from time to time by local jurisdictions. KONE is not responsible for providing documentation onsite, as all reporting and testing records are available digitally.

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4. **HOURS OF SERVICE**

All services described above in this Agreement will be performed during the regular working hours of the regular working days of the elevator or escalator trade in the location where the services are performed, unless otherwise specified in the Agreement.

5. **SERVICE REQUESTS (CALLBACKS)**

Service requests are defined as services that require immediate attention and that are within the scope of services and not excluded from the scope of services as provided below. Service requests outside the scope of services will be billed separately at KONE's then current labor rates and material prices plus mileage and incidentals. Any rates and lump sum amounts are not subject to audit. Service requests that require more than one technician or more than two hours to complete will be treated as a repair and scheduled in accordance with the Hours of Service section above. Purchaser agrees that KONE may perform service requests made by any person that KONE believes is authorized by Purchaser to make such requests. Unless specified herein travel time and expenses are billable.

If purchaser requests service on overtime, Purchaser will be charged KONE's hourly billing rate for each over time hour unless specified separately herein.

Regular Time Coverage -

In addition to the work described in the Scope of Services section, this Agreement covers requests for service during the regular working hours of the regular working days of the elevator trade.

6. **REPORTING SERVICES**

KONE may provide Purchaser with access to KONE's online reporting tool. Based on the Purchaser's user access, Purchaser can view information about the performance and service of the Equipment. KONE may provide Purchaser with automatic email notifications that provide information on work performed.

7. **EXCLUSIONS**

The following are excluded from the scope of services:

A. **GENERAL**

1. KONE is not obligated to: removal of water or excessive debris from the pit; make replacements or repairs necessitated by fluctuations in the building power systems, adverse machine room or environmental conditions (including without limitation temperature variations below 50 degrees or above 90 degrees Fahrenheit) or humidity greater than 95% relative humidity, prior water exposure, rust, fire, explosion, acts of God, misuse, vandalism, theft, acts or mandates of government, labor disputes, strikes, lockouts, or tampering with the equipment by any person other than a KONE representative, negligence or acts or omissions of the Purchaser or any third party, or any other cause beyond KONE's control.
2. KONE agrees to maintain the existing performance as designed and installed. KONE is not required under this Agreement to make changes in operation and/or control, subsequent to the date of this Agreement.
3. Notwithstanding anything contained to the contrary within this Agreement, KONE's work shall not include any abatement or disturbance of asbestos containing material (ACM), presumed asbestos containing materials (PACM), or other hazardous materials (i.e. lead, PCBs) (collectively "HazMat"). Any work in the affected area where reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from the HazMat is excluded from KONE's scope of work without an applicable change order to reflect the additional costs and time. In accordance with OSHA requirements, Purchaser shall inform KONE and its employees who will perform work activities in areas which contain HazMat of the presence and location of HazMat in such areas which may be contacted during work before entering the area. Other than as expressly disclosed in writing, Purchaser warrants that KONE's work area at all times meets applicable OSHA permissible exposure limits (PELs). KONE shall have the right to discontinue its work in any location where suspected HazMat is encountered or disturbed. Any HazMat removal or abatement, or delays caused by such, required in order for KONE to perform its work shall be Purchaser's sole responsibility and expense. After any removal or abatement, Purchaser shall provide documentation that the HazMat has been abated from the KONE work area and air clearance reports shall be made available upon request prior to the start of KONE's work.
4. Nothing contained within this agreement shall be construed or interpreted as requiring KONE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Purchaser shall be responsible to execute all waste manifests necessary to transport hazardous materials for disposal.

Attachment: KONE Agreement (Elevator Maintenance)

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B. **OBSOLESCENCE**

1. Component may become obsolete during the term of this Agreement. Obsolete components are not covered under this Agreement. KONE will provide Purchaser with a separate quotation for the price to replace obsolete components. Equipment modifications necessary to accommodate replacement of obsolete components are at the Purchaser's expense.
2. Components include without limitation any part, component, assembly, product, or firmware or software module. A component is obsolete when it can no longer be economically produced due to the cessation of consistent sources for materials, a loss or termination of a manufacturing process occurs, product reliability analysis shows that it is not economically feasible to continue to produce the component, escalation of component costs beyond acceptable industry expectations drive alternative equipment upgrades, the support of product safety programs or conformance to codes or standards mandates that use of a component be discontinued in its entirety, the OEM designates the component as obsolete, or such component has been installed 20 or more years. No exception to the above will be made for a component designated as obsolete because it can be custom made or acquired at any price. KONE will not be required to furnish reconditioned or used components. After the component that replaces the obsolete component is installed, that component is covered under this Agreement unless it becomes obsolete.

C. **ELEVATOR**

1. Refinishing, repairing, replacing, or cleaning of the: car enclosure; gates or door panels; door pull straps; hoistway enclosure; rail alignment; hoistway doors; door frames; sills; hoistway gates; flooring; power feeders, switches, and their wiring and fusing; car light diffusers; ceiling assemblies and attachments; smoke or heat sensors; fans; fireman's phone devices; intercoms; phone lines; music systems; media displays; card-readers or other security systems; computer monitoring systems; light tubes and bulbs; pit pumps; emergency power generators; hydraulic cylinder; unexposed piping; or disposal or clean-up of waste oil or contamination caused by leaks in the hydraulic cylinder or unexposed piping. KONE is not be obligated to perform or keep records of firefighter's service testing, unless specifically included in this Agreement.

8. **REMOTE MONITORING**

If the Equipment is equipped with remote monitoring capabilities, Purchaser gives KONE the right to utilize this functionality and the phone line to the Equipment to collect data related to the use and operation of the Equipment.

9. **SAFETY**

Purchaser will provide a safe workplace for KONE personnel and safe access to the equipment, property and machine room areas and keep all machine rooms and pit areas free from water, stored materials and debris; remove and dispose of any hazardous materials, water or waste according to applicable laws and regulations; post any and all instructions and warnings related to the use of the equipment. Purchaser will be solely responsible for proper use, for supervising the use of the equipment, and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

If in KONE's sole judgment the equipment presents a safety hazard to the riding public or KONE's technicians (including but not limited to Purchaser's act of creating or allowing unsafe practices or conditions or Purchaser's failure to authorize necessary repairs or upgrades), KONE may immediately terminate this Agreement in its entirety upon written notice. To the extent that KONE provides Purchaser with any oral or written account, report, information, or other statement identifying a safety issue with the equipment that is the subject of the Agreement or otherwise makes any recommendation or proposal to make a safety improvement or to address a safety issue related to such equipment, and Purchaser does not immediately approve KONE's proposal or recommendation, Purchaser agrees to indemnify, defend, and hold KONE harmless for any claims arising out of Purchaser's failure to comply with KONE's recommendations and proposals, and any obligation on the part of KONE to indemnify or defend Purchaser with regard to such claim shall be null and void.

10. **NOTICE OF MALFUNCTION OR INJURY**

As to any elevator or escalator equipment that is the subject of the Agreement, Purchaser will: (i) immediately shut down any such equipment that presents a potential safety hazard; and (ii) provide prompt verbal notice to KONE's Service Center of such hazard. Purchaser will immediately notify KONE's Service Center of any injury or accident in or about such equipment, followed by prompt written notice of such injury or accident. Any indemnity of Purchaser provided by KONE under the Agreement becomes null and void and will not be considered in interpreting the Agreement if Purchaser does not take the action or provide the notice required by this provision.

11. **THIRD PARTY SERVICES**

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Attachment: KONE Agreement (Elevator Maintenance)

A. All services within the scope of this Agreement must be performed by KONE or its subcontractors, if any. If Purchaser causes or permits a third party to perform the same or substantially the same services required by this Agreement, Purchaser shall be deemed in breach of this Agreement and Purchaser waives all claims against KONE arising from or related to a third party's performance of such services.
B. If Purchaser determines that it requires any services outside the scope of this Agreement, Purchaser will provide KONE with an opportunity to provide a quotation for such services or to meet any offer from a third party. If KONE agrees to meet a third party offer, Purchaser will enter into a separate contract with KONE for such services. If Purchaser elects to have a third party perform the services, KONE reserves the right to adjust the price of this Agreement.
C. If a third party works on the equipment during the term of this Agreement, KONE reserves the right to inspect the equipment and may determine that re-work, different or additional work is required. Purchaser will reimburse KONE for the cost the inspection and any additional work required. If Purchaser declines to have KONE perform the additional work, KONE reserves the right to cancel the Agreement upon written notice to Purchaser.

12. **NON-KONE EQUIPMENT**

If the equipment covered under this Agreement was not manufactured by KONE (or a company acquired by KONE), Purchaser will: (i) provide KONE with a complete set of as-built wiring diagrams, (ii) Purchaser will procure and pay for replacement parts or proprietary diagnostic devices from the OEM, if requested by KONE, and (iii) provide Maintenance Control Plan (MCP) test procedures as required by current code, as that code may be changed or amended from time to time. KONE will reimburse Purchaser for the actual cost paid by Purchaser for OEM parts acquired at KONE's request. KONE is not responsible for any delays, damages, cost, or claims arising from or in connection with Purchaser's failure to provide OEM parts or proprietary diagnostic devices in a timely manner. Purchaser authorizes KONE to produce single copies of the EPROM and/or ROM chips for each unit for the sole purpose of an archive backup of the embedded software to allow for replacement of a defective or damaged chip. These will be stored on the building premises and the Purchaser retains possession.

Attachment: KONE Agreement (Elevator Maintenance)

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TERMS AND CONDITIONS

1. **TERM AND TERMINATION**

   A. This Agreement will commence on the effective date and continue for an initial period of ONE (1) years and is non-cancelable. This Agreement will thereafter automatically renew for successive terms of ONE (1) years. Either party may terminate this Agreement at the end of the initial ONE (1) year term or at the end of any subsequent ONE (1) year term by giving the other party no less than THIRTY (30) days nor more than one hundred twenty (120) days written notice, via certified mail, prior to the expiration date of the then current term of the Agreement.

   B. If a party materially breaches the Agreement, the other party shall provide written notice of the breach and a reasonable time under the circumstances to cure the breach, but in no event less than a thirty (30) days cure period. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate the Agreement upon fifteen (15) days written notice to the other party.

   C. Upon termination of the of the Agreement, a $500 decommissioning and transfer fee shall apply for any elevator phone that needs reprogramming to a different number for emergency monitoring.

2. **CANCELLATION**

   If Purchaser cancels or otherwise terminates the Agreement in any way inconsistent with the termination provisions of the Agreement, such cancellation will constitute a material breach of the Agreement. In such case, Purchaser will pay as a cancellation fee an amount equal to fifty percent (50%) of the balance of the total price owed for the remaining term of the Agreement. Notwithstanding anything to the contrary in the Agreement, the cancellation fee will be paid by Purchaser immediately upon receipt of KONE's invoice. Purchaser will reimburse KONE for all costs of collection, including without limitation court costs and reasonable attorneys' fees.

3. **ASSIGNMENT**

   Either party may assign the Agreement to a third party upon thirty (30) days prior written notice to the other party subject to the terms of this provision. If Purchaser transfers ownership of the premises on which such equipment is located to a new owner, Purchaser will promptly provide KONE with new owner's contact information and take all such actions as are necessary to assign the Agreement to the new owner. Purchaser will promptly provide KONE with a copy of such assignment. Should the new owner fail to assume this Agreement, Purchaser shall remain liable for all unpaid amounts, including those owed for the balance of the current unexpired term of this Agreement.

4. **PRICE ADJUSTMENTS**

   If the term of the Agreement exceeds one (1) year, KONE may automatically adjust the price annually effective on the first maintenance invoice in each new calendar year. This adjustment will be equal to the percentage increase or decrease in KONE's straight time hourly labor cost. KONE's straight time hourly labor cost equals the sum of the straight time hourly rate plus the cost of fringe benefits and applicable taxes, including without limitation welfare, pension, vacation, paid holidays, insurance and other union contributions, paid to personnel where the Equipment is located. KONE reserves the right to add annual surcharges to the price of the Agreement, including without limitation, adjustments for the then current price of fuel and charges for disposal or other environmental requirements, such surcharges to be specified by KONE in its sole discretion and invoiced by KONE and paid annually by Purchaser. ANNUAL ESCALATION WILL BE CAPPED AT 2% OR THE CHICAGO CPI, WHICHEVER IS LESS

5. **PAYMENT TERMS**

   Payment is due net THIRTY (30) days from the date of the invoice. A charge of the greater of: (i) one and one half percent (1½%); or (ii) the maximum rate permitted by applicable law, will be applied to the unpaid balance. Purchaser will reimburse KONE for all costs of collection, including without limitation court costs and reasonable attorneys' fees.

   KONE imposes a surcharge for payment made via credit card that is not greater than our cost of acceptance. The surcharge that we impose for this type of transaction is a percentage of the amount paid via credit card, which will be notified to the customer at the payment portal.

6. **SUSPENSION OF SERVICE**

   If Purchaser fails to pay any invoice within the specified payment terms or if Purchaser breaches any material provision of the Agreement, KONE may stop work or suspend its services under this Agreement and/or other contracts with the Purchaser until all invoices are current or Purchaser cures the breach. Any requests for service during the period of suspension of service or repairs necessitated by the lack of maintenance service will be invoiced by KONE and paid separately by Purchaser. If Purchaser fails to make timely payment, any indemnity provided by KONE under the Agreement is null and void as to any damages that arise during the suspension period for non-payment. Purchaser waives all claims against KONE arising from or related to suspension of service pursuant to this provision.

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7. **TAXES**

Purchaser is responsible for the payment of all federal, state, or local taxes applicable to the services or materials provided under the Agreement.

8. **INSURANCE AND INDEMNIFICATION**

Purchaser will name KONE as an additional insured on its insurance policy.

To the extent permitted by law, Purchaser will indemnify, defend, and hold KONE harmless from and against any and all claims, demands, actions, suits, proceedings, judgments, damages, loss, liabilities, costs, or expenses, including without limitation court costs and reasonable attorney's fees, whether arising from or related to Purchaser's, KONE's, or any third party's negligence, willful misconduct, or acts or omissions in performance of the Agreement.

9. **LIMITATION OF LIABILITY**

A. Notwithstanding anything to the contrary in this Agreement, KONE's total liability to Purchaser under the Agreement is limited to the total amount paid by Purchaser to KONE during the calendar year in which the liability occurred.
B. In no event will either party be liable to the other party for indirect, incidental, consequential, special, exemplary, or punitive damages of any kind or nature arising from or related to performance of the Agreement, including without limitation loss of profits, loss or inaccuracy of data, or loss of use damages, even if the party has been advised of the possibility of such damages and even if under applicable law such damages would not be considered for indirect, incidental, punitive, special, or consequential damages. Each party hereby waives its rights to such damages to the fullest extent permitted by applicable law.
C. If there is any litigation between the parties with respect to this Agreement or the subject matter hereof, the prevailing party in such litigation shall be entitled to collect all of its costs and expenses in such litigation, including reasonable attorney's fees and court costs, from the other party.

10. **U.S. GOVERNMENT SALES**

If the product(s) or service(s) provided under this Agreement are for end use by a federal, state or local government customer, KONE makes no representations, certifications or warranties whatsoever with respect to the ability of its product(s), service(s) or price(s) to satisfy any applicable federal, state or local statutes or regulations, including without limitation the Federal Acquisition Regulation ("FAR").

11. **FORCE MAJEURE**

A party is not liable for failure to perform its obligations under the Agreement if such failure results from Acts of God, fire, flood, unusual delay in deliveries, unavoidable casualties, terrorist activities, government sanction, blockage, embargo, labor dispute, strike, or lockout, concealed conditions, shortage or unavailability of materials, supplies, labor, equipment or systems, interruption or failure of electricity or telephone service or any other causes beyond the party's control. The non-performing party must promptly notify the other party in writing of the force majeure event and resume performance immediately upon cessation of the event.

12. **VENUE**

The exclusive venue for any dispute between the parties shall be in the County of Rock Island, State of Illinois.

13. **PROPERTY RIGHTS**

A. KONE will provide Purchaser with any information or materials that it provides generally to all its customers in the ordinary course of its business. Any tools, devices, or other equipment that KONE uses to perform its services or monitor the Equipment remains the sole property of KONE. If this Agreement terminates or expires for any reason, Purchaser will give KONE access to the premises to remove such equipment at KONE's expense.
B. KONE retains all rights, title, and interest, including all intellectual property rights, in and to the written materials it provides to Purchaser or uses to perform its services, including without limitation shop drawings, technical documentation, and user manuals, and to any software provided with the equipment. Purchaser will not use such software except in connection with the use and operation of the Equipment. Purchaser will not reverse engineer or otherwise attempt to obtain the source code of any software in object code form.

14. **MISCELLANEOUS**

The Agreement, including any attachments, supersedes all prior written or oral negotiations, commitments, agreements, and understandings between the parties relating to the subject thereof, and constitutes the entire agreement between the parties with respect to the subject matter hereof. The Agreement is not effective until signed by KONE's authorized representative or until KONE commences work under the Agreement. The Terms and Conditions set forth herein shall prevail over and supersede any terms and

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Attachment: KONE Agreement (Elevator Maintenance)

conditions contained in any documents provided by Purchaser. Notwithstanding anything to the contrary in this Agreement, if Purchaser causes or permits KONE to commence performance of services, Purchaser accepts the terms and conditions of this Agreement. The Agreement may not be modified, amended, canceled, or altered by custom and usage of trade or course of dealing. Any section headings are for convenience only and will not in any way limit the scope or affect the interpretation of any provision of the Agreement. In the event any part of the Agreement is determined to be invalid or non-enforceable, the remaining part or provisions will continue in full force and effect. Failure or delay by a party to exercise any right, remedy, power, or privilege accorded by the Agreement does not constitute a waiver of such right, remedy, power, or privilege. A waiver is effective only if in writing and signed by the waiving party. A written waiver of default will not operate as a waiver of any other default or of the same default in the future. The terms and conditions of the Agreement that by their sense and context are intended to survive expiration or termination of the Agreement will so survive, including without limitation the making of all payments hereunder.

Attachment: KONE Agreement (Elevator Maintenance)

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PRICE

$1,952.00 per month payable by Purchaser annually in advance ($23,424.00 per annual installment). If Purchaser does not sign this Agreement within 90 days after the tender date above, KONE reserves the right to submit a revised price.

The price is based upon annual in advance payment. In the event Purchaser chooses one of the following payment options by initialing the selection below, a surcharge will apply as outlined:

Payment Option		Revised Monthly Price	Acceptance
Quarterly in advance payment		$1,952.00.00 per month	

VILLAGE OF PALATINE

(Signature of Authorized Representative)

(Print Name)

Title

Date

Respectfully submitted,

Katelyn Bierman

KONE Inc.

(Approved by) Authorized Representative

Title

Date

Attachment: KONE Agreement (Elevator Maintenance)

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KONE Care Value Added Services

These services are offered to improve the quality and transparency of the KONE service delivery experience.

TESTING

In addition to the work described in the Services section above, the following additional services have been negotiated and are included at the determined frequency as listed. KONE is not liable for any property damage or personal injury, including death, resulting from test.

1. **#1 TOWER 2, #2 TOWER 2, #1 POLICE, AND #2 POLICE**
   CAT1 Traction Test 12 Mo - An annual no load test as required by applicable code.
   CAT5 Traction Test 60 Mo - A five (5) year full load test as required by applicable code.
2. **#1 TOWER 1**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
3. **#2 TOWER 1**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
4. **#1 TOWER 3**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
5. **#2 TOWER 3**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
6. **#2 PASS COMMUNITY**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.
7. **#1 PASS CLU**
   CAT1 Hydraulic Test 12 Mo - An annual pressure relief test and a yearly leakage test as required by applicable code.

24/7 CONNECTED SERVICES

KONE's 24/7 Connected Services uses proprietary advanced remote monitoring and analysis technologies to bring intelligent services to elevators and escalators. 24/7 Connected Services provides continuous updates on the status and condition of the equipment, allowing KONE to perform services tailored to each equipment's needs. 24/7 Connected Services is a family of different services that may be ordered separately.

As consideration and in order for KONE to be able to provide the 24/7 Connected Services to the Customer, the Agreement is hereby amended as follows:

1. KONE to provide the Services set forth below are included with this service agreement. This Service fee will be charged on the maintenance invoice at the same interval as the invoicing for maintenance under the Agreement. Installation and/or set-up fees will be provided in a separate proposal when applicable. The interest on any late payments shall be as detailed in the Agreement.
2. KONE shall perform the selected Value-Added Services (each a "Service" and together the "Services") substantially as set forth and authorized below:

   A. **KONE Care - Emergency Phone Monitoring**
   KONE shall program the elevator phone(s) listed below to call the KONE Customer Care Center and will monitor the elevator phone(s).

   Customer shall:
   1. Provide names and phone numbers of at least two (2) of its representatives for the KONE Service Center to contact on a 24 hour basis, and at least one (1) police, fire or local 911 agency name and phone number.
   2. Notify KONE immediately in writing of any changes in these names or numbers. In the event of a call from the elevator, the KONE Customer Care Center will contact the points of contact in the order listed below. The local authorities will be contacted only if the previously mentioned point of contacts cannot be reached.
   3. If KONE does not provide Wireless Phone Provider Service, Customer shall provide an analog phone line to the elevator machine room (to be terminated on the appropriate phone jacks). If phone line is an extension off an existing phone system, a backup power source must also be provided. An extension, if applicable, must be a direct inward dial (DID) extension. All phones and associated equipment shall be in compliance with the requirements of ASME A17.1, local codes and applicable law, as amended. Customer shall also provide the elevator phone number(s) and/or extension(s) for the phone(s) being programmed.

   B. **KONE Care 24/7 Connect - Performance Analytics**
   If KONE 24/7 Connected Services is selected, then KONE shall provide and install the necessary device(s) to perform KONE 24/7 Connected Services on the equipment below. Unless otherwise provided for in the Agreement, any callouts, repairs, or maintenance prompted by the KONE 24/7 Connected Services shall be performed during regular working hours of regular working days, Monday to Friday, statutory holidays excluded, of the International Union of Elevator Constructors (IUEC.) All response times generated by KONE 24/7 Connected Services shall be calculated starting at 8:00 a.m. local time the next business day. Repair and maintenance

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Attachment: KONE Agreement (Elevator Maintenance)

needs identified through the Services shall be performed based on the repair coverage agreed in the Agreement. Under no circumstances shall any indicators or predictions be cause for immediate services, but shall be determined and completed upon the next scheduled maintenance visit, or otherwise at the sole discretion of KONE.

3. The KONE Care 24/7 Connected Services are performed for the following equipment:

Equipment Name	KONE Equipment #	Wireless Phone	Phone Monitoring	24/7 Connect
#1 TOWER 2	43563391		X	
#2 TOWER 2	43563395		X	
#1 PASS POLICE	20310033		X	
#2 PASS POLICE	20310034		X	
#1 TOWER 1	43563353		X	
#2 TOWER 1	43563356		X	
#1 TOWER 3	43563361		X	
#2 TOWER 3	43563390		X	
#2 PASS COMMUNITY	43164875		X	
#1 PASS CLU	20378787		X	

4. Unless the remote monitoring device was a built-in component of a new KONE elevator, the remote monitoring devices are installed to the equipment by KONE solely in order to enable the Services. The remote monitoring devices are provided to the Customer as part of the Services. Purchaser gives KONE the right to utilize 24/7 Connected Services to collect, export and use data generated by the use and operation of the equipment, regardless if Customer elects any of the Services. Purchaser will not use the 24/7 Connected Services device, except in connection with the use and operation of the equipment. Purchaser will not reverse engineer or otherwise attempt to obtain the source code of any software in object code form. Purchaser has no ownership or proprietary rights to such data, nor the device or software that monitors, analyzes, translates, reports or compiles such data. KONE 24/7 Connected Services, including any data collected, the device(s) to perform the service, and any software related thereto shall be the exclusive property of KONE.
5. KONE 24/7 Connected Services is a family of remote monitoring Services. The parties may later agree to add new Services to the equipment.
6. The Services shall be performed for the duration of the Agreement. Should the Agreement expire or terminate, the Services will automatically terminate.
7. If any or all Services are terminated, unless the remote monitoring device was a built-in component of a new KONE elevator, the Customer shall upon request give KONE access to the equipment to remove any remote monitoring devices owned by KONE along with any other equipment which remains KONE's property at the facility or otherwise at KONE's expense. Such right shall survive the expiration or termination of the Agreement. Upon termination for any reason of either the Emergency Phone Monitoring or Wireless Phone Provider Service, no further phone services will be provided, the phone(s) must be immediately reprogrammed to dial to a location other than a KONE designated phone number and KONE will block the phone numbers from coming into the KONE Service Center. Upon termination for any reason of the Data Remote Monitoring, no further data will be collected. Upon any termination or expiration of the Agreement, no further Services will be provided, including phone services or data collection. KONE shall have no obligation to any party to either collect, export or analyze any data, or to provide the source code of any software in object code form.
8. If the Customer uses its own SIM card or network connection for the data transfer required by the Services, KONE shall not be liable for the costs of such data transfer incurred due to the Services

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CUSTOMER INFORMATION

Who is the agreement with?		
Legal Name of the Company:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Is the Owner tax exempt? Yes (If Yes, provide the Tax Exemption Certificate.)		
Federal tax ID #:		

Where should the invoice be sent?		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Federal tax ID #:	Email:	

Who will be responsible for paying the invoices?		
Legal Name of the Company:		
Attention:		
Address:		
City:	State:	Zip:
Contact Name:	Title:	
Phone:	Fax:	
Federal tax ID #:	Email:	

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Remote Monitoring Service Voice Link and Wireless Phone Service

Elevator Description	Equipment #	Elevator Phone # and Extension for Caller ID
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
First Point of Contact (Required)		
Name:	Title:	
Phone #:	Cell Phone #:	
Second Point of Contact (Required)		
Name:	Title:	
Phone #:	Cell Phone #:	
Third Point of Contact (Optional)		
Name:	Title:	
Phone #:	Cell Phone #:	
Local Emergency Authorities (Required)		
Fire Department Phone #:	Police Department Phone #:	

Attachment: KONE Agreement (Elevator Maintenance)

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Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances

BACKGROUND:
AT&T has applied for permits to install overhead wire within the Village at numerous locations within 8 permits. Pursuant to Section 16.20 of the Village Code, the Village Council shall approve any addition of overhead utility line in excess of 2,600 lineal feet to determine if it shall be required to be buried.

Also, as part of this permit work, AT&T seeks to install 2 new above ground appurtenances which would also require Village Council approval.

Lastly, 130 pedestals are planned to be "re-skinned".

KEY ISSUES:

- AT&T proposes to wrap 115,831 feet of small diameter cable around their existing small diameter cable.
- AT&T explored the possibility of burying the new wire instead of placing it overhead. As the majority of the neighborhood is now overhead for power and communication, they request expanding their overhead facilities. The diameter of their existing cable is 1.7 inches and the new cable they propose to lash around the existing is 0.7 inches in diameter.
- A proposed above ground cabinet would be located on Palatine Road along the frontage of the Family Aquatic Center between the sidewalk and private parking area and on Robinson Street at the dead end west of Northwest Highway.
- Both adjacent property owners have reviewed the placement and concur with the work.
- The proposed work is in order to provide AT&T's "ultra fast Internet platform with 100% fiber optic cable network".
- The new wire and cabinets allows for an enhanced online experience with increased speeds, more reliable connection, and expanded bandwith.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of aerial wire and 2 new above ground appurtenances within the Village.
2. Do not approve the variation.

RECOMMENDATION:
It is recommended that the ordinance granting AT&T a variation from the Village Code be approved to allow the installation of aerial wire in excess of 2,600 feet as well as the installation of 2 new above ground appurtenances.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of an aerial wire in excess of 2,600 feet as well as the installation of 2 new above ground appurtenances.

ATTACHMENTS:

- Arlington Crest Existing Pole Samples
- ATT 2021 Relief Request
- Palatine Permit_V4
- Att ordinance

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

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (2021-68 : AT&T ROW Variance for Aerial Wire

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (2021-68 : AT&T ROW Variance for Aerial Wire

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (2021-68 : AT&T ROW Variance for Aerial Wire

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (2021-68 : AT&T ROW Variance for Aerial Wire

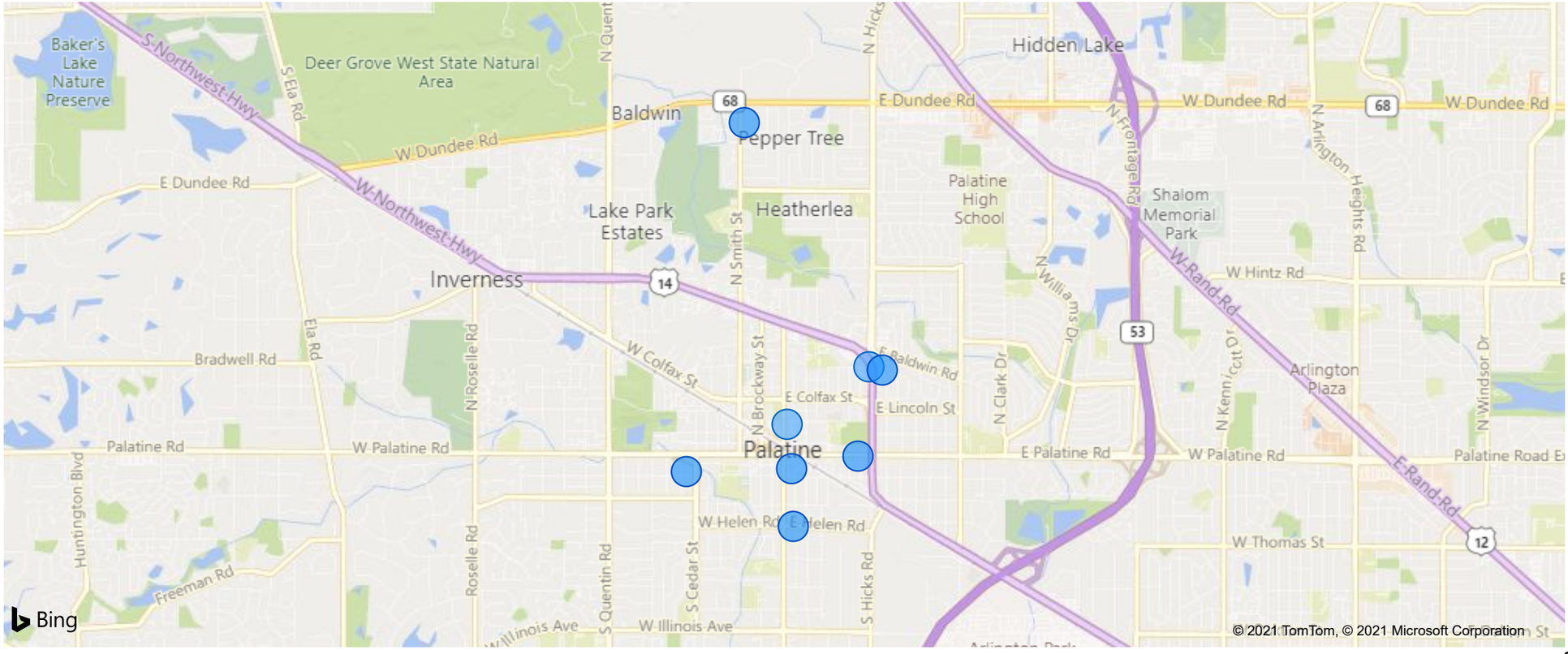
2021 ATT Proposed "Light Gig" Project

	Location	Utility W/O #	Work Schedule	Appurtenance Scope of Work	Appurtenance Location	AERIAL WORK (FT) Easement(E) ROW(R) Both(B)	BURIAL WORK (FT) Easement(E) ROW(R) Both(B)	Aerial/Burial Scope of Work Area	Pedestal Replacement	Variance Relief
1	214 W Ridge Trail	A014JWX	September	new PFP in CEVualt	**ATT Easement** (SW corner of N Smith and W Cunningham Dr)	18,760 ft (B)	5,590 ft (B)	Pine Ridge Sub, Silver Lakes Sub Cherry Brook Sub	102	Yes
2	123 N Plum Grove Road	A014JW8	September	new PFP cabinet (4'x4'x2')	**ATT Easement** (behind First United Methodist Church)	15,036 ft (B)	None	N Plum Grove Rd to E Wood St to N Oak St to E Palatine Rd	0	Yes
3	16 S Kerwood Rd	A014JX7	September	new pole mounted cabinet (30"x27"x18")	**ROW** (on existing utility pole on north side of E Palatine Rd - The Palatine Park District parking lot). The Park District id ok with the proposed project, cabinet location.	4,809 ft (B)	None	E Palatine Rd to S N. W. HWY. to E Parallel St to S Glenwood St	0	Yes
4	426 E Robertson St	A014JXY	August	existing cabinet to be reskinned (49"x57"x18")	**ROW** (existing cabinet on northside of Robertson - SE corner of Photos Hot Dogs property) Park Ditsrict has been made aware of the propoised project and walk up cabinet.	7,235 ft (B)	None	N N.W.Hwy. to E Baldwin Rd to N MacArthur Dr to E Lincoln St	0	Yes
5	346 N Northwest Highway	A019PQA	August	new pole mounted cabinet (30"x27"x18")CK W ATT	**Utility Easement** (behind Master Hitch). Both affected properties have been notified by AT&T and are ok with the proposed project, cabinet and fence adjustment.	6,355 ft (B)	None	N N.W.Hwy. to E Colfax St to N Oak St to E Roertson St	0	Yes
6	25 E Helen Rd	A014G4K	July	existing cabinet to be reskinned (64"x57"x26") 15" taller	**ROW** (existing cabinet on southside of E Helen Rd)	24,352 ft (B)	3,729 ft (B)	E Gilbert Rd to Greeley St to W Washingtonm to S Hicks Rd	25	Yes
7	45 S Plum Grove Rd	A019SD6	July	existing cabinet to be reskinned (64"x57"x26") 15" taller	**ROW** (existing cabinet on northside of E Washington St)	4,816 ft (B)	None	S Plum Grove Rd to E Palatine Rd to S Oak St to E Daniels Rd	0	Yes
8	428 W Glencoe Rd	A014JVV	August	existing cabinet to be reskinned (64"x57"x26") 15" taller?	**ROW** (existing cabinet on northside of W Glencoe Rd)	34,468 ft (B)	None	S Quentin Rd to E Palatine Rd to S Cedar St to W Illinois St	3	Yes
					(5) ROW (1) Utility Easement (2) ATT Easement = 8	**115,831**	**9,319**		**130**	

Attachment: ATT 2021 Relief Request (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PSA	PFP Address	FL UT	FD UT	Complete Month	Document Page Location
	Map Overview / IFP Product Details				1 - 7
	Standard IDOT Traffic Control				81 - 85
1019LA	214 W Ridge Trail	A014JWX	A018T6Z	September	66 - 80
2010LA	123 N Plum Grove Rd	A014JW8	A0161E6	September	47 - 53
2010LB	16 S KIRKWOOD RD	A014JX7	A018SSK	September	54 - 59
2103LB	426 E ROBERTSON ST	A014JXY	A018SSP	August	8 - 13
2103PA	346 N NORTHWEST HWY	A019PQA	A01B2TW	August	60 - 65
3001LC	25 E HELEN RD	A014G4K	A0161E9	July	14 - 29
3001PA	45 S PLUM GROVE RD	A019SD6	A01BCGB	July	30 - 35
4005LB	428 W GLENCOE RD	A014JVV	A0161EB	August	36 - 46

2021 IFP Proposed PFP Locations



Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New

Typical PFP Placed High with Non-Collapsible Balcony

Typical Pad Mount PFP

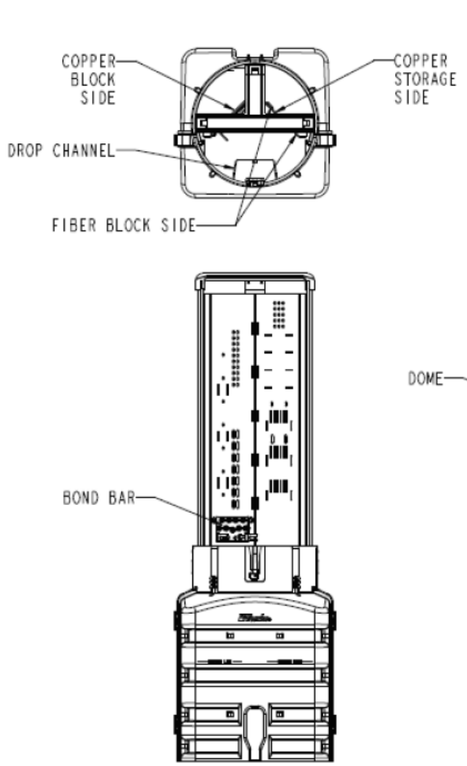
Typical PFP Placed Low as a Walkup

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Typical Aerial FlexNap Placement

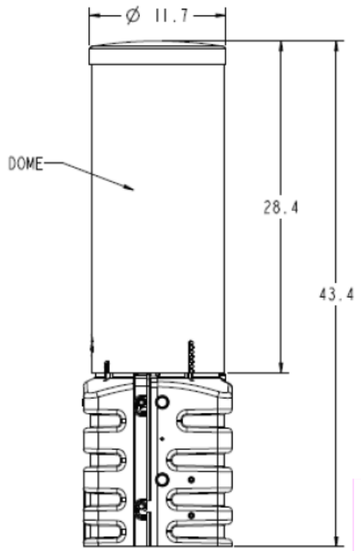
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

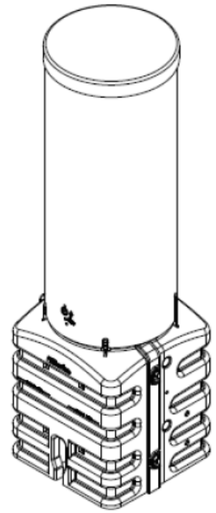
CFPD 10 PEDESTAL



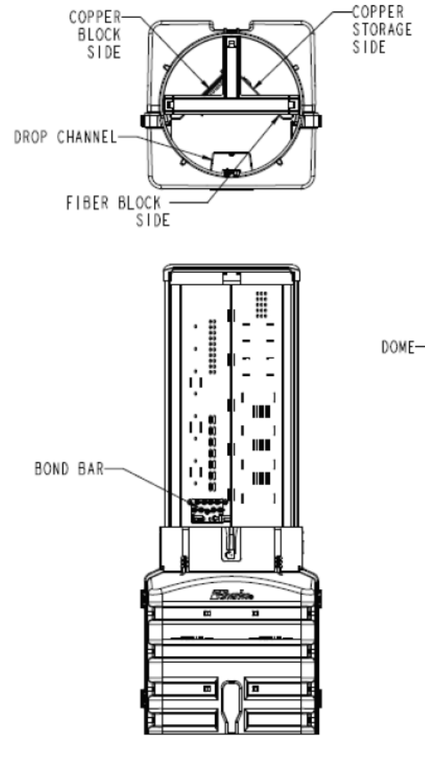
INCLUDED WITH PEDESTAL

-5X MAGNUM D-CLIPS
-1X CABLE TIE (FOR MST)
-1X MOISTURE BARRIER SHEET
-1X DROP CHANNEL PLUG
-1X HARDWARE KIT (FOR MST)



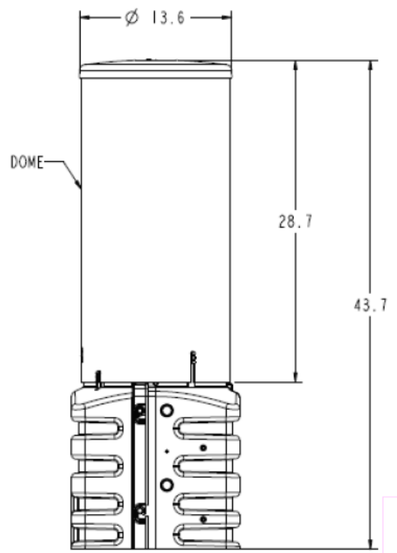


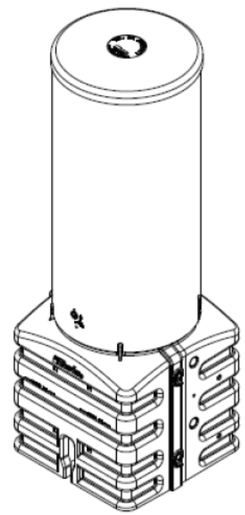
CFPD 12 PEDESTAL



INCLUDED WITH PEDESTAL

-5X MAGNUM D-CLIPS
-1X CABLE TIE (FOR MST)
-1X MOISTURE BARRIER SHEET
-1X DROP CHANNEL PLUG
-1X HARDWARE KIT (FOR MST)





Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

CFPD Before / After

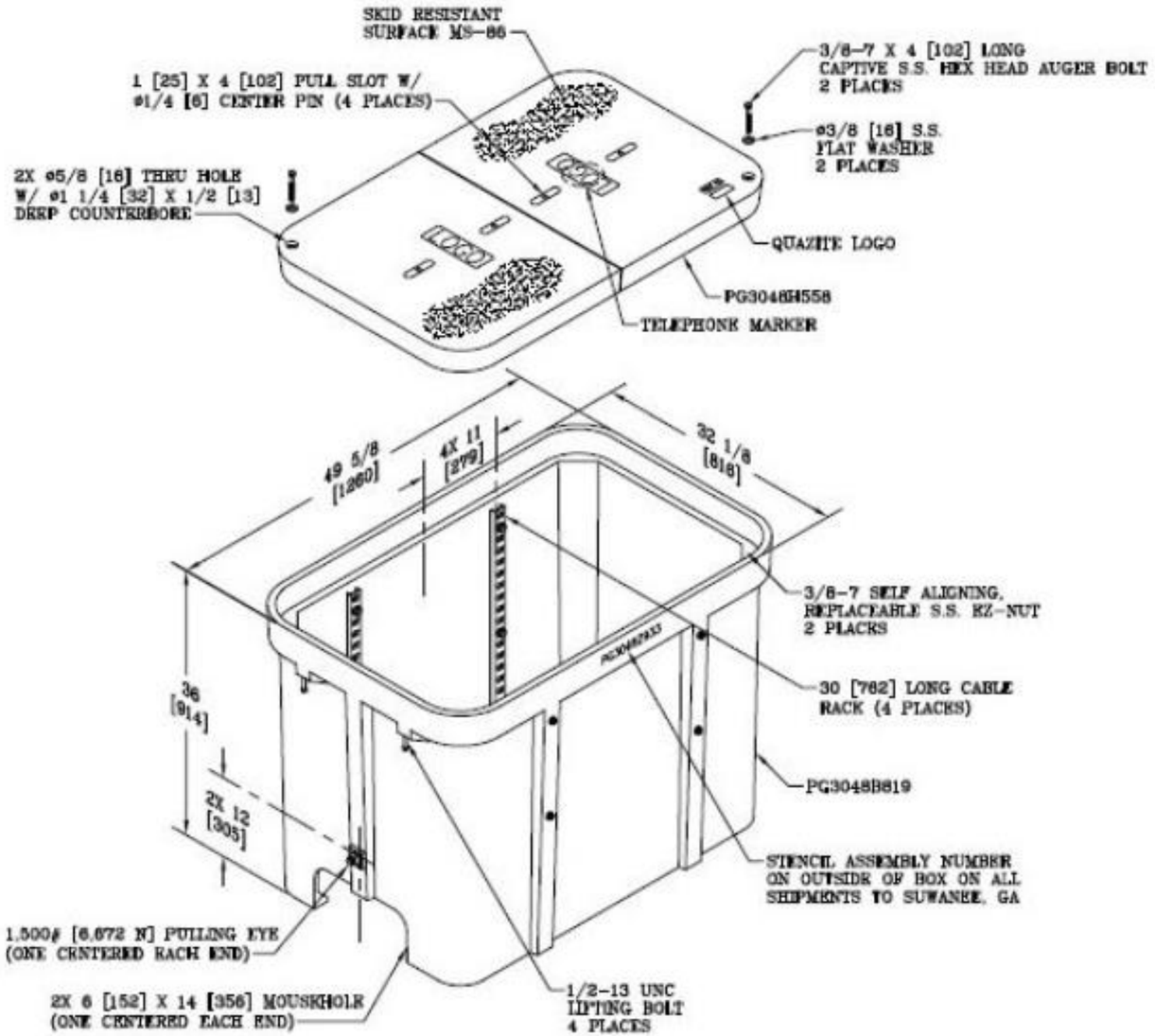
Before

Restored

After

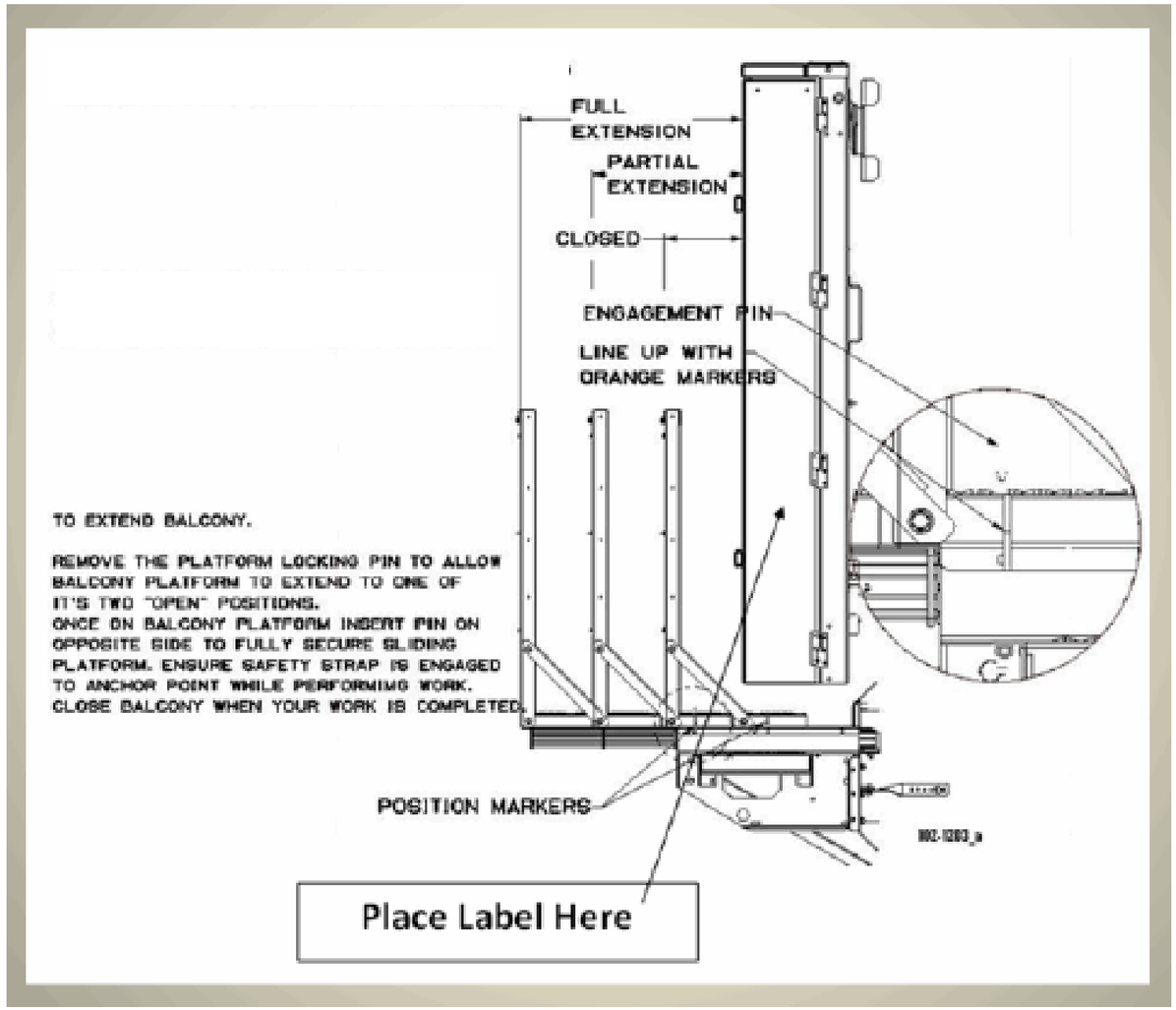
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Typical Handhole



Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

BALCONY CABINET FACE MOUNT
RETRACTABLE



Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	426 E Robertson Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of US14 and Robertson Rd		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Directional Bore and hand dig	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A014JXY

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

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____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

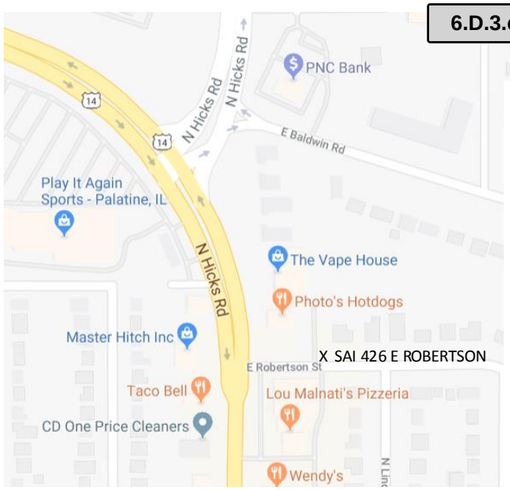
GENERAL CONSTRUCTION NOTES:

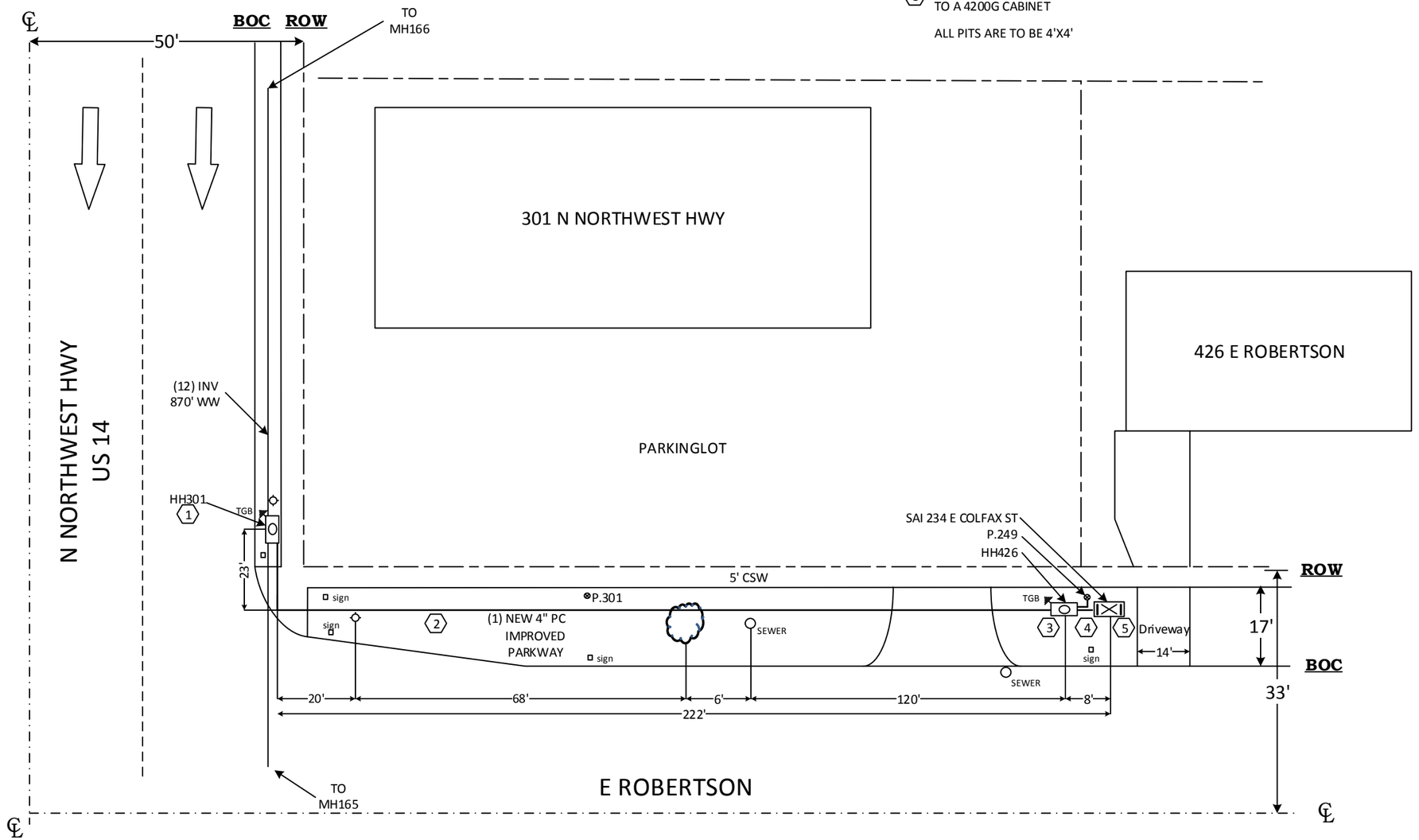
1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING
CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS, GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.
- CAUTION: VOLTAGE RANGES FROM 301V TO 15KV

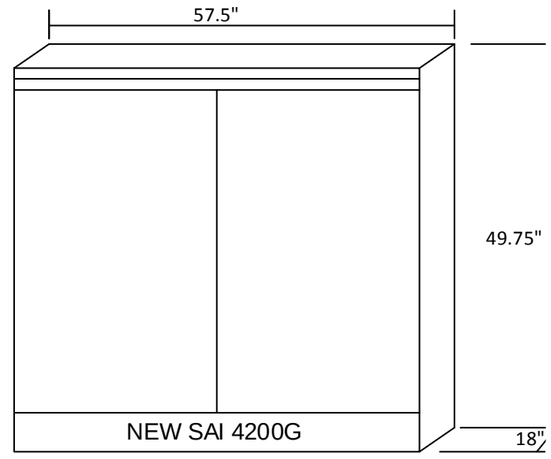
PERMIT PRINT

1. PLACE (1) NEW HH 30"X48"X36" OVER EXISING (12) CONDUIT RUN
2. 237' BORE AND PLACE (1) 4" PC FROM HH301 TO HH426
3. PLACE (1) NEW HH 30"X48"X36"
4. 12' TRENCH
PLACE (1) 4" PC FROM THE HH TO THE SAI
PLACE (1) 4" PC FROM THE HH TO POLE 1
5. SAI 426 ROBERTSON RD TO BE RESKINNED TO A 4200G CABINET

ALL PITS ARE TO BE 4'X4'







Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: SW of 14
426 E ROBERTSON RD
UT: A014JXY

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	426 E Robertson Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	PLACING WILL BE ROW AND EASEMENT		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement of 7,235' of aerial cable	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A018SSP

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

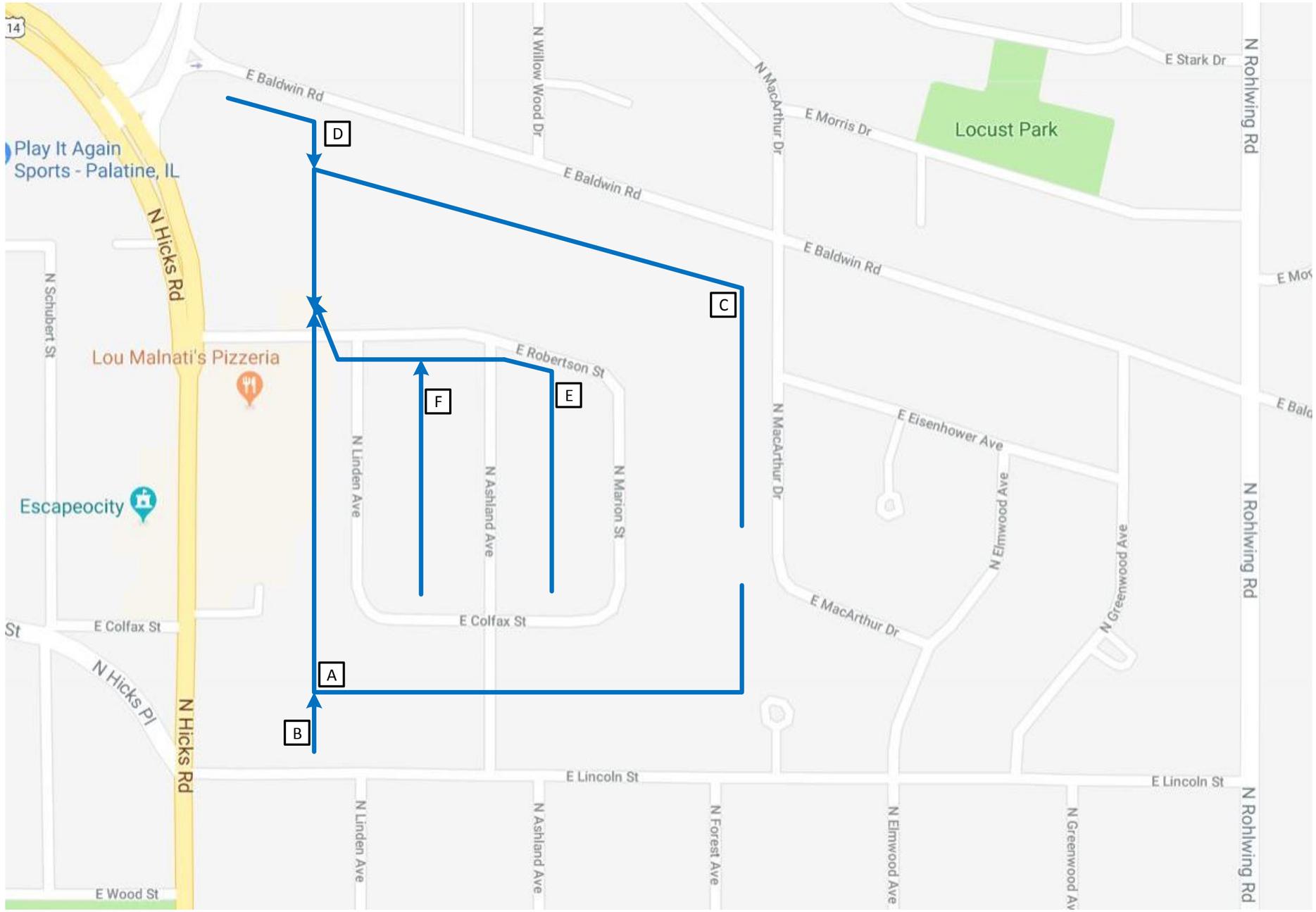
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print



A 2397‘ OF FIBER

B 183‘ OF FIBER

C 2170‘ OF FIBER

D 436‘ OF FIBER

E 1291‘ OF FIBER

F 758‘ OF FIBER

7235' OF TOTAL FIBER

Buried

Aerial

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: SE of 14
426 E Robertson Rd.
UT: A018SSP

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

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Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	25 E Helen Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of Helen Road		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
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Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

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8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

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Date	

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Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

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GENERAL CONSTRUCTION NOTES:

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CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
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3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS,
GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT
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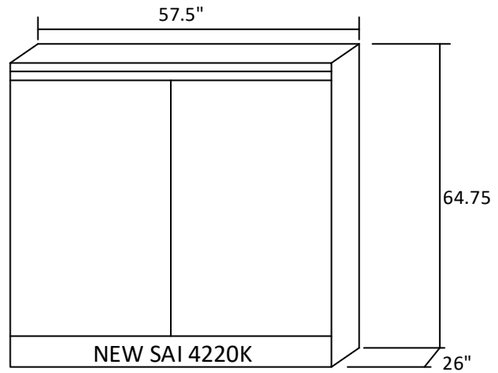
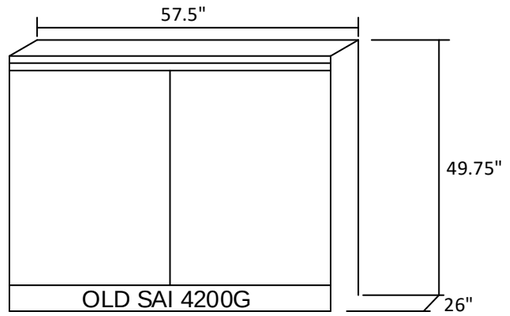
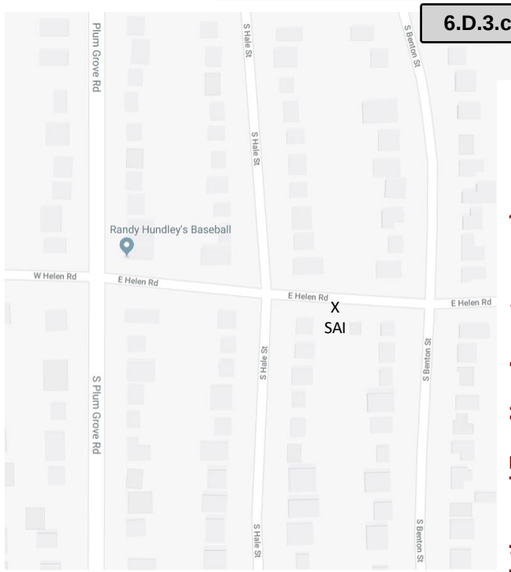
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

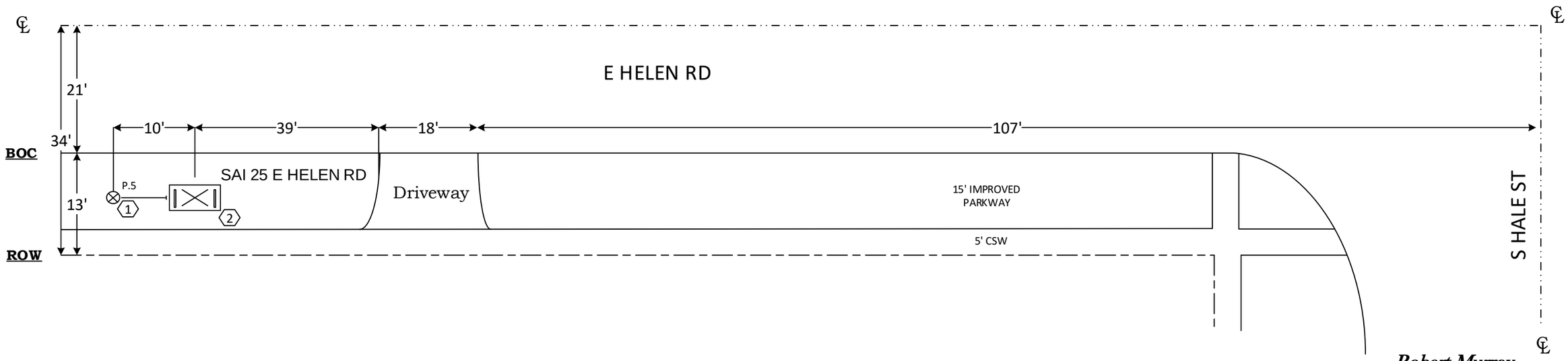
- CAUTION: VOLTAGE RANGES FROM 301 TO 15KV

PERMIT PRINT









1 HAND DIG AND PLACE (1) 4" PC - 6'
FROM SAI 25 E HELEN RD TO P.5

2 SAI TO BE RESKINNED TO 4220K

EXCAVATION DATA
HAND DIG
10 SQ. FT.

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NE of 23
25 E Helen Rd
UT: A014G4K

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

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5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement of 24352' LF aerial and 3729' buried fiber in easement and ROW WITH 25 PEDASTAL REPLACEMENTS	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A0161E9

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

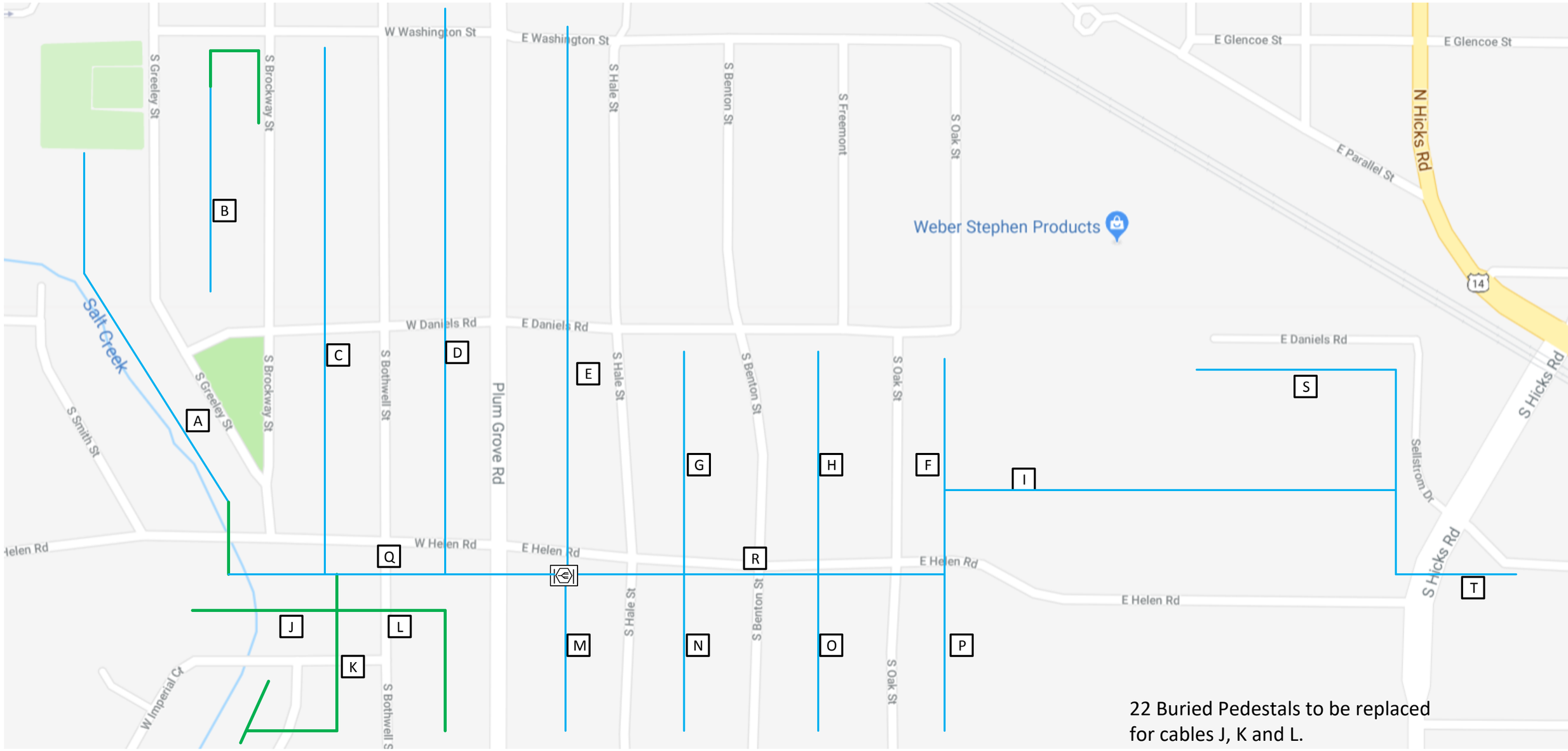
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial / Buired Permit Print



To Part 2

A	1131‘ OF FIBER	E	1462‘ OF FIBER	I	1904‘ OF FIBER	M	1767‘ OF FIBER	Q	2397‘ OF FIBER
B	616‘ OF FIBER	F	662‘ OF FIBER	J	735‘ OF FIBER	N	1692‘ OF FIBER	R	1344‘ OF FIBER
C	1788‘ OF FIBER	G	679‘ OF FIBER	K	992‘ OF FIBER	O	1744‘ OF FIBER	S	596‘ OF FIBER
D	1766‘ OF FIBER	H	670‘ OF FIBER	L	2072‘ OF FIBER	P	1768‘ OF FIBER	T	710‘ OF FIBER

U 1674‘ OF FIBER

28,151' OF TOTAL FIBER

Buired

Aireial

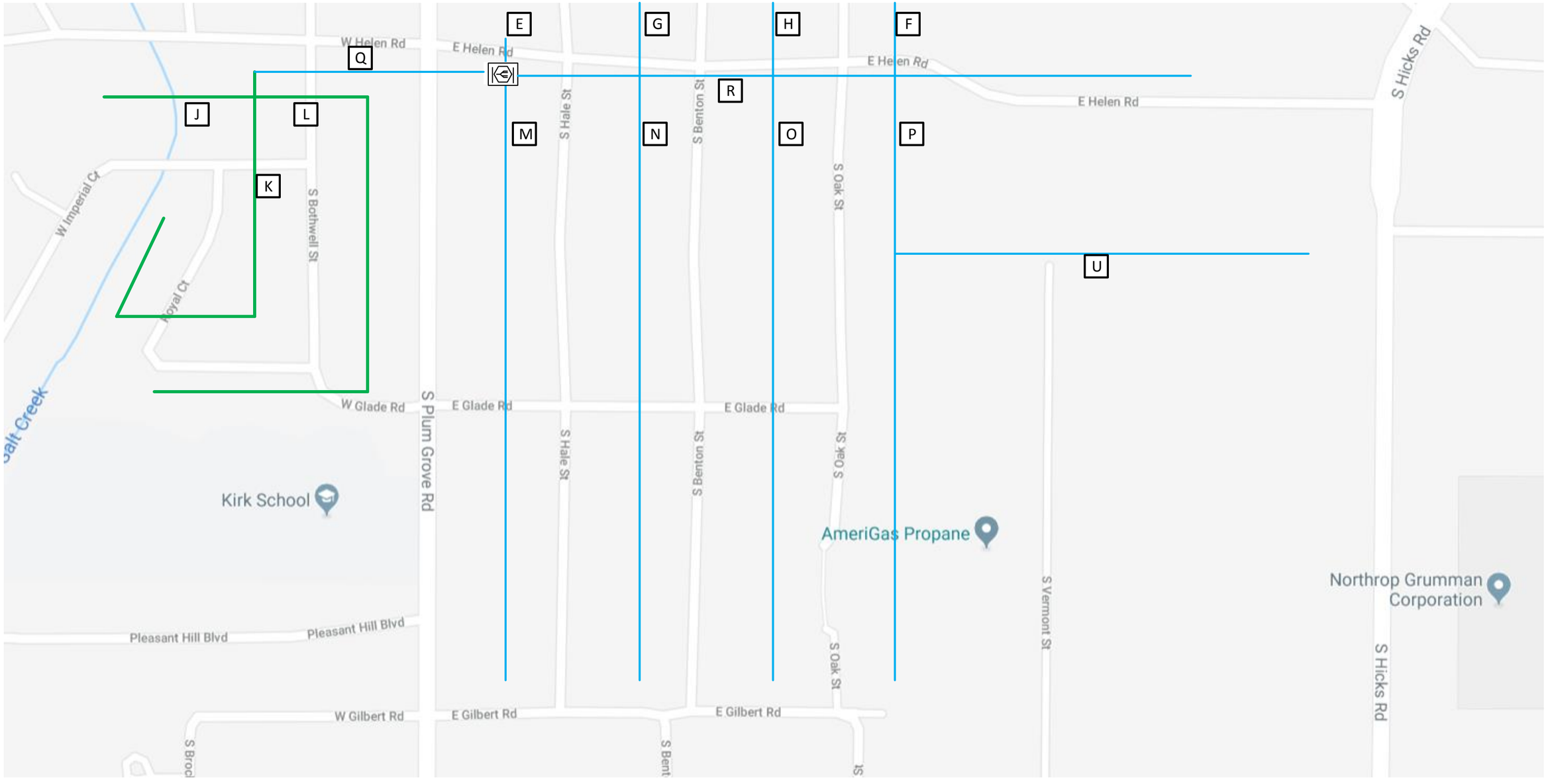
Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatin
Township: Palatine
County: Cook
¼ Section: NW of 2
25 E Helen Rd
UT: A0161E9

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial / Buired Permit Print

To Part 1



Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:

1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING CONTACT J.U.L.I.E. AT 8–1–1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS, GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

– CAUTION: VOLTAGE RANGES FROM 301 TO 15KV

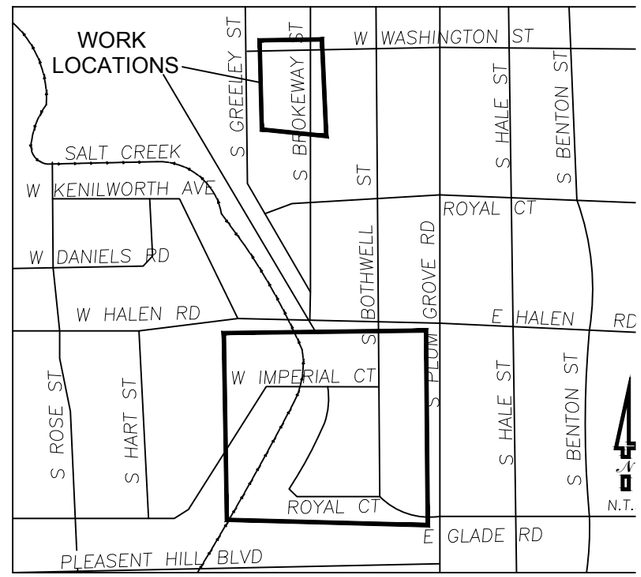
– THIS PROJECT REQUIRES COORDINATION WITH UT: ––

PERMIT PRINT

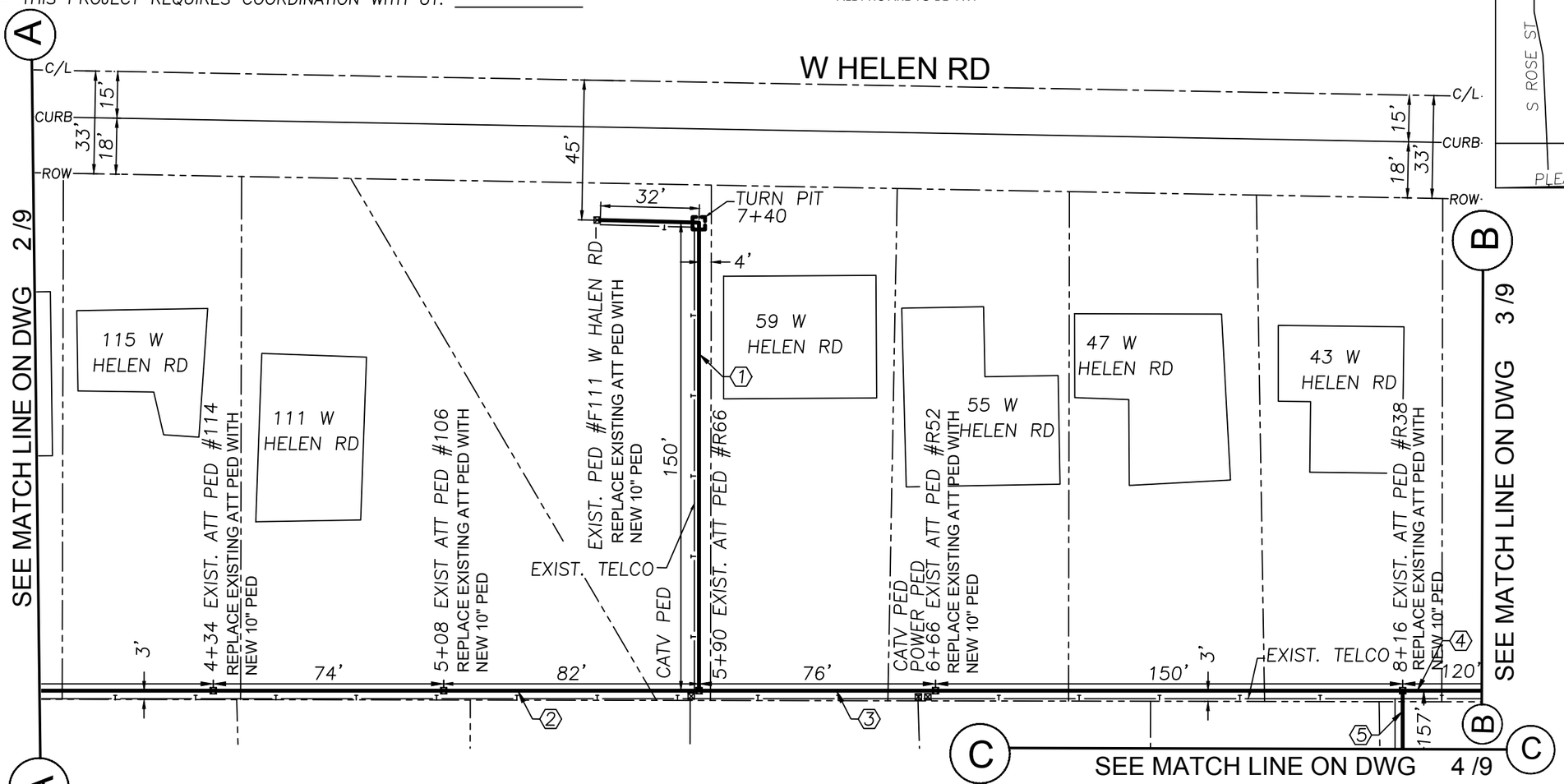
1. BORE & PL. 1-3" DUCT-182'
   PED F #111 W TO PED #R 66 IMPERIAL CT
2. BORE & PL. 1-3" DUCT-590'
   PED R #66 IMPERIAL CT TO PED #146 W IMPERIAL CT
3. BORE & PL. 1-3" DUCT-226'
   PED R #66 IMPERAIL CT TO PED #38 IMPERIAL CT
4. BORE & PL. 1-3" DUCT-1897'
   PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT
5. BORE & PL. 1-3" DUCT-992'
   PED R #38 IMPERIAL CT TO PED #R 412 ROYAL CT
6. REPLACE 6 PEDASTALS

ALL PITS ARE TO BE 4'X4'

ISSUE	6.D.3.c
1	03/27/1-



VICINITY MAP



EXCAVATION DATA
BORE LENGTH
3887 FT.

PREPARED BY: V.KALAS

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250–0004 / FAX (949) 250–0006

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

N

0' 1/2" 1"
0' 20' 40'
SCALE

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708–396–7616
QUARTER SECTION: NE–23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 1 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

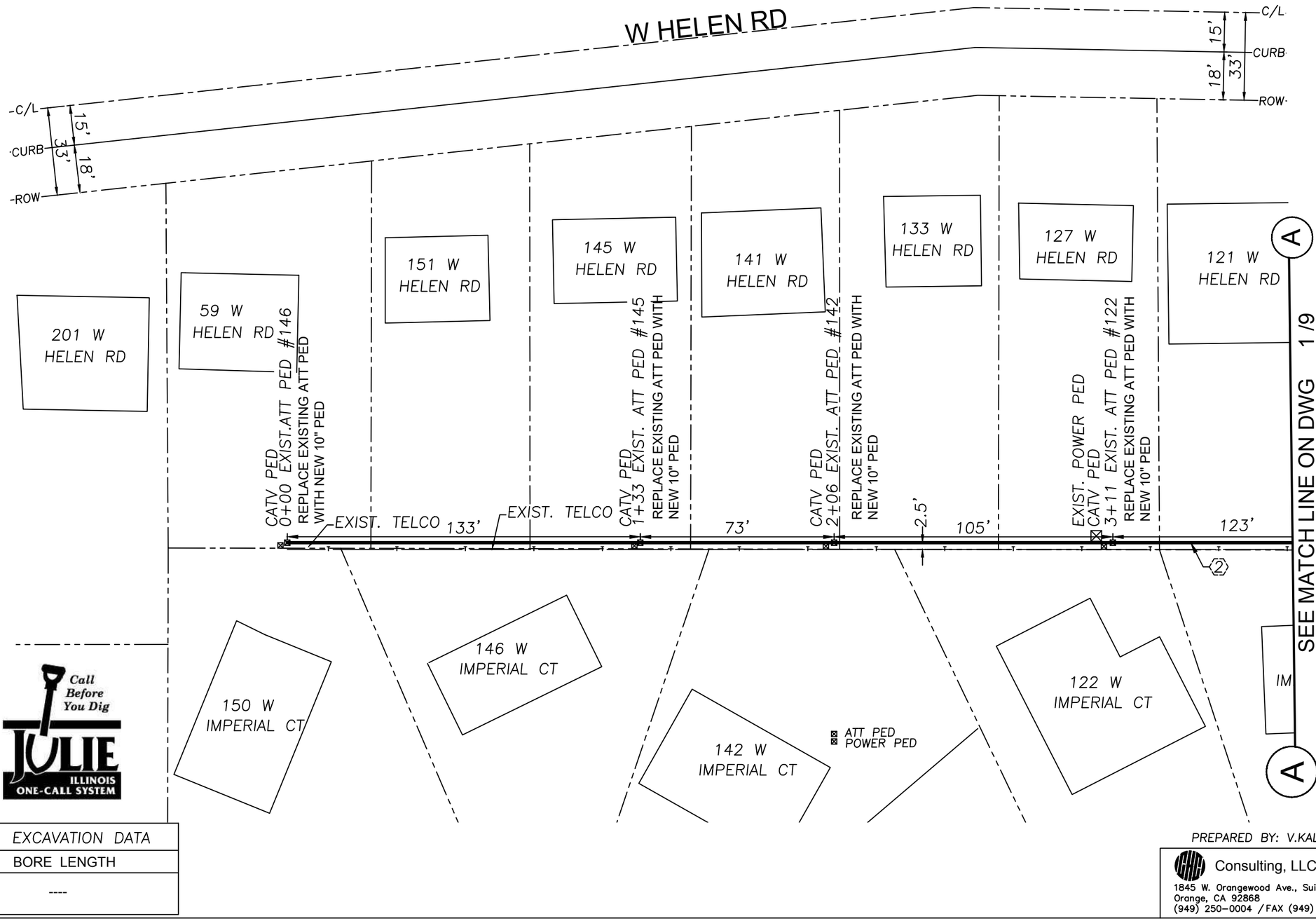
GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

ISSUE	6.D.3.c
1	03/27/1

(2) BORE & PL. 1-3" DUCT-590'
PED R #66 IMPERIAL CT TO PED #146 W IMPERIAL CT
REPLACE 4 PEDASTALS

ALL PITS ARE TO BE 4'X4'



N

0' 1/2" 1"
0' 20' 40'
SCALE

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

EXCAVATION DATA
BORE LENGTH

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

PREPARED BY: V.KALAS

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

DWG 2 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

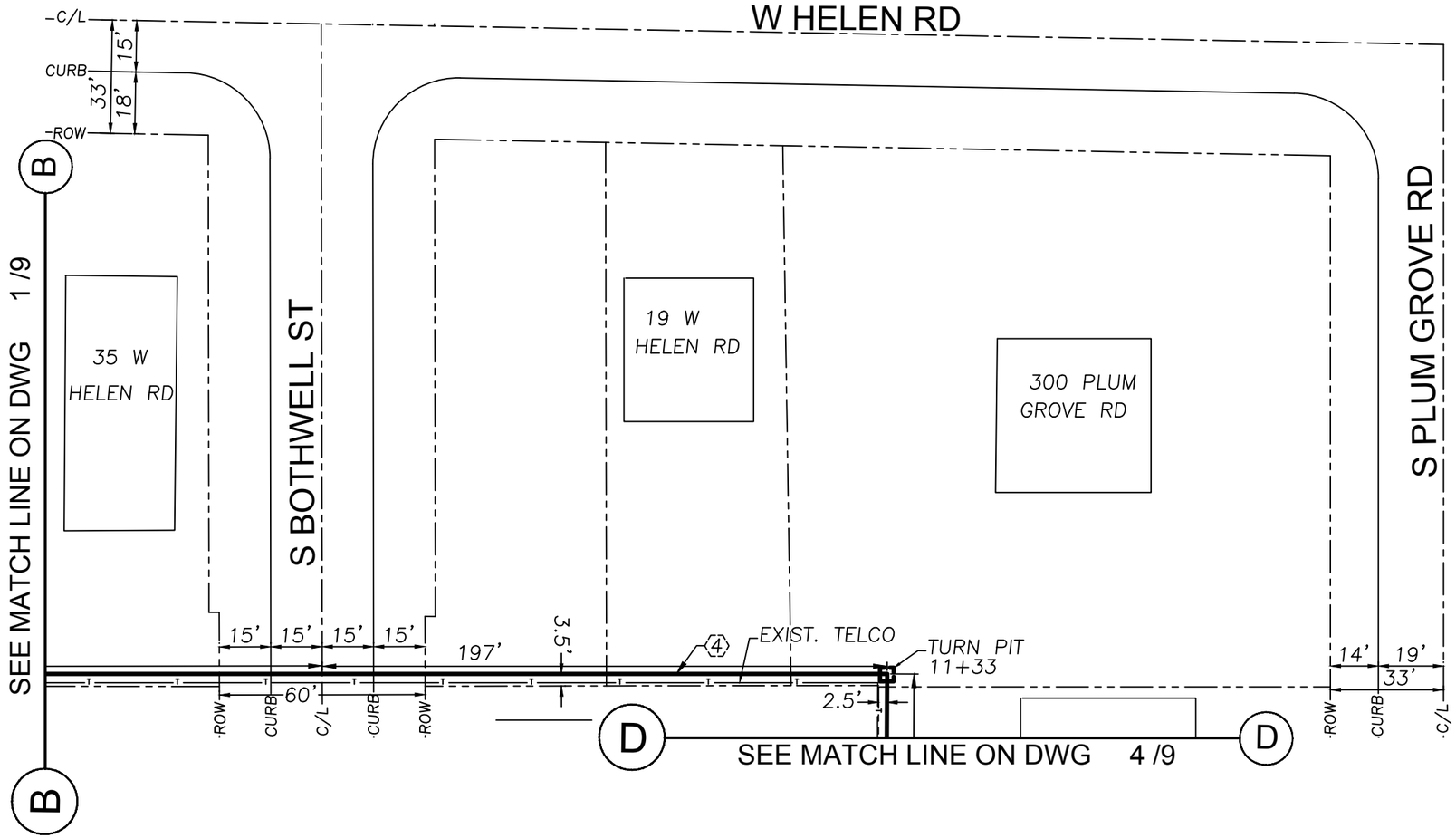
GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

ISSUE	6.D.3.c
1	03/27/1-

(4) BORE & PL. 1-3" DUCT-1897'
PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT

ALL PITS ARE TO BE 4'X4'



N

0' 1/2" 1"
0' 20' 40'
SCALE

EXCAVATION DATA
BORE LENGTH

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

PREPARED BY: V.KALAS

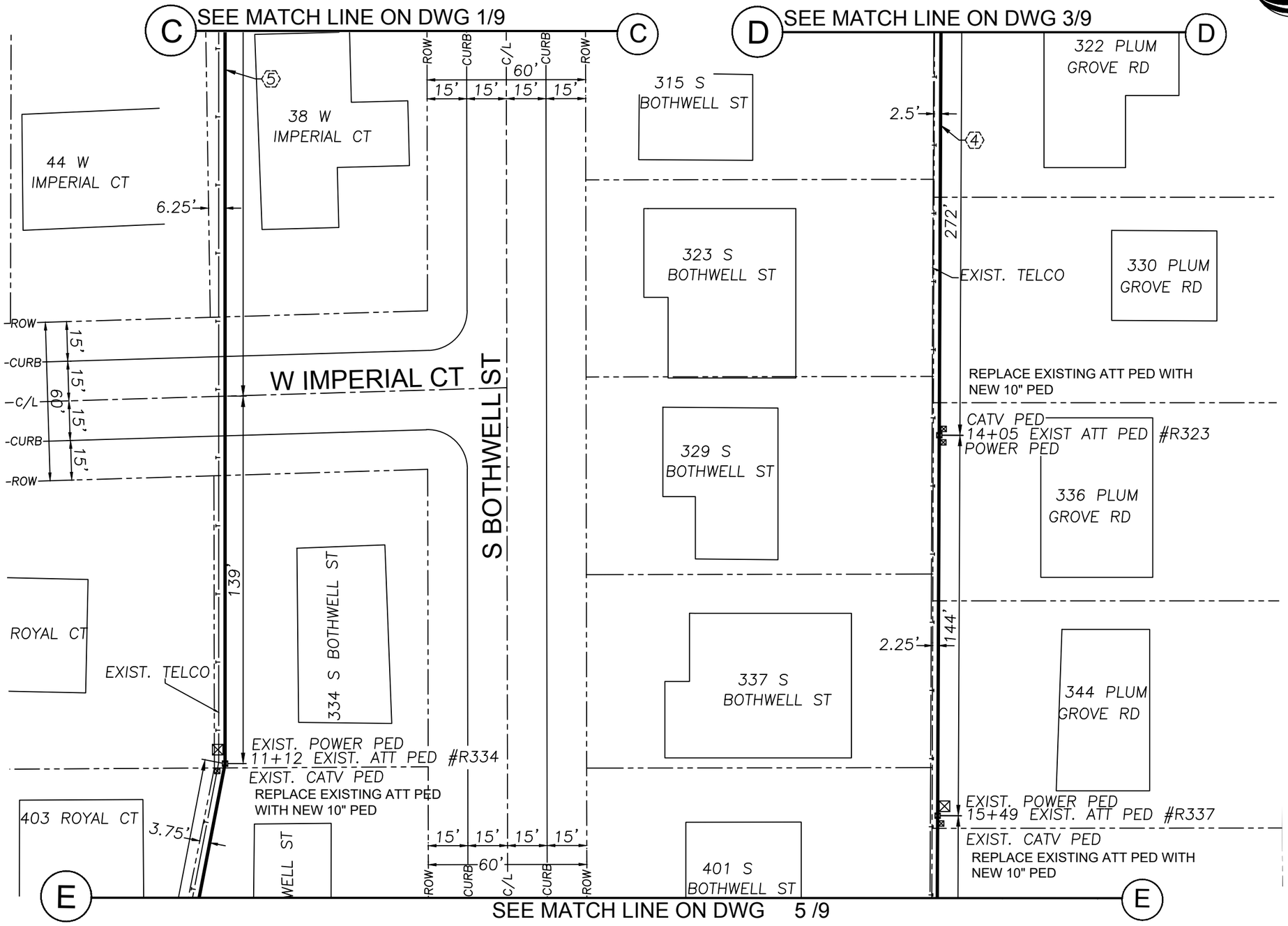
Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

ISSUE	6.D.3.c
1	03/27/1-



EXCAVATION DATA
BORE LENGTH
-----

4 BORE & PL. 1-3" DUCT-1897'
PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT

5 BORE & PL. 1-3" DUCT-992'
PED R #38 IMPERIAL CT TO PED #R 412 ROYAL CT
REPLACE 3 PEDASTALS

ALL PITS ARE TO BE 4'X4'

PREPARED BY: V.KALAS
Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

N

0' 1/2" 1"
0' 20' 40'
SCALE

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 4 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

ISSUE	6.D.3.c
1	03/27/1

SEE MATCH LINE ON DWG 4 /9

403 ROYAL CT

404 S BOTH

412 S BOTHWELL ST

409 S BOTHWELL ST

415 S BOTHWELL ST

423 S BOTHWELL ST

431 S BOTHWELL ST

400 PLUM GROVE RD

416 PLUM GROVE RD

424 PLUM GROVE RD

432 PLUM GROVE RD

418 BOTHWELL ST

456 ROYAL CT

430 BOTHWELL ST

S BOTHWELL ST

ROW 15' CURB 15' C/L 60' CURB 15' ROW 15'

190'

4.5'

146'

140'

149'

EXIST. TELCO

2'

REPLACE EXISTING ATT PED WITH NEW 10" PED

EXIST. POWER PED
13+02 EXIST. ATT PED #R418
EXIST. CATV PED

36'

REPLACE EXISTING ATT PED WITH NEW 10" PED

EXIST. POWER PED
13+38 EXIST. ATT PED #R455
EXIST. CATV PED

3.25'

34'

TURN PIT
13+72

REPLACE EXISTING ATT PED WITH NEW 10" PED

EXIST. POWER PED
16+95 EXIST. ATT PED #R411
EXIST. CATV PED

REPLACE EXISTING ATT PED WITH NEW 10" PED

EXIST. POWER PED
18+35 EXIST. ATT PED #R465
EXIST. CATV PED

SEE MATCH LINE ON DWG 6/9

SEE MATCH LINE ON DWG 7 /9

E F G

EXCAVATION DATA
BORE LENGTH

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

(4) BORE & PL. 1-3" DUCT-1897'
PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT ALL PITS ARE TO BE 4'X4'

(5) BORE & PL. 1-3" DUCT-992'
PED R #38 IMPERIAL CT TO PED #R 412 ROYAL CT

(6) REPLACE 4 EXISTING ATT PED

PREPARED BY: V.KALAS

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

N

0' 1/2" 1"
0' 20' 40'
SCALE

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 5 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

at&t

ISSUE	6.D.3.c
1	03/27/1

145 W IMPERIAL CT
153 W IMPERIAL CT
169 W IMPERIAL CT
175 W IMPERIAL CT
181 W IMPERIAL CT
406 ROYAL CT
412 ROYAL CT
416 ROYAL CT
424 ROYAL CT
432 ROYAL CT
411 ROYAL CT
419 ROYAL CT
452 ROYAL CT
ROYAL CT

EXIST. POWER PED
EXIST. CATV PED
REPLACE EXISTING ATT PED WITH NEW 10" PED
-19+62 EXIST. ATT PED #R406
3.25'
152'
18+10 EXIST ATT PED #R412
EXIST. POWER PED
EXIST. CATV PED
REPLACE EXISTING ATT PED WITH NEW 10" PED
2.5'
185'
147'
19+57
REPLACE EXISTING ATT PED WITH NEW 10" PED
EXIST. ATT PED #R424
EXIST. CATV PED
EXIST. TELCO
2.25'
86'
20+43 EXIST. ATT PED #R438
EXIST. POWER PED
EXIST. CATV PED
REPLACE EXISTING ATT PED WITH NEW 10" PED
25'
TURN PIT 16+00
3.5'
228'
EXIST. TELCO
EXIST. ATT PED
EXIST. CATV PED
REPLACE EXISTING ATT PED WITH NEW 10" PED

ROW 15' CURB 15' C/L 60' CURB 15' ROW 15'

SEE MATCH LINE ON DWG 5/9

F

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

EXCAVATION DATA
BORE LENGTH
385 FT.

N

0' 1/2" 1"
0' 20' 40'
SCALE

(5) BORE & PL. 1-3" DUCT-992'
PED R #38 IMPERIAL CT TO PED #R 412 ROYAL CT

(6) BORE & PL. 1-3" DUCT-152'
PED R #412 ROYAL CT TO PED #R 406 ROYAL CT

(7) BORE & PL. 1-3" DUCT-233'
PED R #412 ROYAL CT TO PED #R 438 ROYAL CT

(8) REPLACE 5 ATT PEDASTALS

ALL PITS ARE TO BE 4'X4'

PREPARED BY: V.KALAS

CHP Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 6 OF 9 REV. NO.

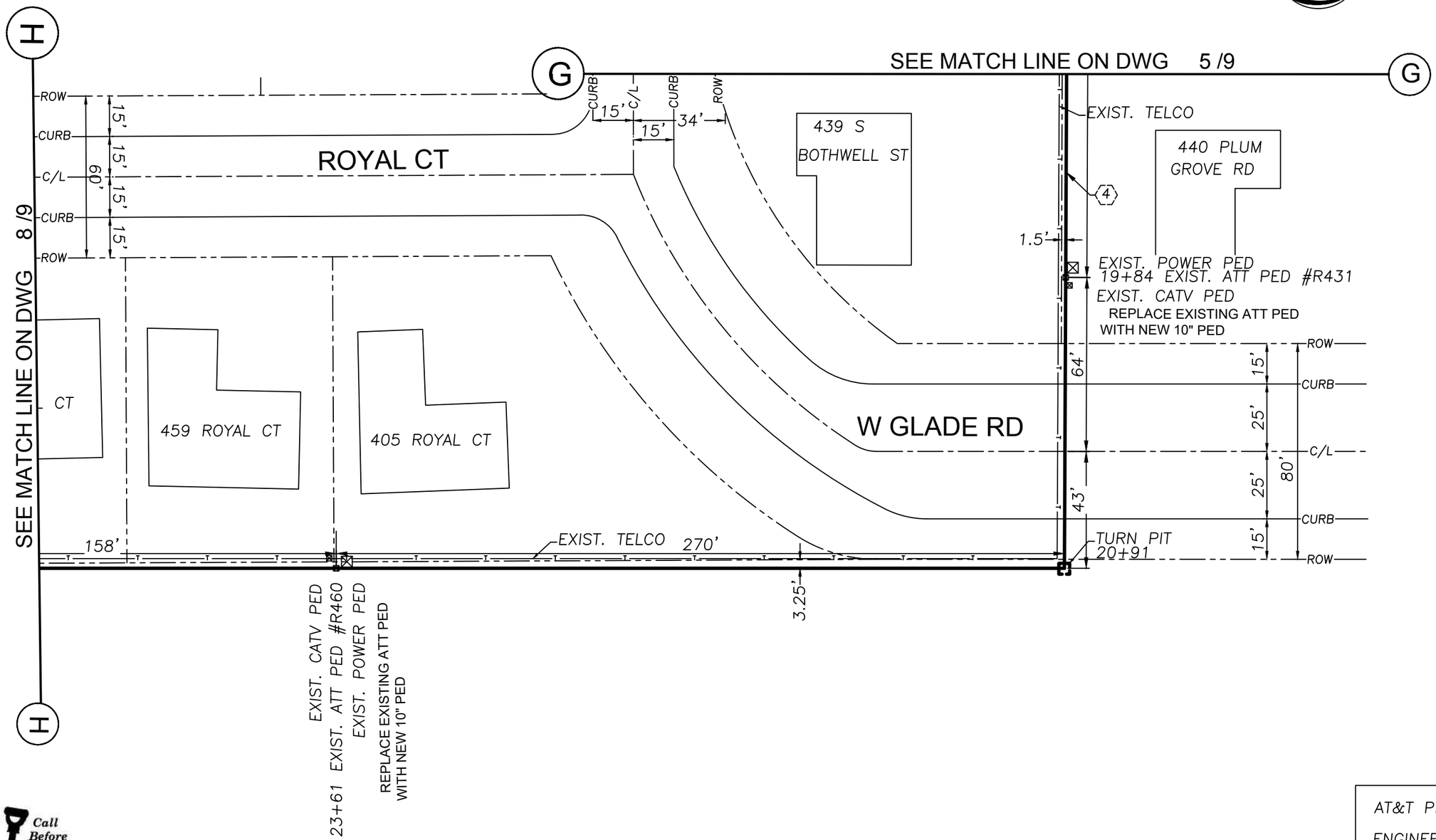
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

at&t

ISSUE	6.D.3.c
1	03/27/1-



Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

EXCAVATION DATA
BORE LENGTH
-----

④ BORE & PL. 1-3" DUCT-1897'
PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT
REPLACE 2 PEDASTALS

ALL PITS ARE TO BE 4'X4'

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

PREPARED BY: V.KALAS

Consulting, LLC
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Orange, CA 92868
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DWG 7 OF 9 REV. NO.

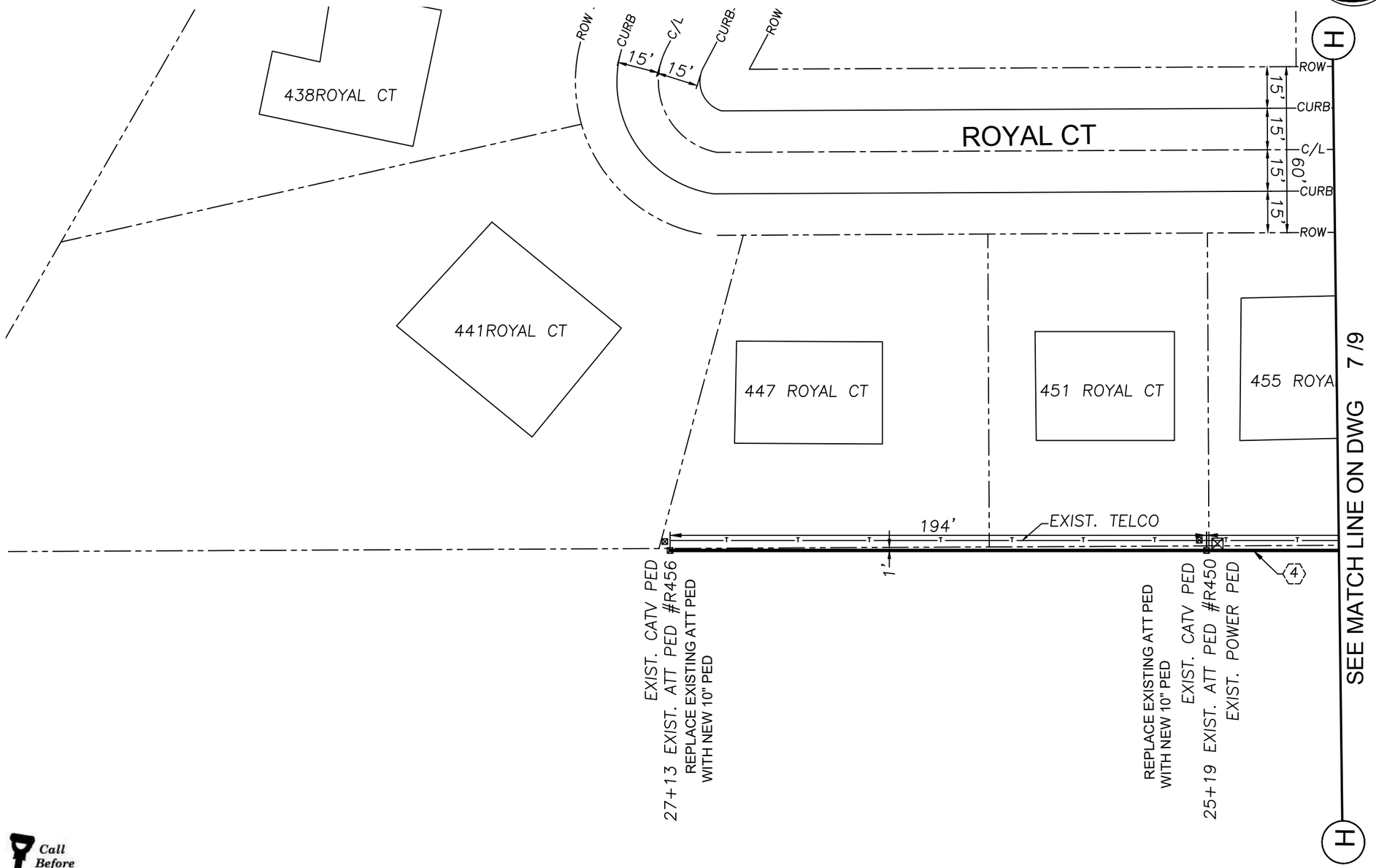
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

at&t

ISSUE	6.D.3.c
1	03/27/1



N

0' 1/2" 1"
0' 20' 40'
SCALE

(4) BORE & PL. 1-3" DUCT-1897'
PED R #38 IMPERIAL CT TO PED #R 456 ROYAL CT
REPLACE 2 PEDASTALS

ALL PITS ARE TO BE 4'X4'

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

EXCAVATION DATA
BORE LENGTH

PREPARED BY: V.KALAS

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

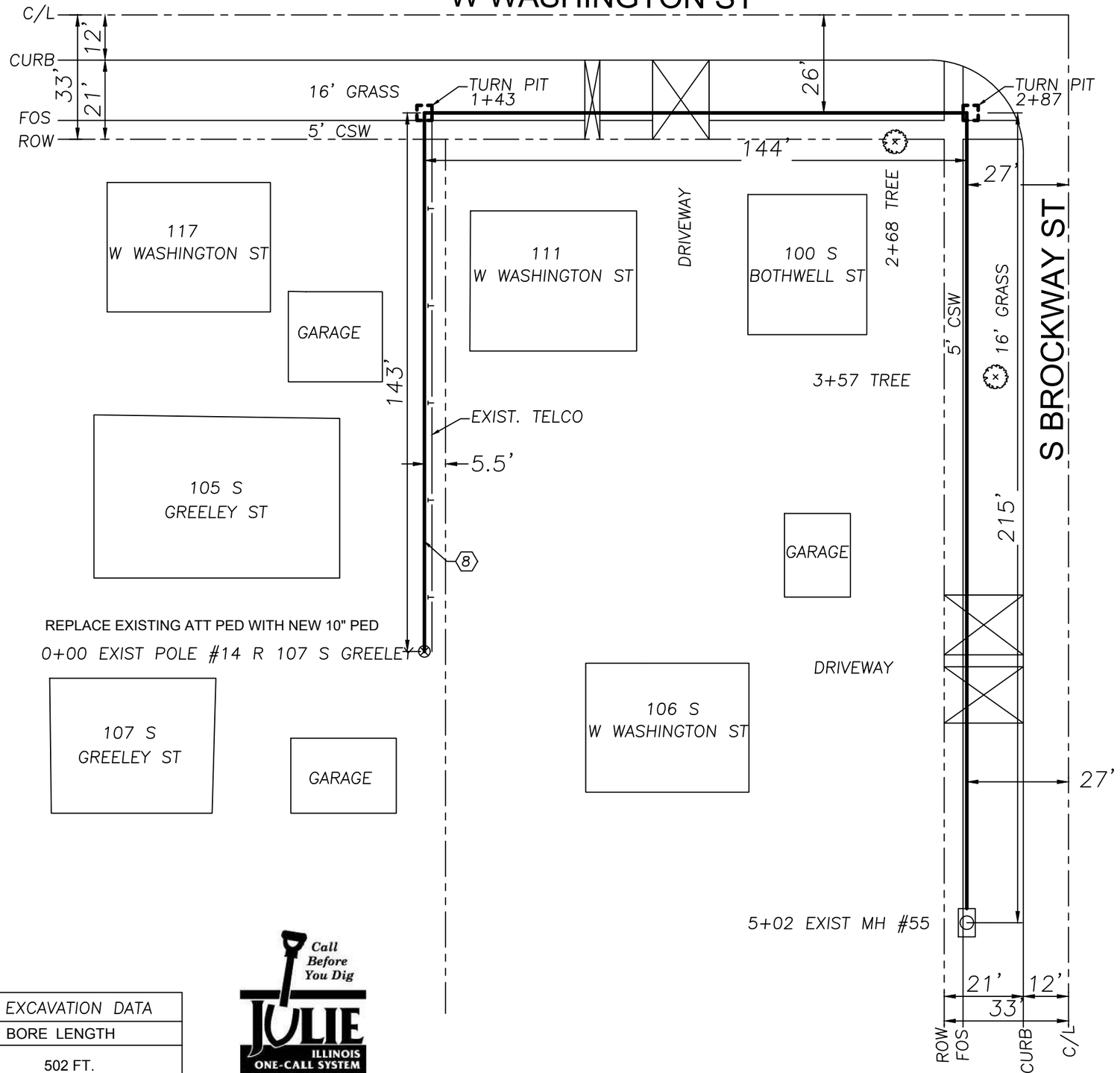
DWG 8 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

GENERAL CONSTRUCTION NOTES:
(SEE DRAWING 1 OF 9)

PERMIT PRINT

ISSUE	6.D.3.c
1	03/27/1-



8 BORE & PL. 1-3" DUCT-502'
MH #55 TO EXIST. POLE #P14 R
REPLACE 1 PEDASTALS

ALL PITS ARE TO BE 4'X4'

EXCAVATION DATA
BORE LENGTH
502 FT.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

N

0' 1/2" 1"
0' 15' 30'
SCALE

AT&T PROJECT: A0161E9
ENGINEER: RYAN KELLY
TEL # 708-396-7616
QUARTER SECTION: NE-23
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

PREPARED BY: V.KALAS

CHA Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250-0004 / FAX (949) 250-0006

DWG 9 OF 9 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

All entities conducting work in Village owned or maintained Rights Of Way or Public Ways shall apply for and receive an R.O.W. Permit **prior** to the commencement of such work, repair, or construction. This permit application must be fully completed, signed and returned; complete with all required attachments, in duplicate to: Village Of Palatine - Department of Public Works, 148 W. Illinois Ave., Palatine, IL 60067, ATTN: R.O.W. Permits. Permit applications may also be faxed to: (847) 358-4242 ATTN: R.O.W. Permits, or Email to: upermit@palatine.il.us

1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	45 Plum Grove		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of Plum Grove		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Hand dig	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A019SD6

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

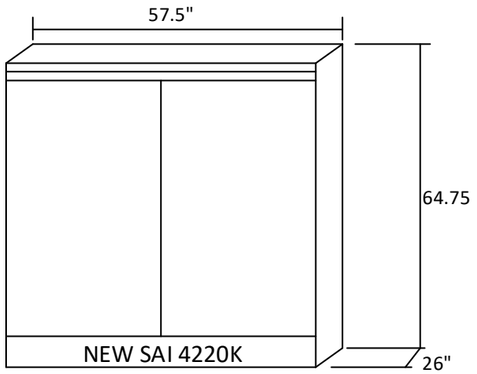
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

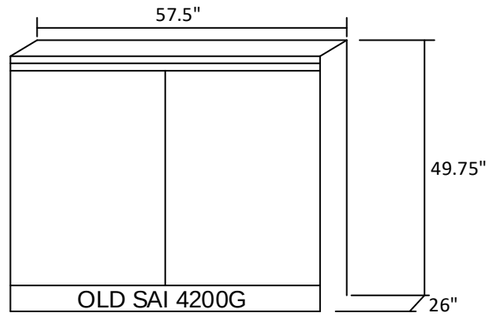
GENERAL CONSTRUCTION NOTES:

1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING
CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION
AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS,
GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT
ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

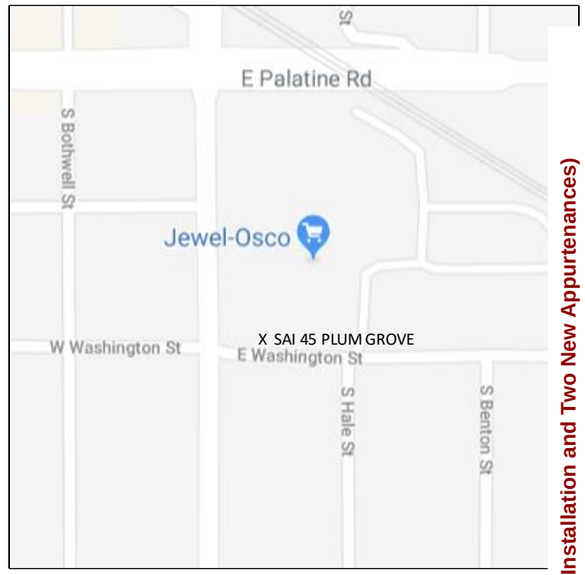
- CAUTION: VOLTAGE RANGES FROM 301 TO 15KV

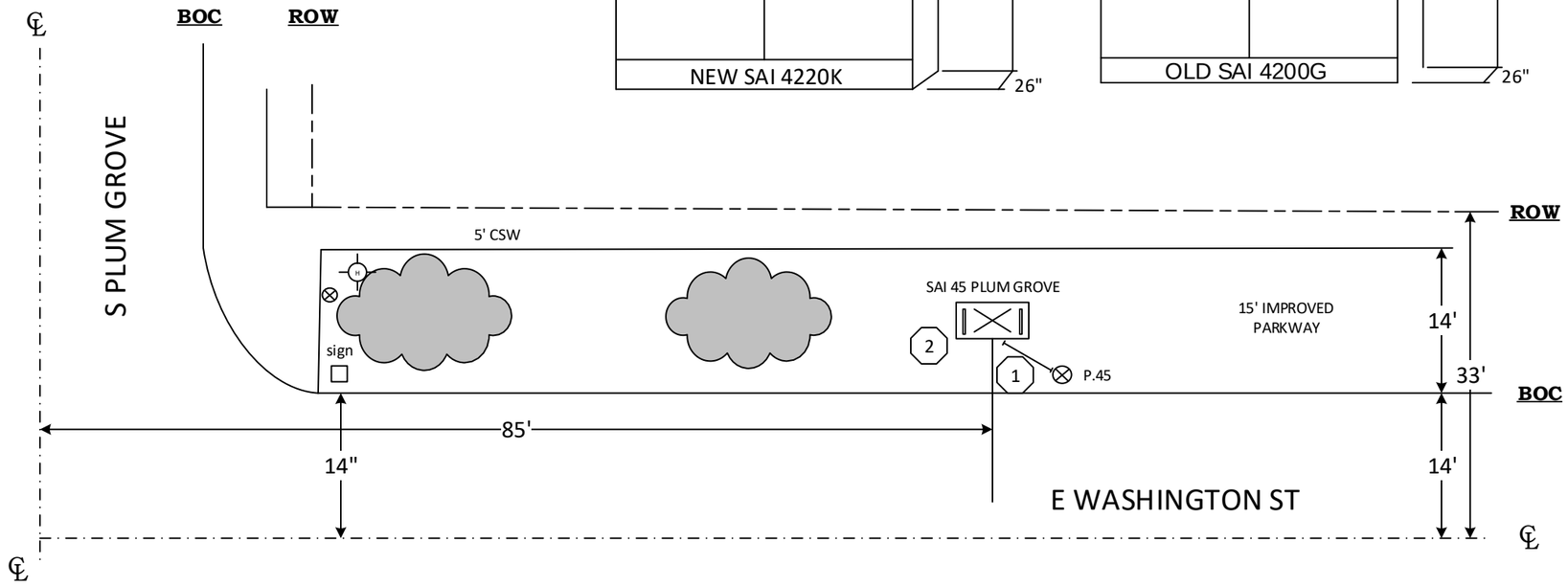
PERMIT PRINT





Locality Map





1. 10' TRENCH AND PLACE (1) 4" PC FROM THE SAI 45 PLUM GROVE RO P.45

2. SAI TO BE RESKINNED TO 4220K

EXCAVATION DATA
HAND DIG
10 SQ. FT.

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 972-9336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
45 PLUM GROVE
UT: A019SD6

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

GENERAL CONSTRUCTION NOTES:

1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING
CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION
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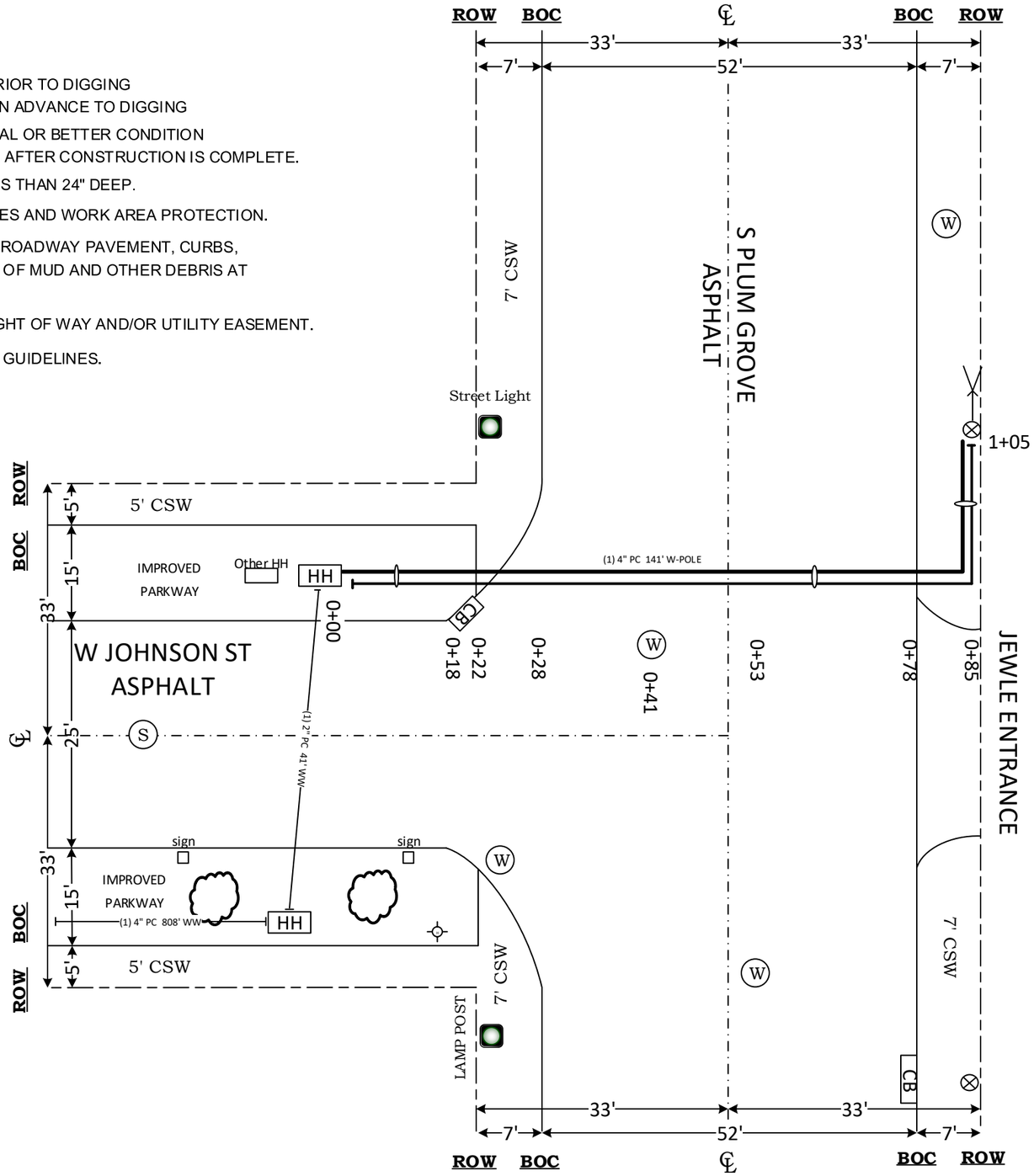
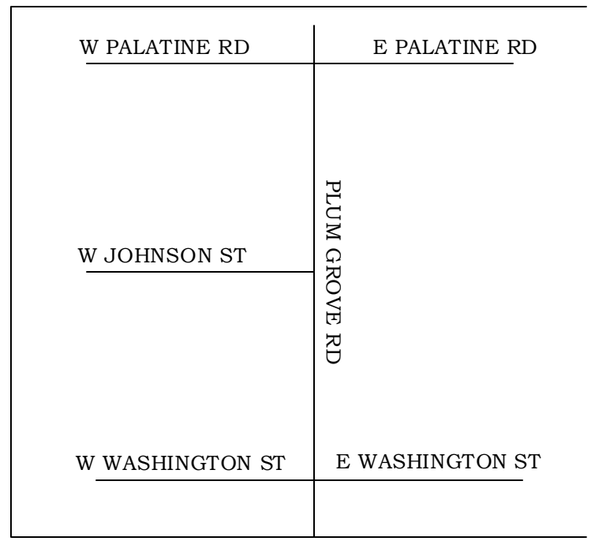
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS,
GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT
ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

- CAUTION: VOLTAGE RANGES FROM 301 TO 15KV



LOCALITY MAP



WORK SUMMARY

1. BORE FROM HH TO POLE AND PLACE (1) 4" PC.
2. REMOVE AND RESTORE TWO 7' X8' CSW SECTIONS.

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 972 9336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
45 PLUM GROVE
UT: A019SD6

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	45 S Plum Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	PLACING WILL BE ROW AND EASEMENT		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement of 4816' of aerial cable	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A01BCGB

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

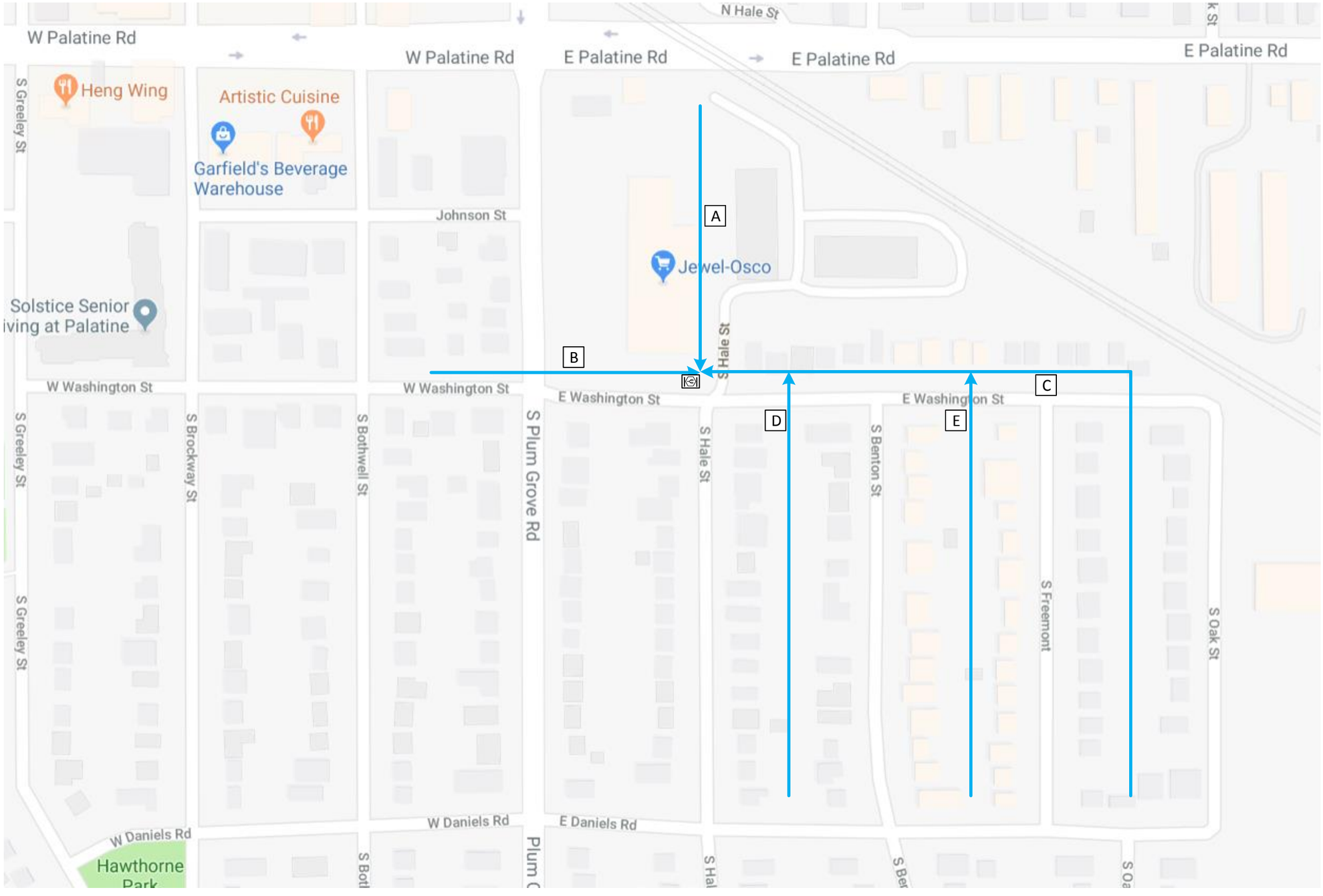
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print



Buried
Aerial

A	610' OF FIBER
B	426' OF FIBER
C	2178' OF FIBER
D	812' OF FIBER
E	790' OF FIBER

4816' OF TOTAL FIBER

N

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
45 S Plum Grove Rd.
UT: A01BCGB

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	428 W Glencoe Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of Glencoe Rd		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Place 4816 LF of aerial fiber	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

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7. Utility Company Work Order/Reference Number (If Any.) :A014JVV

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

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____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

GENERAL CONSTRUCTION NOTES:

1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING
CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
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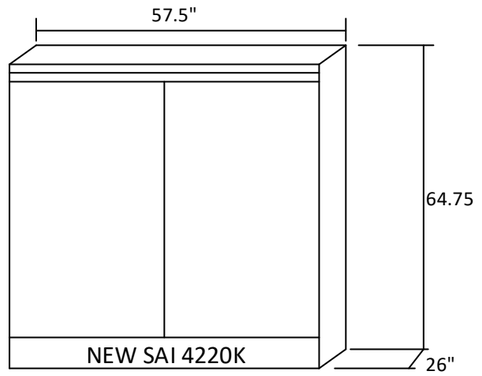
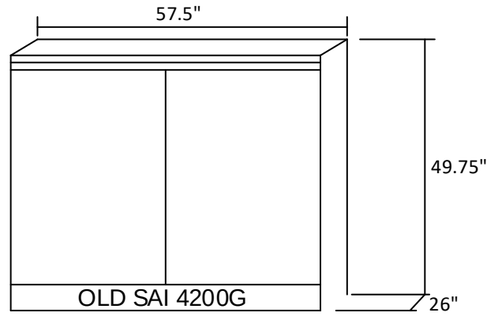
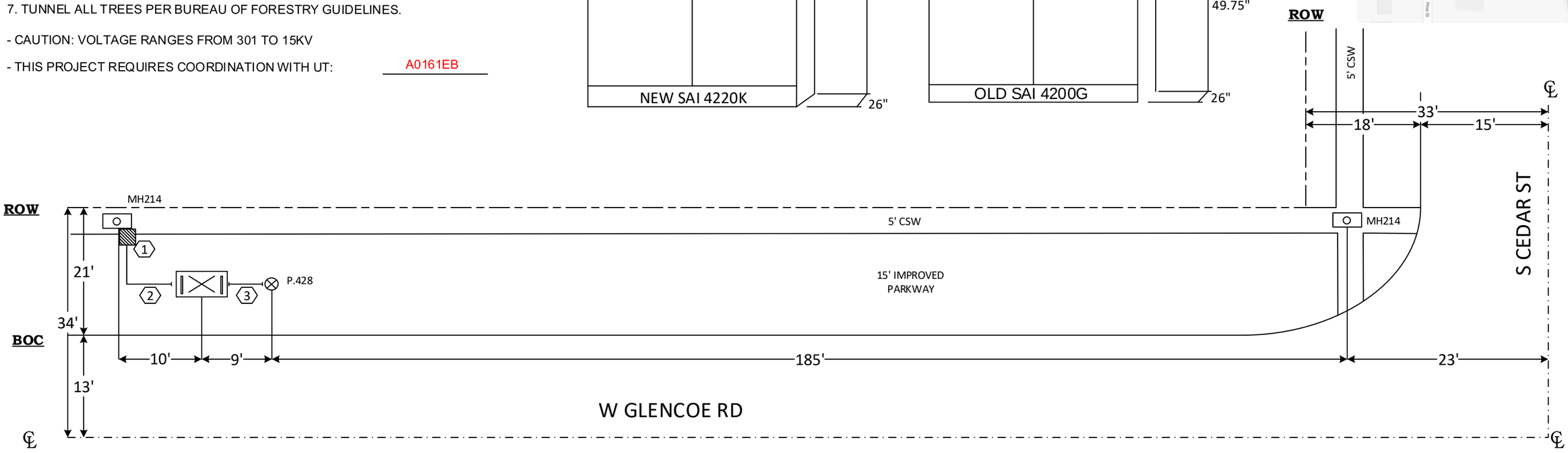
AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS, GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

- CAUTION: VOLTAGE RANGES FROM 301 TO 15KV
- THIS PROJECT REQUIRES COORDINATION WITH UT: A0161EB







1. DIG PIT AND CORE BORE INTO MH214
2. HAND DIG AND PLACE (1) 4" PC - 15' FROM MH214 TO THE SAI 428 W GENCOE RD
3. HAND DIG AND PLACE (1) 4" PC - 6' FROM SAI 428 W GLENCOE RD TO P.428
4. SAI TO BE RESKINNED TO 4220K

EXCAVATION DATA
HAND DIG
37 SQ. FT.

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NE of 22
428 Glencoe Rd
UT: A014JVV

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
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Subcontractor - If any.					
Responsible agent or individual.					

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IF "Other"- Please describe:_____

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Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7083963939	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	428 W Glencoe Rd		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	PLACING WILL BE ROW AND EASEMENT		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement of 34,468' of aerial cable	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

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7. Utility Company Work Order/Reference Number (If Any.) :A0161EB

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

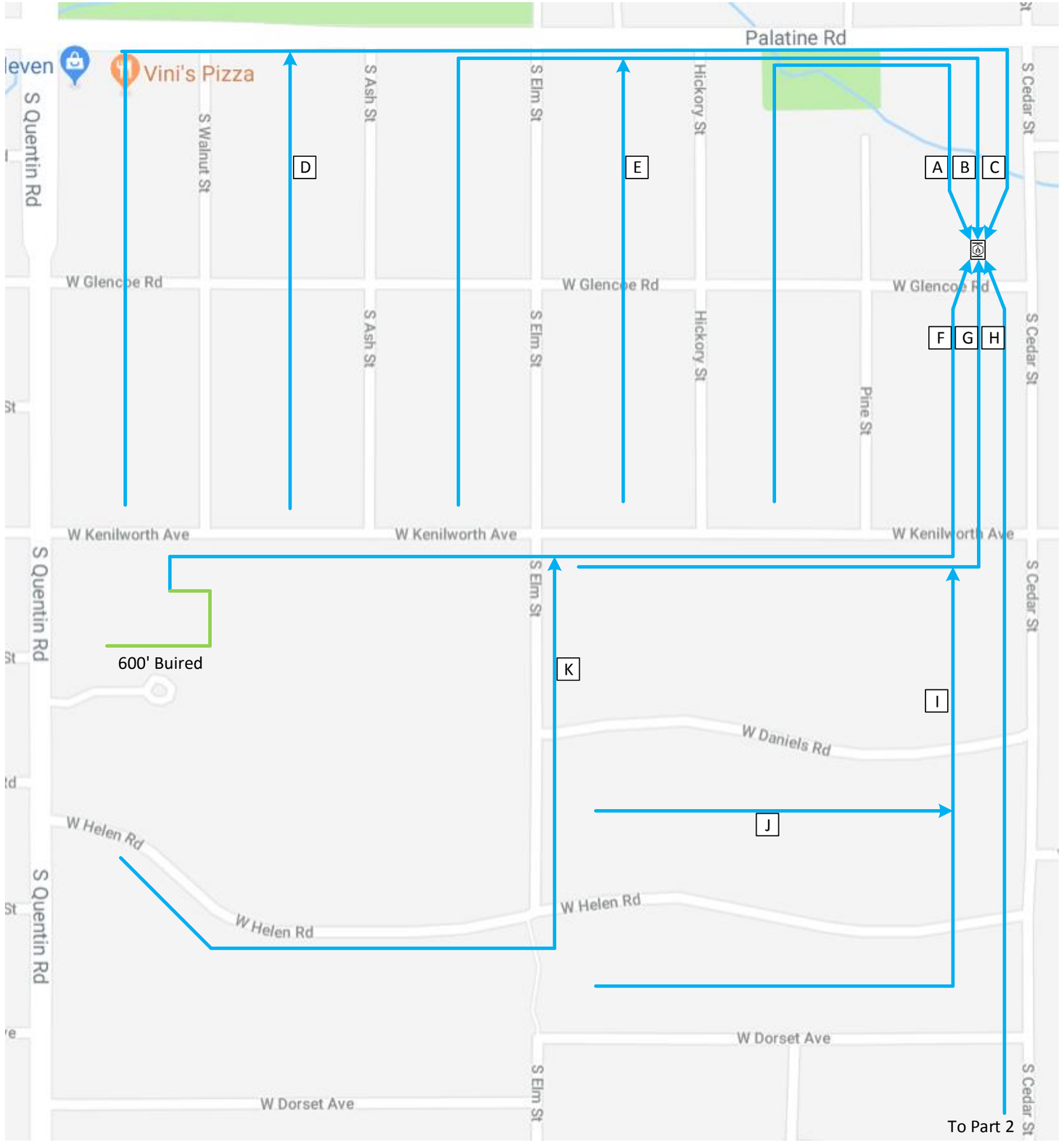
****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



Aerial Permit Print Part 1

A	1956' OF FIBER
B	2829' OF FIBER
C	3630' OF FIBER
D	1147' OF FIBER
E	1096' OF FIBER
F	4242' OF FIBER
G	2341' OF FIBER
H	2800' OF FIBER
I	1361' OF FIBER
J	1526' OF FIBER
K	2064' OF FIBER
L	328' OF FIBER
M	2066' OF FIBER
N	2617' OF FIBER
O	2534' OF FIBER
P	750' OF FIBER
Q	1181' OF FIBER

34,468' OF TOTAL FIBER

Buired — **1,359'**

Aerial — **33,112'**

3 Buried pedastals to be replaced

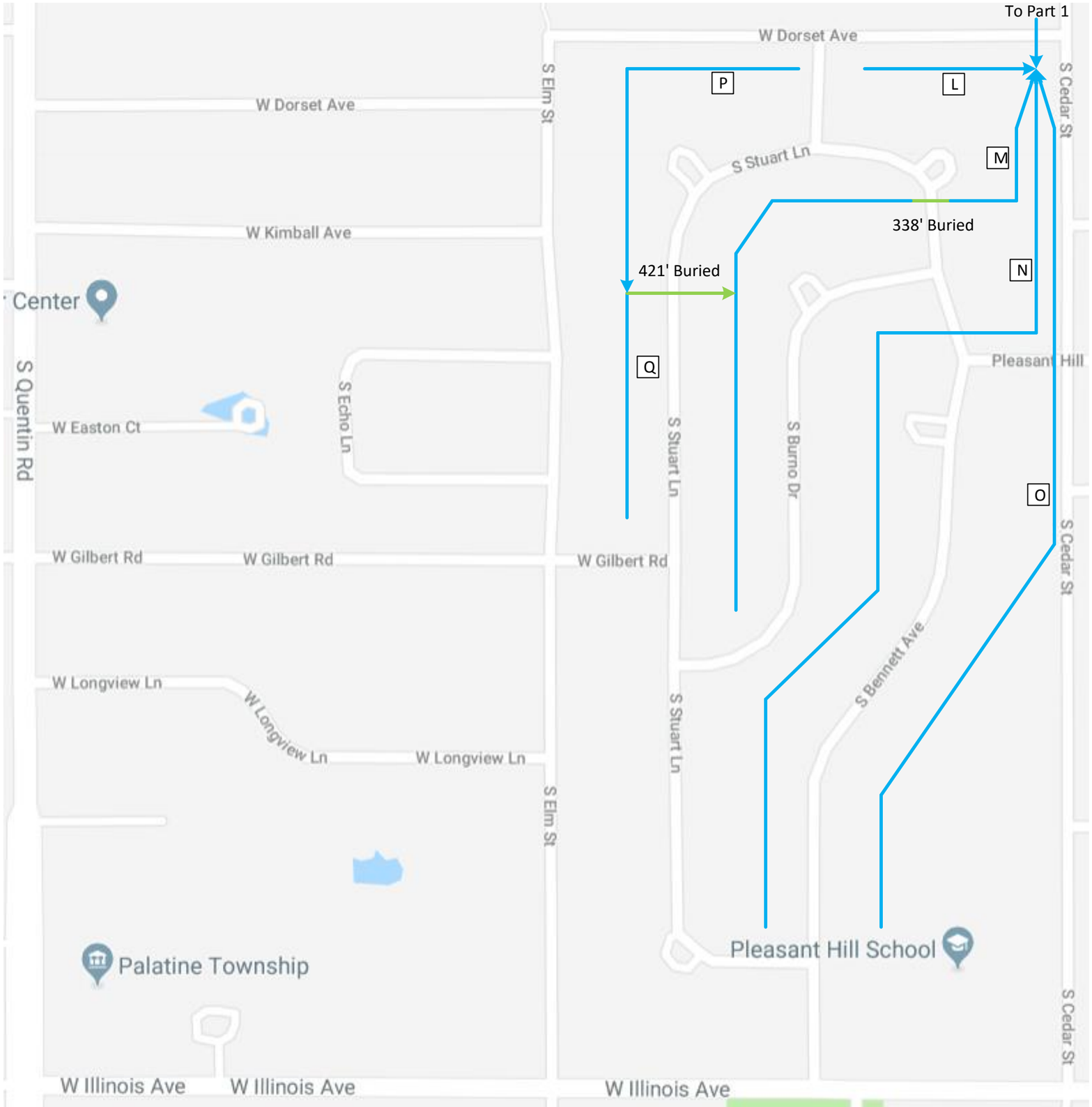
Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 22
428 W Glencoe Rd.
UT: A0161EB

N

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print Part 2



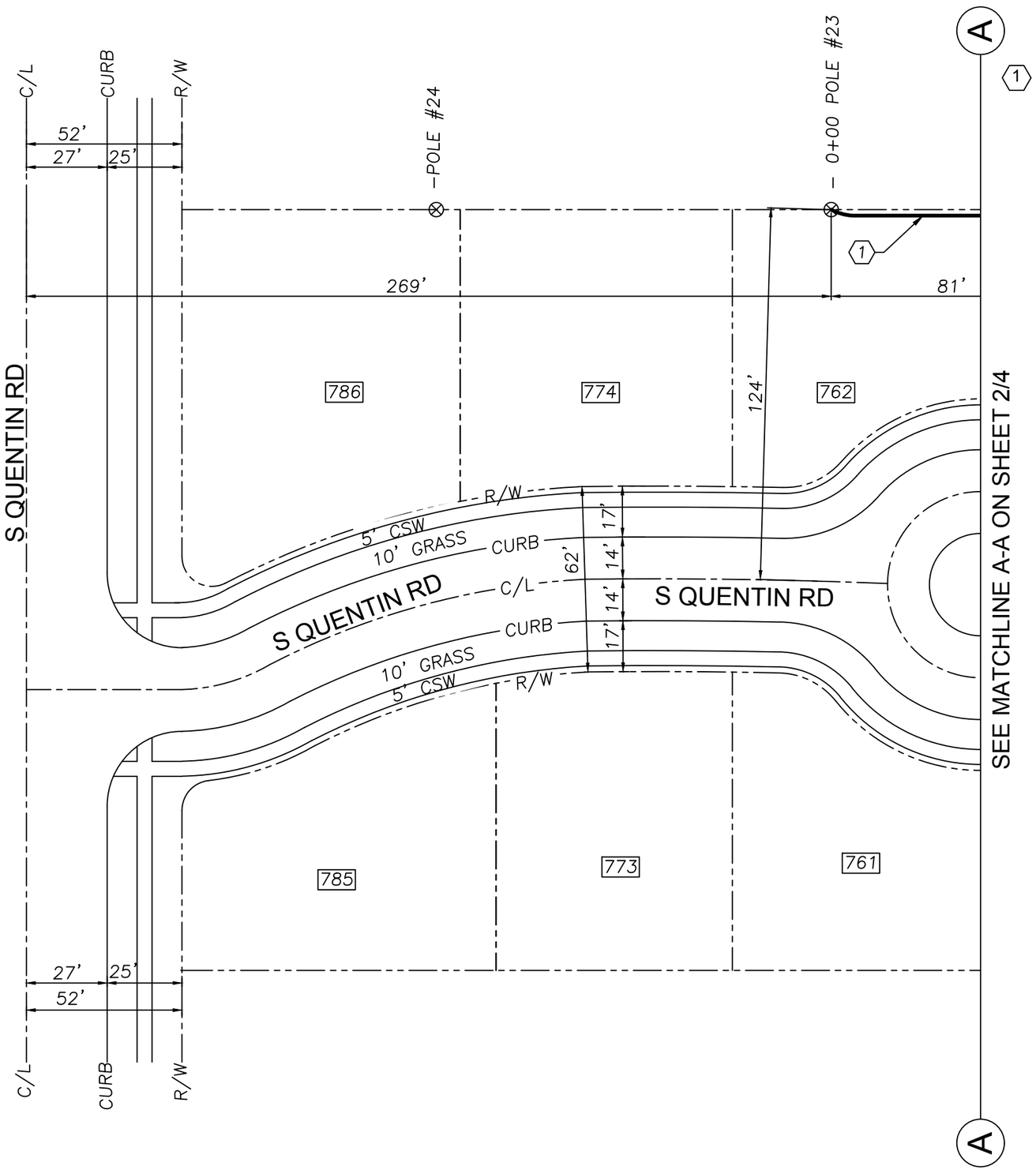
Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 396-3939

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 22
428 W Glencoe Rd.
UT: A0161EB

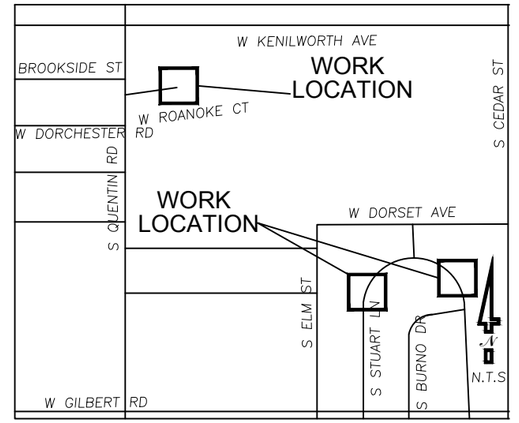
Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

ISSUE	6.D.3.c
1	02/28/1



1 BORE AND PLACE 1-2" PC - 600'
POLE #23 @STA 0+00 TO PED R761 @ STA 6+00



VICINITY MAP

GENERAL CONSTRUCTION NOTES:

1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING CONTACT J.U.L.I.E. AT 8–1–1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS, GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.

– CAUTION: VOLTAGE RANGES FROM 301 TO 15KV

– THIS PROJECT REQUIRES COORDINATION WITH UT: NA

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

EXCAVATION DATA
BORE LENGTH
600 FT.

N

0' 1/2" 1"
0' 20 40'
SCALE

PREPARED BY: K.SINGH

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250–0004 / FAX (949) 250–0006

AT&T PROJECT: A0161EB
ENGINEER: RYAN KELLY
TEL # 708–396–7616
QUARTER SECTION: NE–22
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 1 OF 4 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

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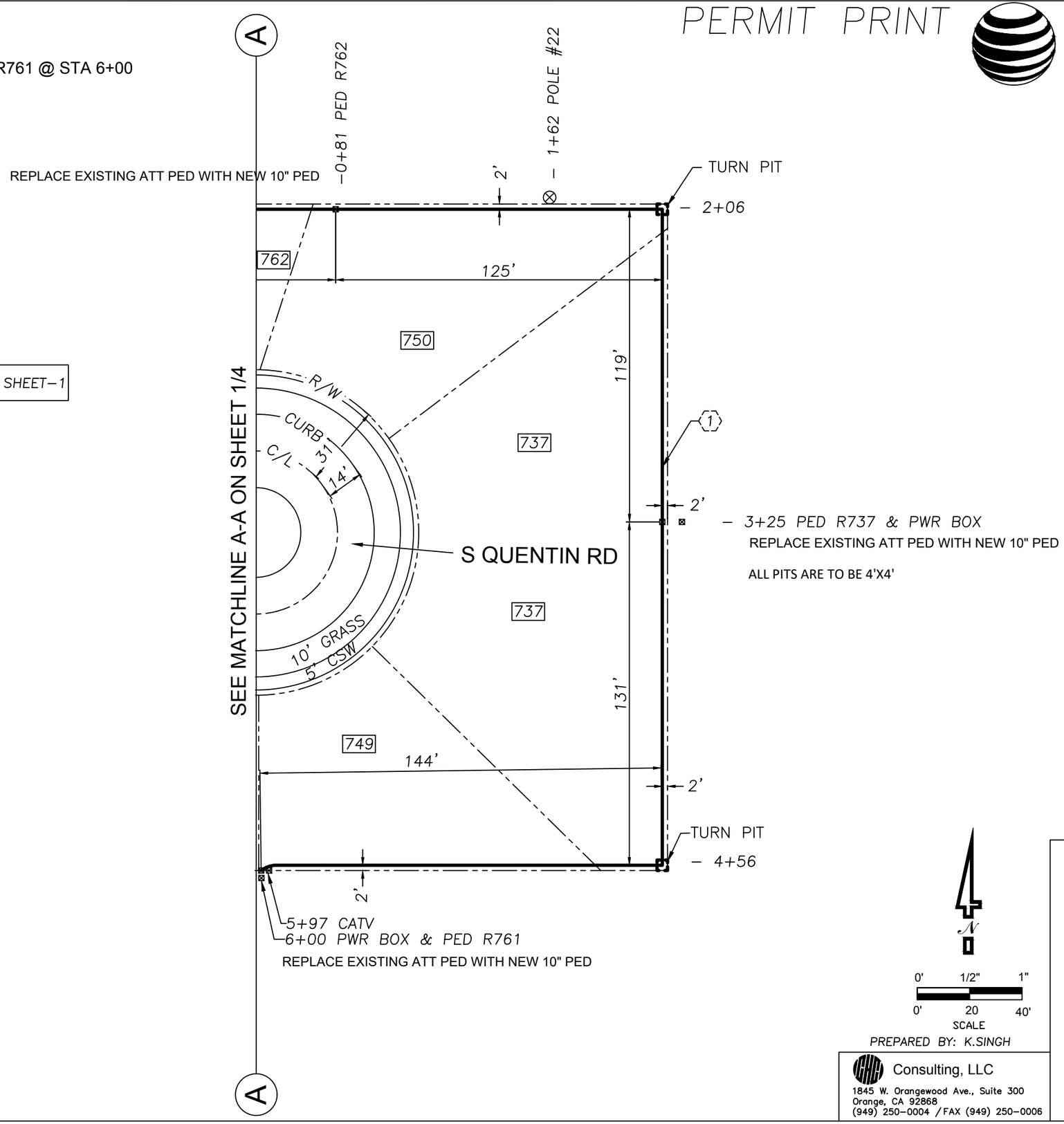
(1) BORE AND PLACE 1-2" PC - 600'
POLE #23 @STA 0+00 TO PED R761 @ STA 6+00

FOR GENERAL CONSTRUCTION NOTES SEE SHEET–1

EXCAVATION DATA
BORE LENGTH



N

0' 1/2" 1"
0' 20 40'
SCALE

PREPARED BY: K.SINGH

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250–0004 / FAX (949) 250–0006

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

AT&T PROJECT: A0161EB
ENGINEER: RYAN KELLY
TEL # 708–396–7616
QUARTER SECTION: NE–22
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 2 OF 4 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

at&t

ISSUE	6.D.3.c
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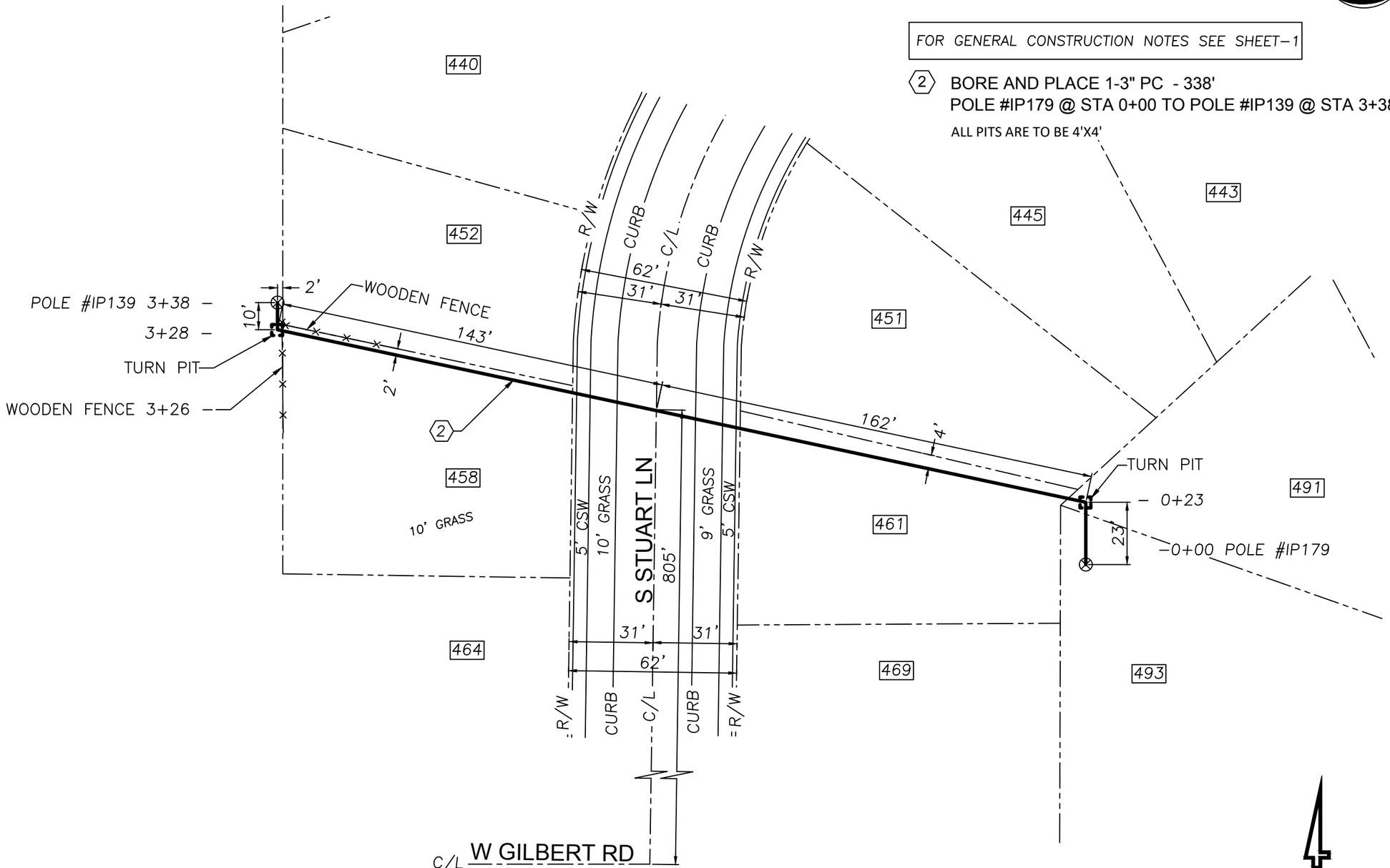
FOR GENERAL CONSTRUCTION NOTES SEE SHEET–1

(2) BORE AND PLACE 1-3" PC - 338'
POLE #IP179 @ STA 0+00 TO POLE #IP139 @ STA 3+38

ALL PITS ARE TO BE 4'X4'



EXCAVATION DATA
BORE LENGTH
338 FT.

N

0' 1/2" 1"
0' 20 40'
SCALE

PREPARED BY: K.SINGH

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250–0004 / FAX (949) 250–0006

AT&T PROJECT: A0161EB
ENGINEER: RYAN KELLY
TEL # 708–396–7616
QUARTER SECTION: NE–22
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 3 OF 4 REV. NO.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

PERMIT PRINT

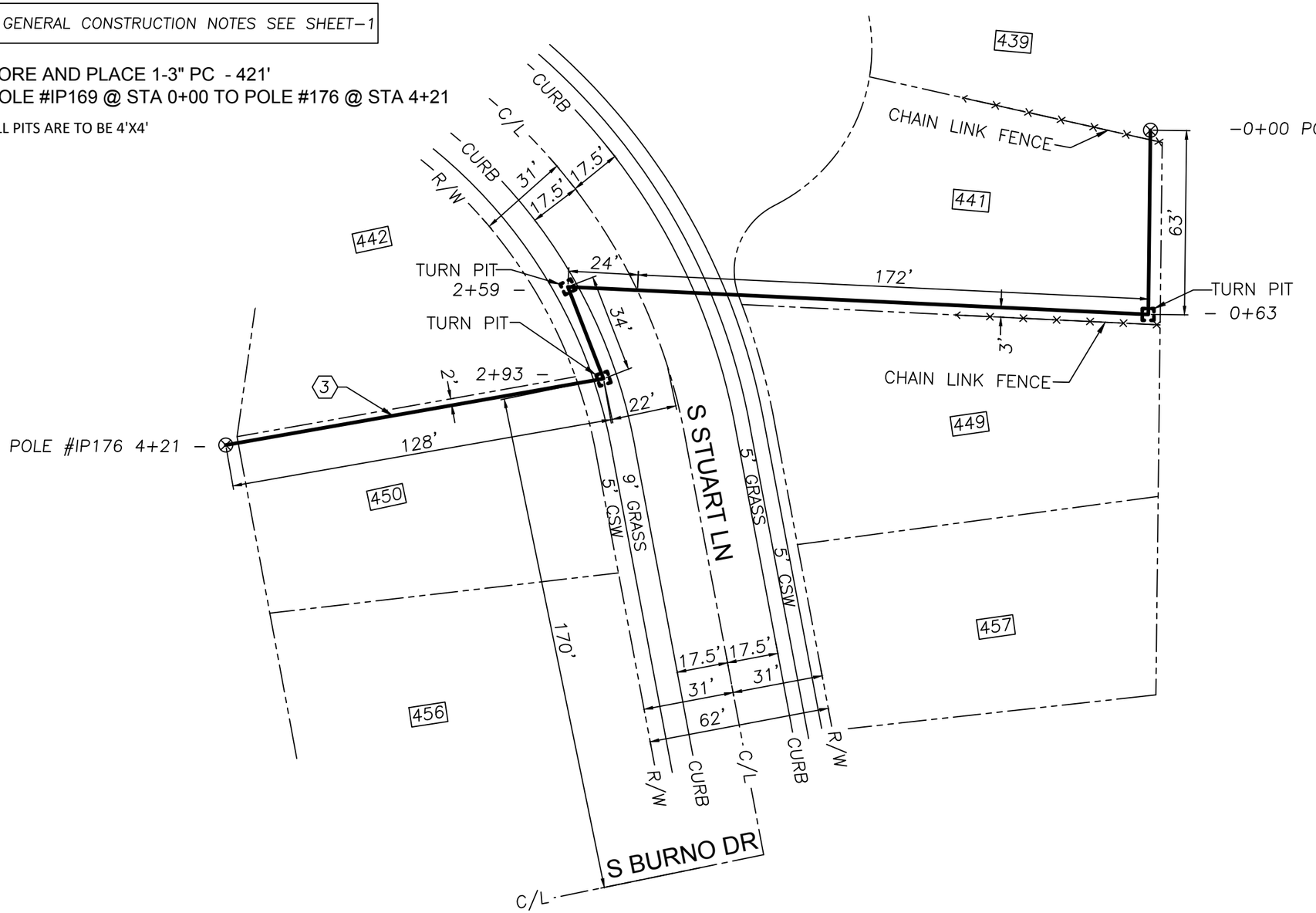
at&t

ISSUE	6.D.3.c
1	02/28/1

FOR GENERAL CONSTRUCTION NOTES SEE SHEET–1

(5) BORE AND PLACE 1-3" PC - 421'
POLE #IP169 @ STA 0+00 TO POLE #176 @ STA 4+21

ALL PITS ARE TO BE 4'X4'



EXCAVATION DATA
BORE LENGTH
421 FT.

N

0' 1/2" 1"
0' 20 40'
SCALE

PREPARED BY: K.SINGH

Consulting, LLC
1845 W. Orangewood Ave., Suite 300
Orange, CA 92868
(949) 250–0004 / FAX (949) 250–0006

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

AT&T PROJECT: A0161EB
ENGINEER: RYAN KELLY
TEL # 708–396–7616
QUARTER SECTION: NE–22
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
COUNTY OF: COOK

DWG 4 OF 4 REV. NO.

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

All entities conducting work in Village owned or maintained Rights Of Way or Public Ways shall apply for and receive an R.O.W. Permit **prior** to the commencement of such work, repair, or construction. This permit application must be fully completed, signed and returned; complete with all required attachments, in duplicate to: Village Of Palatine - Department of Engineering, 200 W. Wood Street., Palatine, IL 60067, ATTN: R.O.W. Permits. Permit applications may also be faxed to: (847) 776-4733 ATTN: R.O.W. Permits, or Email to: upermit@palatine.il.us

1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.					
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION TELECOMMUNICATIONS OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	Manager OSP Engineering Design		
Phone number(s)	Office: 708.972.93336	Mobile: 708.972.9336	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	N PLUM GROVE RD AND E WOOD ST		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	STREET ROW AND AT&T EASEMENT		
Type of Work (Circle One)	New Construction	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Directional bore 18' and place 1-2" pipe on the ROW of N Plum Grove Rd . Directional bore 70' and hand dig 11' and place 1-4" pipe on ROW and AT&T easement.	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	AT&T contractor will do the work via directional boring and hand dig.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Engineering. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A014JW8

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:** _____**.**

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/ equipment used in the work.**

Signature	*Robert Murray*
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

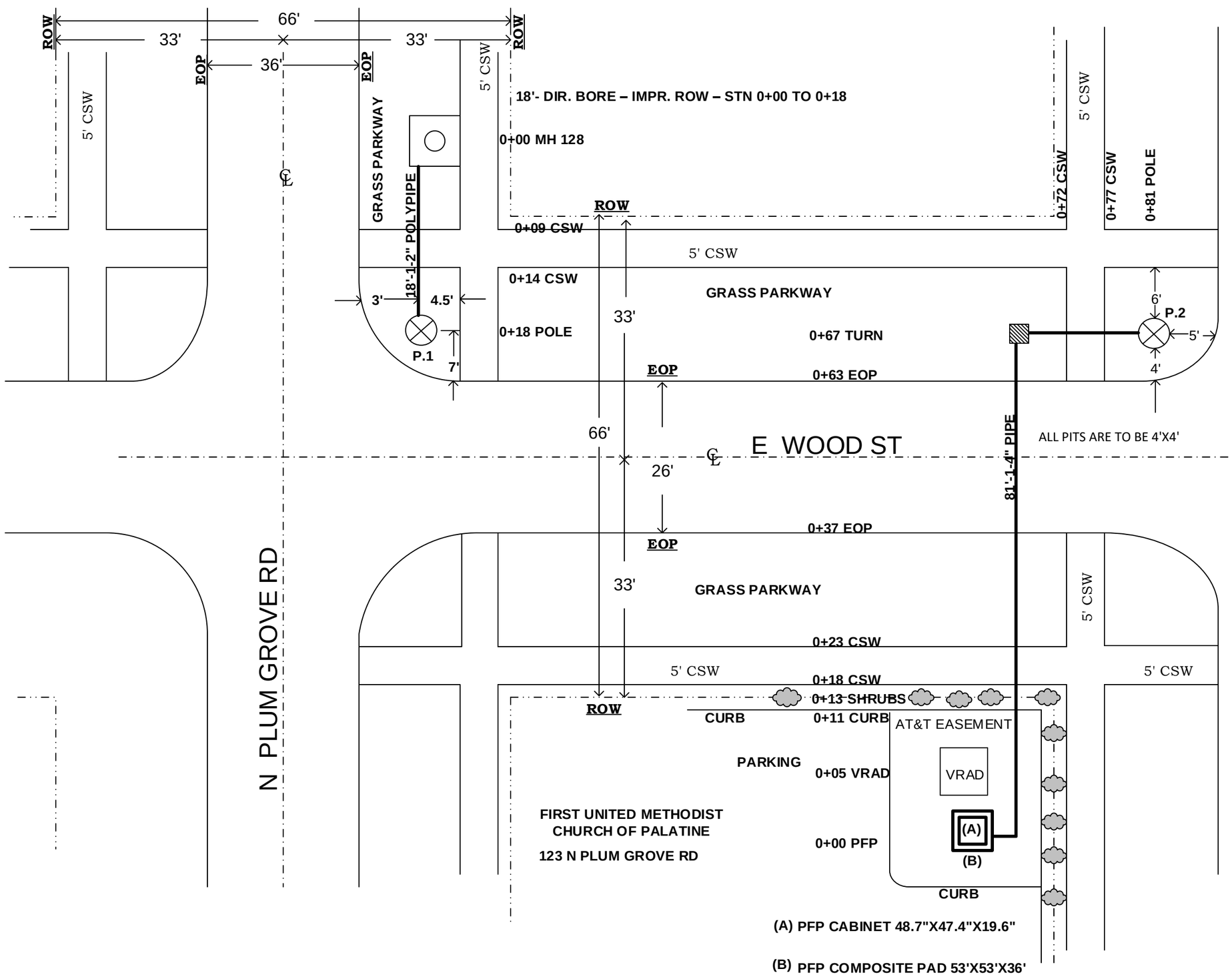
****

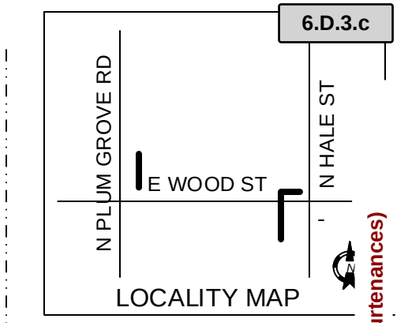
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine – ENGR. Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)





CONSTRUCTION NOTES

1. Call JULIE @811 before digging.
2. Restore all disturbed surfaces to their original or better condition
3. Contractor to place conduit no less than 36" depth.
4. Permit must always be at the job site.

AT&T
255 E CHICAGO ST
Flr 2
ELGIN , IL 60120
UT# A014JW8
Engineer: Henry Torres
Tel No 630-659-6803
City :Palatine
Quarter: SW 14
County : Cook
Township: Palatine
Wire Center: Palatine
Sheet 1 of 1

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.972.9336
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7089729336	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	123 N PLUM GROVE RD		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Easement and ROW		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	PLACING WILL BE ROW AND EASEMENT 0F 15036 OF AERIAL FIBER	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A0161E6

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

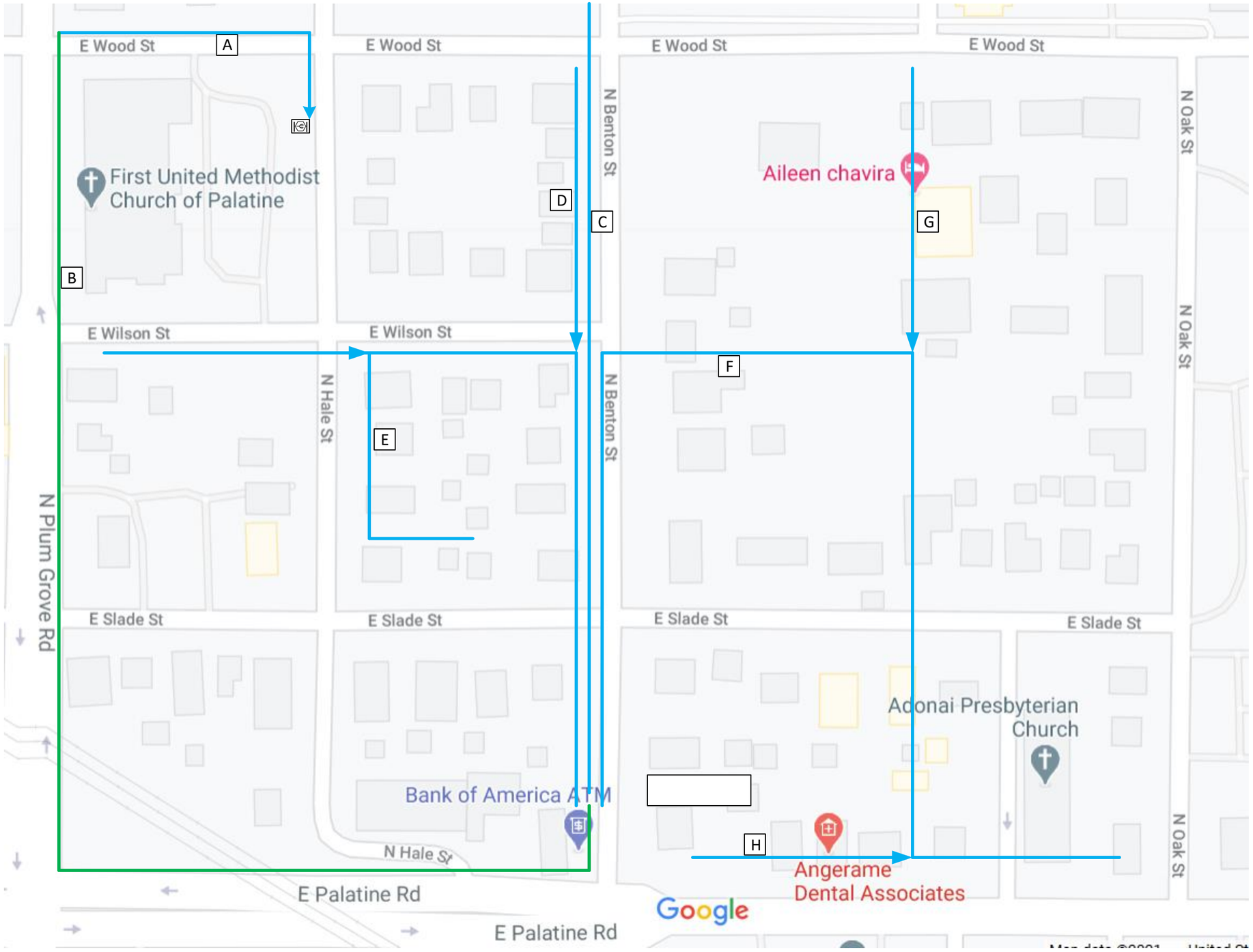
Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print

TO PART 2



Buired

Aerial

A	300' OF FIBER
B	2050' OF FIBER
C	1077' OF FIBER
D	525' OF FIBER
E	790' OF FIBER
F	2397' OF FIBER
G	373' OF FIBER
H	487' OF FIBER

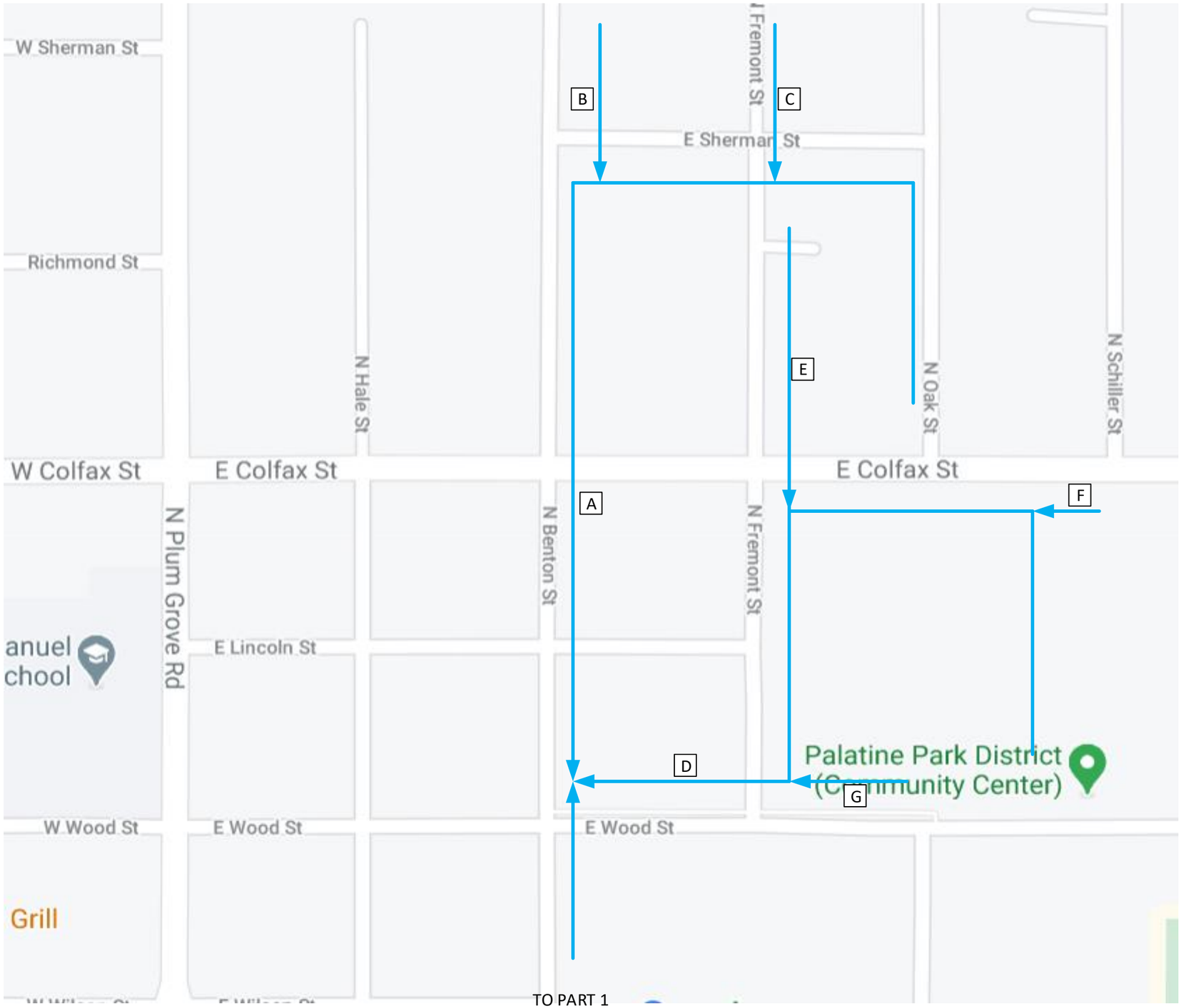
7999' OF TOTAL FIBER PART 1
7037' OF TOTAL FIBER PART 2

15036' TOTAL FIBER

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 972-9336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
123 N Plum Grove Rd
UT: A0161E6

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



A	2079' OF FIBER
B	335' OF FIBER
C	409' OF FIBER
D	2519' OF FIBER
E	729' OF FIBER
F	601' OF FIBER
G	365' OF FIBER

7037' OF TOTAL FIBER PART 2

N

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 972-9336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
123 N Plum Grove Rd
UT: A0161E6

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Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	255 E Chicago St	Elgin	60120	
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION **TELECOMMUNICATIONS** OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Kevin Merkel		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 847-888-3647	Mobile: 630-338-9809	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	16 S Kerwood St		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of S Kerwood St between e Palatine Rd and E Glencoe St		
Type of Work (Circle One)	**New Construction**	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Place 12986 LF of aerial cable and 2050 of underground cable.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

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7. Utility Company Work Order/Reference Number (If Any.) : A014JX7

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Kevin Merkel
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine – ENGR. Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

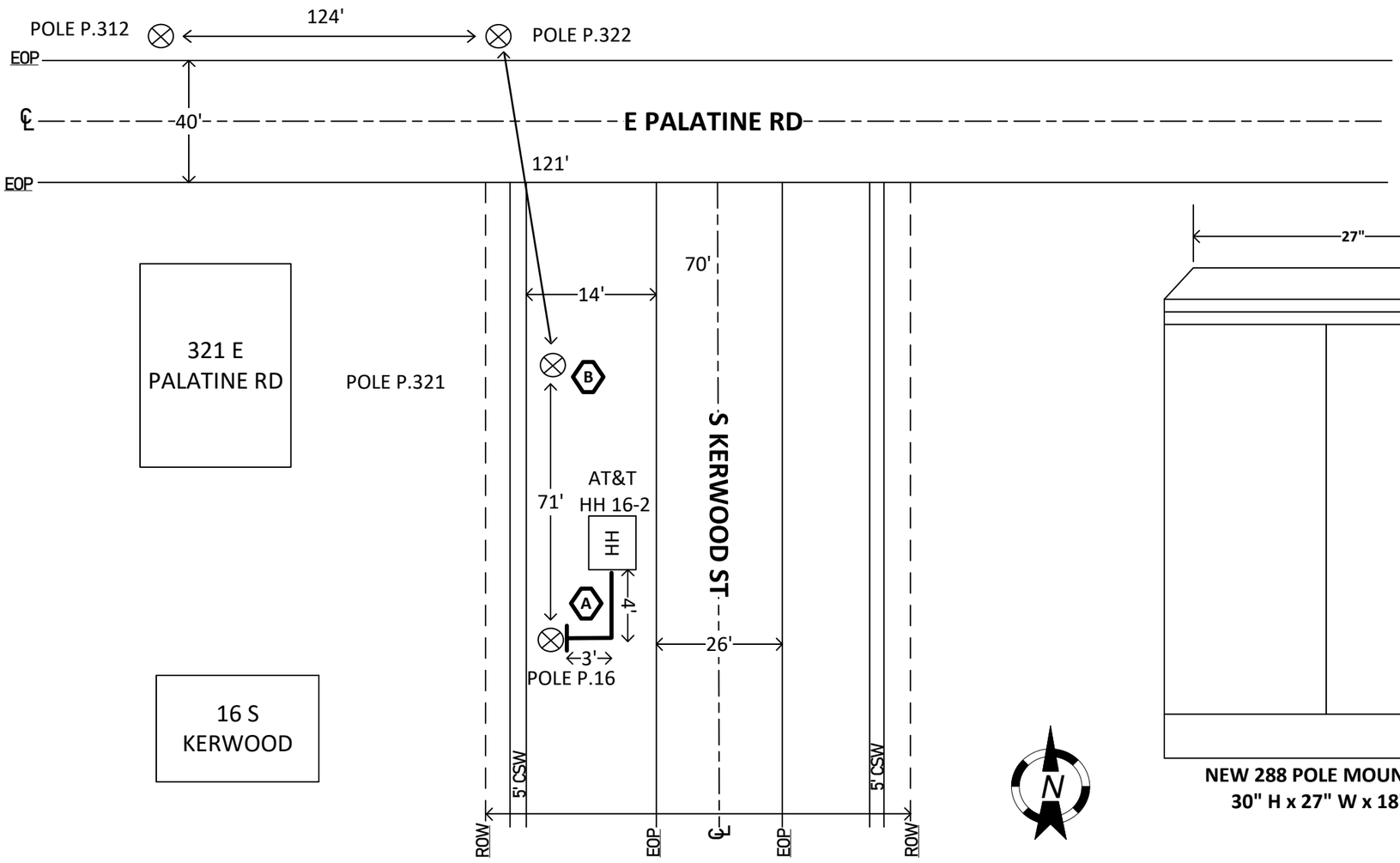
GENERAL CONSTRUCTION NOTES:

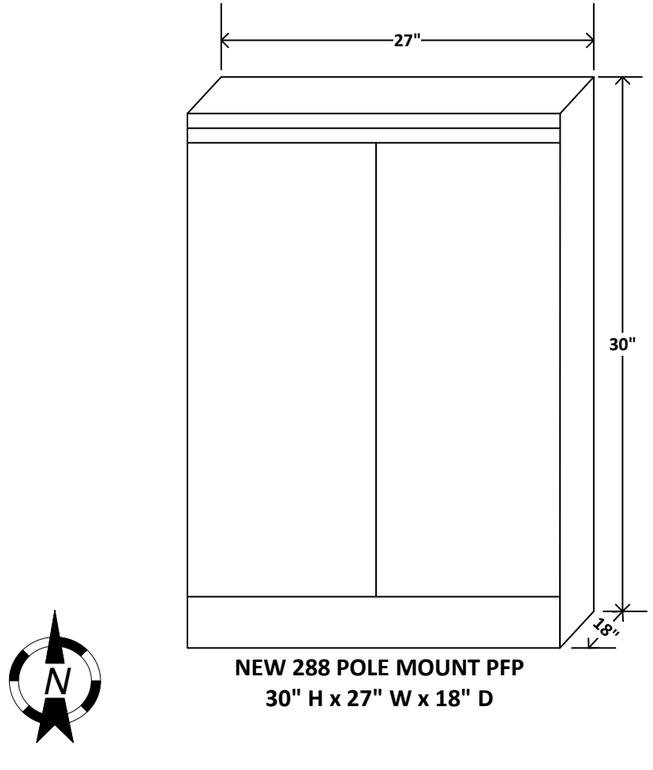
1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING
CONTACT J.U.L.I.E. AT 8-1-1 TWO BUSINESS DAYS IN ADVANCE TO DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION AS SOON AS POSSIBLE OR WITHIN TWO (2) WEEKS AFTER CONSTRUCTION IS COMPLETE.
3. AT&T CONTRACTOR TO PLACE CONDUIT NO LESS THAN 24" DEEP.
4. AT&T CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION.
5. AT&T CONTRACTOR IS REQUIRED TO KEEP ALL ROADWAY PAVEMENT, CURBS, GUTTERS AND STORM WATER COLLECTORS FREE OF MUD AND OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION.
6. ALL PROPOSED WORK IS IN EXISTING PUBLIC RIGHT OF WAY AND/OR UTILITY EASEMENT.
7. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES.
- CAUTION: VOLTAGE RANGES FROM 301V TO 15KV

PERMIT PRINT

(A) AT&T TO PLACE 7' OF 4" PVC FROM AT&T HANDHOLE TO P.16 VIA HAND DIG

AT&T TO PLACE A 288-POLE MOUNT PFP AS A WALKUP ON POLE P312 ON THE NORTHSIDE OF THE POLE.
P.312. IS THE 2ND POLE RUNNING EAST FROM THE PARK ENTRANCE ON E PALATINE.





NEW 288 POLE MOUNT PFP
30" H x 27" W x 18" D

255 E. Chicago St, Flr 2
Elgin, Illinois 60120

AT&T Project # A014JX7
Engineer: Kevin Merkel
Tel # 847 888-3647
Municipality: PALATINE
Township: PALATINE
Wire Center: PALATINE
County: COOK
Quarter Section: NW 23
16 S KERWOOD RD
Print 1 of 1

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

All entities conducting work in Village owned or maintained Rights Of Way or Public Ways shall apply for and receive an R.O.W. Permit **prior** to the commencement of such work, repair, or construction. This permit application must be fully completed, signed and returned; complete with all required attachments, in duplicate to: Village Of Palatine - Department of Engineering, 200 W. Wood Street., Palatine, IL 60067, ATTN: R.O.W. Permits. Permit applications may also be faxed to: (847) 776-4733 ATTN: R.O.W. Permits, or Email to: upermit@palatine.il.us

1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	255 E Chicago St	Elgin	60120	
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION **TELECOMMUNICATIONS** OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Kevin Merkel		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 847-888-3647	Mobile: 630-338-9809	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	16 S Kerwood St		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Placing will be ROW and easement		
Type of Work (Circle One)	**New Construction**	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement of 4809' of aerial cable	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Engineering. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :_____

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____**.**

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	*Kevin Merkel*
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

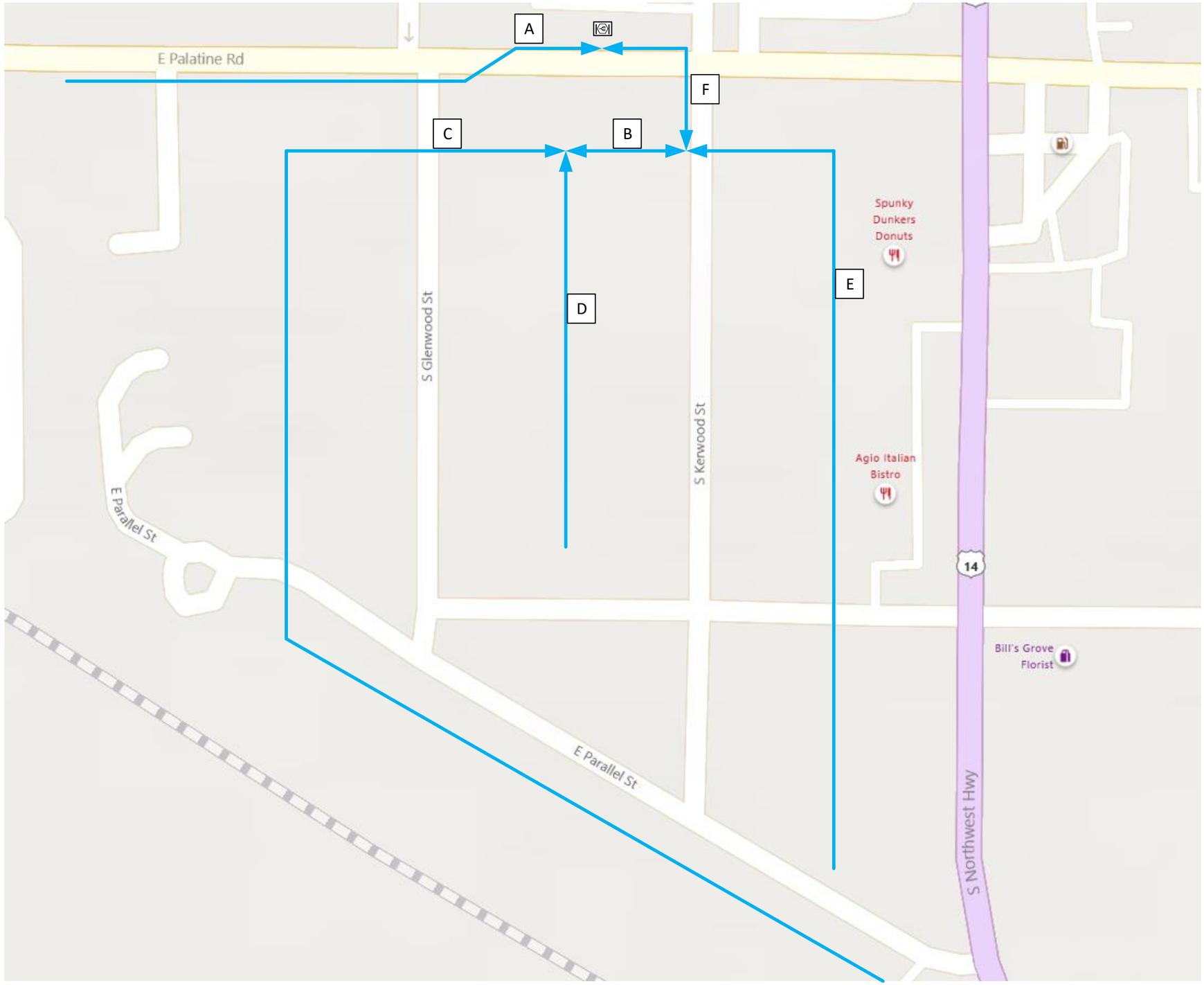
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine – ENGR. Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print



Aerial
Buried

A	689' OF FIBER
B	270' OF FIBER
C	1757' OF FIBER
D	670' OF FIBER
E	1200' OF FIBER
F	239' OF FIBER

4825' TOTAL FIBER

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 972-9336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: NW of 23
312 E PALATINE RD
UT: A0188SK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7089729336	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	346 N Northwest HWY (US 14 - HICKS RD)		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Easement and ROW		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Rod and place fiber in existing conduit.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A019PQA

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

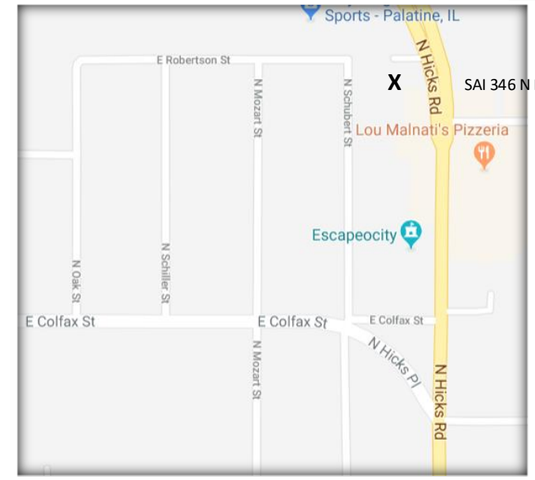
****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

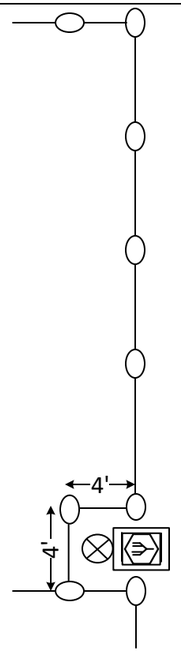


E Robertson St

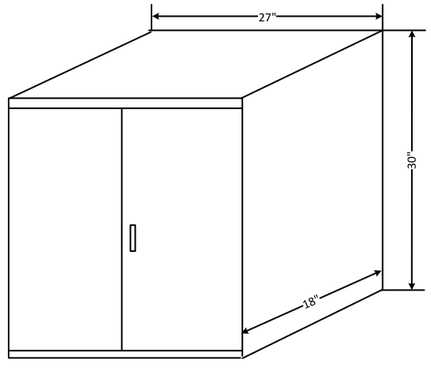
5' CSW

346 N Northwest HWY

Parking Lot



PFP 288 POLE MOUNT



326 N Northwest HWY

Hicks Rd
US 14 N Northwest HWY

Work Summary

1. AT&T to remove and replace four foot section of fencing within easement to accommodate the placement of the PFP

Robert Murray
2427 Union St.
Blue Island IL, 6040
(708) 972-9336

Municipality: Palatin
Township: Palatine
County: Cook
¼ Section: SW of 14
346 N Northwest Hwy
UT: A0

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.396.3939
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7089729336	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	346 N Northwest HWY		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	ROW of US14 and Robertson Rd		
Type of Work (Circle One)	(New Construction)	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Place 6355 LF of aerial fiber.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A01B2TW

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

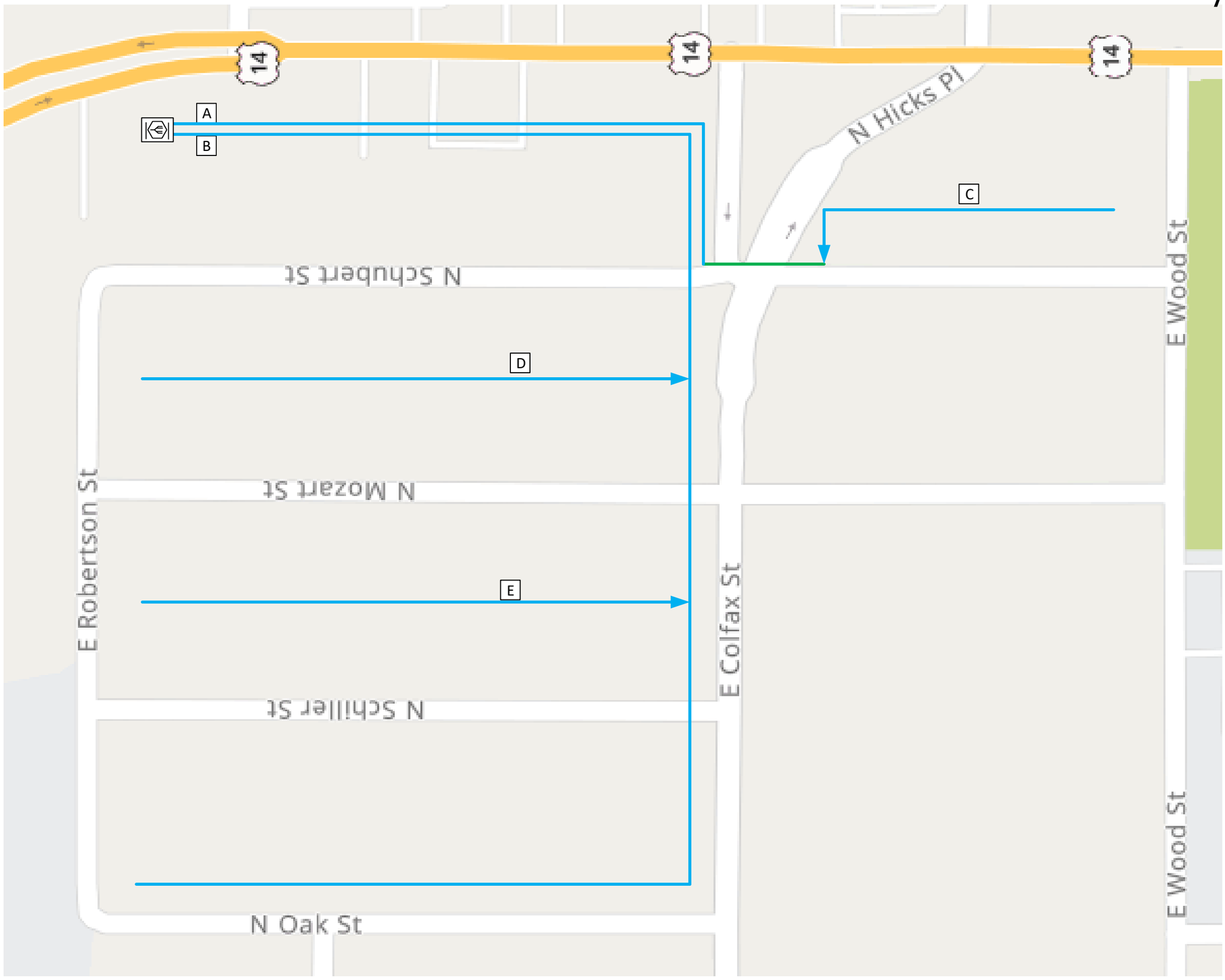
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial Permit Print



Buired
Aerial

A	1631' OF FIBER
B	2644' OF FIBER
C	470' OF FIBER
D	805' OF FIBER
E	805' OF FIBER

6355' OF TOTAL FIBER

Robert Murray
2427 Union St.
Blue Island IL, 60406
(708) 9729336

Municipality: Palatine
Township: Palatine
County: Cook
¼ Section: SW of 14
346 N NORTHWEST HWY
UT: A01B2TW

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	60406	708.972.9336
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION (TELECOMMUNICATIONS) OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Engineer		
Phone number(s)	Office: 7089729336	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	214 W RIDGE TRAIL		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Easement and ROW		
Type of Work (Circle One)	New Construction	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see attached form and sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	NO DIGGING REQUIRED.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Public Works. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :A014JWX

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	Robert Murray
Title	OSP Design Engineer

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

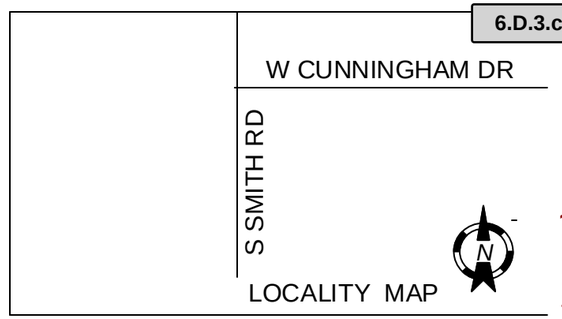
****

PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine - DPW Permit Number:_____

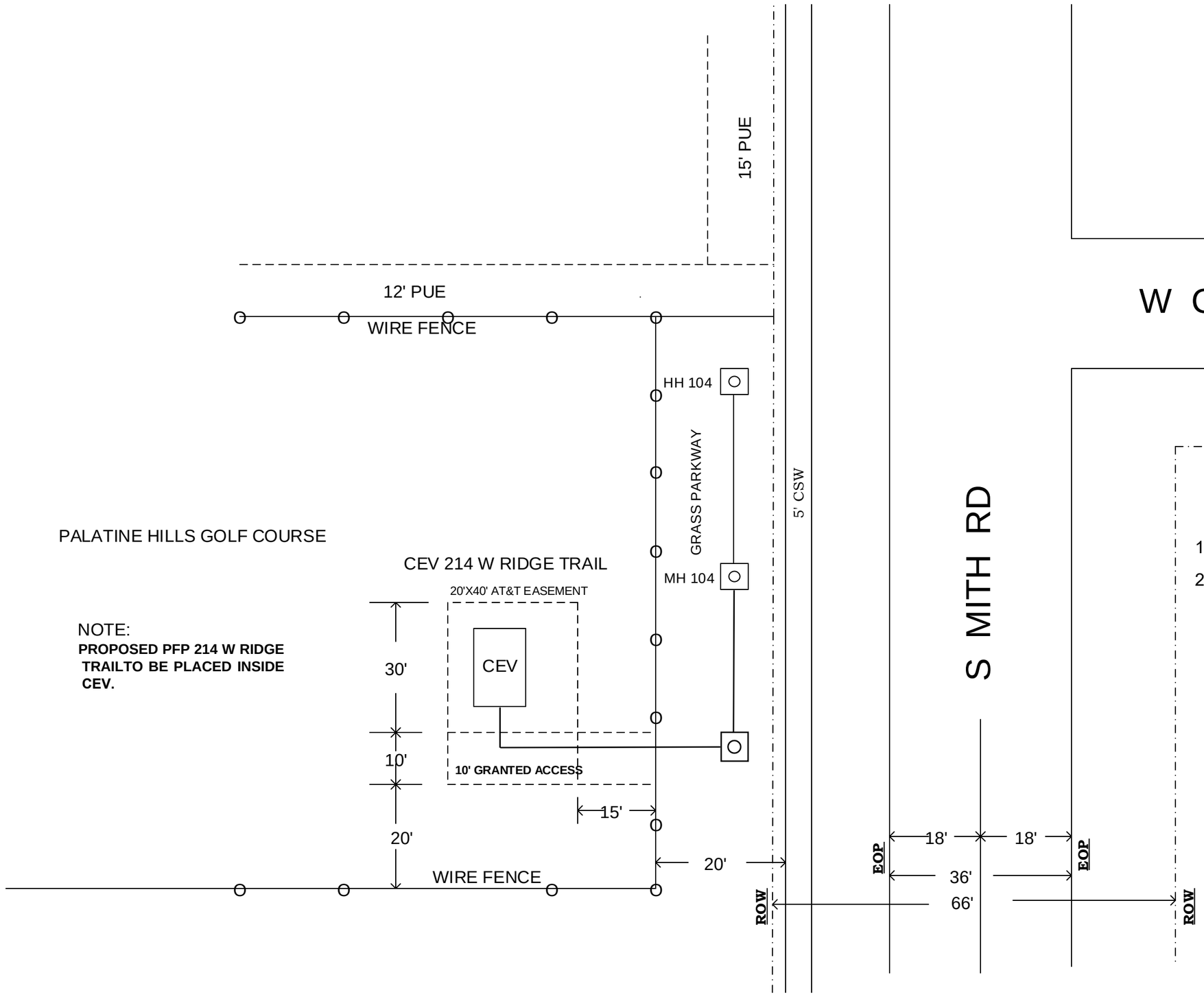
Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

W CUNNINGHAM DR



NOTE:
PROPOSED PFP 214 W RIDGE TRAILTO BE PLACED INSIDE CEV.

CONSTRUCTION NOTES :

1. Call JULIE @811 before digging.
2. PFP to be placed in CEV using existing conduit.

AT&T
255 E CHICAGO ST
Flr 2
ELGIN , IL 60120
UT# A014JWX
Engineer: Kevin Merkel
Tel No 847-888-3647
City : Palatine
Quarter: se 10
County : Cook
Township: Palatine
Wire Center: Palatine
Sheet 1 of 1

Village of Palatine
R.O.W. Permit Application

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1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	AT&T	2427 Union St	Blue Island	IL 60406	708-396-3280
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION TELECOMMUNICATIONS OTHER
IF "Other"- Please describe:_____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Robert Murray		
Title or Position	OSP Design Eng		
Phone number(s)	Office: 708.972.9336	Mobile: 708.972.9336	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	214 W Ridge Trail, Palatine, IL 60067, USA		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Combination of Both (Easements & ROW)		
Type of Work (Circle One)	New Construction	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e.. Replacement of failed underground cable.) Attach additional sheets as needed.	Please see the attached sketch	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Placement 18,760' of aerial fiber and 5,590' of buried fiber.	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES: TBD	NO

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

6. Required attachments include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Engineering. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation **before** a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) :__A018T67_____

8. Utility Company Village Registration Number (Not Required If Franchised) :_____.

9. Job Start Date:_____ **Job Completion Date:**_____.

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	*Robert Murray*
Title	*OSP ENG*

VILLAGE USE ONLY BELOW THIS LINE.

Date	

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

____ Not in Village or Under Village jurisdiction. ____ Incomplete application.
____ Insufficient information/Detail. ____ Zoning Variation Required.
____ Other:_____

Signature	
Title	
Date	

****

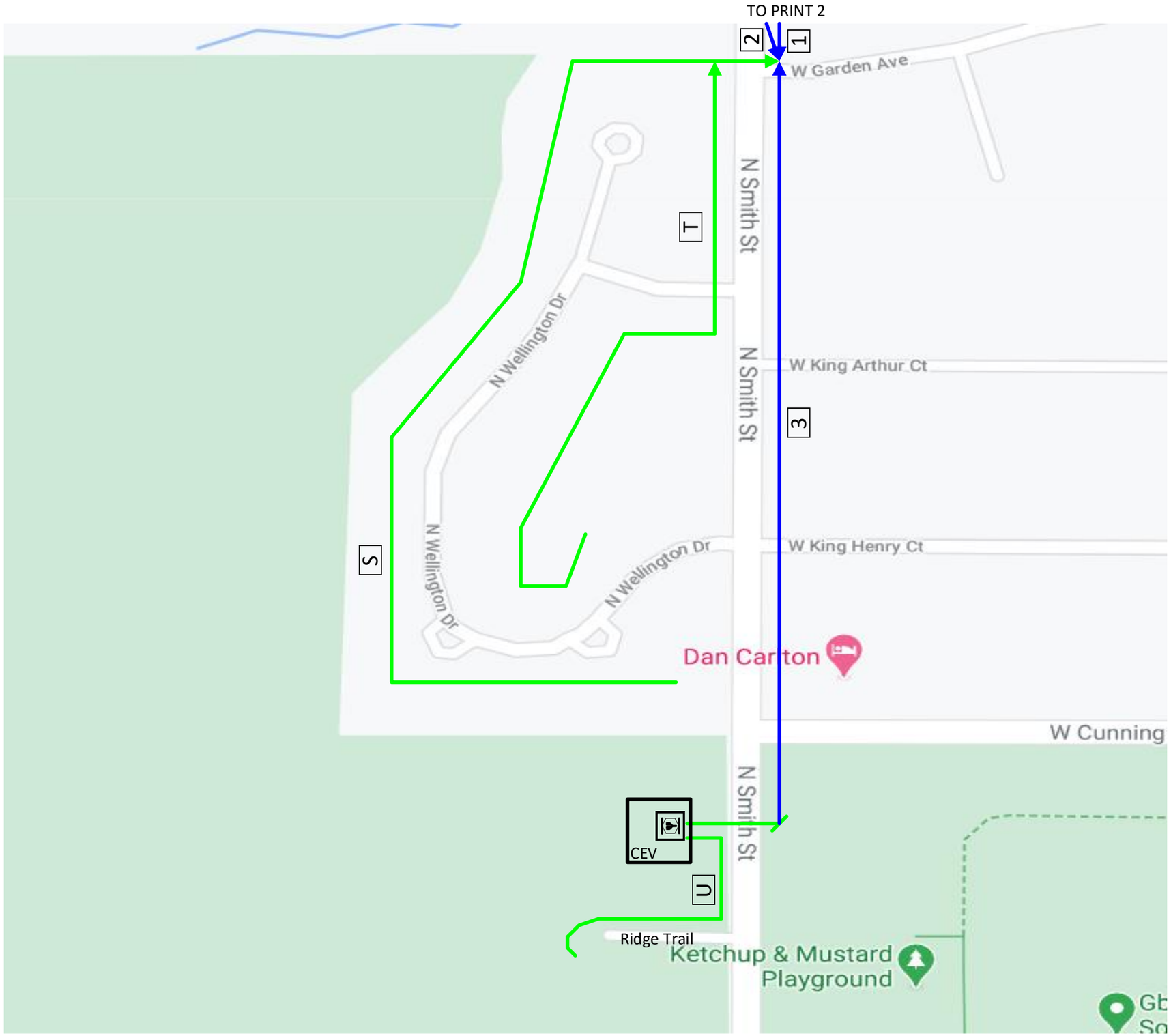
PERMIT APPROVED:____ **PERMIT APPROVED AS NOTED:____**

Village Of Palatine – ENGR. Permit Number:_____

Signature	
Title	
Date	

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial / Buried Permit Print



Buried

Aerial

24350’ OF TOTAL FIBER

1	2410’ OF FIBER
2	666’ OF FIBER
3	2514’ OF FIBER
S	2572’ OF FIBER
T	1629’ OF FIBER
U	565' OF FIBER

102 Buried pedastals to be replaced

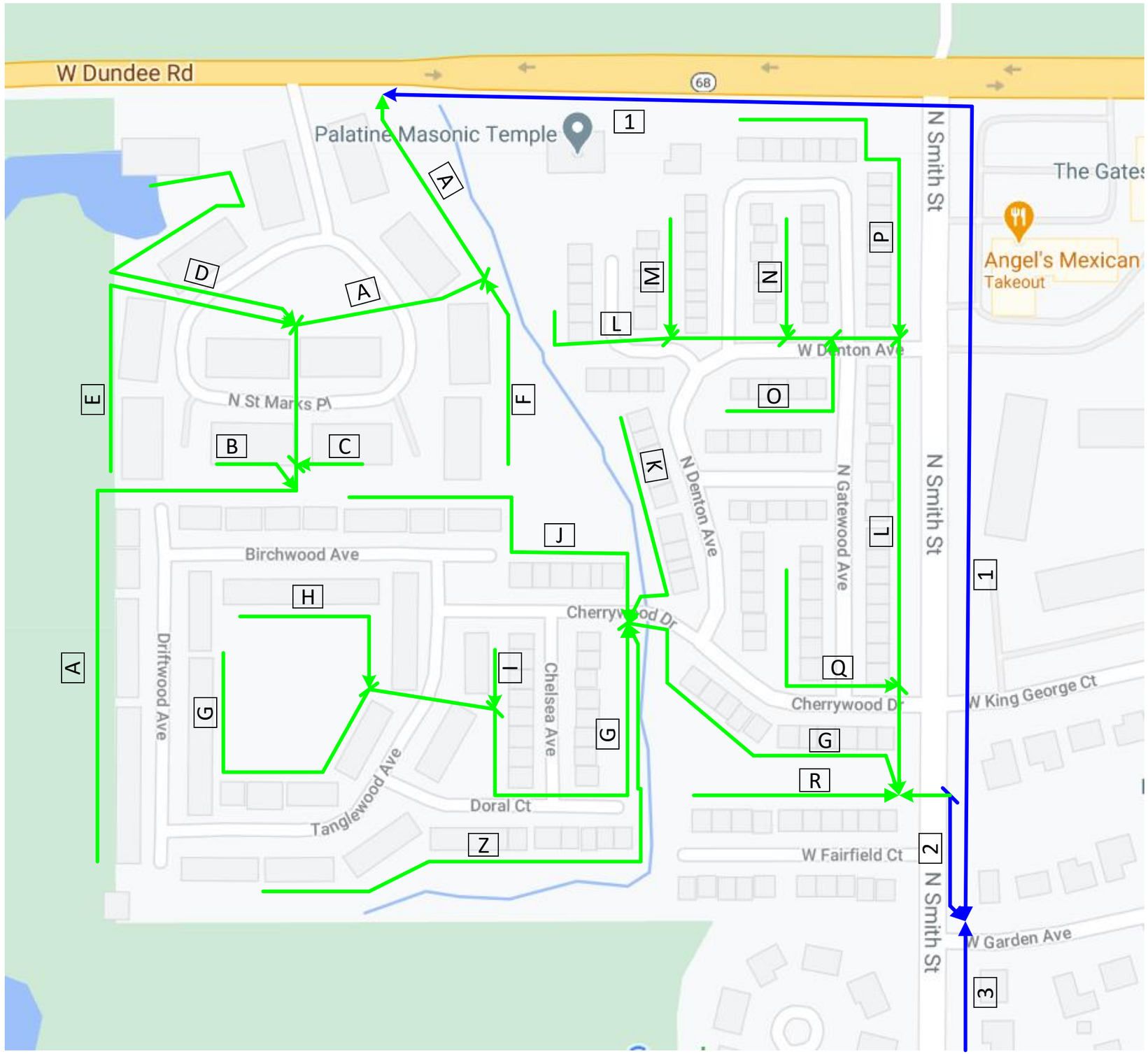
2427 Union St.
Blue Island IL, 60406

AT&T Project # A018T6Z
Engineer: Robert Murray Tel# (708) 396-3939
Engineer ID: RX3217
Municipality: Palatine
Township: Palatine
Wire Center: Palatine
Section: NW of 23 25
County: COOK
Print 1 OF 2

N

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Aerial / Buried Permit Print



TO PRINT 1

Buried

Aerial

24350’ OF TOTAL FIBER

1	2410’ OF FIBER	I	182’ OF FIBER
2	666’ OF FIBER	J	565’ OF FIBER
3	2514' OF FIBER	K	541’ OF FIBER
A	1943' OF FIBER	L	1640’ OF FIBER
B	277’ OF FIBER	M	281’ OF FIBER
C	212’ OF FIBER	N	273' OF FIBER
D	873’ OF FIBER	O	550’ OF FIBER
E	778’ OF FIBER	P	553’ OF FIBER
F	603’ OF FIBER	Q	549’ OF FIBER
G	2186’ OF FIBER	R	422’ OF FIBER
H	410’ OF FIBER	Z	1156’ OF FIBER

2427 Union St.
Blue Island IL, 60406

AT&T Project # A018T6Z
Engineer: Robert Murray Tel#
(708) 396-3939
Engineer ID: RX3217
Municipality: Palatine
Township: Palatine
Wire Center: Palatine
Section: NW of 23 25
County: COOK
Print 2 OF 2

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

56 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -77' VIA BORE METHOD

57 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -114' VIA BORE METHOD

73 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -161' VIA BORE METHOD

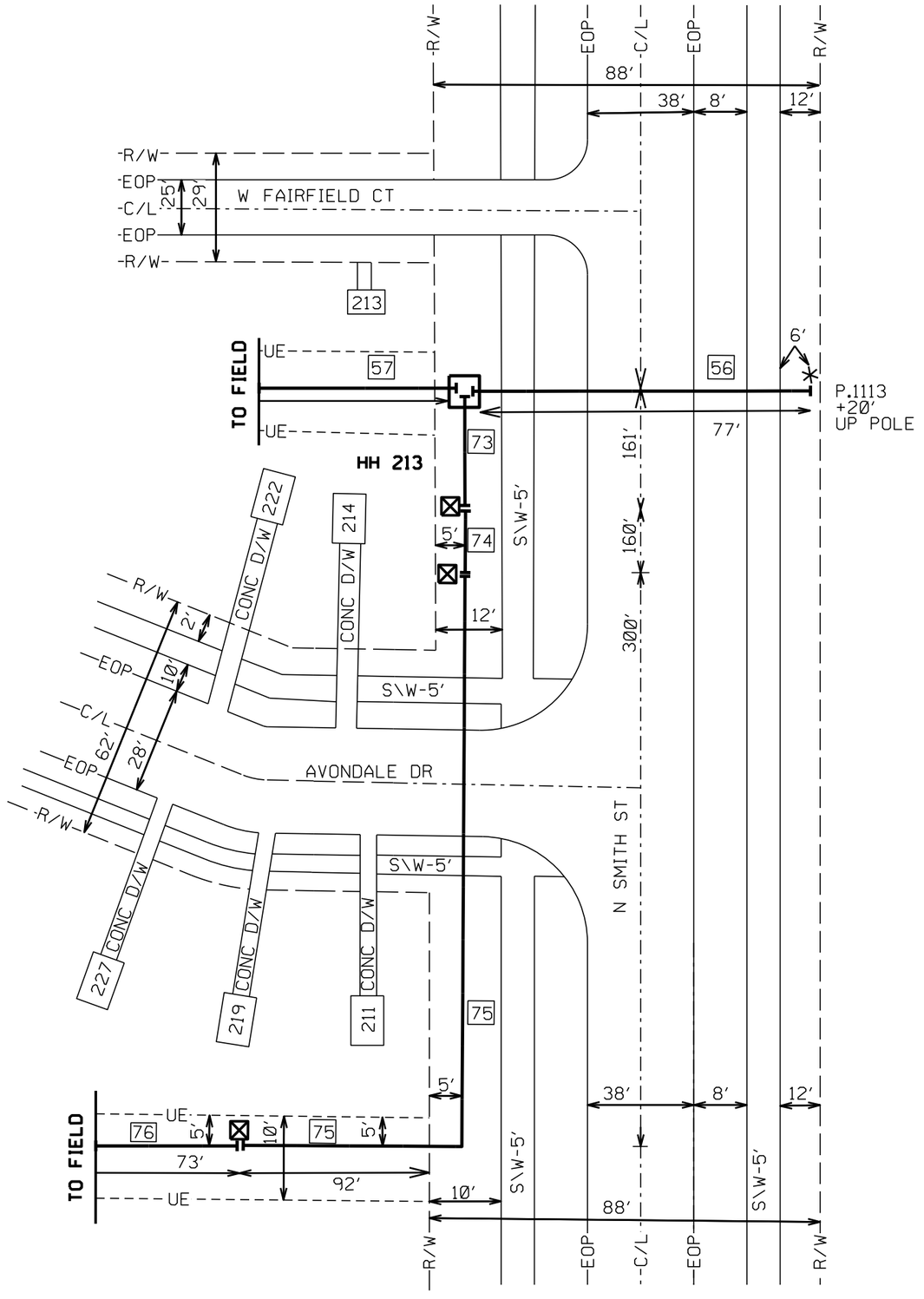
74 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -160' VIA BORE METHOD

75 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -397' VIA BORE METHOD

76 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -73' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'



LOCALITY MAP

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, IN

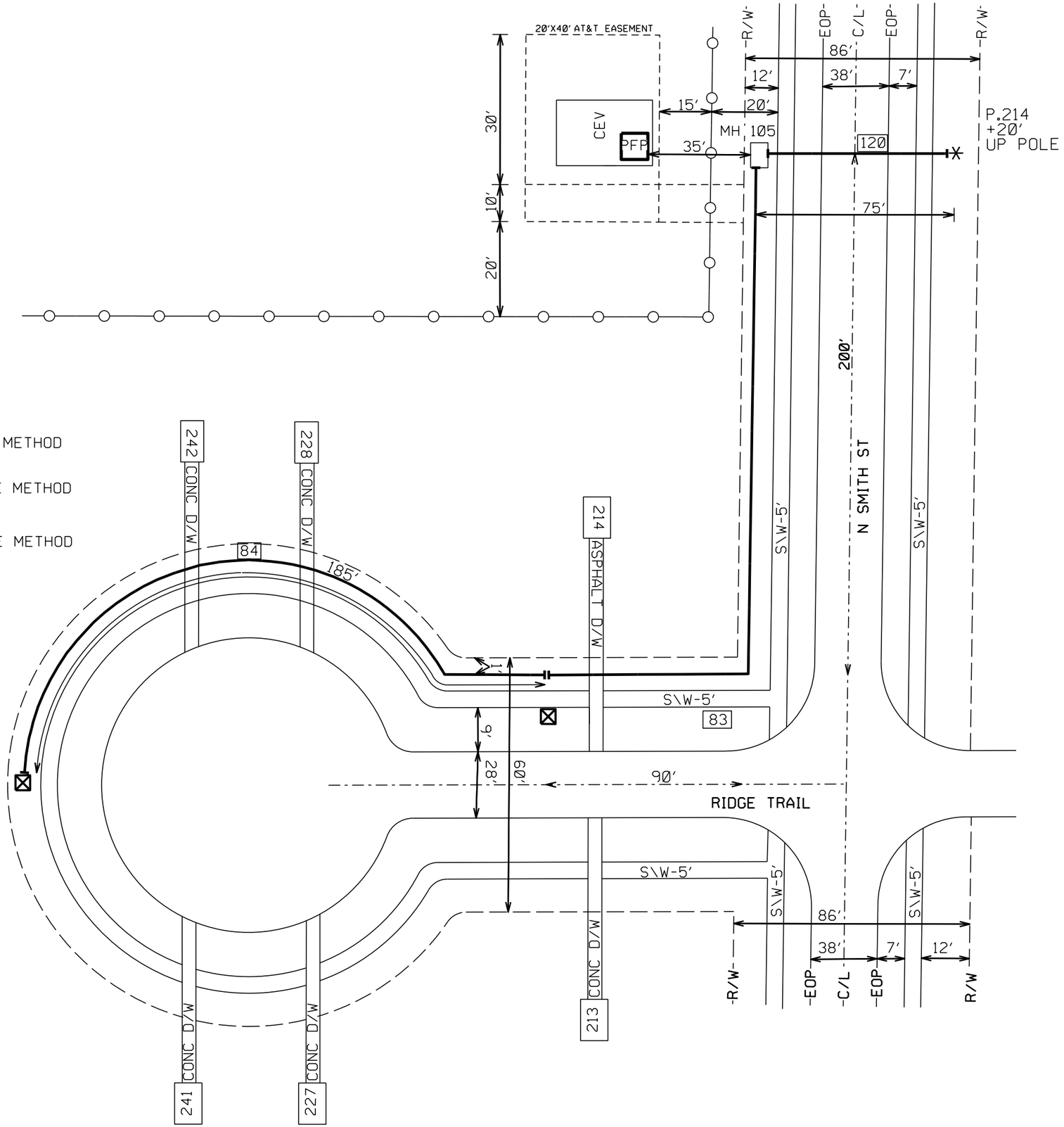
PROJECT: A018T6Z
DATE: 02/22/202

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATI
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

LEGEND

⊠ = SPL PIT



120 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -75' VIA BORE METHOD

83 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -290' VIA BORE METHOD

84 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -185' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'

JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, INC

PROJECT: A018T6Z

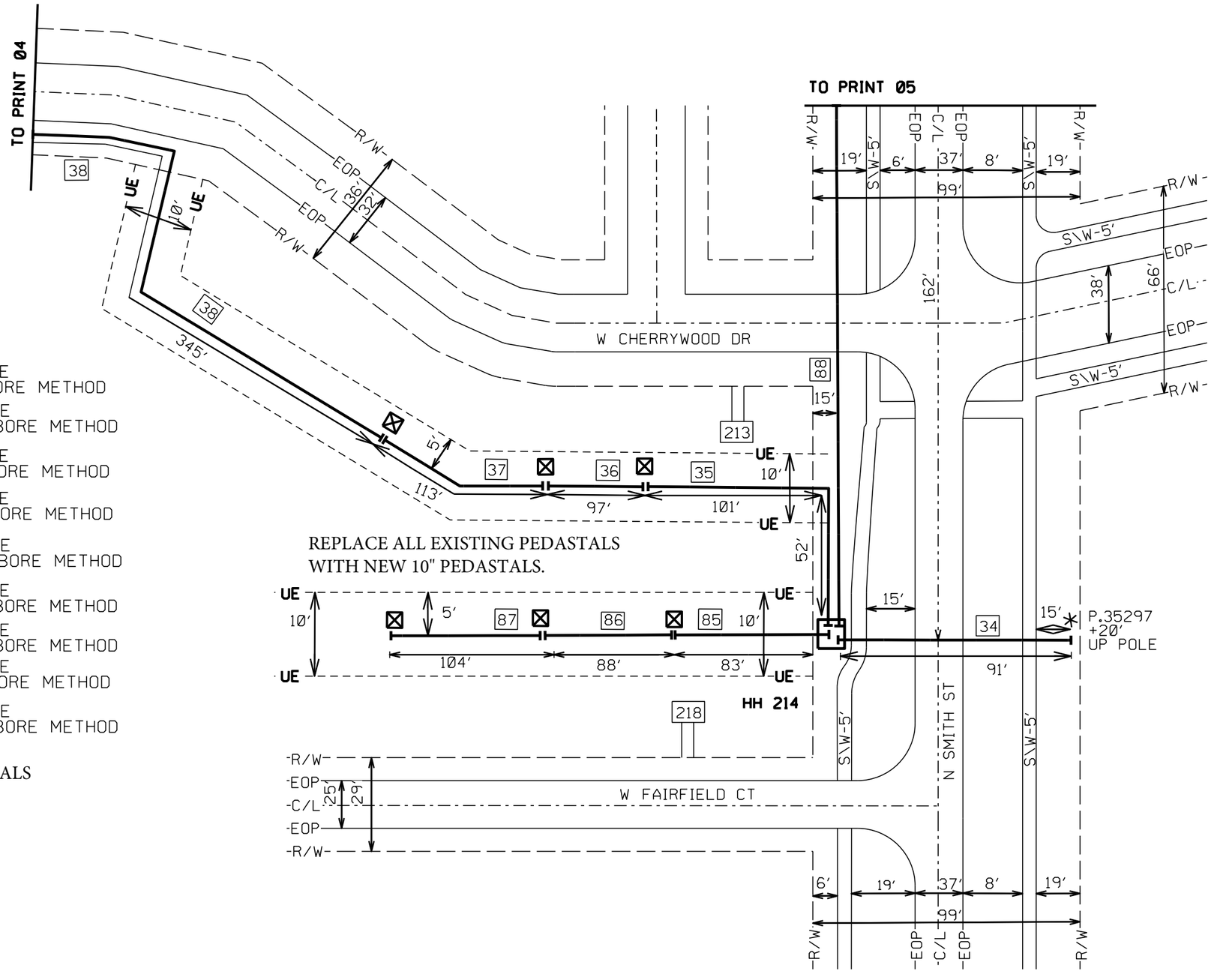
DATE: 02/22/2021

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

LEGEND

⊠ = SPL PIT



34 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -91' VIA BORE METHOD

35 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -153' VIA BORE METHOD

36 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -97' VIA BORE METHOD

37 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -113' VIA BORE METHOD

38 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -345' VIA BORE METHOD

85 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -106' VIA BORE METHOD

86 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -124' VIA BORE METHOD

87 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -87' VIA BORE METHOD

88 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -162' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'

LOCALITY MAP

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, IN

PROJECT: A018T6Z

DATE: 02/22/202

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATI
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

LEGEND

⊠ = SPL PIT

ALL PITS ARE TO BE 4'X4'

49 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -100' VIA BORE METHOD

38 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -345' VIA BORE METHOD

109 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -190' VIA BORE METHOD

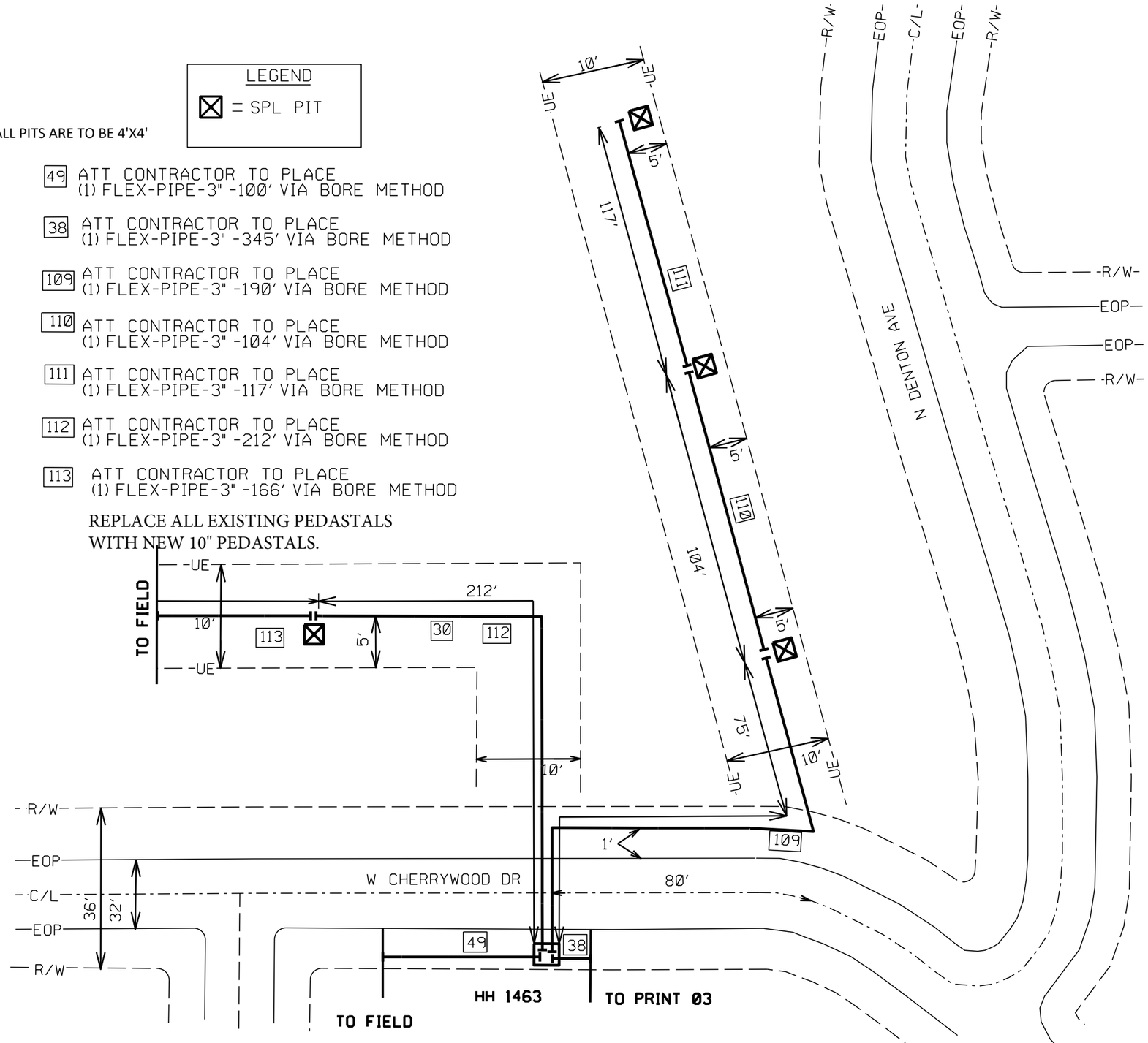
110 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -104' VIA BORE METHOD

111 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -117' VIA BORE METHOD

112 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -212' VIA BORE METHOD

113 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -166' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.



JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, INC

PROJECT: A018T6Z

DATE: 02/22/2021

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

TO PRINT Ø6

106 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -281' VIA BORE METHOD

107 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -76' VIA BORE METHOD

108 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -61' VIA BORE METHOD

W DRESDEN AVE

N DENTON AVE

N GATEWOOD AVE

N SMITHST

W CHERRYWOOD DR

R/W
EOP
C/L
24'
28'
32'
36'
145'
UE
10'
5'
61'
76'
104'
83'
122'
102'
110'
111'
15'
98'
6'
36'
20'
S/W-5'

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

LEGEND
⊠ = SPL PIT

ALL PITS ARE TO BE 4'X4'

88 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -162' VIA BORE METHOD

89 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -111' VIA BORE METHOD

91 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" 110' VIA BORE METHOD

92 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -102' VIA BORE METHOD

93 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -122' VIA BORE METHOD

94 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -83' VIA BORE METHOD

TO PRINT Ø3

JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

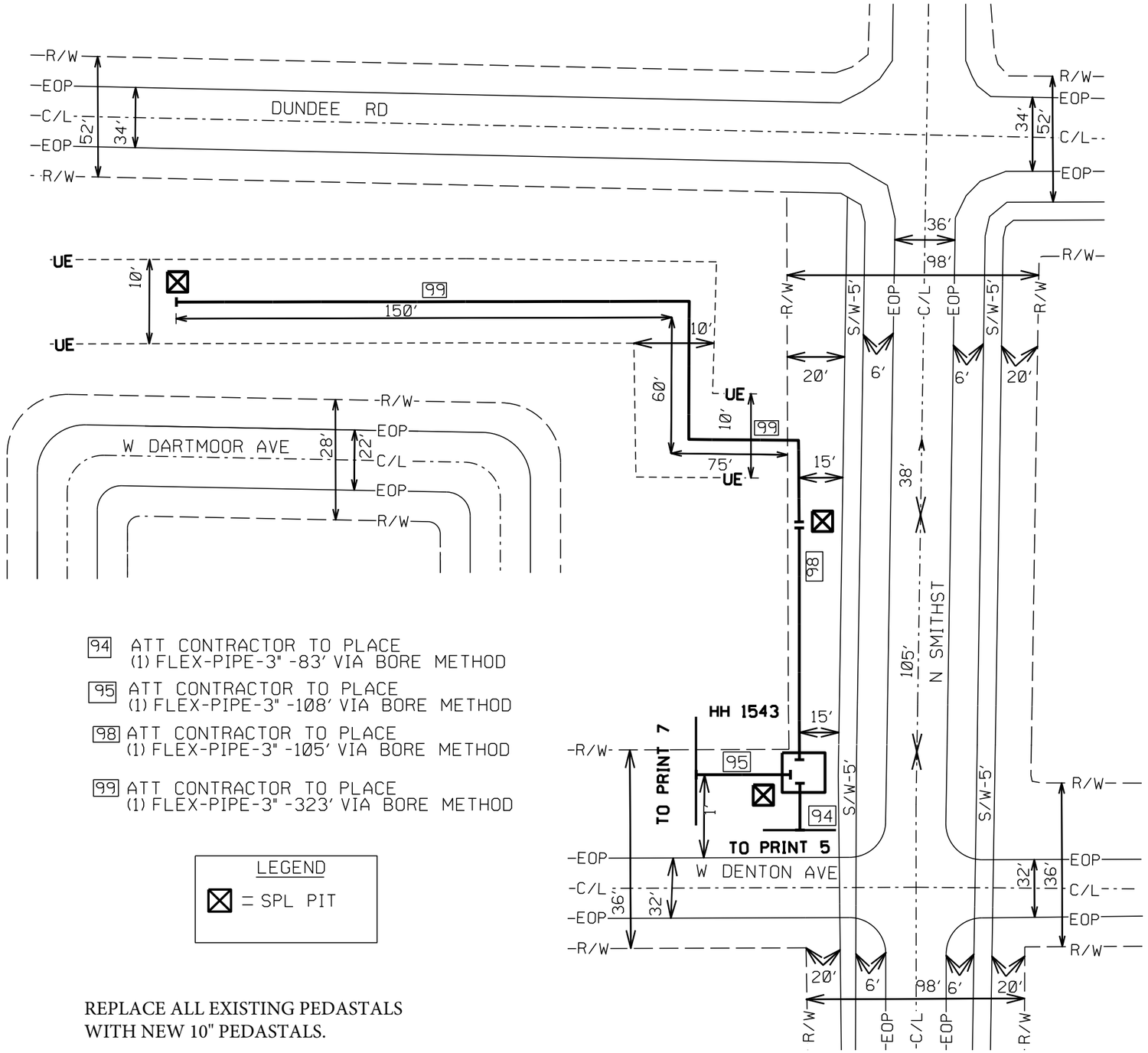
CYIENT, INC

PROJECT: AØ18T6Z

DATE: Ø2/22/2021

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



94 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -83' VIA BORE METHOD

95 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -108' VIA BORE METHOD

98 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -105' VIA BORE METHOD

99 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -323' VIA BORE METHOD

LEGEND
⊠ = SPL PIT

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'

JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, INC

PROJECT: A018T6Z

DATE: 02/22/2021

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

LEGEND

⊠ = SPL PIT

[121] ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -94' VIA BORE METHOD

[95] ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -108' VIA BORE METHOD

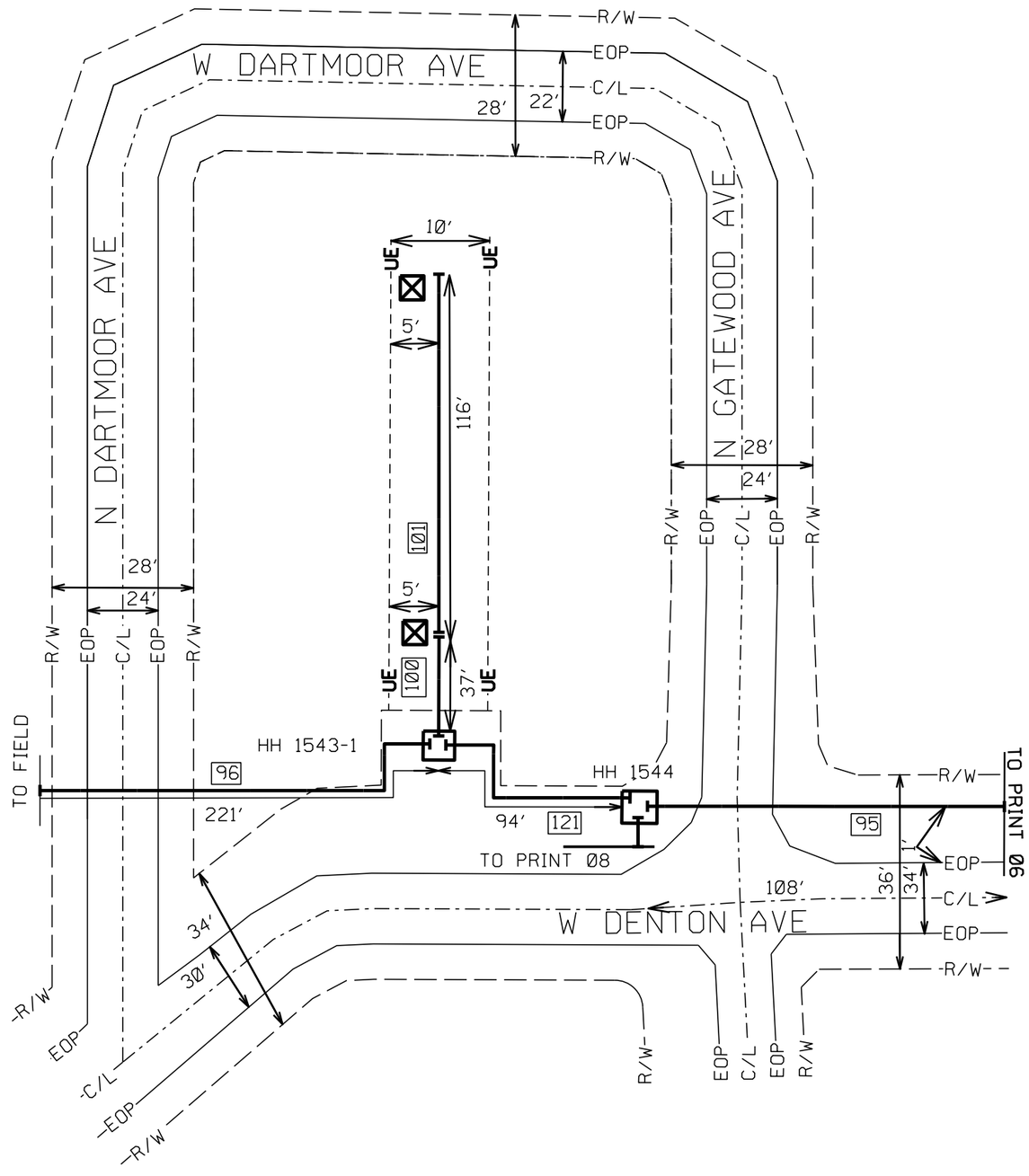
[96] ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -221' VIA BORE METHOD

[100] ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -37' VIA BORE METHOD

[101] ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -116' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'



JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

CYIENT, INC

PROJECT: A018T6Z

DATE: 02/22/2021

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

LEGEND

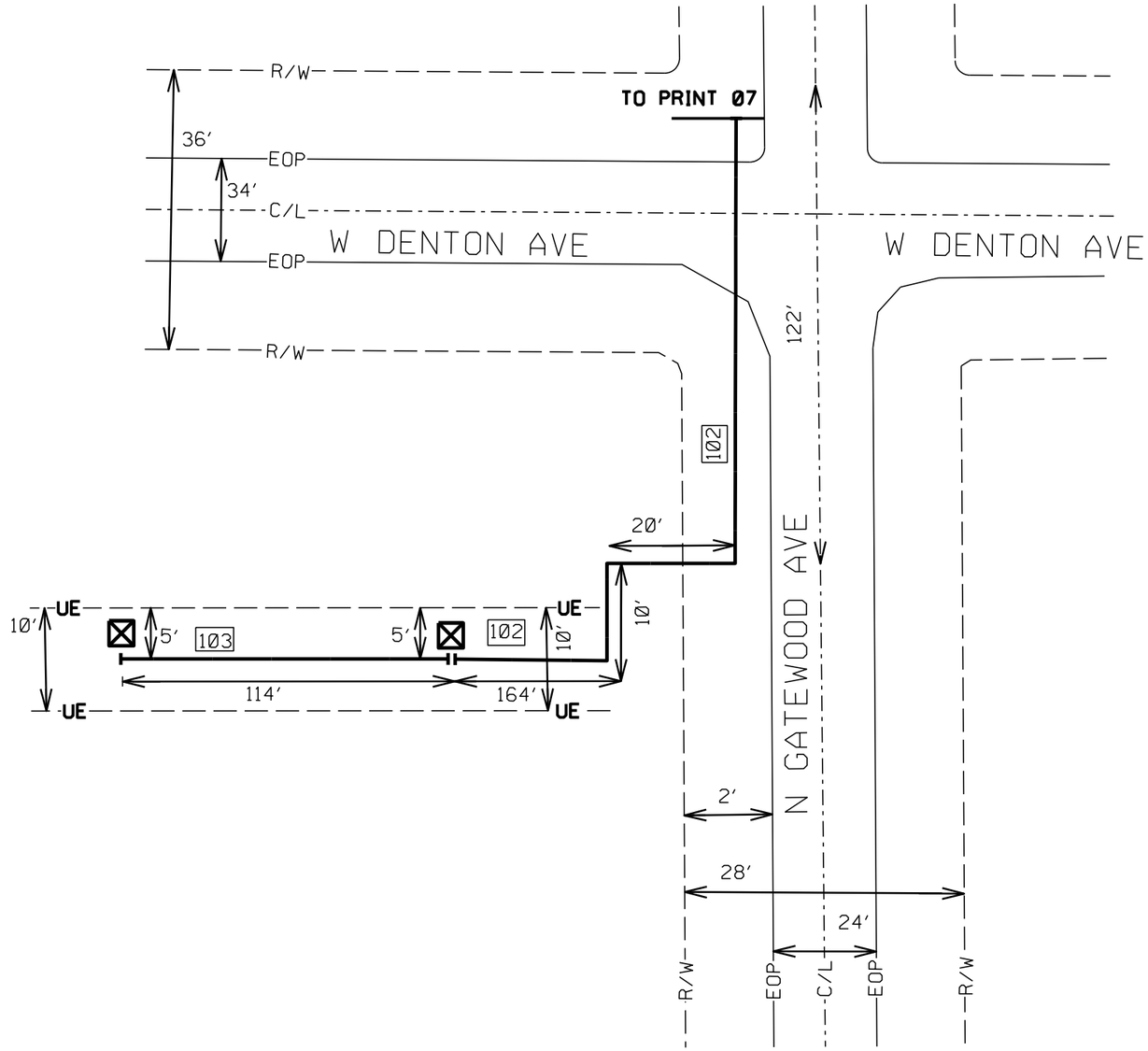
⊠ = SPL PIT

102 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -316' VIA BORE METHOD

103 ATT CONTRACTOR TO PLACE
(1) FLEX-PIPE-3" -114' VIA BORE METHOD

REPLACE ALL EXISTING PEDASTALS
WITH NEW 10" PEDASTALS.

ALL PITS ARE TO BE 4'X4'



JOB SUMMARY:

CALL BEFORE YOU DIG
811
1-800-892-0123

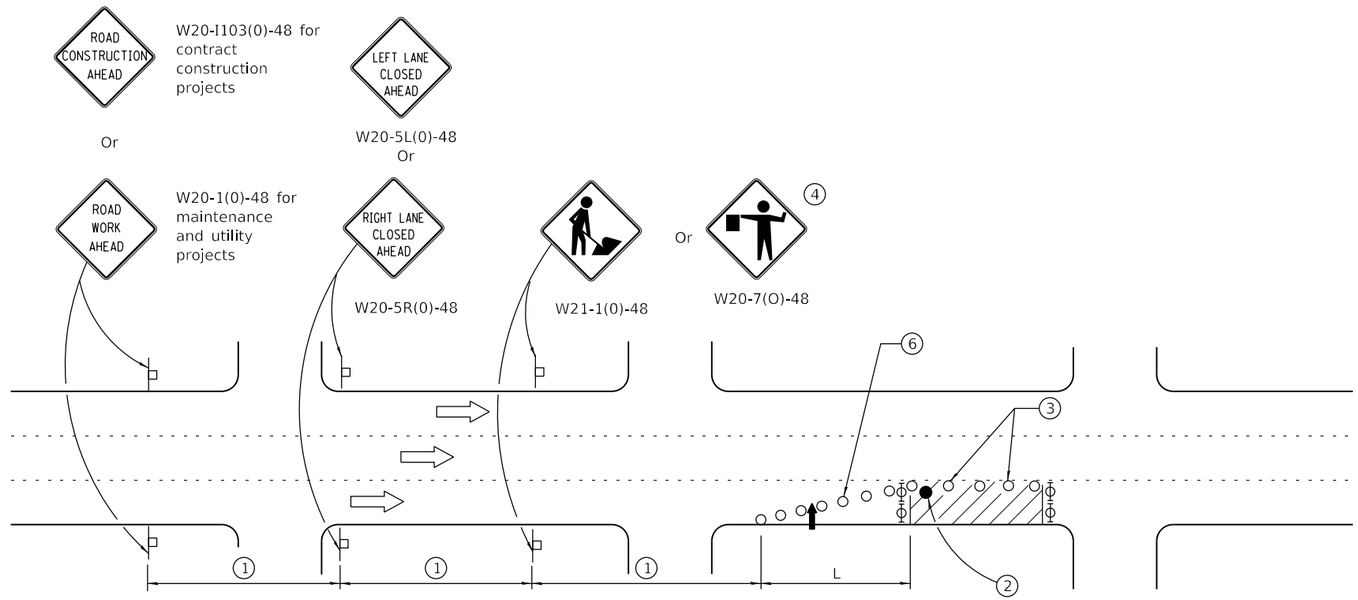
CYIENT, INC

PROJECT: A018T6Z

DATE: 02/22/202

PRIMARY ENGINEER: ROBERT MURRY
PHONE: 708-972-9336
QUARTER SECTION:
MUNICIPALITY: PALATINE
TOWNSHIP:
WIRE CENTER: PALATINE
COUNTY OF: COOK

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Type III barricade with flashing lights
- Flagger with traffic control sign.

(1) Refer to SIGN SPACING TABLE for distances.

(2) Required for speeds > 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) For approved sideroad closures.

(6) Cones, drums or barricades at 20' (6 m) in taper.

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 urban areas.

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, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

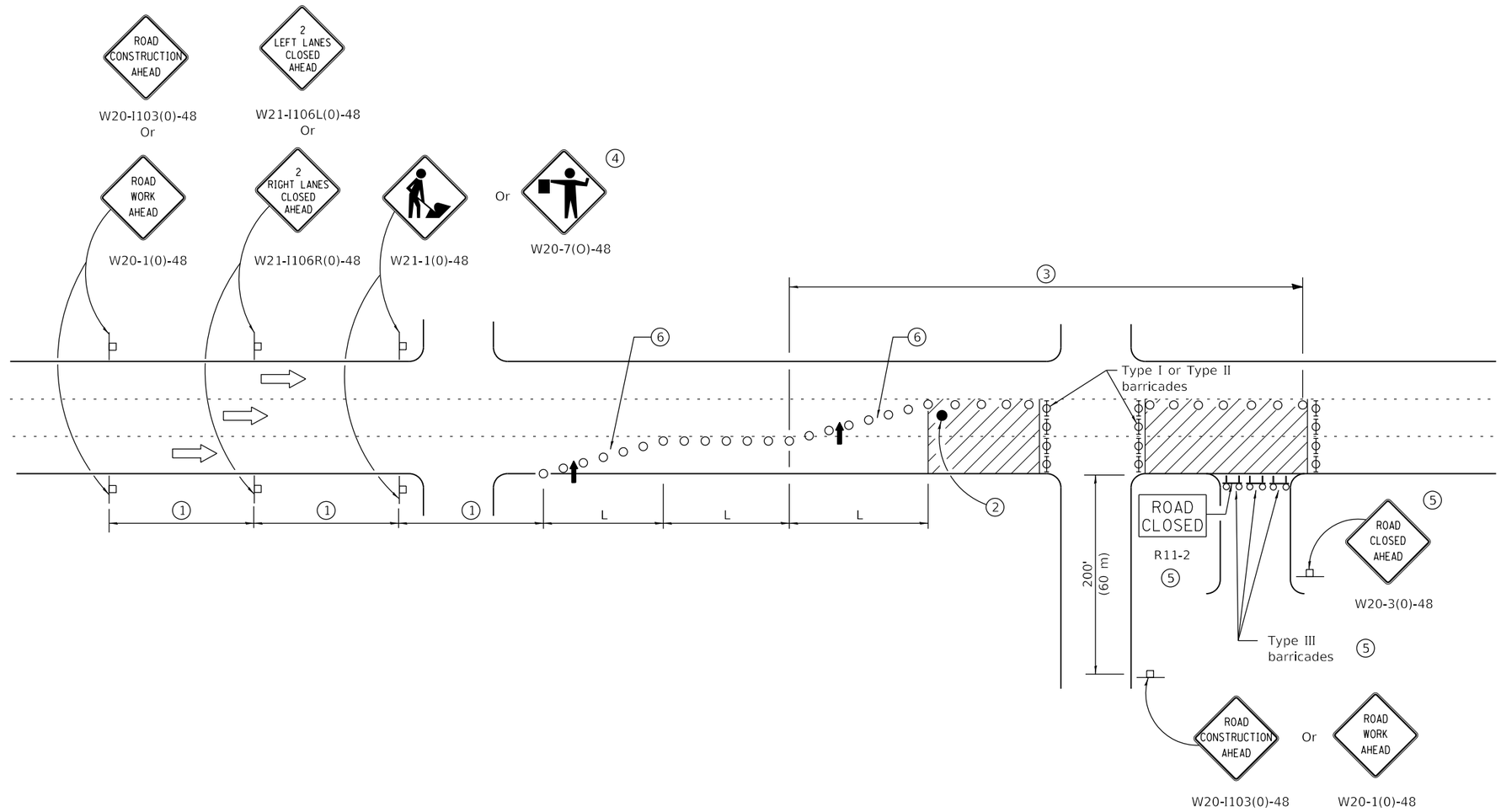
DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
1-1-13	Omitted text 'WORKERS'
	sign.

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN

(Sheet 1 of 2)

STANDARD 701604-00

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



Illinois Department of Transportation

PASSED January 1, 2014
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

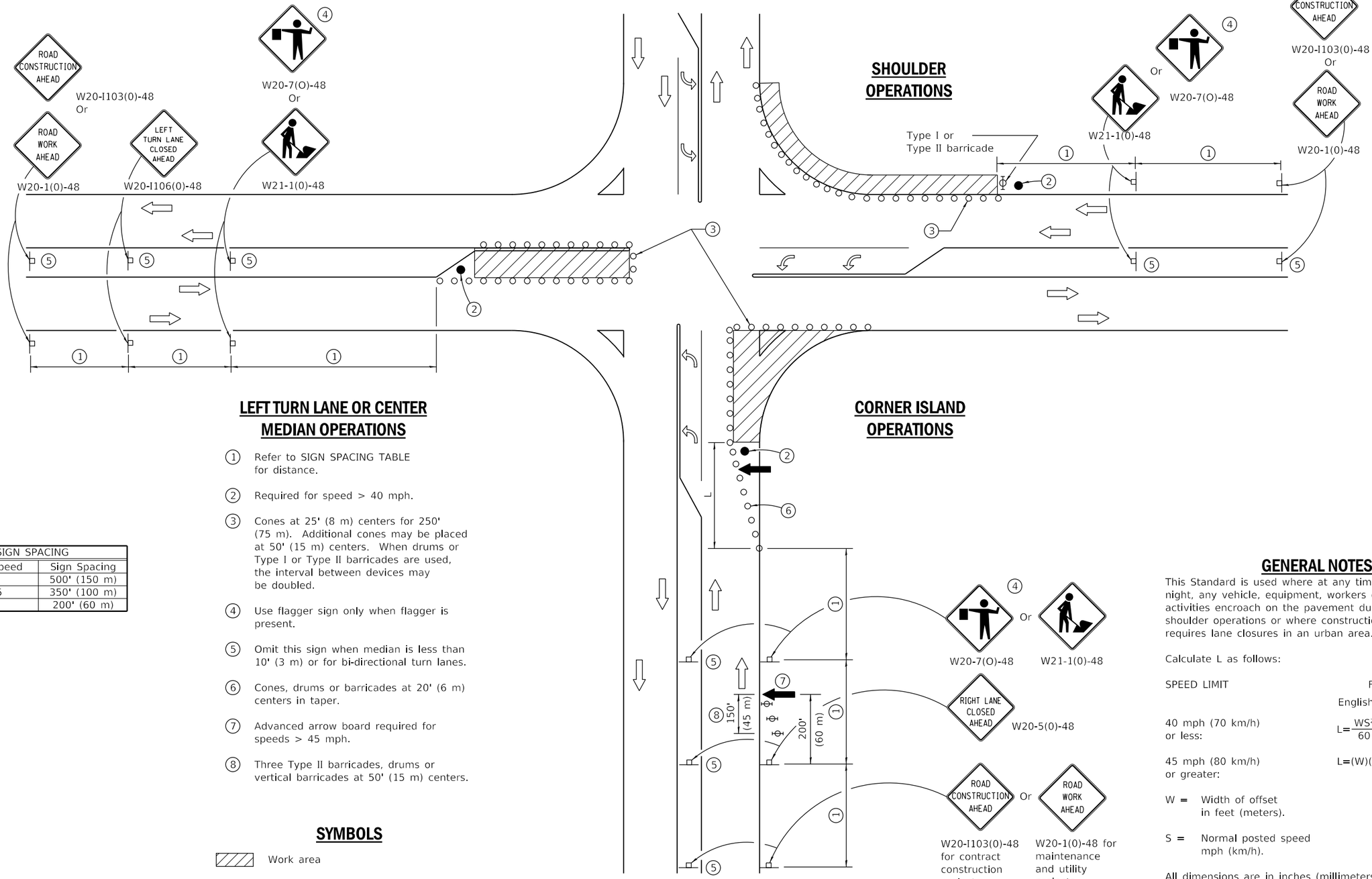
ISSUED 1-1-97

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN

(Sheet 2 of 2)

STANDARD 701604-02

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



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	FORMULAS (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 April 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

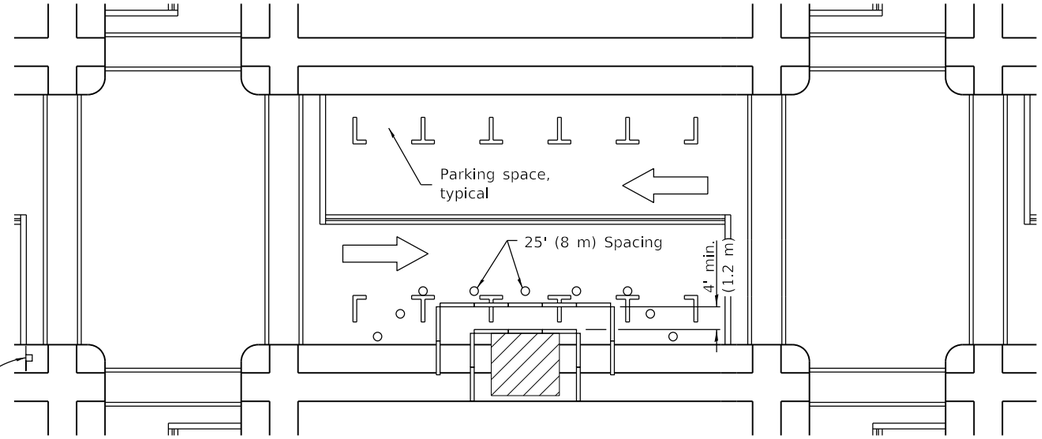
ISSUED 1-1-97

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

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK DIVERSION

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

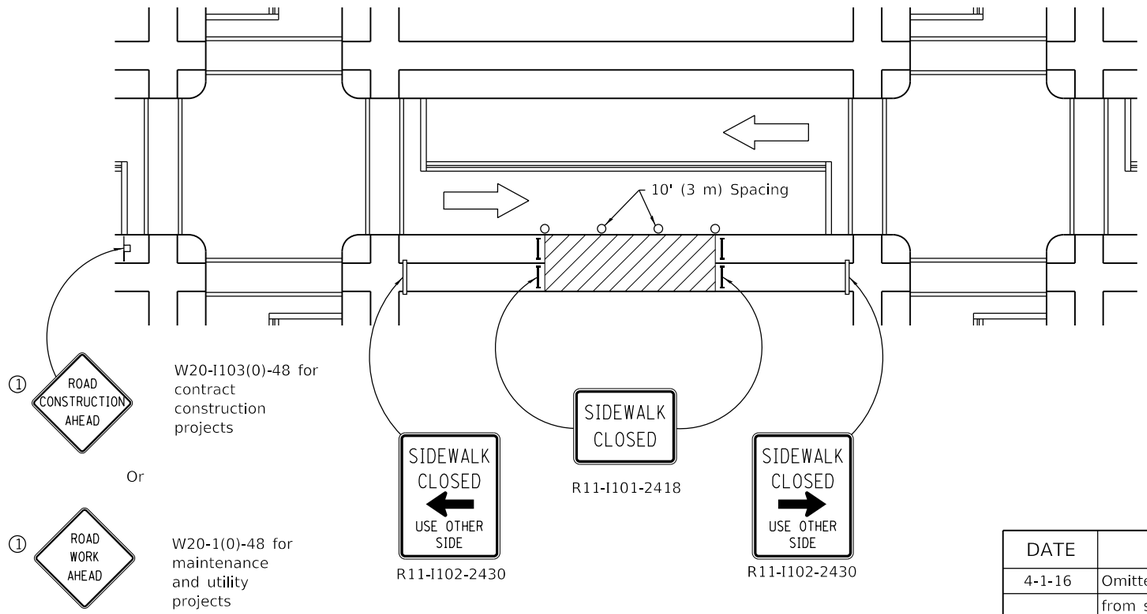
The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

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

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK CLOSURE

Illinois Department of Transportation

PASSED April 1, 2016
ENGINEER OF SAFETY ENGINEERING

APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

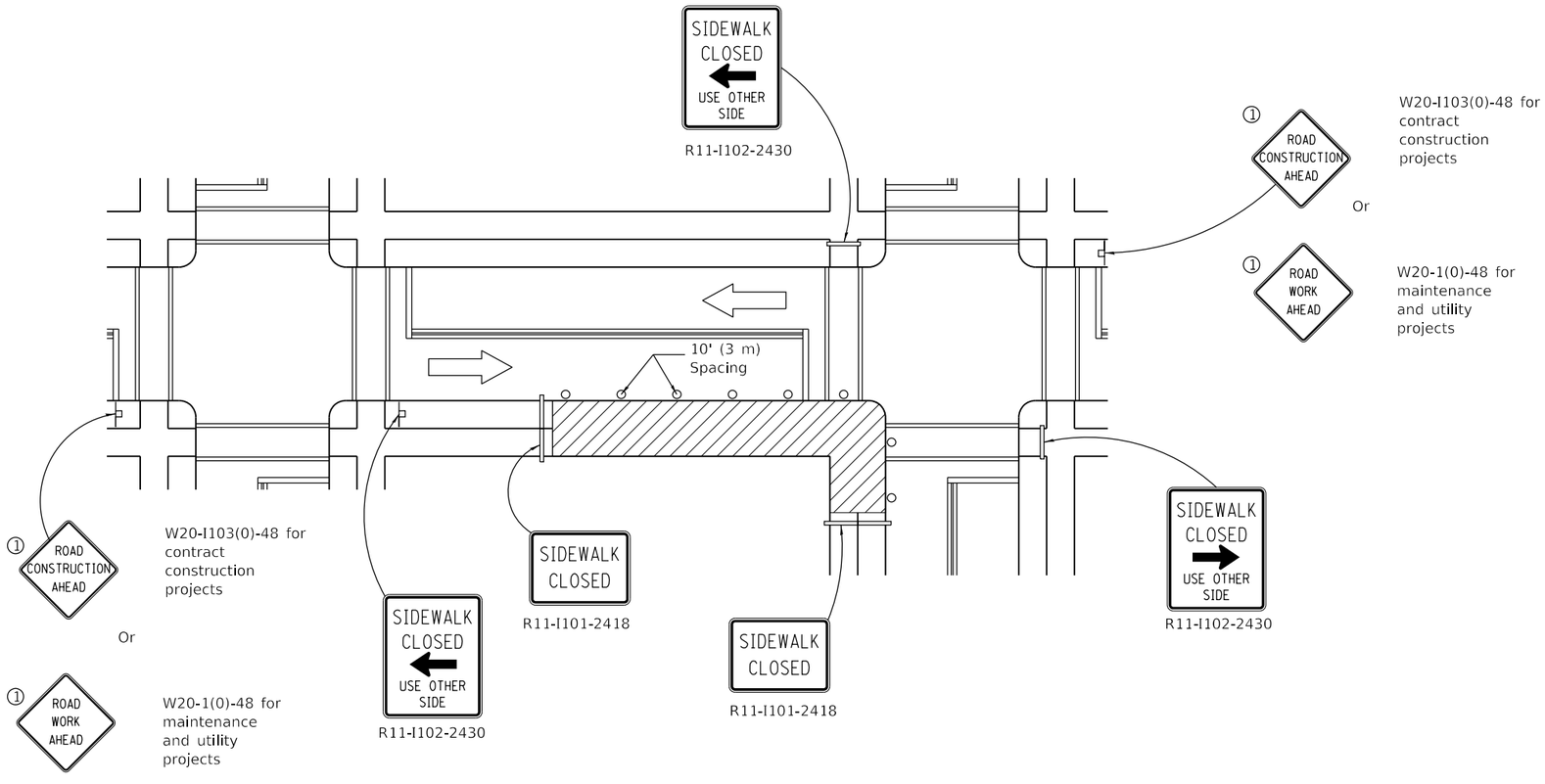
DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

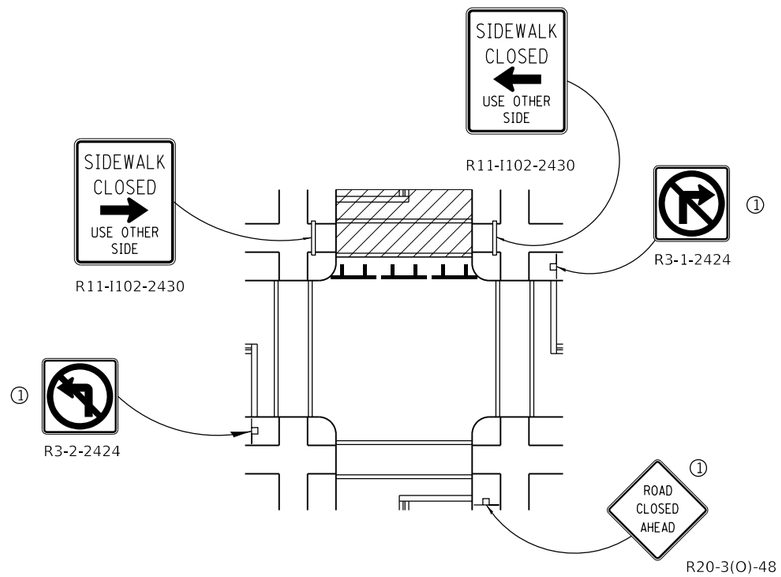
(Sheet 1 of 2)

STANDARD 701801-00

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)



CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

PASSED April 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701804-02

Attachment: Palatine Permit_V4 (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO ALLOW AT&T TO INSTALL AERIAL WIRE WITHIN THE VILLAGE OF PALATINE

WHEREAS, pursuant to the Right-of-Way Ordinance (Chapter 16, Section 16-20) of the Village of Palatine Code of Ordinances, prohibits the installation of any overhead utility lines in excess of 2,600 lineal feet; and

WHEREAS, the Village has received a request by AT&T for authorization to allow the installation of additional aerial wire within existing easements and right-of-way within a portion of the Village in excess of 2,600 lineal feet; and

WHEREAS, the Village has received a request by AT&T for authorization to allow the installation of two above ground appurtenances; and

WHEREAS, as a telecommunications company, AT&T is subject to the requirements of Chapter 16 and requires that a Variance be granted by the Village Council; and

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 ONE: A Variation to allow AT&T to install additional aerial wire, as outlined in the attached Exhibit A, in existing easements and right-of-way within the Village in excess of 2,600 feet and the installation of two new above ground appurtenances as specified in Work Order Numbers A014JWX, A014JW8, A014JX7, A014JXY, A019PQA, A014G4K, A019SD6, A014JVV is hereby granted.

SECTION TWO: 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 _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2021

Attachment: Att ordinance (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Village Clerk

Attachment: Att ordinance (2021-68 : AT&T ROW Variance for Aerial Wire Installation and Two New Appurtenances)

Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project

BACKGROUND:
The existing water tank at 1501 North Hicks Road has been identified for removal. A communication pole is necessary to preserve the critical communication aspects of the Village.

KEY ISSUES:

- On Tuesday, June 8, 2021, three bids were received, ranging from a high of $220,863.50 to a low of $145,950.
- The low apparent bidder was Tower Works, Incorporated in an amount of $145,950. Tower Works submitted an excessive number of exceptions and clarifications with their bid. Their bid is considered unresponsive due to the number of exceptions.
- Windy City Tower Techs LLC is considered the low responsive and responsible bidder in the amount of $159,700. Windy City did not submit any exceptions with their bid.
- The Engineer's estimate was $175,000.

ALTERNATIVES:

1. Award the contract for the Hicks & Dundee Monopole to Windy City.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Hicks & Dundee Monopole Project be awarded to Windy City.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Hicks & Dundee Monopole Project to Windy City Tower Techs LLC of Wauconda, Illinois in the amount of $159,700.

ATTACHMENTS:

- As-Read Bid Tab-Hicks & Dundee Monopole

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

HICKS & DUNDEE MONOPOLE
BID OPENING: TUESDAY, JUNE 8, 2021 11:00 AM
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION
CONTRACT DPW-2141

Bidder Name	Proposal Signed Y/N	Bid Bond Attached Y/N	Total Bid Price
Tower Works, Inc.	Y	Y	$145,950.00
Windy City Tower Techs LLC	Y	Y	$159,700.00
Elite ICT, LLC	Y	Y	$220,863.50

Attachment: As-Read Bid Tab-Hicks & Dundee Monopole (Award Contract for Hicks & Dundee Monopole)

Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment

BACKGROUND:
The Village of Palatine has multiple point-to-point wireless connections as part of our data network. The equipment is now over 10 years old and is no longer supported by repair or software updates.

Additionally, the water tower at Hick/Dundee is being replaced by a mono-pole this year. By replacing now, we avoid the moving old equipment to the new tower and then replacing the equipment in later years.

The Village's initial Request for Proposals related to point to point wireless equipment replacement resulted in all responses being above the budgeted amount. Additionally, it was identified that our requirement for Federal Information System Level encryption (FIPs) was no longer required as our new Motorola P1 provided this as part of the application.

After rejecting all original submissions, a revised RFP was created, removing the FIPs requirement and seven responses were received. Orbis Solutions was the lowest response, but is still $37,598 over estimates. Additional funds will be re-allocated from the mono-pole replacement project.

KEY ISSUES:
- Replacement of 10+ year old wireless equipment.
- Increased speeds for connections between sites.

ALTERNATIVES:

1. Authorize the Village Manager to purchase replacement point to point wireless equipment.
2. Refer back to Staff.

RECOMMENDATION:
Staff recommends a motion authorizing the Village Manager to purchase replacement point to point wireless equipment from Orbis Solutions in a not to exceed the amount of $86,599.

ACTION REQUIRED:
A motion authorizing the Village Manager to purchase replacement point to point wireless equipment from Orbis Solutions in a not to exceed amount of $86,599.

ATTACHMENTS:

- Wiress Equipment Locations
- Bid Tab
- Orbis Proposal

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

Replacement Wireless Equipment

500+ Mb Links

795 N Sterling Ave (Country Side) to 148 W Illinois Ave (Public Works)

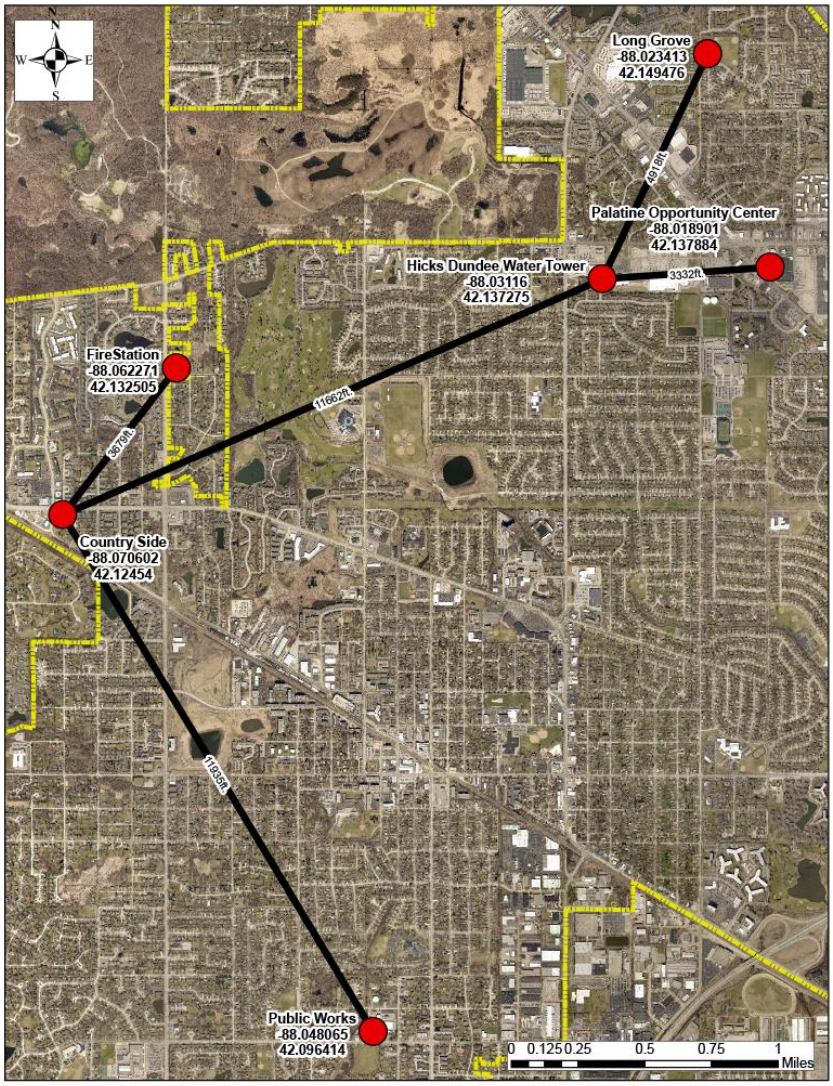
795 N Sterling Ave (Country Side) to 1215 N Quentin Rd (Fire Station 81)

795 N Sterling Ave (Country Side) to 1451 N. Hicks Rd (Hicks Dundee Water Tower)

100+ Mb Links

1451 N. Hicks Rd (Hicks Dundee Water Tower) to 2175 N Coach Rd (Long Grove)

1451 N. Hicks Rd (Hicks Dundee Water Tower) to 1585 N Rand Rd (Palatine Opp. Ctr)



Attachment: Wiress Equipment Locations (Point to Point Wireless Equipment)

2021 WIRELESS POINT- TO-POINT NETWORK
BID OPENING: JUNE 10, 2021 11:00 AM
DEPARTMENT OF INFORMATION TECHNOLOGY

Bidder Name	Proposal Signed Y/N	Bid Bond Attached Y/N	Total Bid Price
A Beep, LLC	Y		Option 1 $87,863.28 Option 2 $105,837.97
Chicago Communications, LLC	Y		$125,930
Comcast	Y		$149,764.25
Midway Electronics	Y		$125,648
Orbis Solutions, Inc.	Y		$86,598
Scientel Solutions, LLC	Y		$94,598
Smartwave Technologies	Y		$117,767

Attachment: Bid Tab (Point to Point Wireless Equipment)

PROPOSAL FOR WIRELESS POINT-TO-POINT NETWORK

Response to Village of Palatine RFP

Provided by

Orbis SOLUTIONS

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Table of Contents

A. **Cover Letter**

B. **Section 1 - Executive Summary**

C. **Section 2 – Technical Proposal**

D. **Pricing**

E. **Company Overview**

F. **List of Exhibits**

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Orbis Solutions | 630.658.1004 | info@orbis-it.com | www.orbis-it.com
1585 Beverly Ct, Suite 123, Aurora, IL 60502

June 10, 2021

Village of Palatine
Larry Schroth
Director of IT
lschroth@palatine.il.us
(847)963-6270

RE: Village of Palatine Wireless Point-to-Point Network

Mr. Schroth,

Thank you for the opportunity to provide the Village of Palatine with a comprehensive proposal for a Wireless Point-to-Point Network.

Please see the enclosed proposal and cost schedule. We hope to be able to have the opportunity to prove how our expertise is unparalleled in the industry. Please contact me at any time with any questions or items you'd like to discuss in more detail.

Regards,

Brad Miller

Brad Miller
President
Office: 630-658-1004
Cell: 630-816-7143
Email: bmiller@orbis-it.com

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Section I - Executive Summary

This section must include a brief overview of the key elements of your proposal. Highlight any features or areas that differentiate your services and products from competitors.

Thank you for the opportunity to provide the Village of Palatine with a comprehensive proposal for a Wireless Point-to-Point Network. As a leading provider of IT services in Chicagoland, we have partnered with many other municipalities and businesses to install and support various IT projects over the past 18 years. Just a few of these clients include The Village of Burr Ridge, The Village of Hinsdale, The Village of Prairie Grove, Resurrection University (Chicago, IL), The City of Geneva, and Phillips Chevrolet (Frankfort, Lansing, & Bradley, IL). We recommend contacting our references so you can hear firsthand from several of our clients.

Orbis Solutions is uniquely qualified to support the Village of Palatine as follows:

- ***Municipal Experience:*** Our 16-year partnership with the Village of Burr Ridge, has given us experience handling a broad scope of IT issues for a DuPage County municipality. Orbis Solutions has designed, installed, and continues to manage the wireless networks for the Village of Burr Ridge. The Village's network includes an Orbis designed point to point microwave as the backbone supporting a neighborhood surveillance project in addition to a wifi network expanding service to select streets and neighborhoods. Orbis provides ongoing support, maintenance, & management of all wireless & wired networks for the Village of Burr Ridge.

- ***Industry & Marketplace Knowledge:*** In an industry with rapid changes in the marketplace, it is imperative that we stay on top of trends, new technologies & products, and security threats. Orbis constantly invests in continuing education and training for all our technical staff. We review, partner, and curate best of breed vendors and products in industry categories to help us provide you with the best selection of services and products to meet your goals.

- ***Local Support:*** Orbis Solutions' headquarters in Aurora, IL is home to a staff of high-level technicians & engineers with qualifications and experience in a range of areas. We also have exposure to multiple businesses outside of your organization, so we gain real world experience amongst your peer group as well as across industries. The Village will receive the benefit of local support.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Section 2 - Technical Proposal

List the technical specifications of the hardware and associated costs. Provide delivery projections with order date of Tuesday June 22nd. Provide expected noise level measurement / ratio, coverage range, planned utilized frequencies, projected annual uptime taking into account historic local weather patterns, and any other factors relevant to the design of the solution.

- **Technical Specifications:**
  - A complete technical proposal is shown in **Exhibit A.**
  - Please also see **Exhibit B** - Spec Sheet for Cambium 820S – we will use Fiber for the DATA Connection on these and CAT6A for POE and OOB Management.
  - Please also see **Exhibit C** - Spec Sheet – ePMP Force 300-25

- **Delivery Projections:**
  - Delivery of equipment is estimated to take 3-5 weeks from order date of 6/22/21.
  - Installation of wireless point-to-point network once all equipment is available is estimated to take 7-14 days.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Orbis Solutions | 630.658.1004 | info@orbis-it.com | www.orbis-it.com
1585 Beverly Ct, Suite 123, Aurora, IL 60502

Pricing

We have prepared pricing based on the scope of work provided in the RFP and our subsequent technical proposal. A complete bill of material is listed in **Exhibit D** and a summary of the project pricing is as follows:

Project Summary	
Materials & Equipment	$63,348.28
FCC Licensing	$2,250.00
Installation/TTU/Decom	$21,000.00
TOTAL	**$86,598.28**

Pricing Notes:

- Training for administration and configuration of the equipment for Village of Palatine employees is included.

- Licensing Fees:
  - 18GHz Coordination & Licensing
  - Path1: Light House to FD, 18GHz, 1+0
  - Path2: Light House to PW, 18GHz, 1+0
  - Path3: New Monopole to Light House, 18GHz, 1+0
  - FCC Part 101 Project Coordination and FCC Filing (Includes Frequency Study, Prior Coordination Notice, Application Filing, and FCC Schedule K Completion*)
  - Must notify us when construction is complete if the service of Schedule K completion is desired.
  - Fees are one time occurrence and last for 10 years.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Orbis Solutions | 630.658.1004 | info@orbis-it.com | www.orbis-it.com
1585 Beverly Ct, Suite 123, Aurora, IL 60502

Company Overview

Overview

Orbis Solutions is a leading provider of information technology solutions and equipment specializing in design, implementation and support for municipalities, local businesses, & schools in the Chicagoland area. We aim to work with you through all phases of the technology lifecycle, providing offerings focused on the three phases of IT: design, execution, and support.

Orbis Solutions is a local company with headquarters and Network Operations Center located at ***1585 Beverly Court, Suite 123, Aurora, IL***. The company was founded in 2003 and has been in business for 18 years.

Staffing

Orbis has invested heavily in human capital to ensure that we have the level of technical expertise and marketplace knowledge required. Our technical staff includes wireless architects, field technicians, and climbers.

Please see **Exhibit H** for bios of our technical staff that includes highlights of their qualifications and experience.

References

As a leading IT managed services firm in the western suburbs, we have many satisfied clients and 18 years' experience solving IT problems for businesses. Orbis Solutions has regularly been awarded the Kane County Chronicle's "Best of the Fox" recognition in the Computer/IT category.

We have provided several client references below along with testimonials and a partial client list in **Exhibit E.**

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Reference #1:

Client: Village of Burr Ridge
Location: Burr Ridge, IL
Contact: Evan Walter, Village Administrator
Phone: (630) 654-8181 ext. 2000
Email: ewalter@burr-ridge.gov
Length of Services: 16 years

Scope of Services:
Orbis Solutions has provided the Village of Burr Ridge with comprehensive, on-demand IT support for over 15 years. This partnership has given us experience handling a broad scope of IT issues for a DuPage County municipality.

In addition to help desk support and day-to-day troubleshooting, we manage and administer the Village's network and servers, provide comprehensive cyber security measures, and manage all peripheral devices including printers, switches, phones, mobile devices, and local cable channel broadcast support, etc. We have also built wired and wireless networks in the Village's municipal buildings to support hundreds of devices. In 2021, we setup Cisco telephony including Unity voicemail and auto attendant.

The attached case study (Exhibit F) highlights the Village's Neighborhood Surveillance Program which runs on their municipal Wi-Fi network – all designed and maintained by Orbis. We were integral in the creation, execution, and ongoing support of the program. The program involves partnership with the Village of Burr Ridge, local home-owner associations, and Orbis Solutions as the technology leader. Orbis has installed 70 cameras as part of the program, and also designed, installed, and maintains a wireless system that networks the cameras to Village Hall server.

Reference #2:

Client: Burr Ridge Police Dept
Location: Burr Ridge, IL
Contact: John Madden, Chief of Police
Phone: 630-654-8181
Email: jmadden@burr-ridge.gov
Length of Services: 16 years

Scope of Services:
IT support for Burr Ridge PD has been comprehensive from desktop support and network design to video surveillance, implementation & support for Computer Aided Dispatch (CAD) and Records Management System (RMS). We were an integral part of Burr Ridge PD's recent transition to a new Hexagon system and were proud to report zero issues on day one of the rollout.

The Village's network includes an Orbis designed point to point microwave as the backbone supporting the neighborhood surveillance project as well as all interbuilding network communications. Exhibit G is a case study article highlighting the success of this project that resulted in several arrests of career criminals.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Reference #3:

Client: Village of Hinsdale
Location: Hinsdale, IL
Contact: Bradley Bloom, Assistant Village Manager/Director of Public Safety
Phone: 630-789-7007
Email: bbloom@villageofhinsdale.org
Length of Services: 2 years

Scope of Services:
We have supported the Village of Hinsdale with managed IT services since 2019. We provide dedicated onsite IT support that is comprehensive in scope including: General IT Support; Email & System Security, Network & Server Administration, Phone & Voicemail systems, Village website, Local Cable Channel & Broadcast production, Village Cell Phones, and Strategic IT Planning.

Reference #4:

Client: Resurrection University
Location: Chicago, IL
Contact: Matthew Hertzog, Assistant Vice President of Technology & CIO of Resurrection University
Phone: 773-252-6464
Email: matthew.hertzog@resu.edu
Length of Services: 3 years

Scope of Services:
We have worked on several large projects for Resurrection University since 2018.

- Migrated 1,000+ email users to Office365
- Wired and wireless network across 12 floors
- VMware, active directory, and windows server environment to support both staff and students.
- Design and setup of Sharepoint site for comprehensive use across all business units
- Configure and implementation of Fortinet FortiVoice

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

List of Exhibits

These additional files include the required attachments and supplementary exhibits as follows:

- ***Exhibit A – Technical Proposal***
- ***Exhibit B – Spec Sheet on Cambium-PTP820S.01***
- ***Exhibit C – Spec Sheet on Cambium ePMP Force 300-25***
- ***Exhibit D - Pricing***
- ***Exhibit E – Client List & Testimonials***
- ***Exhibit F – Case Study: Village of Burr Ridge***
- ***Exhibit G – Case Study: Burr Ridge Police Department***
- ***Exhibit H – Staff Bios***

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

NOTICE TO Propose
VILLAGE OF PALATINE
Wireless Point-to-Point Network

The Village Manager's Office is seeking proposals for the purchase and installation of a Point-to-Point wireless network.

Submittal Requirements: To be considered, your proposal must be received by June 10th at 11:00AM. The original proposal and two (2) copies must be submitted together in a sealed envelope or container, to the attention of Office of the Village Manager, Village of Palatine, 200 E. Wood St., Palatine, 60067 stating on the outside:

Contractor's name
Address
Telephone number
Due date
Proposal title "Wireless Point-to-Point Network"

A technical / site review meeting will be held on Thursday June 3rd at 9AM at the Palatine Village Hall, 200 E. Wood Street, Palatine, Il 60067.

Acceptance of Proposal and Award of Contract, if one is to be made, is scheduled by the Village Council at their regular meeting to be held at 7:00 p.m., Monday June 21st.

The Village of Palatine reserves the right to reject any or all proposals, to waive any informality, and to accept any proposal which the Village Council deems most favorable to the interest of the Village.

Copies of the proposal details may be picked up Monday through Friday, 8:00am to 4:00pm at the Village of Palatine Information Technology office, 200 E. Wood Street, Palatine, IL.

Questions and/or comments should be directed Monday – Friday, 8:00 – 4:00, to Larry Schroth, Director of Information Technology, (847)963-6270.

Date Published: Monday May 24th, 2021

Margaret R. Duer
Village Clerk

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Village of Palatine

Point-to-Point Wireless Network

Proposals due no later than June 10th at 11:00AM

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Contents **Page**

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B. Scope of Work	**5**
C. Requirements for Proposals	**7**
D. Terms and Conditions	**8**
E. Procedures for Submitting Proposals	**8**
F. Vendor Signature	**10**

- **Specifications/Requirements may be obtained from and any inquiries directed to:**

  Larry Schroth
  Director of IT
  200 E. Wood Street
  Palatine, Il 60067
  Phone: 847-963-6271
  Email: lschroth@palatine.il.us

- **Proposals will be received at:**

  Office of the Village Manager
  Village of Palatine
  200 E. Wood Street
  Palatine, Il 60067

- **Proposals are due June 10th at 11:00AM**

- **The Village of Palatine reserves the right to reject any or all proposals. Any objections to the specifications/requirements as set forth must be filed in writing prior to the proposal deadline.**

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

A. Introduction

The Village of Palatine is accepting proposals for engineering, procurement, and installation of a Point-to-Point wireless network within the Village of Palatine.

Award of the proposal will be based on price, quality, and installation timeframe. The delivery time quoted on the proposal form shall be firm and the Village retains the right to cancel all orders not delivered within the quoted time allotment. Extensions of time allowed for delivery & installation may be obtained from the Village if there is just cause, but this should be done well in advance.

In the event that a proposer wishes to withdraw a submitted proposal for any reason, it may be withdrawn without penalty until 8:00 a.m. on the last day of the proposal acceptance. After that time, the proposer, should the proposal have been deemed accepted, will be held in default and therefore liable for any and all additional costs to the Village for obtaining the equipment / services in question. The same shall be true should a successful proposer be unable to provide the equipment in accordance with the awarded proposal and/or the proposed delivery time regardless of cause or reason whether natural, man-made, or labor-related.

The successful proposal shall warrant and guarantee that the proposal price will be firm and that there will be no escalation at time of delivery / installation. All manufacturer warranties must be in effect and commence on the date that the operational unit is delivered to the Village. The proposal execution of the proposal forms and submission of same constitutes acknowledgment and acceptance of terms and conditions of the proposal documents. The awarded contract itself shall become the binding contract between the Village and the successful proposal upon award by the Village Council.

Payment for the equipment and installation shall be made by the Village through its normal payment process. The successful proposal shall receive such payment thirty days after the acceptance of the solution with an original invoice, and all other documentation required including certificate of origin and warranty statement.

Acceptance of proposal, if one is to be made, is scheduled by the Village Council at their regular meeting to be held at 7:00 p.m., Monday June 21st.

The Village of Palatine reserves the right to reject any or all proposals, to waive any informalities in proposal, and to accept any proposal which the Village Council deems most favorable to the interests of the Village.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

B. Scope of Work

A. Scope:

Provide sales, engineering, sales support, installation, and certification of a ~500+ Mb Licensed Encrypted Wireless Data network between the following locations:

795 N Sterling Ave (Country Side) to 148 W Illinois Ave (Public Works)
795 N Sterling Ave (Country Side) to 1215 N Quentin Rd (Fire Station)
795 N Sterling Ave (Country Side) to 1451 N. Hicks Rd (Hicks Dundee Water Tower)

Provide sales, engineering, sales support, installation, and certification of a ~100+ Mb Encrypted Wireless Data network (unlicensed is acceptable) between the following locations:

1451 N. Hicks Rd (Hicks Dundee Water Tower) to 2175 N Coach Rd (Long Grove)
1451 N. Hicks Rd (Hicks Dundee Water Tower) to 1585 N Rand Rd (Palatine Opp. Ctr)

Decommissioning of existing equipment and cabling while minimizing downtime should be included in the cost of the project.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

B. Current Environment

A point to point wireless system is currently operational in the Village Of Palatine providing connectivity to key facilities utilizing a mix of Cambium PtP800 equipment, and Alvarion unlicensed equipment. The proposed solution is NOT limited to the use of Cambium or Alvarion equipment; solutions using any vendors equipment will be accepted and reviewed.

At 795 N Sterling Ave., 148 W Illinois Ave, and 2175 N Coach Rd; existing radio tower / water tower may be utilized to provide the necessary height. Each location may contain the necessary power & equipment enclosures, depending on the size of equipment provided. Any modifications required to the towers must be approved before acceptance and costs included in the proposals.

1451 N. Hicks Rd is a Monopole tower to be built through the summer of 2021. Equipment installation will need to be coordinated with the tower company as construction is completed. Estimated completion is currently September of 2021. This location may contain the necessary power & equipment enclosures, depending on the size of equipment provided.

1215 N Quentin Rd is a roof top installation with clear line of sight to the tower at 795 N Sterling Ave. This location may contain the necessary power & equipment enclosures, depending on the size of equipment provided.

1585 N Rand Rd is a roof top installation on a flat roof requiring a non-penetrating mount. The roof top has clear line of sight to the tower at 1451 N. Hicks Road. The foot print of any indoor equipmen should be minimized as much as possible at this location.

C. Equipment

All equipment must be new and un-used. No demo, refurbished or returned equipment will be accepted. All equipment must be licensed for use in the United States by the FCC.

All equipment must provide a minimum encrypted throughput of ~500 Mb or ~100Mb as specified in the Scope of Work and allow standard simple network management protocol interface, allowing management integration for monitoring.

Pictures showing the equipment size and expected locations will be required as part of the proposals.

Proposals must include expected Fade Margin and annual uptime statistics for each link taking into account historic local weather patterns.

D. Training

Training for administration and configuration of the equipment for Village of Palatine employees will be provided as part of proposals costs.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

E. Costs

All costs associated to the licensing, equipment, and installation must be included. Any reoccurring license fees or costs must be identified as part of the proposal.

All contractors must adhere to the Illinois prevailing wage statutes and provide necessary documentation.

Any costs for outfitting towers at 148 W. Illinois Ave, 795 N. Sterling Ave, 1451 N. Hicks Road, or 2175 N Coach Rd must be included.

F. Timeline

Work may begin immediately with the installation of equipment at 148 W Illinois Ave, 795 N STERLING AV, 1215 N Quentin Rd, 2175 N Coach Rd, and 1585 N Rand Rd. The tower at 1451 N. Hicks Road has not been completed and installation will be delayed until appropriate time during construction with current estimated completion in September of 2021.

G. Warrantee

All equipment must provide at least a one-year warrantee for all hardware, installation & software maintenance.

H. Validation of Operation

The system will be in operation providing the designed throughput for 30 days before acceptance and final payment are made. During this time, a continuous throughput test will be run to validate the operations and average throughput.

C. Requirements for Proposal

Village of Palatine prefers proposals to be concise and easy to understand. Do not include unnecessary or extraneous information. Please format the proposal with the following sections. Include all information requested.

Section I – Executive Summary

This section must include a brief overview of the key elements of your proposal. Highlight any features or areas that differentiate your services and products from competitors.

Section II – Technical Specifications

List the technical specifications of the hardware and associated costs. Provide delivery projections with order date of Tuesday June 22nd.

Provide expected noise level measurement / ratio, coverage range, planned utilized frequencies, projected annual uptime taking into account historic local weather patterns, and any other factors relevant to the design of the solution.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

D. Terms and Conditions

1) Village of Palatine reserves the right to accept or reject any proposal.

2) The Village reserves the right to award the contract to the next qualified firm
   i. if the successful firm does not begin contracted services within the prescribed days stated in the contract.

3) The contracted firm will correct any and all errors and omissions that they make, at their own expense.

4) Payment of the installation for each link will be made after all identified issues are resolved and after 30 days of operations meeting expected throughput.

5) A performance bond covering 100% of the projects costs will be required on acceptance of the proposal.

6) All contractors must adhere to the Illinois prevailing wage statutes and provide necessary documentation.

7) All contractors must provide proof of insurance to the Village of Palatine.

8) Upon receipt of this proposals by potential proposers, contact with any elected or appointed official, authority or board member, or employee of Village of Palatine, other than the contact listed, initiated by a firm representative to promote the firm(s) selection may result in disqualification. Timely information to all interested parties with regard to progress in the selection process and its results will be provided.

E. Procedures for Submitting proposals

Questions about the proposals must be directed to:

Contact:	Larry Schroth
	Director of IT
E-mail:	lschroth@palatine.il.us
Phone:	(847)963-6270
Mailing Address:	200 E. Wood Street, Palatine, IL 60067

Proposals will be received at:

Office of the Village Manager
Village of Palatine
200 E. Wood Street
Palatine, Il 60067

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Village of Palatine – Notice to Propose

1) Proposals must arrive at the above listed address no later than June 10th at 11:00AM to be considered. Responses received after this time will be marked "LATE" and will remain unopened. No faxed / email responses will be received.

2) A technical / site review meeting will be held on June 3rd at Palatine's Village Hall, 200 E. Wood Street, Palatine, Il 60067.

3) No questions will be accepted after June 9th at 4PM.

4) Three copies of the proposals must be furnished on or before the deadline. Responses will be retained as property of Village of Palatine.

5) The original and two copies must be submitted together in a sealed envelope or container, to the attention of Office of the Village Manager, stating on the outside:

   Contractor's name
   Address
   Telephone number
   Due date
   Proposal title **"Wireless Point-to-Point Network"**

6) **Proposals must contain a manual signature of an authorized representative of the responding firm(s).**

7) **Village of Palatine is not liable for any costs incurred by proposers prior to the issuance of a written Notice to Proceed.**

8) The contents of the Proposal of the successful firm may become part of any subsequent contractual obligation.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

F. Vendor Signature

By submission of this proposal, the offered certifies that he/she has arrived at costs independently, without consultation, communication, or agreement for the purpose of restricting competition.

Brad Miller

Business Contact Representative

Marty Rielage

Operational Contact Representative

Orbis Solutions Inc. 20-0971495

Vendor's Name Federal ID #

1585 Beverly Court, Suite 123, Aurora, IL 60502

Address

www.orbis-it.com

Vendor's Web Site

630-658-1004

Phone Fax

bmiller@orbis-it.com

Email

6/10/2021

Authorized Signature Date

Brad Miller, President

Typed Name & Title

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium Networks™

Exhibit A - Technical Proposal

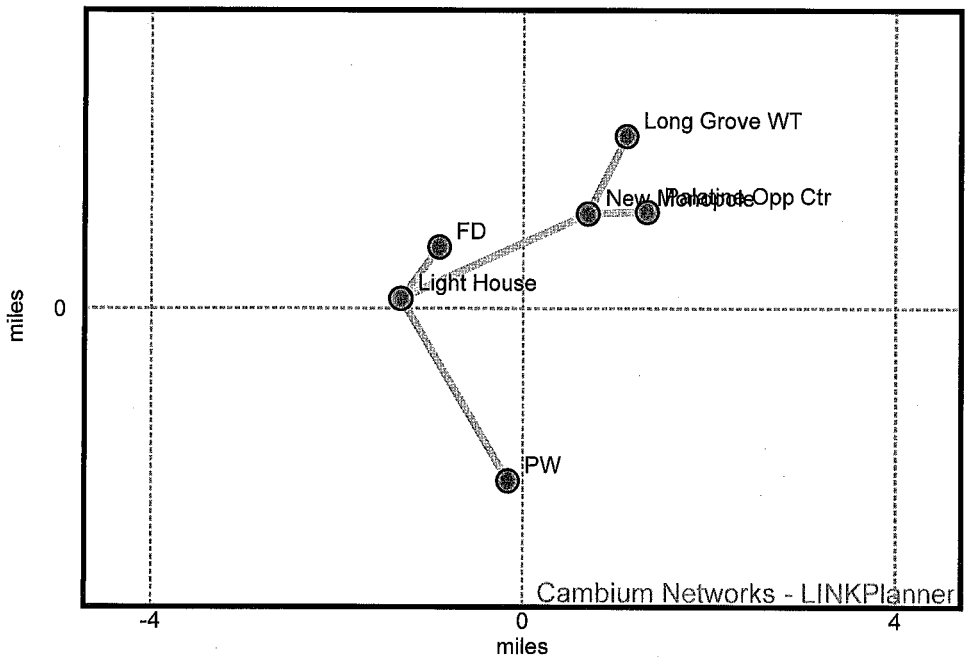
Village of Palatine

LINKPlanner PTP Proposal Report

Martin Rielage
Organization: Orbis Solutions
Phone: 6304898171

Cambium Networks™

center = 42:07:22.7N 088:02:41.5W



Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium Networks™

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Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium Networks™

1. Project Summary

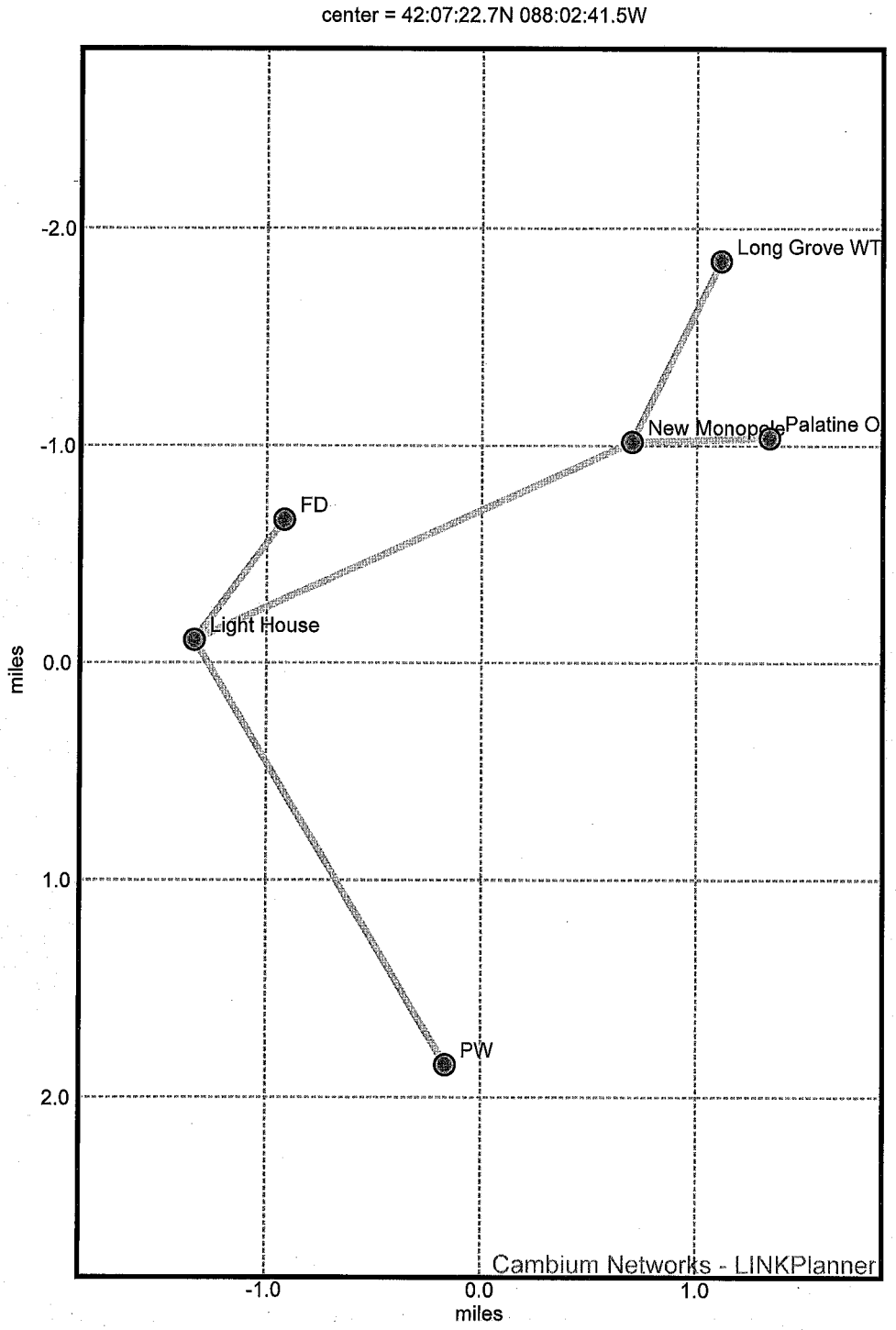
Project: Palatine 2021

Description: 2021 - 5 Link Design for Upgrades and Modernization

General Information	
Customer Name	City of Palatine 2021
Company Name	Orbis Solutions
Address	
Phone	
Cell Phone	
Email	

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Network Map



Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Link name	Product	Local antenna	Remote antenna	Max aggregate IP throughput
Light House to FD	PTP18820S (Wide)	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	1339.45 Mbps
Light House to PW	PTP18820S (Wide)	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	1339.31 Mbps
New Monopole to Light House	PTP18820S (Wide)	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	Cambium Networks 1ft Single Pol (Global) N180082D031 - Direct	1339.33 Mbps
New Monopole to Long Grove WT	ePMP Force 300-25	Cambium Networks ePMP Force 300-25	Cambium Networks ePMP Force 300-25	329.78 Mbps
New Monopole to Palatine Opp Ctr	ePMP Force 300-25	Cambium Networks ePMP Force 300-25	Cambium Networks ePMP Force 300-25	329.78 Mbps

Bill of Materials : PTP Network

Part Number	Qty	Description
C000000L033	12	Gigabit Surge Suppressor (56V), 10/100/1000 BaseT
C000000L065	4	Gigabit Surge Suppressor (30V)
C058910C102	4	ePMP 5 GHz Force 300-25 High Gain Radio (FCC) (US cord). Kit includes radio with antenna, power supply, line cord and mounting bracket
C180082B011	3	PTP 820S Radio 18WGHz,TR1560,ChAll,Hi,19259-19710MHz. Please select a TX frequency
C180082B012	3	PTP 820S Radio 18WGHz,TR1560,ChAll,Lo,17699-18150MHz. Please select a TX frequency
EW-E2EPF300-WW	4	ePMP Force 300 Extended Warranty, 2 Additional Years
EW-E4PT820S-WW	6	PTP820S Extended Warranty, 4 Additional Years
N000000L155	4	CAT6A Outdoor Cable, 100m
N000065L001	6	AC power Injector 56V, 60W
N000065L003	6	US Line Cord Fig 8
N000082L014	6	PTP 820 Glands_x5_KIT
N000082L116	6	Grounding Cable, 1m with M6 ring to M6 ring
N000082L126	6	PTP 820/850 Act.Key - Capacity 650M with ACM Enabled, Per Tx Chan
N000082L173	12	Grounding Kit for CAT5E F/UTP 8mm and Cat6A Cable. Add 2 additional kits per PoE Injector that is installed outdoors
N000082L174	6	RJ45 Connector for CAT6A Cable, Qty 10
N180082D031	6	PTP 820 1' ANT,SP,18GHz,RFU-C TYPE&Std UBR220 - Andrew. Shorter lead time. Available in all regions

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

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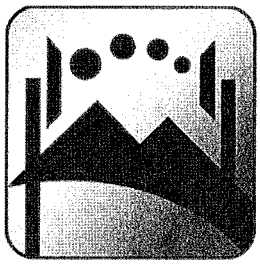
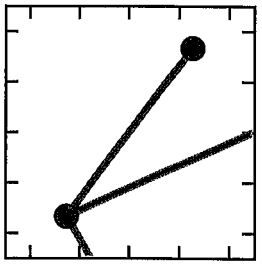


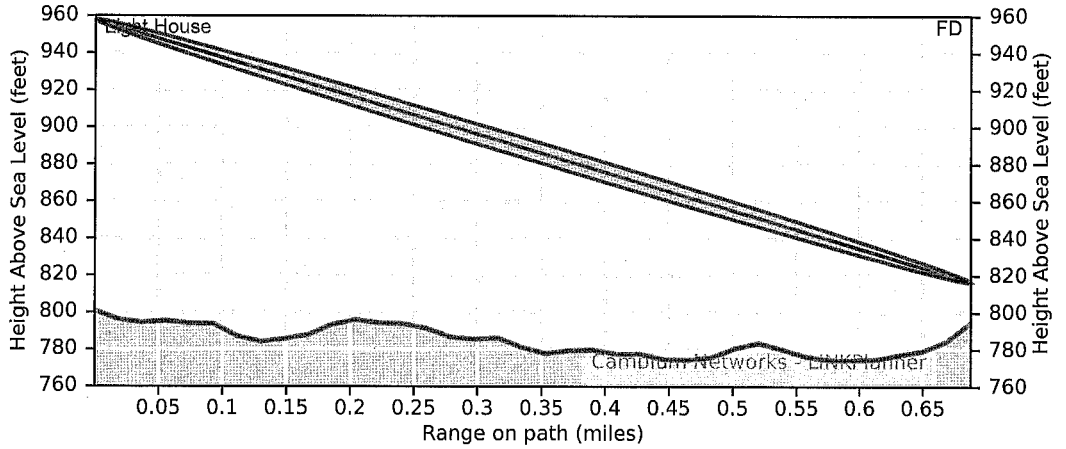
Light House to FD



Equipment: Cambium Networks PTP18820S (Wide) - 1+0

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 157 ft

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 22 ft

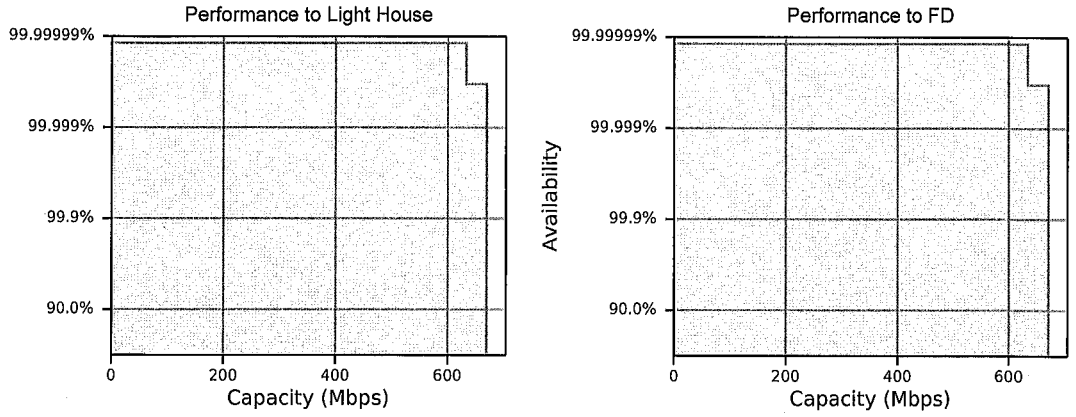


	Performance to Light House	Performance to FD
Mean IP	669.72 Mbps	669.72 Mbps
IP Availability	100.0000 % for 100 Mbps	100.0000 % for 100 Mbps

Link Summary			
Link Length	0.687 mi.	System Gain Margin	51.35 dB
Band	18 GHz	Mean Aggregate Data Rate	1339.45 Mbps
Regulation	FCC	Annual Link Availability	100.0000 %
Modulation	Adaptive	Annual Link Unavailability	4 secs/year
Bandwidth	80 MHz	Frame Size	1518 Bytes
Total Path Loss	118.85 dB	Prediction Model	ITU-R P.530-17
System Gain	170.20 dB		

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Performance Charts



Climatic Factors, Losses and Standards

dN/dH not exceeded for 1% of time	-204.60 N units/km	Excess Path Loss	0.00 dB
Area roughness 110x110km	36.62 metre	Annual 2-way Availability	100.0000 %
Geoclimatic factor	2.43e-05	Annual 2-way Unavailability	0 secs/year
Fade Occurrence Factor (P0)	5.17e-08	Rain Availability	100.0000 %
Path inclination	38.93 mr	Rain Unavailability	4 secs/year
Value of K Exceeded for 99.99% (ke)	0.40	Atmospheric Gasses	ITU-R P.676-12, ITU-R P.835-6
Excess Path Loss at ke	0.00 dB	Diffraction Loss	ITU-R P.526-10
0.01% Rain rate	37.32 mm/hr	Propagation	ITU-R P.530-17
Free Space Path Loss	118.76 dB	Rain Rate	ITU-R P.837-7
Gaseous Absorption Loss	0.08 dB	Refractivity Index	ITU-R P.453-14
Profile Type	Line-of-Sight		

Bill of Materials

Part Number	Qty	Description
C000000L033	4	Gigabit Surge Suppressor (56V), 10/100/1000 BaseT
C180082B011	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Hi,19259-19710MHz. Please select a TX frequency
C180082B012	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Lo,17699-18150MHz. Please select a TX frequency
EW-E4PT820S-WW	2	PTP820S Extended Warranty, 4 Additional Years
N000000L155	1	CAT6A Outdoor Cable, 100m
N000065L001	2	AC power Injector 56V, 60W
N000065L003	2	US Line Cord Fig 8
N000082L014	2	PTP 820 Glands_x5_KIT

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Bill of Materials (continued)		
Part Number	Qty	Description
N000082L116	2	Grounding Cable, 1m with M6 ring to M6 ring
N000082L126	2	PTP 820/850 Act.Key - Capacity 650M with ACM Enabled, Per Tx Chan
N000082L173	4	Grounding Kit for CAT5E F/UTP 8mm and Cat6A Cable. Add 2 additional kits per PoE Injector that is installed outdoors
N000082L174	2	RJ45 Connector for CAT6A Cable, Qty 10
N180082D031	2	PTP 820 1' ANT,SP,18GHz,RFU-C TYPE&Std UBR220 - Andrew. Shorter lead time. Available in all regions

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

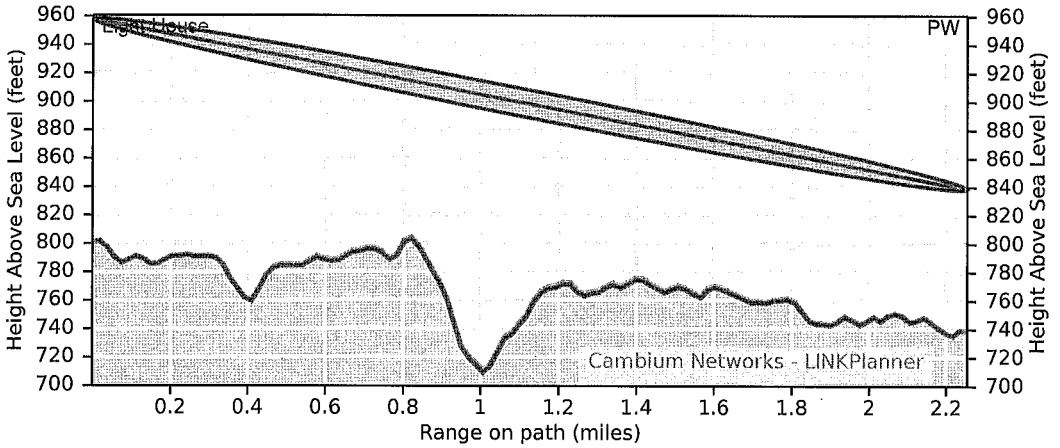
Cambium Networks™

Light House to PW

Equipment: Cambium Networks PTP18820S (Wide) - 1+0

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 157 ft

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 100 ft

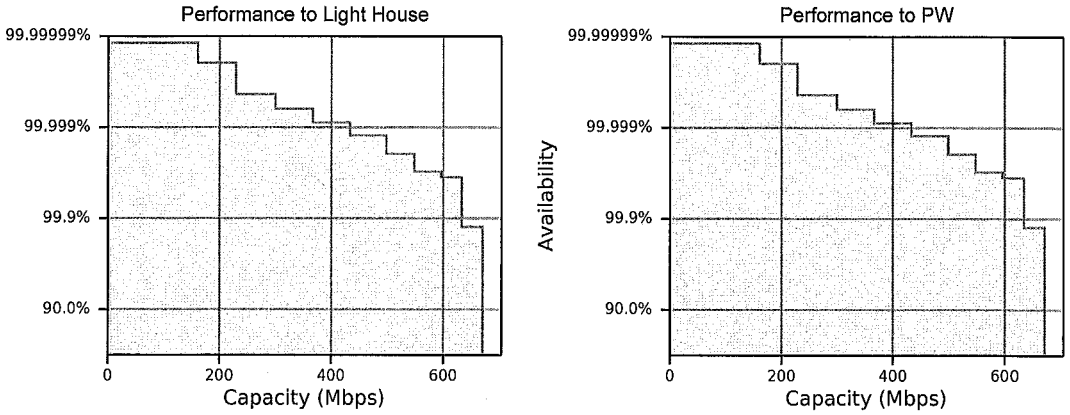


	Performance to Light House	Performance to PW
Mean IP	669.65 Mbps	669.65 Mbps
IP Availability	100.0000 % for 100.0 Mbps	100.0000 % for 100.0 Mbps

Link Summary			
Link Length	2.255 mi.	System Gain Margin	42.85 dB
Band	18 GHz	Mean Aggregate Data Rate	1339.31 Mbps
Regulation	FCC	Annual Link Availability	100.0000 %
Modulation	Adaptive	Annual Link Unavailability	4 secs/year
Bandwidth	80 MHz	Frame Size	1518 Bytes
Total Path Loss	129.35 dB	Prediction Model	ITU-R P.530-17
System Gain	172.20 dB		

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Performance Charts



Climatic Factors, Losses and Standards

dN/dH not exceeded for 1% of time	-205.16 N units/km	Excess Path Loss	0.00 dB
Area roughness 110x110km	36.52 metre	Annual 2-way Availability	100.0000 %
Geoclimatic factor	2.44e-05	Annual 2-way Unavailability	0 secs/year
Fade Occurrence Factor (P0)	1.10e-05	Rain Availability	100.0000 %
Path inclination	10.01 mr	Rain Unavailability	4 secs/year
Value of K Exceeded for 99.99% (ke)	0.40	Atmospheric Gasses	ITU-R P.676-12, ITU-R P.835-6
Excess Path Loss at ke	0.00 dB	Diffraction Loss	ITU-R P.526-10
0.01% Rain rate	37.38 mm/hr	Propagation	ITU-R P.530-17
Free Space Path Loss	129.08 dB	Rain Rate	ITU-R P.837-7
Gaseous Absorption Loss	0.27 dB	Refractivity Index	ITU-R P.453-14
Profile Type	Line-of-Sight		

Bill of Materials

Part Number	Qty	Description
C000000L033	4	Gigabit Surge Suppressor (56V), 10/100/1000 BaseT
C180082B011	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Hi,19259-19710MHz. Please select a TX frequency
C180082B012	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Lo,17699-18150MHz. Please select a TX frequency
EW-E4PT820S-WW	2	PTP820S Extended Warranty, 4 Additional Years
N000000L155	1	CAT6A Outdoor Cable, 100m
N000065L001	2	AC power Injector 56V, 60W
N000065L003	2	US Line Cord Fig 8
N000082L014	2	PTP 820 Glands_x5_KIT

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Bill of Materials (continued)

Part Number	Qty	Description
N000082L116	2	Grounding Cable, 1m with M6 ring to M6 ring
N000082L126	2	PTP 820/850 Act.Key - Capacity 650M with ACM Enabled, Per Tx Chan
N000082L173	4	Grounding Kit for CAT5E F/UTP 8mm and Cat6A Cable. Add 2 additional kits per PoE Injector that is installed outdoors
N000082L174	2	RJ45 Connector for CAT6A Cable, Qty 10
N180082D031	2	PTP 820 1' ANT,SP,18GHz,RFU-C TYPE&Std UBR220 - Andrew. Shorter lead time. Available in all regions

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

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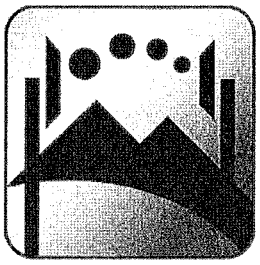
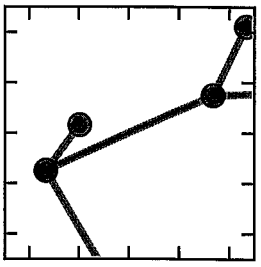


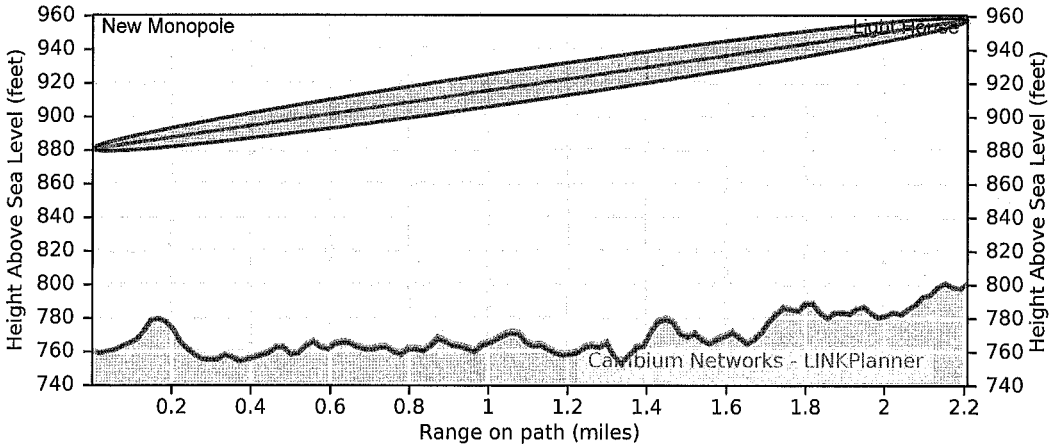
New Monopole to Light House



Equipment: Cambium Networks PTP18820S (Wide) - 1+0

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 120 ft

Cambium Networks 1ft Single Pol (Global)
N180082D031 - Direct @ 157 ft

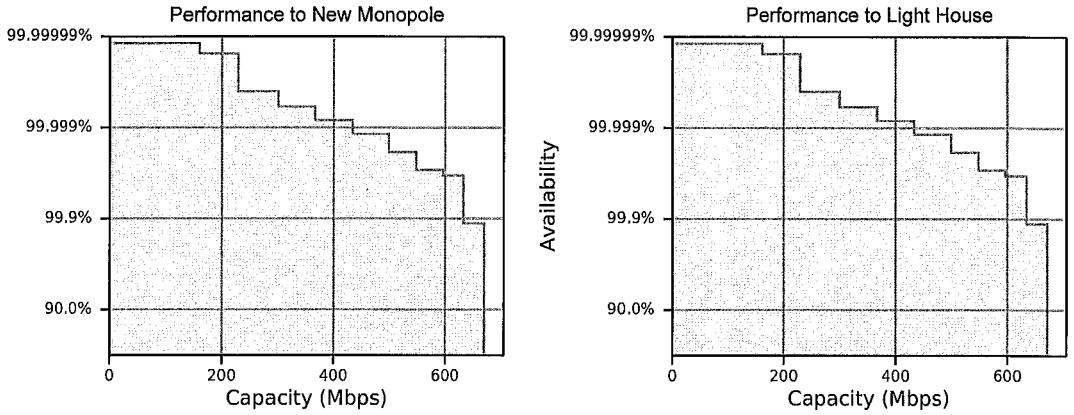


	Performance to New Monopole	Performance to Light House
Mean IP	669.66 Mbps	669.66 Mbps
IP Availability	100.0000 % for 100.0 Mbps	100.0000 % for 100.0 Mbps

Link Summary			
Link Length	2.209 mi.	System Gain Margin	43.04 dB
Band	18 GHz	Mean Aggregate Data Rate	1339.33 Mbps
Regulation	FCC	Annual Link Availability	100.0000 %
Modulation	Adaptive	Annual Link Unavailability	4 secs/year
Bandwidth	80 MHz	Frame Size	1518 Bytes
Total Path Loss	129.16 dB	Prediction Model	ITU-R P.530-17
System Gain	172.20 dB		

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Performance Charts



Climatic Factors, Losses and Standards

dN/dH not exceeded for 1% of time	-205.60 N units/km	Excess Path Loss	0.00 dB
Area roughness 110x110km	36.92 metre	Annual 2-way Availability	100.0000 %
Geoclimatic factor	2.43e-05	Annual 2-way Unavailability	0 secs/year
Fade Occurrence Factor (P0)	1.46e-05	Rain Availability	100.0000 %
Path inclination	6.60 mr	Rain Unavailability	4 secs/year
Value of K Exceeded for 99.99% (ke)	0.40	Atmospheric Gasses	ITU-R P.676-12, ITU-R P.835-6
Excess Path Loss at ke	0.00 dB	Diffraction Loss	ITU-R P.526-10
0.01% Rain rate	37.27 mm/hr	Propagation	ITU-R P.530-17
Free Space Path Loss	128.90 dB	Rain Rate	ITU-R P.837-7
Gaseous Absorption Loss	0.26 dB	Refractivity Index	ITU-R P.453-14
Profile Type	Line-of-Sight		

Bill of Materials

Part Number	Qty	Description
C000000L033	4	Gigabit Surge Suppressor (56V), 10/100/1000 BaseT
C180082B011	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Hi,19259-19710MHz. Please select a TX frequency
C180082B012	1	PTP 820S Radio 18WGHz,TR1560,ChAll,Lo,17699-18150MHz. Please select a TX frequency
EW-E4PT820S-WW	2	PTP820S Extended Warranty, 4 Additional Years
N000000L155	2	CAT6A Outdoor Cable, 100m
N000065L001	2	AC power Injector 56V, 60W
N000065L003	2	US Line Cord Fig 8
N000082L014	2	PTP 820 Glands_x5_KIT

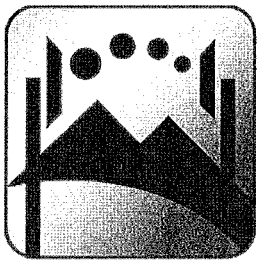
Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Bill of Materials (continued)

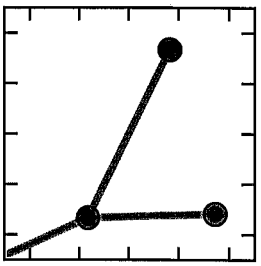
Part Number	Qty	Description
N000082L116	2	Grounding Cable, 1m with M6 ring to M6 ring
N000082L126	2	PTP 820/850 Act.Key - Capacity 650M with ACM Enabled, Per Tx Chan
N000082L173	4	Grounding Kit for CAT5E F/UTP 8mm and Cat6A Cable. Add 2 additional kits per PoE Injector that is installed outdoors
N000082L174	2	RJ45 Connector for CAT6A Cable, Qty 10
N180082D031	2	PTP 820 1' ANT,SP,18GHz,RFU-C TYPE&Std UBR220 - Andrew. Shorter lead time. Available in all regions

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium Networks™



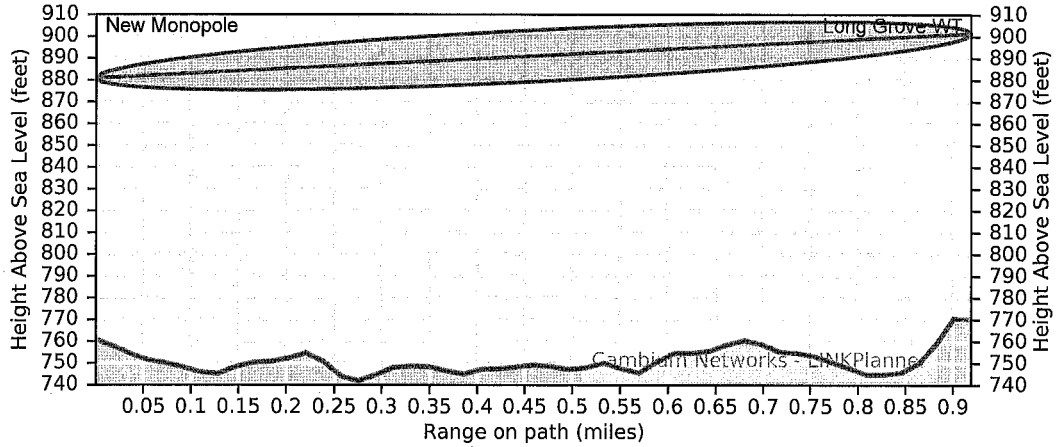
New Monopole to Long Grove WT



Equipment: Cambium Networks ePMP Force 300-25 Integrated

Cambium Networks ePMP Force 300-25 @ 120 ft

Cambium Networks ePMP Force 300-25 @ 131 ft

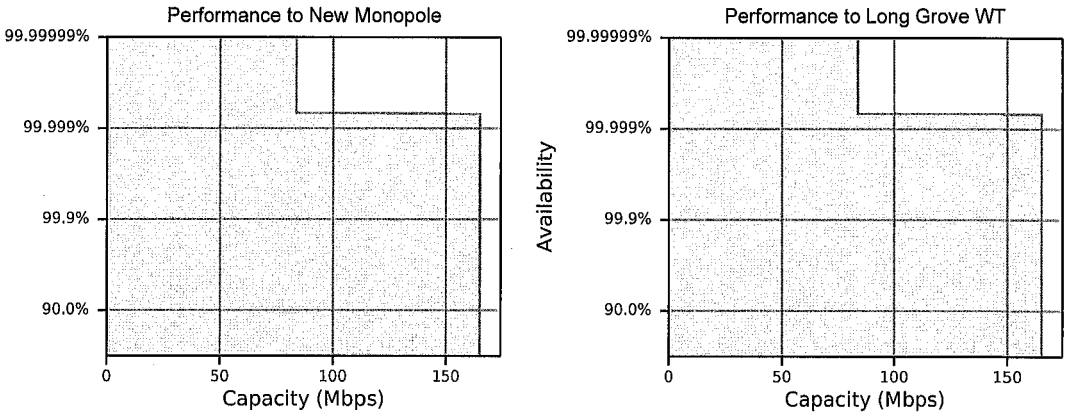


	Performance to New Monopole	Performance to Long Grove WT
Mean IP	164.89 Mbps	164.89 Mbps
IP Availability	99.9995 % for 100 Mbps	99.9995 % for 100 Mbps

Link Summary			
Link Length	0.919 mi.	System Gain Margin	35.22 dB
Band	5.1 GHz	Mean Aggregate Data Rate	329.78 Mbps
Regulation	United States	Annual Link Availability	100.0000 %
Modulation	Adaptive	Annual Link Unavailability	1 secs/year
Bandwidth	40 MHz	Frame Size	1518 Bytes
Total Path Loss	110.18 dB	Prediction Model	ITU-R P.530-17
System Gain	145.40 dB		

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Performance Charts



Climatic Factors, Losses and Standards

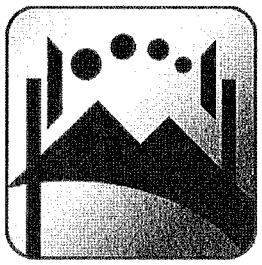
dN/dH not exceeded for 1% of time	-207.07 N units/km	Gaseous Absorption Loss	0.01 dB
Area roughness 110x110km	37.50 metre	Link Type	Line-of-Sight
Geoclimatic factor	2.44e-05	Excess Path Loss	0.00 dB
Fade Occurrence Factor (P0)	3.92e-07	Atmospheric Gasses	ITU-R P.676-12, ITU-R P.835-6
Path inclination	4.25 mr	Diffraction Loss	ITU-R P.526-10
Value of K Exceeded for 99.99% (ke)	0.40	Propagation	ITU-R P.530-17
Excess Path Loss at ke	0.00 dB	Rain Rate	ITU-R P.837-7
0.01% Rain rate	37.16 mm/hr	Refractivity Index	ITU-R P.453-14
Free Space Path Loss	110.17 dB		

Bill of Materials

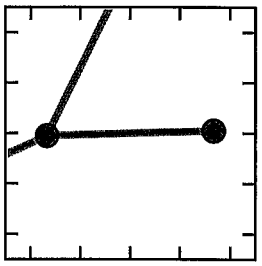
Part Number	Qty	Description
C000000L065	2	Gigabit Surge Suppressor (30V)
C058910C102	2	ePMP 5 GHz Force 300-25 High Gain Radio (FCC) (US cord). Kit includes radio with antenna, power supply, line cord and mounting bracket
EW-E2EPF300-WW	2	ePMP Force 300 Extended Warranty, 2 Additional Years

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium Networks™

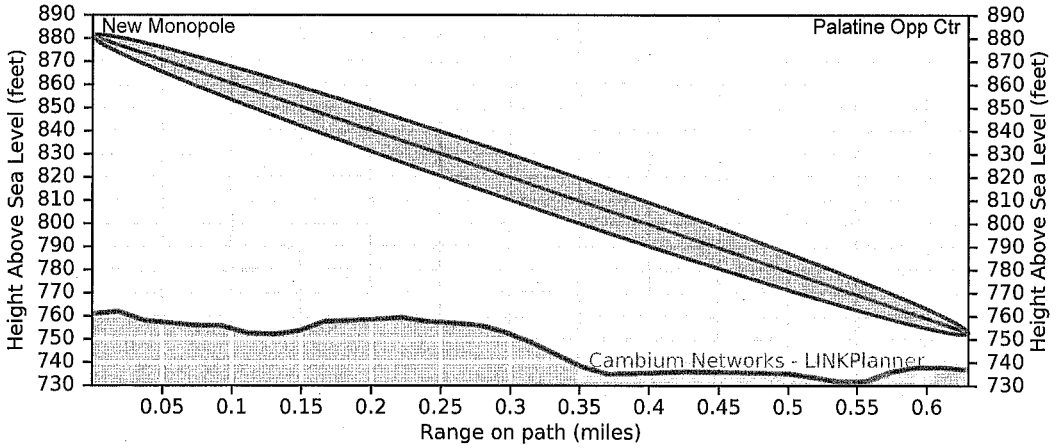


New Monopole to Palatine Opp Ctr



Equipment: Cambium Networks ePMP Force 300-25 Integrated

Cambium Networks ePMP Force 300-25 @ 120 ft — Cambium Networks ePMP Force 300-25 @ 16 ft

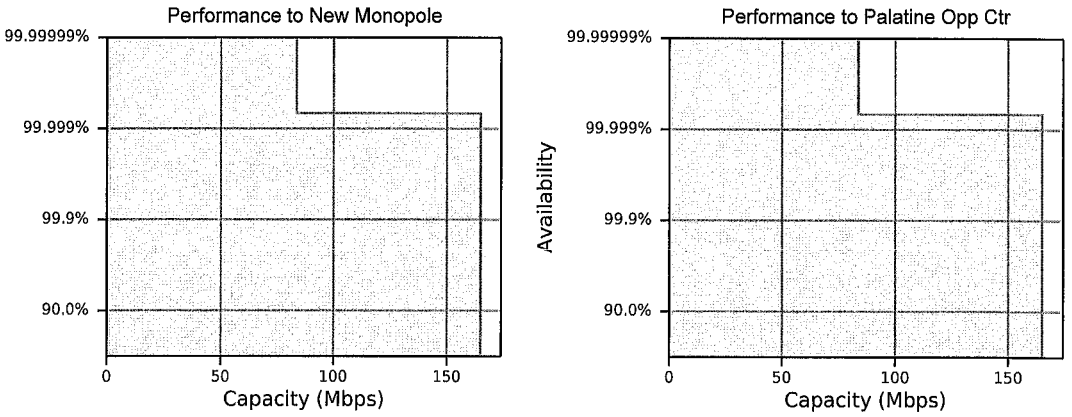


	Performance to New Monopole	Performance to Palatine Opp Ctr
Mean IP	164.89 Mbps	164.89 Mbps
IP Availability	99.9995 % for 100 Mbps	99.9995 % for 100 Mbps

Link Summary			
Link Length	0.630 mi.	System Gain Margin	38.50 dB
Band	5.1 GHz	Mean Aggregate Data Rate	329.78 Mbps
Regulation	United States	Annual Link Availability	100.0000 %
Modulation	Adaptive	Annual Link Unavailability	1 secs/year
Bandwidth	40 MHz	Frame Size	1518 Bytes
Total Path Loss	106.90 dB	Prediction Model	ITU-R P.530-17
System Gain	145.40 dB		

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Performance Charts



Climatic Factors, Losses and Standards

dN/dH not exceeded for 1% of time	-207.24 N units/km	Gaseous Absorption Loss	0.01 dB
Area roughness 110x110km	37.46 metre	Link Type	Line-of-Sight
Geoclimatic factor	2.45e-05	Excess Path Loss	0.00 dB
Fade Occurrence Factor (P0)	1.46e-08	Atmospheric Gasses	ITU-R P.676-12, ITU-R P.835-6
Path inclination	38.46 mr	Diffraction Loss	ITU-R P.526-10
Value of K Exceeded for 99.99% (ke)	0.40	Propagation	ITU-R P.530-17
Excess Path Loss at ke	0.00 dB	Rain Rate	ITU-R P.837-7
0.01% Rain rate	37.17 mm/hr	Refractivity Index	ITU-R P.453-14
Free Space Path Loss	106.89 dB		

Bill of Materials

Part Number	Qty	Description
C000000L065	2	Gigabit Surge Suppressor (30V)
C058910C102	2	ePMP 5 GHz Force 300-25 High Gain Radio (FCC) (US cord). Kit includes radio with antenna, power supply, line cord and mounting bracket
EW-E2EPF300-WW	2	ePMP Force 300 Extended Warranty, 2 Additional Years

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

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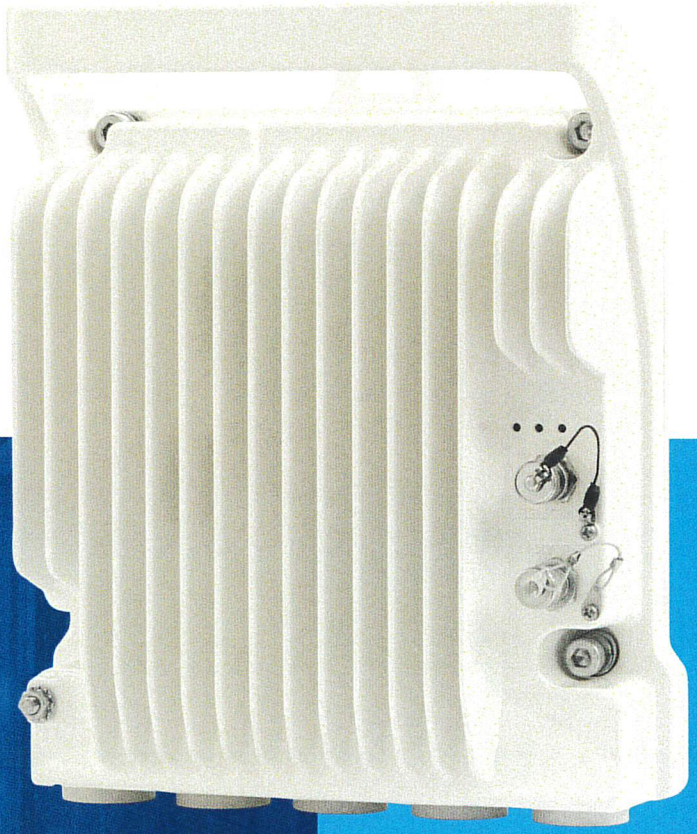
Attachment: Orbis Proposal (Point to Point Wireless Equipment)

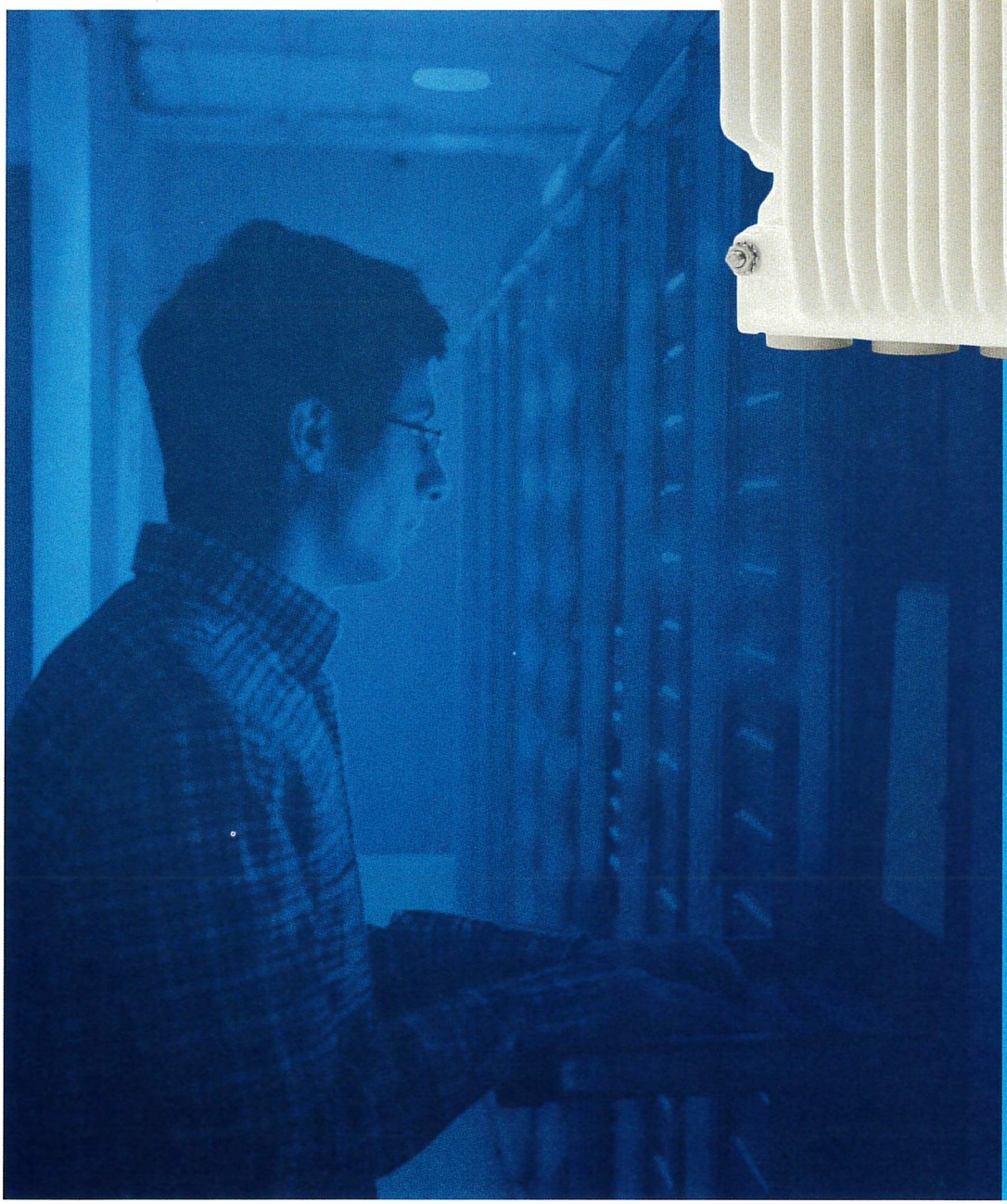
Exhibit B: Cambium PTP 820

Cambium Networks™

PTP 820

LICENSED ETHERNET MICROWAVE FOR MULTI-SERVICE NETWORKS





Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Cambium PTP 820 Series

A SINGLE PLATFORM SERVING ALL RADIO TRANSPORT REQUIREMENTS

PTP 820 is a point-to-point licensed microwave backhaul platform that integrates leading networking functionality with the industry's most advanced microwave technologies creating a superior microwave transport solution.

Supporting licensed frequency bands ranging from 6 to 42 GHz, the PTP 820 series delivers a wide range of configurations to offer a tailored solution for any deployment scenario. Composed of high-density multi-technology nodes and integrated radio units, the PTP 820 series offers flexibility in choosing all-indoor, split-mount and all-outdoor configuration options. Exploiting unique Line of Sight (LOS) Multiple Input Multiple Output (MIMO) technology, modulation up to 2048QAM and wider channel bandwidths, ensures Industry leading throughput and spectral efficiency.

The PTP 820C has dual-core functionality enabling the system to operate up to 2 Gbps via software upgrades, eliminating the need for future forklift upgrades, or major system overhaul by the network operator to deliver gigabit-plus capacity.

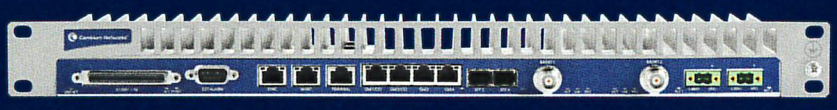
The series also offers both Synchronous Ethernet (SyncE) and IEEEv2 synchronization protocols required for large ISP and MPLS networks.

Operations, Administration and Maintenance (OA&M) tools coupled with a full suite of network and element management systems (NMS and EMS) simplify network provisioning and monitoring, reducing operators' total cost of ownership and enabling them to meet the most stringent service level agreements.

Combining technologies, equipment and services, PTP 820 enables network operators to meet accelerating demand for capacity cost-effectively under rapidly evolving conditions.

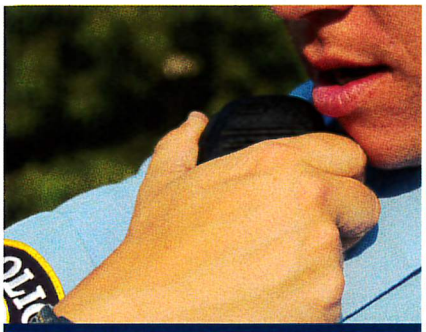
PTP 820S
All-Outdoor

PTP 820C
All-Outdoor / Multi-Core



PTP 820G
Split-Mount / All-Indoor, Multi-Carrier Options

Attachment: Orbis Proposal (Point to Point Wireless Equipment)



Public Safety

Enterprise

Wireless Carrier

Wireless Internet Service Provider

PTP 820 Product Series Highlights

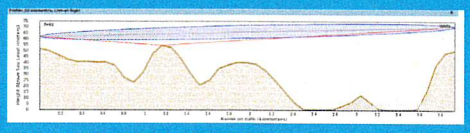
- Licensed frequency bands 6-42GHz
- Up to 2048 QAM, with 11-step hitless and errorless Adaptive Coding & Modulation (ACM) for high reliability
- Up to 80 MHz bandwidth supported
- Multi-gigabits radio capacity with high spectral efficiency
- TDM and/or packet supporting legacy services and evolution to all-packet
- Integrated Ethernet Switch, MEF Carrier Ethernet 2.0 compliant, MPLS-TP-ready
- Header De-duplication for additional capacity boost
- Intelligent service-centric management utilizing Hierarchical QoS and advanced OA&M capabilities
- Carrier-grade service resiliency (G.8032, MSTP)
- ITU-T Y.1731 Performance Management – MEF 35
- Integrated synchronization solution: Native/SyncE/IEEE 1588v2
- Lowest power consumption with adaptive green mode
- Low Latency with unique frame cut-through for latency sensitive services
- Industry leading system Gain

LINK PLANNER

LINKPlanner is a free, easy-to-use link-design tool allows network operators to easily and quickly design networks. Microsoft® Windows® and Intel®-based Mac® versions of LINKPlanner can be downloaded from Cambium Networks' support pages.

Key LINKPlanner features:

- Design a five-nines-reliable wireless link
- Plan and optimize a single link or multiple links simultaneously
- Perform calculations for both licensed and unlicensed products
- Automatically load path terrain profiles and environmental factors such as rain fade
- Display a comprehensive overview of your entire point-to-point wireless network via Google™ Earth
- Generate reports that validate projected performance and serve as time-saving deployment guidelines
- Create bill of materials for point-to-mulitpoint and point-to-point networks including accessories



Path Profile with Obstructions

Google Earth Network View

Map of the Sites and Links in the Project

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Technical Specifications

	PTP 820S	PTP 820C	PTP 820G
Supported Frequency	6 - 42 GHz	6 - 42 GHz	6 - 42 GHz
Role in the Network	Compact all outdoor	Compact all outdoor w/multi-core	Split Mount or all indoor, multi-carrier options
Transport Technology	All packet	All packet	Hybrid and/or all packet
TDM Interface	None	None	16 x E1/T1
Modulation	QPSK to 2048 QAM w/ACM	QPSK to 2048 QAM w/ACM	QPSK to 2048 QAM w/ACM*
Channel Size	28,56,30,40,50,60,80 MHz	28,56,30,40,50,60,80 MHz	7,14,28,56,10,20,30,40,50 MHz
Capacity (Layer 2)	605 Mbps	1.21 Gbps	486 Mbps (1+0) 972 Mbps (2+0)
Capacity with Multi-Layer Compression	833 Mbps	1.66 Gbps	833 Mbps (1+0) 1.66 Gpbs (2+0)
Configuration	1+0, 1+1 HSB	1+0 to 4+0, 1+1/2+2 HSB, 1+0 E/W	1+0 to 2+0, 1+1 HSB, 1+0 E/W
LOS MIMO	No	Yes, 4x4 or 2x2	No
XPIC	No	Yes	Yes
Ethernet Interface	1 x 10/100/1000Base-T and 2x1000base-X or 10/100/1000Base-T	1 x 10/100/1000Base-T and 1x1000base-X or 10/100/1000Base-T	4 x 10/100/1000Base-T and 2x1000base-X
Management Interface	1 x 10/100 Base-T	1 x 10/100 Base-T	1 x 10/100 Base-T
External Alarm	None	None	1 x DB9
Dimensions (HxWxD - mm)	230 x 233 x 98	230 x 233 x 98	IDU: 44 x 426 x 180 RFU-C: 200 x 200 x 85 RFU-A: 44 x 443 x 421
Environmental	-33C to +55C (-45C to +60C extended)	-33C to +55C (-45C to +60C extended)	IDU: -5C to +55C (-25C to +65C extended) RFU-C: -33C to +55C (-45C to +60C extended) RFU-A: -5C to +45C
Power Input	-48 VDC	-48 VDC	-48 VDC
PoE Injector Power Input	-48 VDC or +24 VDC	-48 VDC or +24 VDC	N/A
Maximum Power Consumption	32 W	Multi-Core Operation: 6 GHz: 70W 7-11 GHz: 65W 13-42 GHz: 55W	IDU Eth-only: 26 W plus 16 E1/DS1: +11w RFU-C: 6-26GHz, 1+0 22W, 1+1, 39W 28-38Ghz, 1+0 26W, 1+1 43W RFU-A: 77 Watts

Additional bandwidth and configurations will be made available. Please contact Cambium Networks.

Cambium Networks™

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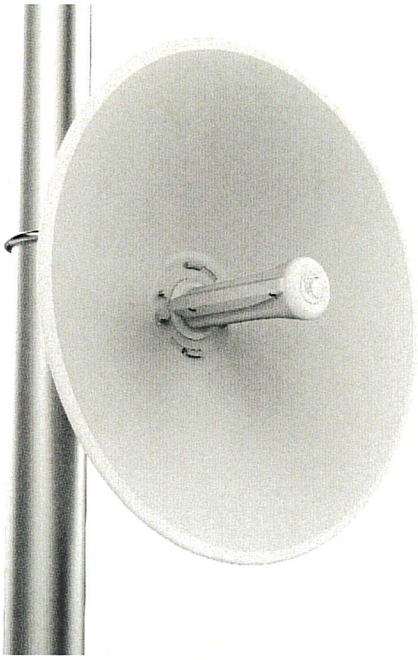
September 2014

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Exhibit C: ePMP Force 300-25

Camblum Networks™

ePMP™ Force 300-25



Wireless service providers and enterprises around the globe are challenged to deliver reliable connectivity in overcrowded RF environment. As spectrum increasingly becomes a scarce commodity, finding the right broadband connectivity solution is vital for all low and high density types of deployments.

Cambium Networks resolves this challenge with a breakthrough technology solution that delivers superior performance, resiliency and reach in the most congested environments. Combining the latest 802.11AC Wave 2 chipset and the field proven TDD MAC of ePMP, the Force 300-25 offers a compelling yet affordable point to point product and a future high gain subscriber module for the ePMP3000 Access Point.

Force 300-25 continues the tradition of previous products with an integrated 25dBi dish with a narrow beamwidth and reliable mechanics. Supporting peak throughput greater than 500Mbps, the Force300-25 also supports an always on spectrum analyzer and local WiFi management to take advantage of mobile installation applications.

FEATURES:

- Cambium Networks' ePMP Force 300-25 is designed to operate in high interference environments and provides superior throughput of over 500 Mbps of real user data.
- The ePMP Force 300-25 supports channel size configuration from 20MHz up to 80MHz and modulates up to 256 QAM.
- The Force 300-25 supports a local Wi-Fi connection to allow easy installation, configuration, and monitoring from any Wi-Fi enabled device.
- The ePMP Force 300-25 supports constant monitoring of the radio spectrum and allows for live action without bringing down the radio.
- Configurable modes of operation ensure robust adaptivity to both symmetrical and asymmetrical traffic while providing high performance and round-trip latency as low as 3-5 ms.
- QoS management offers an outstanding quality for triple play services – VoIP, video, and data – and provides three levels of traffic priority.

SPECIFICATIONS

SPECTRUM	
Channel Spacing	Configurable in 5 MHz increments
Frequency Range	Wide Band Operation 5.150 – 5.970 MHz (Note: Allowable frequencies and bands are dictated by individual country regulations.)
Channel Width	20 | 40 | 80 MHz

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

SPECIFICATIONS (Continued)

INTERFACE

MAC (Media Access Control) Layer	Cambium
Proprietary Physical Layer	2x2 MIMO/OFDM
Ethernet Interfaced	10/100/1000 BaseT. Compatible with Cambium PoE & Standard PoE pinouts
Protocols Used	IPv6/IPv4 Management. UDP, TCP, IP, ICMP, SNMPv2c, HTTPs, STP, SSH, IGMP Snooping
Network Management	HTTPs, SNMPv2c, SSH
VLAN	802.1Q with 802.1p priority

PERFORMANCE

ARQ	Yes
Nominal Receive Sensitivity (w/FEC) @20 MHz Channel	MCS0 = -87 dBm to MCS8 (256 QAM-3/4) = -63 dBm (per chain)
Nominal Receive Sensitivity (w/FEC) @40 MHz Channel	MCS0 = -85 dBm to MCS9 (256QAM-5/6) = -59 dBm (per chain)
Nominal Receive Sensitivity (w/FEC) @80 MHz Channel	MCS0 = -82 dBm to MCS9 (256QAM-5/6) = -56 dBm (per chain)
Modulation Levels (Adaptive)	MCS0 (BPSK) to MCS9 (256QAM 5/6)
Transmit Power Range	0 to +27 dBm (combined, to regional EIRP limit) (1 dB interval)

PHYSICAL

Surge Suppression	1 Joule Integrated
Environmental	IP55
Temperature	-22°F to +140°F (-30°C to +60°C)
Weight	2.4 kg (5.3 lbs)
Wind Survival	180 km/hour (112 mi/hour)
Dimensions (Dia x Depth)	47 cm x 31 cm (18.5 in x 12.2 in)
Pole Diameter Range	6.4 cm – 7.6 cm (2.5 in – 3 in)
Power Consumption	12 Watts
Input Voltage	30 Volts

SECURITY

Encryption	128-bit AES (CCMP mode)

CERTIFICATIONS

FCCID	TBD
Industry Canada Cert	TBD
CE	TBD

PART NUMBER	DESCRIPTION
C058910C102A	ePMP Force 300-25 5 GHz High Gain Radio (FCC) (US Cord)
C050910C104A	ePMP Force 300-25 5 GHz High Gain Radio (IC) (Canada/US Cord)
C050910C203A	ePMP Force 300-25 5 GHz High Gain Radio (EU) (EU Cord)
C050910C303A	ePMP Force 300-25 5 GHz High Gain Radio (EU) (UK Cord)
C050910C001A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (no Cord)
C050910C101A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (US Cord)
C050910C201A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (EU Cord)
C050910C301A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (UK Cord)
C050910C401A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (India Cord)
C050910C501A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (China Cord)
C050910C601A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (Brazil Cord)

PART NUMBER	DESCRIPTION
C050910C701A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (Argentina Cord)
C050910C801A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (ANZ Cord)
C050910C901A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (South Africa Cord)
C050910CZ01A	ePMP Force 300-25 5 GHz High Gain Radio (RoW) (No PSU)

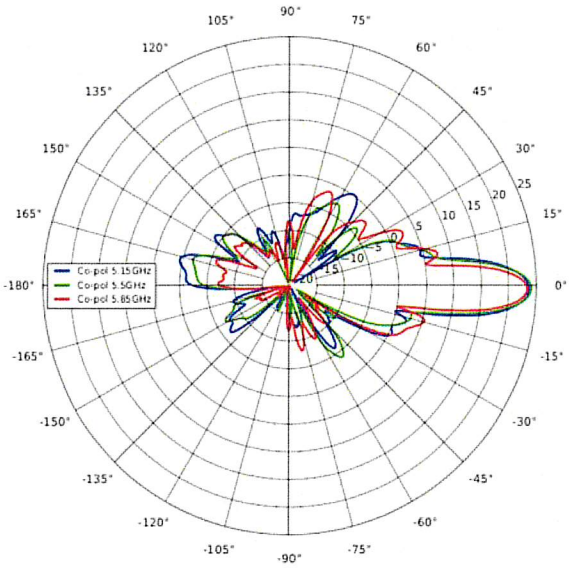
Attachment: Orbis Proposal (Point to Point Wireless Equipment)

SPECIFICATIONS

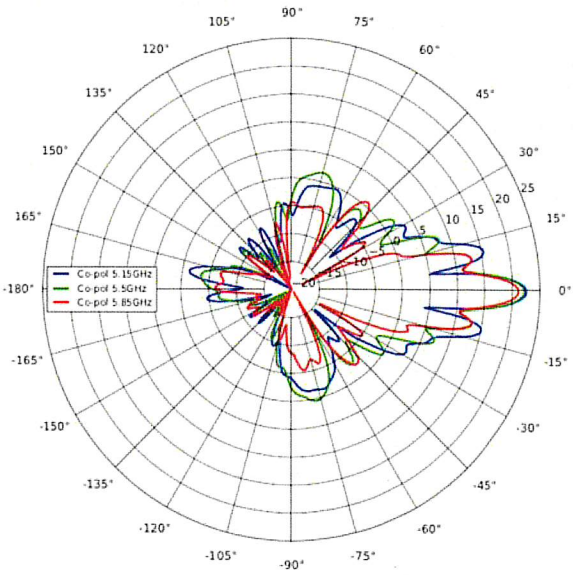
ANTENNA SPECIFICATIONS	5 GHZ SPECIFICATION
Frequency Range	5.150 – 5.970 MHz
Antenna Type	Dish
Peak Gain	25 dBi
3dB Beamwidth-Azimuth	6-10 degrees
3dB Beamwidth-Elevation	6-10 degrees
Front-To-Back Isolation	25 dB
Cross Polarization	20 dB

ANTENNA PATTERNS

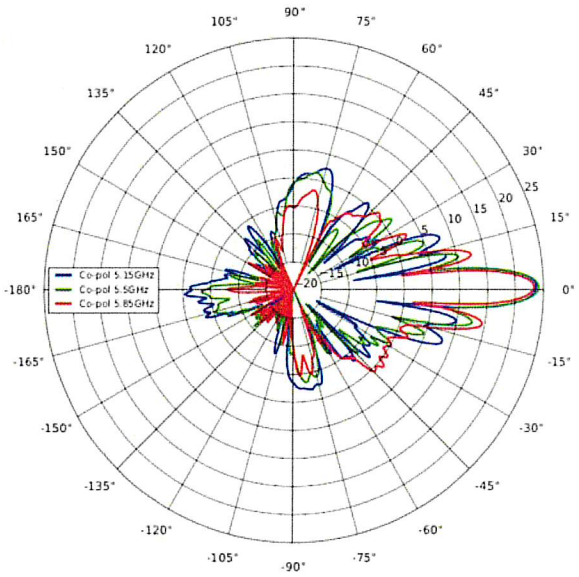
Azimuth, Horizontal



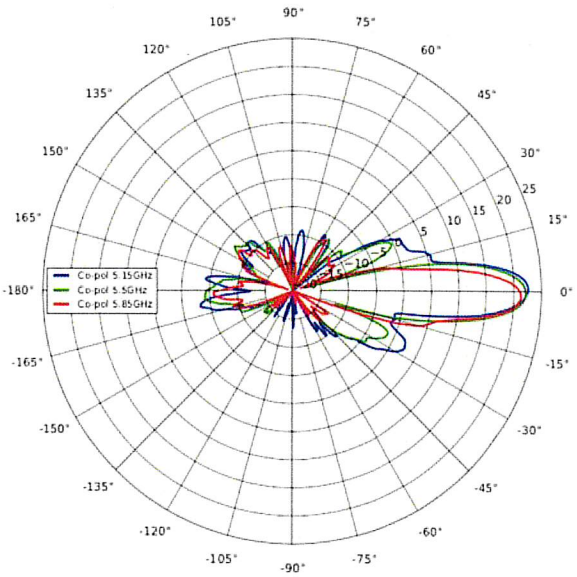
Azimuth, Vertical



Elevation, Horizontal



Elevation, Vertical



Attachment: Orbis Proposal (Point to Point Wireless Equipment)

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Orbis Solutions Proposal for Village of Palatine Wireless Point-to-Point Network - June 2021
Exhibit D - Pricing

Type	Part Number	Description	Quantity	Price Ea.	Extended Price	Notes
Equipment & Consumables	C000000L033A	Gigabit Surge Suppressor (56V), 10/100/1000 BaseT	12	$47.06	$564.72	
Equipment & Consumables	C000000L065A	Gigabit Surge Suppressor (30V)	4	$42.35	$169.40	
Equipment & Consumables	C058910C102A	ePMP 5 GHz Force 300-25 High Gain Radio (FCC) (US cord)	4	$192.36	$769.44	Kit includes radio with antenna, power supply, line cord and mounting bracket
Equipment & Consumables	C180082B011A	PTP 820S Radio 18WGHz,TR1560,ChAll,Hi,19259-19710MHz	3	$3,294.12	$9,882.36	Please select a TX frequency
Equipment & Consumables	C180082B012A	PTP 820S Radio 18WGHz,TR1560,ChAll,Lo,17699-18150MHz	3	$3,294.12	$9,882.36	Please select a TX frequency
Equipment & Consumables	N000065L001C	AC power Injector 56V, 60W	6	$75.29	$451.74	
Equipment & Consumables	N000065L003A	US Line Cord Fig 8	6	$18.82	$112.92	
Equipment & Consumables	N000082L014A	PTP 820 Glands_x5_KIT	6	$27.29	$163.74	
Equipment & Consumables	N000082L126A	PTP 820/850 Act.Key - Capacity 650M with ACM Enabled, Per Tx Chan	6	$1,129.41	$6,776.46	
Equipment & Consumables	N180082D031A	PTP 820 1' ANT,SP,18GHz,RFU-C TYPE&Std UBR220 - Andrew	6	$429.18	$2,575.08	
Equipment & Consumables	Link 1 Mounts/Cables	No Mounts/Fiber(DATA), CAT6A (Power and OOM)	1	$2,000.00	$2,000.00	
Equipment & Consumables	Link 2 Mounts/Cables	No Mounts/Fiber(DATA), CAT6A (Power and OOM)	1	$2,000.00	$2,000.00	
Equipment & Consumables	Link 3 Mounts/Cables	No Mounts/Fiber(DATA), CAT6A (Power and OOM)	1	$2,000.00	$2,000.00	
Equipment & Consumables	Link 4 Mounts/Cables	Pipe to Pipe Mount + Pipe, CAT6A (POE + Data)	1	$750.00	$750.00	
Equipment & Consumables	Link 5 Mounts/Cables	Non-penetrating Roof Mount, CAT6A (POE + Data)	1	$750.00	$750.00	
Equipment & Consumables	PTP 820S	18gHz	3	$8,000.00	$24,000.00	
Equipment & Consumables	ePMP Force 300	4 Pack	1	$500.00	$500.00	
FCC Licensing		FCC Licensing	3	$750.00	$2,250.00	
Installation/TTU/Decom	Link 1 Installation		1	$3,000.00	$3,000.00	
Installation/TTU/Decom	Link 2 Installation		1	$3,000.00	$3,000.00	
Installation/TTU/Decom	Link 3 Installation		1	$3,000.00	$3,000.00	
Installation/TTU/Decom	Link 4 Installation		1	$3,000.00	$3,000.00	
Installation/TTU/Decom	Link 5 Installation		1	$3,000.00	$3,000.00	
Installation/TTU/Decom	Link 1 Cut over		1	$100.00	$100.00	
Installation/TTU/Decom	Link 2 Cut Over		1	$100.00	$100.00	
Installation/TTU/Decom	Link 3 Cut over		1	$100.00	$100.00	
Installation/TTU/Decom	Link 4 Cut over		1	$100.00	$100.00	
Installation/TTU/Decom	Link 5 Cut over		1	$100.00	$100.00	
Installation/TTU/Decom	Site 1 Decom		1	$500.00	$500.00	
Installation/TTU/Decom	Site 2 Decom		1	$2,000.00	$2,000.00	
Installation/TTU/Decom	Site 3 Decom		1	$500.00	$500.00	
Installation/TTU/Decom	Site 4 Decom		1	$1,500.00	$1,500.00	
Installation/TTU/Decom	Site 5 Decom		1	$500.00	$500.00	
Installation/TTU/Decom	Site 6 Decom		1	$500.00	$500.00	

Project Summary		
Equipment & Consumables	$	63,348.28
FCC Licensing	$	2,250.00
Installation/TTU/Decom	$	21,000.00
PROJECT TOTAL:	**$**	**86,598.28**

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Exhibit E: Client Testimonials

360 Degrees of Support: Design, Installation, & Management

Orbis is more than just a "trusted IT partner" for the Village. They are our IT Department! We have been outsourcing the IT Department with them for the past 15 years. Orbis Solutions continues to support the Village on a variety of projects. Their team's knowledge and experience has been critical in helping us find the right solutions to fit the Village's needs. Orbis stands behind their installs and provides ongoing management, support/maintenance, and training as needed.

Jerry Sapp, Finance Director for the Village of Burr Ridge, Illinois

This Solution Prevents us from Experiencing Costly Downtime

I am in an industry that highly values uptime. Before coming to Orbis, we experienced an issue during tax season that prompted us to look for a more stable and reliable solution. Orbis designed and installed a highly available system that has prevented us from experiencing incredibly costly downtime. Potential downtime is no longer something I have to lose sleep over.

- ***Mark Geoffrey, Owner of Geoffrey Johns & Associates*** *– a full service accounting firm serving the Kankakee, IL area.*

Conscientious of Critical Issues & Flexible with Time Constraints

While working with the Orbis team, I found all individuals a pleasure to work with. They were extremely professional and knowledgeable in their area of expertise. Unlike past IT companies that I've worked with, Brad and his team were very conscientious of time critical issues and were flexible when time constraints required the change of our established timeline. I look forward to working with the members of Orbis again in the near future!

- ***Matthew Hertzog, Assistant Vice President of Technology & CIO of Resurrection University*** *– a private, Catholic university located in Chicago, IL.*

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Orbis Steers You in the Right Direction with your Bottom Line in Mind

IROQUOIS Mental Health Center

In our industry, we can't afford to have hours of downtime when we experience a problem. Brad and his staff are always very knowledgeable about the IT issues affecting our organization and provide quick resolutions. The Orbis team is always thinking about ways that making a change could **make a positive impact on our performance** and providing solutions that continually help improve our business process.

- ***Cherie Goselin, Associate Executive Director at Iroquois Mental Health Center.*** *IMHC is a nonprofit community mental health center with 10 clinics throughout Iroquois County, Illinois.*

Our Critical Needs are Taken Care Of

anchor

The single biggest benefit we have realized since partnering with Orbis is their fast response time – especially when we have critical needs. The service, support and expertise of Brad and his team is superior to other firms we've worked with in the past. If you are on the fence about selecting Orbis, I can assure you they will take good care of you!

- ***Gary Thrun, Vice President of Anchor Products Co*** *– a leading manufacturer of innovative surgical products headquartered in Addison, IL.*

Responsive, Cost-Effective, & Trustworthy Provider

Village of Hinsdale Est. 1873

Since we have partnered with Orbis Solutions for IT managed services, we have found them to offer a responsive and cost-effective solution for all our needs. The Orbis representatives always communicate in straight forward and understandable terms that everyone on our team can understand. Additionally, Orbis doesn't try and oversell us on products and services we don't need. If you're tasked with selecting an IT firm and are not sure whether to move forward with Orbis, consider speaking directly with a few customers to get their unbiased feedback on performance and responsiveness.

Bradley Bloom, Assistant Village Manager/Director of Public Safety *for the Village of Hinsdale, Illinois*

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

We Love the Streamlined Support & Fast Service

DUPAGE Foot&Ankle
Compassion. Dedication. Experience.

Since the implementation of our first project a few years ago, we have been a satisfied customer of Orbis Solutions. The single biggest benefit is the automated services available with our Orbis partnership! We love their streamlined support for all of our needs. Since our partnership with Orbis, we have never had any major issues. When we do need support, their help desk is quick to respond and complete the project.

- ***Dawn Moticik, Office Manager at Central DuPage Foot & Ankle Associates*** -- *a podiatry practice located in Winfield, IL.*

SoaringEagle Academy

Well-Rounded Tech Expertise

The professionals at Orbis Solutions are prompt and responsive to our not for profit organization's tech needs. Their trusted expertise and willingness to work with us to meet our unique needs are greatly appreciated.

Deanna Tyrpak, Co-Founder & Executive Director of Soaring Eagle Academy -- *a special education school in Lombard, IL.*

Orbis Prioritizes Customer Satisfaction Even After the Sale

The single biggest benefit of working with Orbis is finally having a properly operating Wi-Fi/A-V environment in our home. They outperformed our previous provider by proving these three essential attributes of a good tech provider:

1. Communicating highly technical processes in a manner that was clear and understandable to the customer
2. Delivering on-time, professional technical support by well-groomed, polite and highly competent technicians
3. Maintaining an ethical, ongoing interest in the satisfaction of the customer after the sale was made

If someone is on the fence about choosing Orbis I would be happy to relate our experience and would urge them to give great regard for the company.

- ***Mike Weible, Homeowner in St Charles, IL***

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Partial Client List

Access Group Reality
Acclaim Products
All Chocolate Kitchen
All Kids Dental
American Mobile Systems
Anchor Surgical
Black Gold / Clean Sweep
Central DuPage Foot and Ankle Clinic
CFL Workers Assistance Committee
Corporate Benefit Advisors
Davidson Homes
Doc Morgan Inc.
Donald Borg Construction
DuPage Federation
Excel technologies
Fairway Transportation
Frey design
GEA Architects
Geneva Public Library
Geoffrey Johns Associates
Great Northern Lumber
Hazen Insurance
Health Track
Illinois Holocaust Museum
Illinois Tollway
Iroquois Mental Health Center
Jim Henry Inc.
JML Design
Lorruso companies
NEFF Of Chicago
Passion Transportation
Phillips Chevrolet
Pleasantville School District
Resource Graphic
Resurrection University
River West Condo Association
Roof Management Inc.
Salbury Construction
SLAS
Soaring Eagle Academy
Tablet and Ticket
The Drake Group
Total Clarity Wealth Management / Wall Street Financial Management
Trice Construction
UIC Department for family services
Village of Burr Ridge
Village of Hinsdale
Village of Prairie Grove
Vine Street Trading
Vons Electric
Western Irrigation

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Exhibit F: Village of Burr Ridge Case Study

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Orbis SOLUTIONS

Neighborhood Surveillance Program Increases Safety, Reduces Crime

13 subdivisions. 70 cameras. Thousands of residents with peace of mind.

Thanks to a partnership between the Village of Burr Ridge, homeowner associations, and Orbis Solutions, many of the neighborhoods in this Chicago suburb are enjoying greater safety and security.

How? Through the Neighborhood Video Surveillance Program. This effective system uses cameras at the subdivisions' entrances to monitor residential streets.

How It Works

Overview cameras capture the make, model and color of all vehicles traveling in and out of the neighborhood as well as anyone entering or exiting on foot. Targeted license-plate recognition cameras capture all license plates entering and leaving the subdivision. Video is transmitted via an Orbis Solutions designed and maintained wireless microwave backhaul to the Village Hall server, where the Police Department can access the footage.

"This is a great tool for the police department to access," reports Jerry Sapp, Village of Burr Ridge Finance Director. "It's a real partnership between the homeowner associations, the village, and the police department. We've already had several successes at helping to solve crimes."

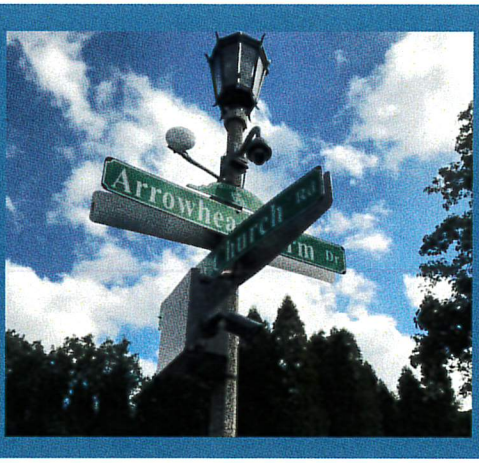
Orbis Solutions, the technology company who installed the cameras and microwave connectivity to the dispatch center, helps ensure the reliability of the surveillance.

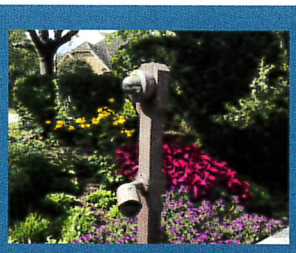
Thirteen Burr Ridge subdivisions have integrated video surveillance and several local businesses are next in line.

Orbis monitors the connectivity and functionality of the cameras on a real-time basis from their network operations center in Aurora, IL. The constant footage is made available for the police to quickly review if an incident occurs in one of the neighborhoods.

Who It Benefits

With these cameras in place, the subdivisions enjoy a visual deterrent for criminal activities. The system provides security for residents and a valuable tool for police investigators and court officials. Police officers can also access the video feed to monitor multiple locations from a single squad car or the police station. The program makes a strong overall public safety statement that the Burr Ridge neighborhoods are being monitored for crime.





Orbis Solutions collaborated with each HOA and the city to utilize existing infrastructure for camera placement and, when necessary, place new mounts.

Orbis Solutions | 630.658.1004 | 1585 Beverly Ct, Suite 123, Aurora, IL 60502
www.orbis-it.com | email: info@orbis-it.com

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Neighborhood Surveillance Program Increases Safety, Reduces Crime

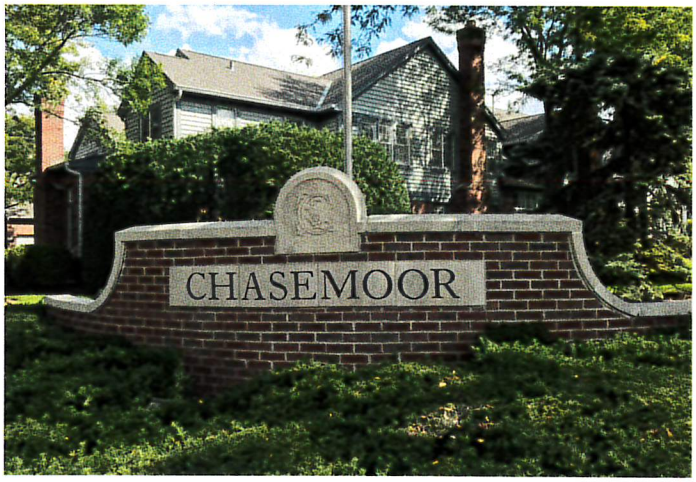
Due to the increased security, participating HOAs enjoy additional appeal to residents. This isn't something every subdivision in Chicagoland offers, so it's a nice perk to attract buyers to the neighborhood.

HOA boards are taking advantage of this great partnership to provide a low-cost, low-maintenance, and high-return security feature for their neighborhoods. Each Burr Ridge HOA covers the cost of the cameras for their neighborhood, and the village provides the network for the video feed.

Randy Grant, HOA board member for Chasemoor subdivision in Burr Ridge, explains, "It's is an extremely affordable criminal deterrent solution given that the HOA shares the investment with the Village. Our HOA's out-of-pocket camera hardware has been prorated for ten years (based on the manufacturer's rated lifespan). For our populace, this adds less than $1/month over ten years, to a homeowner's existing assessment. Compare the small financial outlay of such a system to that of a security gate weighed down by the expense of having it manned. The value is obvious if the technology is supported by a Village like ours."

For HOAs in other villages looking to increase neighborhood security, self-contained systems are also an option. The HOA simply needs a central building to house the recording device.

Grant adds that his experience with this system has been "excellent." He reports, "Some homeowners initially had mixed emotions about privacy concerns; however today, it's hard to argue against the news of our time, and the fact that there have been no break-ins, as there had been in our development before implementation of the program. Doubt-sayers will argue about clever ways to subvert the technology, and nothing can ever be foolproof, but at the end of the day there are easier targets for the bad guys to go after.



Chasemoor's HOA determined the surveillance program cost less than $1 per month for their homeowners.

As more and more developments get onboard, the protection perimeter will enlarge and solidify the reputation of the town's criminal-deterrence strength, which hopefully should reflect positively on the value of all homeowners' properties."

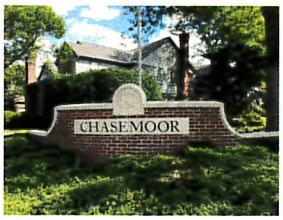
Why It Works

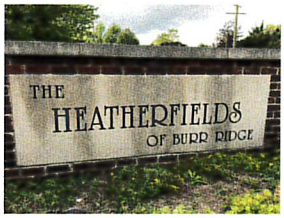
Sapp notes that a key to the success of this program is the partnership between the Village of Burr Ridge and Orbis Solutions. "Orbis can take a video surveillance project from concept to completion. They do all the planning, installation, and monitoring. That's why we partner with Orbis, because they can take it from start to finish – from idea to operation, and all the steps in between."

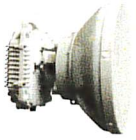
To date, thirteen neighborhoods across Burr Ridge have joined the many HOAs that Orbis Solutions has supported throughout the country. Some local businesses have also expressed interest at getting involved with the program, and the village continues to promote the system to its HOAs. As the partnership between HOAs, Orbis Solutions, and the Village of Burr Ridge continues to grow, so does the security of this dynamic city.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Surveillance Technology in Action







Network

Wireless Microwave Backhaul

License Plate Cameras

Surveillance Cameras

Control System

Connects all systems to Burr Ridge P.D.

Video Footage Accessible by Police Dept

24/7/365 Support & Monitoring

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Exhibit G: Burr Ridge Police Department Case Study

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Career Criminals Stopped in Their Tracks by Neighborhood Surveillance System

The Burr Ridge, Illinois Police Department is cutting criminal careers short. How? Through a partnership with homeowner associations, the Village Hall, and technology leader Orbis Solutions (Aurora, Illinois).

These organizations have come together to implement the Neighborhood Video Surveillance Program. This crime-reducing initiative relies on technology provided by Orbis Solutions to monitor neighborhoods across the city. To date, the company has installed 70 cameras at the entrances to 13 subdivisions in the Village of Burr Ridge.

All vehicles traveling in and out of these subdivisions are captured on overview cameras and targeted license-plate recognition cameras. Video from these devices is transmitted via an Orbis-designed and maintained wireless system that networks the cameras to the Village Hall server, where the Police Department can access the footage.

Burr Ridge Deputy Chief Marc Loftus reported this program has been a benefit to the community as a whole. He explained, "As this program has been implemented in more subdivisions, the officers in the department are able to search more areas for incidents as minor as a car striking a sign, to auto thefts and burglaries. A lot of these incidents would be unsolvable in the past. The residents, I think, are more apt to report incidents that they normally wouldn't, knowing there's a chance that it was caught on video."

Surveillance Success

The system is generating specific results, too. Loftus shared some of the recent success stories: "The first subdivision camera system was set-up in an area near Plainfield Road and County Line Road. Shortly after install, there was an attempted break-in at a home where the cameras were installed. Our detectives were able to view that video, get a license plate from the offender's vehicle, and a very clear picture of the offender. The information developed from this case resulted in a nation-wide investigation and resulted in several arrests of career criminals."

Burr Ridge Police Department patrol cars have remote access to neighborhood surveillance cameras

"On a smaller scale, and more in line with one of the many concerns reported by residents: We received a complaint of a speeding auto in a subdivision. Based on the description given by the resident, we were able to identify the vehicle and the owner. We also saw the driver of the vehicle looked much younger than the registered owner. We were able to contact the registered owner and determined that his 16-year-old son was driving the car. We allowed the parents of the young driver to address the situation with him, and the residents of the subdivision were pleased with the outcome."

Key to Success

What has made these wins possible? A key component is the reliable service provided by Orbis Solutions. Loftus noted, "Orbis is great to work with because they've delivered a system that 'just works.' We cannot monitor the systems on a 24/7 basis. We only view the systems when there is an incident requiring investigation. When our officers, who all have differing levels of technological expertise, log on to the system, it works as it should. If there ever is a question, Orbis responds immediately via phone to walk an officer through the system, or in rare instances, responds to the station to help."

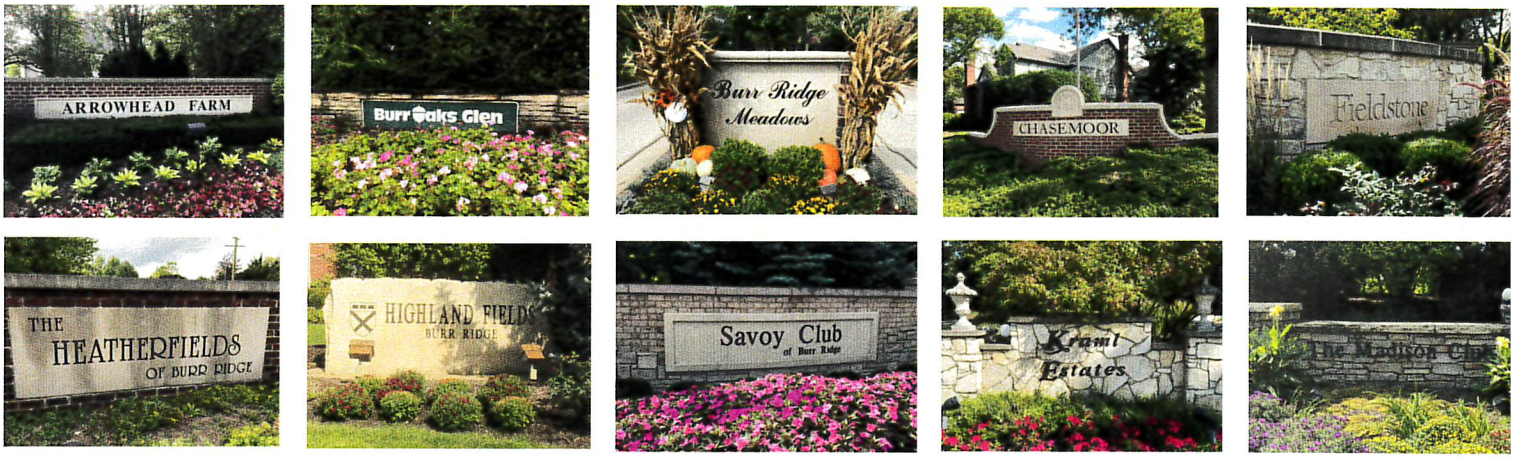
And if more neighborhoods want to take advantage of this effective system? "I know the turn-around from Orbis is quick," said Loftus. "When a homeowners' association finally makes the decision to implement a camera system, it is up and ready in a very short time."

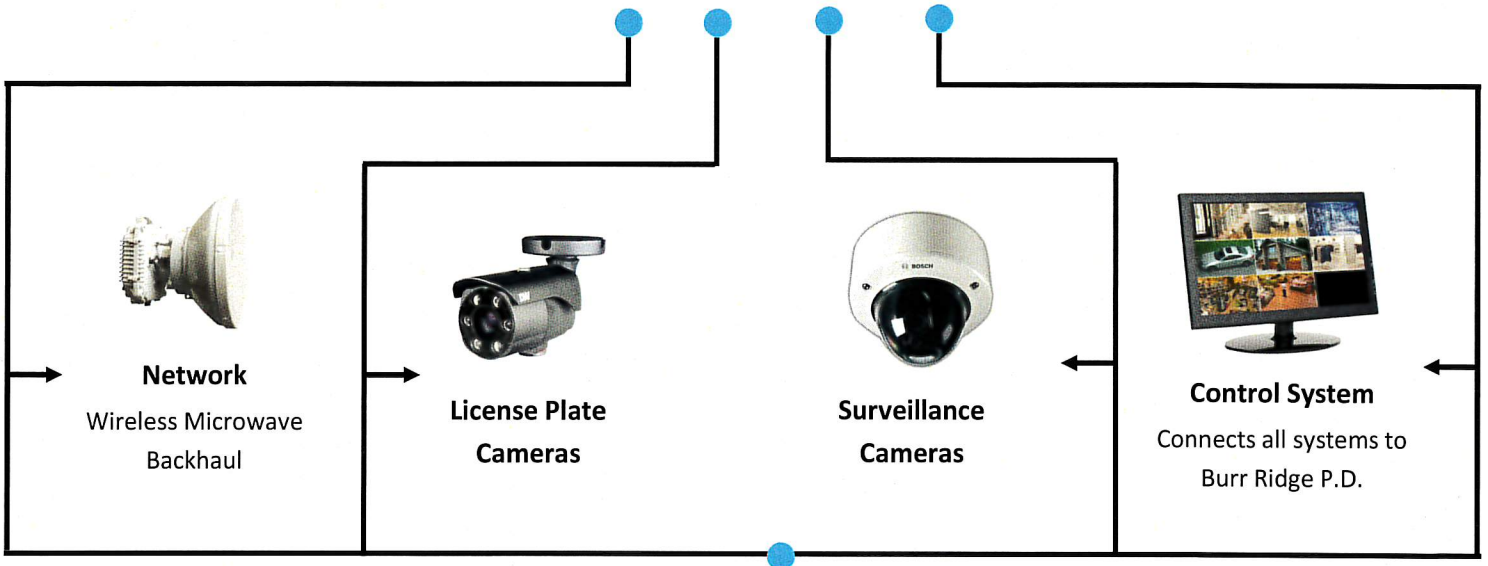
Ongoing successes are expected, as the police department plans to continue working with the Village of Burr Ridge and Orbis Solutions to enhance the security of their city and their service to its residents.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Career Criminals Stopped in Their Tracks by Neighborhood Surveillance System (cont.)

Surveillance Technology In Action





Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Exhibit H: Orbis Solutions Staff Bios

Company personnel are listed below along with highlights of their qualifications and experience.

Brad Miller

Title: President
Education: BS in Computer Science, CCNA, CCDA, CCNP CCDP, MSCE
Summary of Experience:

- 20 years in IT, 13 years running Orbis Solutions
- 10 years managing the network / IT Systems of a municipality
- Enterprise Network design and implementation
- Enterprise Wireless design and implementation, indoor and outdoor
- Design and Installation of IP phone systems, specifically Cisco
- Move, adds, and changes to traditional phone systems and related wiring
- Support and install Sensus meter reading software
- Support and install Laserfiche
- GIS systems installation and support
- Filemaker
- Supporting many of the State and County Police systems such as LEADS 2000, CJIS, Live Scan Etc.
- Supporting Police MDC's and their CAD programs.
- Implementing and supporting E-Ticket
- Working with State and County agencies to resolve interagency IT issues related to interagency systems
- Skilled in dealing with decision makes and effectively communication technical issues in easy to understand language
- Install, configure and troubleshoot Windows Server 2003, 2008, 2012
- Install, configure, and troubleshoot Exchange Servers
- Active Directory configuration
- Group Policy Management
- Virtualization using Hyper-V
- Virtualization using VMWare
- Mobile device support for Android/Apple
- Troubleshooting Windows XP/ Vista/ 7 / 8
- Install and configure Microsoft Office 2007, 2010, 2013
- Experience working with Google Apps, IIS, SQL, VoIP
- Configuring network services (DHCP/DNS/SMTP/IPSEC/QoS/WiFi/NAT/etc)
- Installing and configuring routers and firewalls
- Skilled with virus removal and network security

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

- Regulatory Compliance Issues
- Manage user accounts in Active Directory and within other business applications
- Maintain and configure networking systems (HP switches, Cisco Pix and Juniper SRX firewalls)
- Experience with Acronis and Symantec Backup Exec daily/weekly backups.
- Administer SIP based phone system using FreePBX
- Consulted with CEO's/Managers on hardware/software solutions for their business needs
- Installed Domain Controllers, Virtual Servers, Exchange Servers, SQL Servers
- Installed Cisco/Fortinet firewalls, Cisco/Fortinet routers
- Set up DHCP, DNS, WIFI, network security
- Desktop, Tablet and Mobile Device support for Windows, Android and Apple
- Experience managing implementation projects
- Installation of cabling and network infrastructure
- Board room technology design and implementation
- Audio / Video technologies implementation
- Security / surveillance systems installation and support
- Entry and control systems installation and support

Chris Wolf

Title: Senior Help Desk Technician
Education: BS, Illinois State University
Summary of Experience:

- 20 years experience in IT
- Ten years hands-on experience configuring desktops, laptops, mobile devices, servers, routers, switches, and rack & stack
- Experience managing deployment projects encompassing all major hardware technologies: end-user compute, mobile, server, storage network.
- A+ Certified
- IT and technical skills – including research, project and records management
- Mobile device support for Android/Apple
- Troubleshooting Windows XP/ Vista/ 7 / 8
- Install and configure Microsoft Office 2007, 2010, 2013
- Installing and configuring routers and firewalls
- Skilled with virus removal and network security
- Manage user accounts in Active Directory and within other business applications
- Maintain and configure PC/Server operating systems (Windows Server, Linux Distros)
- Maintain and configure networking systems (HP switches, Cisco Pix and Juniper SRX firewalls)
- Experience with Acronis and Symantec Backup Exec daily/weekly backups.
- Desktop, Tablet and Mobile Device support for Windows, Android and Apple
- Experience managing implementation projects

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Clay Henry

Title: Field Technician & Lead Climber

Summary of Experience:

- Proficient in Microwave Pathing, Alignment, IP Addressing, Wireless Networking, Configuration and Configuring Equipment, Tower Climbing, Rigging, Rooftop Installations
- Over 22 years of microwave PTP and fixed wireless experience
- Owned and operated Wireless Integrated Networks, Inc. in St. Louis for five years. Primary trade included installation, support, and maintenance of Cisco point-to-point networks for various customers in Kansas and Missouri.
- Pivotal role in a large network build-out for a Chicagoland WISP consisting of 38 licensed and unlicensed microwave links.
- Lead Technician for the survey, installation, support, and maintenance of a large national auction network with approximately 150 locations across the United States and Canada. Systems include Wi-Fi, audio, video, and broadcast equipment.
- Worked in six Clear Wire markets on aligning teams and aligning hundreds of links.
- Worked with AirCell to complete microwave links throughout the Rockies for connectivity to their BTS locations.
- Part of the team that designed and installed an 85 mile Motorola PTP400 link in Arizona that crossed over the Grand Canyon. This link was part of a network that spanned over 225 miles long.
- Designed, install and maintaining fixed wireless and camera networks for multiple Municipalities in the Chicagoland area.
- Currently designing, installing and maintaining a fixed wireless network in Oklahoma that will ultimately cover the entire state.
- Currently designing fixed networks in Miami and Atlanta.
- Currently operating a fixed wireless network in the Chicagoland area consisting of 20 tower locations that stretches form Burr Ridge IL to Williamsport IN.
- System Experience: Motorola PTP Series, Motorola Canopy/Cambium PMP Series PMP430 PMP450 & ePMP, Dragon Wave, Ligowave, Exalt, Ceragon, Redline, Cisco Aironet, Alvarion, Lucent, Proxim,Trango, Alcatel, Apex 9, Aerohive, Memory Link

Jeff Modjeski

Title: Help Desk Technician

Education: BS, Northern Illinois University

Summary of Experience:

- 10 years of IT experience improving customer satisfaction and driving overall operational improvements
- Skills: Windows 10/8/7/Vista/XP, Microsoft Office Suite, Microsoft Exchange, Troubleshooting & Diagnostics, Hardware Knowledge, Network Installations
- Experience removing malware, ransomware and other threats from laptops and desktop systems.

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

John Hedley

Title: Network Administrator
Education: BA, Hillsdale College
Summary of Experience:

- 20 years experience in IT
- Desktop/Server OS: Windows 7/8/10, Windows Server 2008, 2012, MacOS, Linux (Debian/Wheezy Ubuntu MATE)
- Mobile Devices: Window 10 Mobile, iOS, Android
- Mobile Device Management: Meraki, CasperSuite/JAMF, Apple Configurator, C2DM,
- Programming: Scripting: Visual Basic & Python, Java, HTML, Crystal Reports/SQL
- Server/Software/Technologies: Active Directory, Microsoft SMS/SCCM, MS Exchange, MS Terminal Server, Citrix, VMware, HyperV, SQL Server, MongoDB, Apache, Tomcat, Adobe Creative Suite, Microsoft Office, Office 365, Google Apps for Business, Google Classroom, Papercut, Atrium, iCloud, OneDrive, Google Drive, MyCloud, Azure, VPN, PowerShell
- Administrator for CRM, ERP, Accounting and LMS systems
- Hardware Platforms: Barracuda, HP/Hewlet Packard, 3Com, Ecessa, Unifi, SonicWall, Areohive, Netgear, Ruckus, Cisco, Brocade, D-Link, TRENDnet, APC, Tripp Lite, Apple, Dell, Samsung, Microsoft Surface, Chromebook
- Certifications
    - Microsoft – Microsoft Certified Professional, MCSA
    - ABYC - Marine Electrical, Marine Diesel Engines
    - Virtus/Protecting God's Children (Dioceses of Chicago and Rockford, 2004,2013)
    - Catechesis of the Good Shepard – Level 1
    - IL Dept of Education – CTE Career Technical Educator license (in process Fall 2018)
    - PMI – PMP Project Management Professional (in process Fall 2018

Jon Rentfrow

Title: Help Desk Technician
Education: IT Technical Training, IT Career Labs
Summary of Experience:

- Two years experience providing dedicated IT support to the Village of Hinsdale
- Six years hands-on experience providing technical support and expertise, resolving clients' IT related issues
- Certifications: CCNA Route & Switch, Microsoft 365 Certified Modern Desktop Administrator Associate
- Skills: Office 365, It Glue, ConnectWise, Duo, Webroot, Datto, Druva, Networking
- Overhauled 26 school networks bringing them up to a standardized state for ease of troubleshooting; implemented network segmentations to firewall configurations in addition to Chromebook management and protection software.
- Integrated user security training program, KnowBe4

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Justin Tamm

Title: Field Manager
Education: Associates in Business, MSCE
Summary of Experience:

- 8 years in IT
- Install, configure and troubleshoot Windows Server 2003, 2008, 2012
- Active Directory configuration
- Group Policy Management
- Virtualization using Hyper-V
- Mobile device support for Android/Apple
- Troubleshooting Apple Mac products
- Troubleshooting Windows XP/ Vista/ 7 / 8
- Install and configure Microsoft Office 2007, 2010, 2013
- Install and configure Cisco VoIP systems
- Installation of WiFi Devices, Motorola, Camdium
- Configuring network services (DHCP/DNS/SMTP/IPSEC/QoS/WiFi/NAT/etc)
- Installing and configuring routers and firewalls
- Skilled with virus removal and network security
- Manage user accounts in Active Directory and within other business applications
- Maintain and configure networking systems Cisco switches, Cisco Pix and Fortinet firewalls)
- Experience with Acronis daily/weekly backups.
- Installed Domain Controllers, Virtual Servers, Exchange Servers, SQL Servers
- Experience with setting up enterprise WiFi, specifically Ubiquity and Pakedge
- Desktop, Tablet and Mobile Device support for Windows, Android and Apple
- Experience managing implementation projects
- Installation of cabling and network infrastructure
- Board room technology design and implementation
- Audio / Video technologies implementation
- Security / surveillance systems experience
- Entry and control systems experience
- Network troubleshooting experience
- Experience with Laserfiche
- Move, adds, and changes to traditional phone systems and related wiring

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Martin Rielage

Title: Wireless Architect
Education: BS, Telecommunications Management, Devry University
Summary of Experience:

- Director of 5 Construction Managers serving 27 Markets and more than 270 sites with more than 1000 customers served in the 27 markets.
- Surveyed, designed, and deployed more than 10 Wireless Internet Service Providers. This includes purchasing, scheduling, installation and testing. I am especially skilled at managing sub-contractors to ensure committed schedules are met and financial considerations are achieved.
- Led up to 12 field technicians, 4 support personnel, and 7 business development and account managers.
- ComTrain - Certified Tower Safety and Rescue Certified-(ConVergence Technologies, Inc.)
- 23+ years in Microwave PTP design and deployment.
- Managed more than 12 technicians across the US, as well as up to 5 outsourced agencies for deployments
- Surveyed more than 50 school districts for a 1 – 1 initiative.
- Surveyed more than 40 outdoor venues, from 5 acres and up to 150 acres.
- Surveyed more than 20 warehouses for handheld devices.
- Designed more than 200 WIFI networks using various encryption methods including WEP, WPA, WPA2, WPA-Mixed, as well as Authentication Option like Shared, 802.1x EAP, MAC Address, and EAP and MAC together, as well as LDAP, AD, and Radius.
- Knowledge with Controller based WIFI Networks to manage all Access Points, whether Light Weight or Independent.
- Successfully deployed more than 250 WIFI networks. 60 in the last 3 years in educational sector.
- Familiar of RF technologies like Beam Steering (Focusing), MIMO, and Diversity.
- Familiar with Survey Software like Airmagnet, Ekahau, Ruckus Heat Mapping.
- Understanding of Airtime fairness to clients
- Familiar with Cisco, Symbol, Motorola, Ruckus, Ceragon, DragonWave, BridgeWave, Redline, Cambium Networks, and other WIFI and Radio Manufacturers
- Successfully Designed, Planned, and deployed the first Digital Microwave Network for the Marine Corps.
- Microwave PTP/PMP/WIFI Radio Certifications: APEX9, Siklu, Dragon Wave, Bridge Wave, Cambium PTP/PMP, Ceragon, Ruckus Wireless, Exalt, Trango, Ubiquiti

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Michal Fira

Title: Field Technician

Education: Engineer's Degree, Electrotechnics

Summary of Experience:

- 15 years experience in IT
- MVA – Windows Server Fundamentals Certificate
- MVA – Networking Fundamentals Certificate
- CompleteView Video Management System v4 Training
- Network systems
- Virtualization (Hyper-V, VMware)
- Server systems (Windows Server platforms)
- Switching and routing (Cisco)
- Salient Systems solutions based on Windows server 2012
- Ubiquiti-based network solutions
- Cisco IP phones (UC560)
- Bosch, Axis, GeoVision cameras systems
- Skills include: Electrical Design, Lighting Design, AutoCAD, Wireless Networking, NAS, Electrical Troubleshooting, Virtualization, LAN networks & switching, File recovery
- Technology experience includes: Microsoft Office, VMware, Windows Server, Group Policy, Windows, Hyper-V, VMware vSphere, Salient Systems, Ubiquiti Networks, Active Directory, Veeam, Cisco Networking, Dell Switches, DIalux, Axis cameras, Catalyst switches, Dell PowerEdge servers

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Miguel Ortega

Title: Field Technician

Summary of Experience:

- 7 years experience in low voltage installations
- Conduit Bending
- Electronic Troubleshooting
- Electric Outlet & Wire Installation
- Wire Management
- TV Repair, TV mounting, Home Theater Install and Repair
- Installed and Managed Network Routers and Printers
- Low Voltage Installations Residential, Commercial, Industrial
- Mechanical Troubleshooting
- Structured Wiring Such as CAT6, CAT5, RG6 wires
- Antenna Installations
- New Construction, Retrofit, Trim out Installations
- Managed and Service all Video, Data, and Phone Systems
- Troubleshoot & Resolved Service Tickets
- Setup and Configured End Users Devices and Workstations
- SBCA Certified, Authorized Cable Contractor Certified, EPA 608 Universal Certification

Ryan Walker

Title: Help Desk Technician

Education: College of DuPage, General Studies

Summary of Experience:

- Thirteen years hands-on experience providing technical support and expertise, resolving clients' IT related issues.
- Technical Skills:
    - **Operating Systems:** Android, Apple, Chrome, Windows XP, 7, 8, 8.1,10
    - **Software:** Adobe, Carbonite, Datto, Google Suites, Internet Browsers, iTunes, Labtech, Microsoft Office programs, ShadowControl, StorageCraft, Webroot, Windows Media Player/VLC, Skype,
    - **Devices/Hardware:** PC diagnostics, Some Routers/Servers, Cabling including installation and troubleshooting diagnostics, Dell/HP/Lenovo Printers & Desktops/Laptops, Chromebooks, iPad, Mac Laptop, iPhone/Android Phones, Amazon Fire/Samsung Tablets, Mitsubishi/Epson Projectors
    - **Network:** Active Directory, Applying monthly Microsoft updates, Computer Reimaging, WatchGuard Firewall

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Sara Hasselman

Title: Office Admin
Education: BS, Columbia College
Summary of Experience:

- Provides marketing, sales support, and proposal responses to RFP's
- Responsible for new talent acquisition
- Technical skills include: Adobe Creative Suite, Wordpress, Wix, Canva, Constant Contact, MailChimp, Zoho, Microsoft Office, HTML, CSS, Social Media

Tim Schindlbeck

Title: Field Technician
Education: BA, Central College
Summary of Experience:

- Thirteen years hands-on experience providing field installs and troubleshooting.
- Experience installing AV & home theater equipment including, TVs, av receivers, soundbars, speakers, TV and equipment stands, steaming audio and video devices, DVD players, and other audio/video devices.
- Experience mounting TVs, soundbars, speakers, and equipment racks as well as wall fishing cables such as speaker wires, ethernet lines, HDMI cables, and other audio/video cables.

Victor Gutierrez

Title: Senior Cisco Collaboration Engineer
Technical Summary:

- Operating Systems
  - Experienced with the installation and administration of Windows 7, Windows 10, Windows Server 2008, Windows Server 2012.
- Networking / Internet
  - Experienced with the installation and configuration of SIP trunks, T1 PRI, DS3 circuits, DSL, and Cable.
  - Experienced with the installation and configuration of a wide variety of Cisco Routers, Cisco ASA Firewalls, Cisco
  - Catalyst Series Switches.
- PBX / IP Telephony
  - Experienced with the installation, configuration, and administration of the Cisco Unified Communications solution - Call Manager, Call Manager Express, Unity, Unity Connection, Unity Express, & UCCX Express and Avaya S8700, S8500, S8300, S8100, IP

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Office, Modular Messaging, Unified Messaging. Experienced with Microsoft Lync / Skype for Business / MS Teams Voice Communications solution, as well.

Training & Certifications:

- Cisco Certified Internetwork Expert Candidate (CCIE) (Passed the CCIE Collaboration and the CCIE Data Center written exam
- Cisco Certified Network Professional Collaboration (CCNP Collaboration)
- Cisco Certified Network Professional Routing and Switching (CCNP Routing & Switching)
- Cisco Certified Network Associate Routing and Switching (CCNA Routing & Switching)
- Cisco Certified Design Associate Certification (CCDA)
- Cisco IP Communications Express Specialist
- Cisco Unified Contact Center Enterprise Specialist
- Cisco Unified Contact Center Enterprise Design Specialist
- Cisco Unified Contact Center Express Specialist
- Cisco IP Contact Center Express Representative
- Cisco Collaboration Field Engineer Representative
- Cisco Collaboration Architecture Systems Engineer Representative
- Cisco Unified Communications on Unified Computing Systems Representative
- Cisco Unified Communications on Unified Computing Systems Specialist
- Cisco Video Network Representative
- Cisco Express Collaboration Systems Engineer Representative
- Microsoft Certified Solutions Engineer: Communication Certification (MCSE Lync)
- Microsoft Certified Solutions Associate: Windows Server 2012 (MCSA)
- Microsoft Certified Systems Engineer Windows 2000 Certification (MCSE)
- Avaya Certified Expert – IP Telephony Implementation Certification (ACE)
- Avaya Certified Specialist – IP Telephony Implementation Certification (ACS)
- Avaya Certified Specialist – IP Telephony Design Certification (ACS)
- Avaya Certified Associate – Communication Networking Certification (ACA)

Attachment: Orbis Proposal (Point to Point Wireless Equipment)

Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program

BACKGROUND:
Over the years, the Village has been systematically upgrading pavement markings from paint to thermoplastic. Much of this upgrading was performed on streets that were being resurfaced or reconstructed. This upgrade has improved durability and visibility of all pavement markings throughout the Village. Due to the specialized equipment needed to perform this work, thermoplastic pavement markings have been contracted.

Thermoplastic pavement markings are provided on all arterial and collector streets which warrant pavement markings. This material lasts roughly three times longer than paint, with the only exception being on major intersections constructed of concrete. At these locations, pavement marking tape or specialized plastic has been utilized. Items to be marked include crosswalks, stop bars, lane lines, center lines, arrows, and "ONLY" markings.

KEY ISSUES:

- The Village participated in a joint-bid for pavement markings coordinated through the Municipal Partnering Initiative (MPI) in 2019, which included two one-year renewals. The low responsive and responsible bidder was Precision Pavement Markings, Incorporated. There is no change in pricing for the renewal periods.
- The Village also compared pricing from Superior Road Striping, Incorporated, which currently holds the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) contract. This contract was awarded in April of this year, with options to renew annually up to three times. The Village has awarded its contract using SPC pricing in the past.
- Based on approximate quantities for the streets to be marked this year, the pricing solicited through the SPC was the most favorable at an estimated cost of $29,335.10, compared to $29,432.31 through the MPI.

ALTERNATIVES:

1. Award the contract for the 2021 Pavement Striping Program to Superior Road Striping.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Pavement Striping Program be awarded to Superior Road Striping in the amount of $30,000.

BUDGET IMPACT:
Funds in the amount of $30,000 have been appropriated in the 2021 Operating Budget for contractual pavement marking.

ACTION REQUIRED:
Motion to award the contract for the 2021 Pavement Striping Program to Superior Road Striping, Incorporated of Melrose Park, Illinois in the amount of $30,000.

ATTACHMENTS:

- SPC vs. MPI Price Comparison
- 2021 Pavement Striping Estimted Quantities and Cost

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

2021 Pavement Striping-Through SPC (Superior Road Striping)							
Letters and Symbols	SF	158.7	$	3.75	$	595.13	
Marking Line 4"	LF	11286	$	0.53	$	5,981.58	Based on
Marking Line 6"	LF	15428	$	0.75	$	11,571.00	2019
Marking Line 12"	LF	1365	$	1.50	$	2,047.50	estimated
Marking Line 24"	LF	689	$	3.75	$	2,583.75	quantities
Marking Removal	SF	21853.8	$	0.30	$	6,556.14	
				Contract Total	$	29,335.10	
2021 Pavement Striping-Through MPI (Precision Pavement Markings)							
Letters and Symbols	SF	158.7	$	3.89	$	617.34	
Marking Line 4"	LF	11286	$	0.54	$	6,094.44	Based on
Marking Line 6"	LF	15428	$	0.79	$	12,188.12	2019
Marking Line 12"	LF	1365	$	1.75	$	2,388.75	estimated
Marking Line 24"	LF	689	$	3.89	$	2,680.21	quantities
Marking Removal	SF	21853.8	$	0.25	$	5,463.45	
				Contract Total	$	29,432.31	
				Difference	$	97.22	

Attachment: SPC vs. MPI Price Comparison (2021 Pavement Striping Program)

2021 Thermoplastic Pavement Striping Program
Estimated Quantities and Costs

No.	Location	Description	Estimated Quantities Line 4" (ft)	Line 6" (ft)	Line 12" (ft)	Line 24" (ft)	L&S (sf)	Removal (sf)	Costs Line 4"	Line 6"	Line 12"	Line 24"	L&S	Removal	Total
1	Greenwood and Lincoln	1 stop bar				10			$ -	$ -	$ -	$ 37.50	$ -	$ -	$ 37.
2	Greenwood and Wilson	2 stop bars				22			$ -	$ -	$ -	$ 82.50	$ -	$ -	$ 82.
3	Greenwood and Kenilworth	2 stop bars				24			$ -	$ -	$ -	$ 90.00	$ -	$ -	$ 90.
4	Greenwood and Wilmette	2 stop bars				22			$ -	$ -	$ -	$ 82.50	$ -	$ -	$ 82.
5	Greenwood and Northwest Hwy	1 stop bar, 1 pedestrian crossing		82		17			$ -	$ 61.50	$ -	$ 63.75	$ -	$ -	$ 125.
6	Ashland and Kenilworth	2 stop bars				20			$ -	$ -	$ -	$ 75.00	$ -	$ -	$ 75.
7	Benton and Gilbert	1 stop bar				12			$ -	$ -	$ -	$ 45.00	$ -	$ -	$ 45.
8	Linden and Palatine Rd	1 stop bar				17			$ -	$ -	$ -	$ 63.75	$ -	$ -	$ 63.
9	Linden and Wilson	2 stop bars				24			$ -	$ -	$ -	$ 90.00	$ -	$ -	$ 90.
10	Linden and Lincoln	1 stop bar				10			$ -	$ -	$ -	$ 37.50	$ -	$ -	$ 37.
11	Aldridge and Brockway	1 stop bar				10			$ -	$ -	$ -	$ 37.50	$ -	$ -	$ 37.
12	Smith and Helen	1 stop bar				12			$ -	$ -	$ -	$ 45.00	$ -	$ -	$ 45.
13	Clyde and Palatine Rd	1 stop bar				10			$ -	$ -	$ -	$ 37.50	$ -	$ -	$ 37.
14	Middleton and Willow	1 stop bar				14			$ -	$ -	$ -	$ 52.50	$ -	$ -	$ 52.
15	Park and Winnetka	1 stop bar				11			$ -	$ -	$ -	$ 41.25	$ -	$ -	$ 41.
16	Elm and Home	1 stop bar				12			$ -	$ -	$ -	$ 45.00	$ -	$ -	$ 45.
17	Marshall Ct	1 stop bar				12			$ -	$ -	$ -	$ 45.00	$ -	$ -	$ 45.
18	Marshall Ct	1 school crossing			42				$ -	$ -	$ 63.00	$ -	$ -	$ -	$ 63.
19	Lakeshore Dr	1 stop bar				11			$ -	$ -	$ -	$ 41.25	$ -	$ -	$ 41.
20	Gardenia-Old Hicks to High Grove		3480	1700	77	17	23.9		$1,844.40	$ 1,275.00	$ 115.50	$ 63.75	$ 89.63	$ -	$ 3,388.
21	Illinois-Plum Grove to Quentin		3280	8900		63	30	12273	$1,738.40	$ 6,675.00	$ -	$ 236.25	$112.50	$ 3,681.90	$12,444.
22	Old Hicks-Coach to Nichols		2216	190	84	158		2648	$1,174.48	$ 142.50	$ 126.00	$ 592.50	$ -	$ 794.40	$ 2,829.
23	Wood-Quentin to cul-de-sac		2310	3266	980	115	104.8	6775.8	$1,224.30	$ 2,449.50	$1,470.00	$ 431.25	$393.00	$ 2,032.74	$ 8,000.
24	Palatine Rd-Rose to Oak			1290	182	66		157	$ -	$ 967.50	$ 273.00	$ 247.50	$ -	$ 47.10	$ 1,535.
		Totals	11286	15428	1365	689	158.7	21853.8	$5,981.58	$11,571.00	$2,047.50	$2,583.75	$595.13	$ 6,556.14	$29,335.

Attachment: 2021 Pavement Striping Estimted Quantities and Cost (2021 Pavement Striping Program)

Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan

BACKGROUND:

The FY2021 Action Plan 30-day subrecipient application period for use of CDBG funds went from March 18 through April 1. Per HUD requirements, the Draft Action Plan is available for a 30-day public review and comment period. As the Village's annual process, the Draft Plan will be available at the Village Clerk's Office and posted on the Village's website. The final version of the Action Plan will be submitted to HUD though the Cook County Consortium in August. Therefore, Staff is recommending the following:

> **Motion commencing the 30-day public review and comment period for the FY 2021 Action Plan.**

KEY ISSUES:

The Village's anticipated CDBG FY 2021 entitlement amount is $484,944, which represents a 6% decrease from last year. Palatine's program year runs from September 1 through August 31. Through HUD regulations, the Village may recommend up to 15% ($72,741) for social service providers and up to 20% ($96,988) for program administration. The requested subrecipient funding was $112,500. The subrecipient application notice was posted on the Village website on March 5, 2021. Additionally, Staff also sent FY2020 CDBG notice to each social service agency that has either applied for or received funds, over the past 4 years.

The FY 2021 Action Plan recommends CDBG funding for the following: program administration, public infrastructure, and facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare and community center administration, homelessness service & prevention, an 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 Daily Herald.

Staff recommends the following expenditure of CDBG funds for FY 2021:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration	$96,988	$96,988
Journey's Hope Center	New Journey's Hope Center Public Facility Project	$100,000	$ - Note - $25,000 from 2019 FY was committed to this project.
Village of Palatine Public Works	Public Improvement Projects	$315,215	$315,215
	Total Requested	**$437,983**	
	Total Available		**$437,983**

Social Services			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$4,500	$4,000
Faith Community Homes	financial assistance for rent and case management	$3,000	$-
Journeys - The Road Home	Homeless Services	$15,000	$9,000
Northwest Compass	Support services for the Homeless	$15,000	$2,741
Palatine Township	Case Management Service Coordinator	$3,000	$3,000
Palatine Township Senior Citizens' Council	Support Services for Older Adults	$12,000	$10,000
Partners for Our Community	Resources and Programs for Very Low Income Clients	$24,000	$24,000
The Bridge Youth & Family Services	Bilingual Child Abuse Counseling	$20,000	$15,000
WINGS	Homeless Services for Domestic Violence Victims	$6,000	$5,000
	Total Requested	**$112,500**	
	Total Available		**$72,741**

The full draft FY2021 Action Plan can reviewed on the Village Website at www.palatine.il.us/163/News-Events

ALTERNATIVES:

1. Recommend commencing the required 30-day public comment period.
2. Do not recommend commencing the required 30-day public comment period.

RECOMMENDATION:

Staff recommends a Motion commencing the required 30-day public review and comment period. If the public comment and review period does not commence, the Village will risk losing its CDBG 2021 funding.

ACTION REQUIRED:

A motion commencing the 30-day public review and comment period for the Village of Palatine FY2021 Action Plan.

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

Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens

BACKGROUND:
The Village of Palatine has approximately 19,150 water meters, of which more than 60% were beyond their intended life span in 2014. The Village undertook a collaborative project with Buffalo Grove and Glenview to hire Siemens Industry to replace all meters and convert to an Automated Read system starting in 2015 and completing in 2016.

KEY ISSUES:
The contract with Siemens is a performance guarantee. The performance guarantee period requires the project to generate baseline savings or Siemens will have to pay the Village any savings shortfall. Siemens does have the right to replace any defective equipment at their cost in order to again generate the guaranteed savings.

As a condition of the performance guarantee, an annual performance assurance effort is conducted to audit a sample of the meters. Each year for the last 4 years, at least 11 meters are removed and tested based on the American Water Works Association standards to determine the level of accuracy for the meters in the system. This measurement and verification process for all years tested has confirmed accuracy exceeding the contractual minimum of 98.5%. In all years tested the sample aggregate was in excess of 99.5%

It is recommended the contract be amended to discontinue the Annual Performance Assurance Measurement & Verification and associated reporting. Stopping this process will discontinue the performance guarantee with Siemens. As the meters are all performing within and actually better than expected, the elimination of the audit will save the Village $15,900 annually.

The equipment warranty (20 years) will continue with the meter manufacturer. Glenview terminated their performance assurance and performance guarantee immediately following project completion in 2016. Buffalo Grove also plans to terminate their performance assurance and performance guarantee this month.

ALTERNATIVES:

1. Approve the contract amendment terminating the performance assurance and performance guarantee.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the contract amendment in a manner substantially conforming to the attached and subject to the Village Attorney's review.

ACTION REQUIRED:
A motion to approve contract amendment with Siemens Industry, Incorporated.

ATTACHMENTS:

- Siemens Resolution - Amend#3 June 21 2021
- Siemens Amendment 3

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

RESOLUTION NO. _____

A RESOLUTION APPROVING AMENDMENT NO. 3 OF THE AGREEMENT FOR PERFORMANCE CONTRACTING SERVICES AND MATERIALS WITH SIEMENS INDUSTRY INC.

WHEREAS, the Mayor and Village Council of the Village of Palatine desire to amend the Performance Contracting Agreement with Siemens Industry, Inc. Building Technologies Division approved by the Village Council on March 2, 2015

WHEREAS, the approval of the attached Amendment No. 3 will modify the Performance Contracting Agreement dated February 2015, Amendment No. 1 dated April 22, 2015, and Amendment No. 2 dated April 24, 2017 between Siemens Industry, Inc. and the Village of Palatine.

WHEREAS, Amendment No. 3 shall operate to terminate the Performance Assurance Services Program (PASP) included within the Performance Contracting Agreement and Amendments No. 1 and 2 and, by so doing, Siemens' Performance Guarantee obligations are fully satisfied.

WHEREAS, as a result of the termination of the PASP, the savings shall no longer be measured and verified. Therefore, the remaining savings to be realized through the otherwise remaining term of the Performance Guarantee are hereby be deemed realized.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine that the Village Manager is hereby authorized and directed, to execute Amendment No. 3 to the Performance Contracting Agreement with Siemens Industry Inc.

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

ADOPTED this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2021

_____
Village Clerk

Attachment: Siemens Resolution - Amend#3 June 21 2021 (Water Meter Performance Assurance Agreement Amendment)

Amendment No. 3 to Performance Contracting Agreement

THIS AMENDMENT No. 3 ("Amendment") is made this 30th day of March, 2021, by and between Siemens Industry, Inc., through its Building Technologies Division (f/k/a Siemens Building Technologies, Inc.)("SIEMENS"), and the party identified below as CLIENT, and effective upon execution, amends and modifies the Performance Contracting Agreement dated February 2015, Amendment No.1 dated April 22nd,2015 and Amendment No. 2 dated April 24th, 2017 between SIEMENS and CLIENT, and all prior amendments thereto, if any (collectively the "Agreement").

PROJECT:
This Amendment No. 3 shall operate to terminate the PASP program included within the Performance Contracting Agreement and Amendment No. 1 and 2 and, by so doing, SIEMENS' Performance Guarantee obligations are fully satisfied.

CLIENT: **Village of Palatine** **200 E. Wood Street** **Palatine, IL 60089** **DESIGNATED REPRESENTATIVE:** **Elias Koutas, Deputy Director of Public Works** Phone: 847-705-5200, Fax: N/A	**SIEMENS:** **Siemens Industry, Inc.** **1000 Deerfield Parkway** **Buffalo Grove IL 60089** Local office at: Siemens Industry, Inc. 585 Slawin Ct Mt Prospect, IL 60056 **DESIGNATED REPRESENTATIVE:** **Mark Castaneda, Client Service Manager** Phone: 972-206-7530, Fax: NA

1. The Agreement and any amendments thereto are incorporated by reference herein and made a part hereof.

2. The Parties agree to modify the Agreement as follows:

   a. Termination of Performance Assurance Services Program.
      i. The PASP is hereby terminated. The Parties hereby agree that the effective date of termination is retroactive to June, 30, 2020;
      ii. As a result of the termination of the PASP, the savings shall no longer be measured and verified. Therefore, the remaining savings to be realized through the otherwise remaining term of the Performance Guarantee are hereby be deemed realized.

WHEREFORE, this Amendment amends and modifies the Agreement. The Parties have caused this Amendment to be signed by their duly authorized representatives on the date first above written, and this Amendment may be executed in counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

CLIENT:	**Village of Palatine**	**SIEMENS:**	**Siemens Industry, Inc.**
Signature:	_____	Signature:	_____
Printed Name:	_____	Printed Name:	_____
Title:	_____	Title:	_____

Attachment: Siemens Amendment 3 (Water Meter Performance Assurance Agreement Amendment)

Consider a Motion to Approve 2021 Warrant #12

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 12 having been approved by the Village Council on 06/21/2021 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	291,694.76	71,535.32	-	-	363,230.08
Motor Fuel Tax Fund	205	784,809.32	-	-	-	784,809.32
Downtown TIF Fund	233	2,375.00	-	-	-	2,375.00
CDBG - CV	255	45,158.26	-	-	-	45,158.26
Capital Equipment Fund	401	23,046.52	576.42	-	-	23,622.94
Capital Improvements Fund	402	82,411.98	-	-	-	82,411.98
Water Fund	605	68,077.97	385.41	-	-	68,463.38
Sewer Fund	610	40,097.04	133.31	-	-	40,230.35
Refuse Fund	615	99,902.00	252,027.99	-	166.40	352,096.39
Parking Fund	620	18,239.93	40.01	-	-	18,279.94
Fleet Services Fund	710	40,947.19	571.41	-	-	41,518.60
Total Report		**1,496,759.97**	**325,269.87**	**-**	**166.40**	**1,822,196.24**

ATTACHMENTS:

- Warrant #12

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

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4040 - 1st Ayd Corporation**									
PSI454276	Clear Silicone Sealant	Open		05/24/2021	06/23/2021	06/14/2021			84.
PSI449160	Parts - STOCK	Open		05/03/2021	06/02/2021	06/08/2021			193.
PSI449997	Parts - STOCK	Open		05/05/2021	06/04/2021	06/08/2021			349.
PSI451478	Parts - STOCK	Open		05/11/2021	06/10/2021	06/08/2021			70.
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	4		$699.
Vendor **5083 - 3D Brick Paving Inc**									
Refund Contr Reg	Refund 3 registrations/registered as GC	Open		06/15/2021	06/15/2021	06/15/2021			189.
			Vendor **5083 - 3D Brick Paving Inc** Totals			Invoices	1		$189.
Vendor **4853 - Advance Auto Parts**									
2376-997030	Parts - PT-415	Open		05/19/2021	06/18/2021	06/08/2021			42.
2376-999079	Parts - STOCK	Open		05/27/2021	06/26/2021	06/11/2021			201.
2376-999710	Parts - PT-422	Open		06/01/2021	07/01/2021	06/11/2021			32.
2376-999814	Parts - STOCK	Open		06/01/2021	07/01/2021	06/11/2021			62.
2376-999815	Parts - STOCK	Open		06/01/2021	07/01/2021	06/11/2021			67.
2376-1000037	Parts - PT-209	Open		06/02/2021	07/02/2021	06/11/2021			27.
2376-1000040	Parts - PT-214	Open		06/02/2021	07/02/2021	06/11/2021			58.
2376-1000358	Parts - STOCK	Open		06/03/2021	07/03/2021	06/11/2021			188.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	8		$682.
Vendor **4771 - AEC Fire-Safety & Security Inc**									
256436	Parts - T-427	Open		04/26/2021	05/26/2021	06/08/2021			282.
			Vendor **4771 - AEC Fire-Safety & Security Inc** Totals			Invoices	1		$282.
Vendor **2611 - Al Warren Oil Co**									
W1392997	Motor Fuel	Open		05/28/2021	06/27/2021	06/08/2021			20,763.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	1		$20,763.
Vendor **2645 - Alexander Equipment Company, Inc**									
176847	Repairs & Maintenance - Equipment & Machinery - E-637	Open		05/04/2021	06/03/2021	06/08/2021			147.
			Vendor **2645 - Alexander Equipment Company, Inc** Totals			Invoices	1		$147.
Vendor **2496 - Altorfer Industries, Inc**									
P6AC0005755	Parts - E-603	Open		05/05/2021	06/04/2021	06/11/2021			74.
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	1		$74.
Vendor **1730 - Andres Medical Billing**									
251974	Billing Charges - May	Open		06/14/2021	06/22/2021	06/14/2021			6,004.
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$6,004.
Vendor **1560 - Applied Geoscience Incorporated**									

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
052421-10	Material Testing for 2021 Street Resurfacing Program	Open		05/24/2021	06/23/2021	05/17/2021			14,400.
		Vendor **1560 - Applied Geoscience Incorporated** Totals				Invoices	1		$14,400.
Vendor **4635 - ArchiveSocial, Inc**									
15998	Social Media Archive Renewal	Open		05/26/2021	06/25/2021	04/23/2021			2,388.
		Vendor **4635 - ArchiveSocial, Inc** Totals				Invoices	1		$2,388.
Vendor **5021 - Arlington Heights Ford LLC**									
18946H	Parts - T-409	Open		05/18/2021	06/17/2021	06/08/2021			300.
18905H	Parts - T-456	Open		05/21/2021	06/20/2021	06/08/2021			264.
19506H	Parts - T-459	Open		05/26/2021	06/25/2021	06/08/2021			723.
19684H	Parts - T-408	Open		05/28/2021	06/27/2021	06/11/2021			75.
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	4		$1,364.
Vendor **1443 - Arlington Power Equipment**									
78105	Autocut and Trimmer Line	Open		05/28/2021	06/27/2021	05/28/2021			89.
75290	Parts - PT-124	Open		05/11/2021	06/10/2021	06/08/2021			43.
75613	Parts - PT-112	Open		05/12/2021	06/11/2021	06/08/2021			57.
75681	Parts - PT-999	Open		05/13/2021	06/12/2021	06/08/2021			199.
75780	Parts - PT-112	Open		05/13/2021	06/12/2021	06/08/2021			17.
76558	Parts - PT-28	Open		05/18/2021	06/17/2021	06/08/2021			18.
77013	Parts - PT-999	Open		05/21/2021	06/20/2021	06/08/2021			13.
77657	Parts - PT-28	Open		05/26/2021	06/25/2021	06/08/2021			2.
77758	Parts - PT-28	Open		05/26/2021	06/25/2021	06/08/2021			39.
78433	Parts - PT-112	Open		06/01/2021	07/01/2021	06/11/2021			333.
78517	Parts - PT-60	Open		06/02/2021	07/02/2021	06/11/2021			333.
78646	Parts - PT-28	Open		06/02/2021	07/02/2021	06/11/2021			7.
78985	Parts - PT-46	Open		06/04/2021	07/04/2021	06/11/2021			28.
79240	Parts - PT-112	Open		06/07/2021	07/07/2021	06/11/2021			5.
		Vendor **1443 - Arlington Power Equipment** Totals				Invoices	14		$1,189.
Vendor **2322 - Arrow Road Construction Company**									
27321	Binder and Surface for Hot Paving	Open		05/25/2021	06/24/2021	05/25/2021			341.
27327	Binder and Surface for Hot Paving	Open		05/26/2021	06/25/2021	05/25/2021			60.
27353	Binder and Surface for Hot Paving	Open		05/27/2021	06/26/2021	05/25/2021			150.
27383	Binder and Surface for Hot Paving	Open		05/28/2021	06/27/2021	06/09/2021			30.
27399	Binder and Surface for Hot Paving	Open		06/01/2021	07/01/2021	06/09/2021			228.
27426	Binder and Surface for Hot Paving	Open		06/02/2021	07/02/2021	06/09/2021			102.
27454	Binder and Surface for Hot Paving	Open		06/03/2021	07/03/2021	06/09/2021			157.
27480	Binder and Surface for Hot Paving	Open		06/04/2021	07/04/2021	06/09/2021			151.
27506	Binder and Surface for Hot Paving	Open		06/07/2021	07/07/2021	06/09/2021			155.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
53221 * 3	2021 Street Resurfacing Program MFT Section #21-00000-00-GM	Open		05/28/2021	06/27/2021	05/17/2021			793,217.
53821 * 3	2021 Supplemental Street Resurfacing Program-Winston & Jonathan	Open		05/28/2021	06/27/2021	05/17/2021			67,411.
		Vendor **2322 - Arrow Road Construction Company** Totals				Invoices	11		$862,004.
Vendor **2433 - Arthur Clesen, Inc.**									
361075	Arbor Plugs and Drill Bit for Arborjet	Open		06/03/2021	07/03/2021	06/14/2021			494.
		Vendor **2433 - Arthur Clesen, Inc.** Totals				Invoices	1		$494.
Vendor **4802 - Atlas Bobcat, LLC**									
BP6675	Parts - E-212	Open		05/12/2021	06/11/2021	06/14/2021			727.
		Vendor **4802 - Atlas Bobcat, LLC** Totals				Invoices	1		$727.
Vendor **1819 - Auto Tech Centers Inc**									
INV065293	Parts - STOCK	Open		05/11/2021	06/10/2021	06/08/2021			744.
		Vendor **1819 - Auto Tech Centers Inc** Totals				Invoices	1		$744.
Vendor **4455 - AutoZone Stores LLC**									
2567244138	Tire Inflator	Open		06/01/2021	07/01/2021	05/28/2021			29.
2567236430	Parts - T-456	Open		05/18/2021	06/17/2021	06/11/2021			114.
2567236858	Parts - T-395	Open		05/19/2021	06/18/2021	06/11/2021			14.
2567248085	Parts - PT-232	Open		06/07/2021	07/07/2021	06/11/2021			316.
		Vendor **4455 - AutoZone Stores LLC** Totals				Invoices	4		$476.
Vendor **1841 - B & H Photo-Video**									
189187751	Network Camera/Casing	Open		05/26/2021	06/26/2021	06/03/2021			1,418.
		Vendor **1841 - B & H Photo-Video** Totals				Invoices	1		$1,418.
Vendor **3115 - Mark E Banaszak**									
PWBRMB061421	Boot Reimbursement	Open		06/14/2021	06/21/2021	06/15/2021			121.
		Vendor **3115 - Mark E Banaszak** Totals				Invoices	1		$121.
Vendor **3805 - Bartels Plants Inc**									
19036	Annual Flowers	Open		05/17/2021	06/17/2021	06/14/2021			3,342.
		Vendor **3805 - Bartels Plants Inc** Totals				Invoices	1		$3,342.
Vendor **1101 - Beverly Materials LLC**									
264264	Wash Stone-WMB Restoration Repair	Open		05/31/2021	06/30/2021	06/14/2021			1,570.
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	1		$1,570.
Vendor **1722 - BLA, Inc**									

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21109-4	Rohlwing Road Reconstruction Design Engineering Services DPW2115	Open		05/31/2021	06/30/2021	06/07/2021			6,592.
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$6,592.
Vendor **1857 - Brian Edward Landscaping Inc**									
24321	June 2021 Landscape Maintenance Program	Open		06/01/2021	07/01/2021	06/14/2021			8,876.
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	1		$8,876.
Vendor **3403 - Call One**									
418223	Landline Phone Service	Open		06/15/2021	07/01/2021	06/03/2021			1,911.
			Vendor **3403 - Call One** Totals			Invoices	1		$1,911.
Vendor **1319 - Casey Equipment Company**									
P02792	Parts - E-220	Open		05/14/2021	06/13/2021	06/11/2021			284.
			Vendor **1319 - Casey Equipment Company** Totals			Invoices	1		$284.
Vendor **2453 - CDS Office Technologies**									
INV1382806	Copier Usage	Open		05/28/2021	06/27/2021	06/03/2021			986.
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$986.
Vendor **2492 - Certified Fleet Services**									
S16011	Parts - T-427	Open		04/23/2021	05/23/2021	06/08/2021			264.
S16013	Parts - STOCK	Open		05/06/2021	06/05/2021	06/08/2021			127.
			Vendor **2492 - Certified Fleet Services** Totals			Invoices	2		$391.
Vendor **3996 - CHC Wellbeing Inc**									
C5148-49	PSA- Palatine FD	Open		05/25/2021	06/24/2021	05/25/2021			1,400.
			Vendor **3996 - CHC Wellbeing Inc** Totals			Invoices	1		$1,400.
Vendor **2555 - Chicago Parts & Sound**									
1-0199703	Parts - STOCK	Open		04/28/2021	05/27/2021	06/11/2021			363.
35-0006170	Parts - T-392	Open		05/07/2021	06/06/2021	06/11/2021			245.
1-0201807	Parts - T-442	Open		05/10/2021	06/09/2021	06/11/2021			100.
1-0202594	Parts - T-442	Open		05/13/2021	06/12/2021	06/11/2021			66.
1-0202616	Parts - STOCK	Open		05/13/2021	06/12/2021	06/11/2021			56.
1-0202792	Parts - T-442	Open		05/13/2021	06/12/2021	06/11/2021			62.
1CR0034839	Credit Memo	Open		05/17/2021	06/18/2021	06/11/2021			(124.6
1-0203877	Parts - STOCK	Open		05/19/2021	06/18/2021	06/11/2021			270.
10CR048102	Credit Memo	Open		05/19/2021	06/18/2021	06/11/2021			(58.7
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	9		$982.
Vendor **3050 - Cintas #22**									
CM4084341849	Credit Memo	Open		05/14/2021	06/27/2021	06/15/2021			(1.8.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
4085689226	Uniform Cleaning	Open		05/28/2021	06/27/2021	06/15/2021			129.
4086331280	Uniform Cleaning	Open		06/04/2021	07/04/2021	06/15/2021			129.
			Vendor **3050 - Cintas #22** Totals			Invoices	3		$256.
Vendor **4981 - Clear Law Institute**									
8535	2021 Clear Law Institute (Online Workplace Harassment Training)	Open		04/20/2021	06/21/2021	06/08/2021			4,103.
			Vendor **4981 - Clear Law Institute** Totals			Invoices	1		$4,103.
Vendor **1596 - Clifford Wald Company**									
IN00126397	Kip Paper	Open		05/26/2021	06/25/2021	06/14/2021			115.
			Vendor **1596 - Clifford Wald Company** Totals			Invoices	1		$115.
Vendor **1488 - CNS Tire Supply**									
25528	Repairs & Maintenance - C-361	Open		05/03/2021	06/02/2021	06/11/2021			160.
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	1		$160.
Vendor **2506 - College Of Dupage**									
12943	SLEA Basic Police Academy (03/15/21 - 06/18/21) (C. Zufall)	Open		05/20/2021	06/20/2021	06/11/2021			3,735.
			Vendor **2506 - College Of Dupage** Totals			Invoices	1		$3,735.
Vendor **3033 - Comcast Cable**									
FD83 05-21 A	Backup Internet Connections	Open		05/24/2021	06/21/2021	06/03/2021			84.
CC 05-21 A	Backup Internet Connections	Open		05/25/2021	06/22/2021	06/03/2021			59.
PW 06-21 A	Backup Internet Connections	Open		06/02/2021	06/30/2021	06/03/2021			231.
PD21-Jun	Monthly Service Charge (06/11/21 - 07/10/21)	Open		06/04/2021	07/02/2021	06/11/2021			18.
			Vendor **3033 - Comcast Cable** Totals			Invoices	4		$394.
Vendor **3706 - Constellation NewEnergy Inc**									
20154307101	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		05/12/2021	06/27/2021	06/15/2021			2,062.
20154307301	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		05/12/2021	06/27/2021	06/15/2021			247.
20154469601	Electricity-700 N. North Court RT/25 Street Lighting	Open		05/12/2021	06/27/2021	06/14/2021			41.
20169605801	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		05/14/2021	06/29/2021	06/14/2021			112.
20176761901	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		05/14/2021	06/29/2021	06/15/2021			103.
20176769901	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		05/14/2021	06/29/2021	06/15/2021			174.
20176790401	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		05/14/2021	06/29/2021	06/15/2021			350.

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
20176903901	Electricity-975 N. Sterling Avenue RT/25 Street Lighting	Open		05/14/2021	06/29/2021	06/14/2021			85.
20176906901	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		05/14/2021	06/29/2021	06/15/2021			85.
20191386901	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		05/17/2021	07/02/2021	06/15/2021			118.
20191465401	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		05/17/2021	07/02/2021	06/15/2021			3,555.
20191485701	Electricity-137 W. Wood Street Unit 2 Train Station	Open		05/17/2021	07/02/2021	06/14/2021			262.
20191488401	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		05/17/2021	07/02/2021	06/14/2021			284.
20191492901	Electricity-137 W. Wood Street Unit 3 Starbucks	Open		05/17/2021	07/02/2021	06/14/2021			155.
20191502201	Electricity-Heron Drive Well 10 Pump Station	Open		05/17/2021	07/02/2021	06/15/2021			4,828.
20191526601	Electricity-429 N. Hicks Road Holiday Lighting	Open		05/17/2021	07/02/2021	06/14/2021			19.
20191570901	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		05/17/2021	07/02/2021	06/15/2021			736.
20191585501	Electricity-251 W. Colfax Street Parking Deck	Open		05/17/2021	07/02/2021	06/14/2021			2,381.
20191609801	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		05/17/2021	07/02/2021	06/14/2021			38.
20191616901	Electricity-150 W. Wilson Street Clu Building	Open		05/17/2021	07/02/2021	06/14/2021			316.
20191626001	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		05/17/2021	07/02/2021	06/14/2021			46.
20210600601	Electricity-560 S. Hale Street Storm Water Pump Station	Open		05/18/2021	07/03/2021	06/15/2021			32.
20210631101	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		05/18/2021	07/03/2021	06/15/2021			122.
20210645801	Electricity-550 N. Smith Street Well 7 Pump Station	Open		05/18/2021	07/03/2021	06/15/2021			445.
20210659001	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		05/18/2021	07/03/2021	06/15/2021			41.
20210670701	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		05/18/2021	07/03/2021	06/15/2021			869.
20210672201	Electricity-0 N. Smith Street Union Pacific Box	Open		05/18/2021	07/03/2021	06/14/2021			69.
20210718401	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		05/18/2021	07/03/2021	06/15/2021			70.
20213922301	Electricity-0 Harper Well 6	Open		05/19/2021	07/04/2021	06/15/2021			371.
20213933501	Electricity-2175 N. Coach Road Long Grove Well 15	Open		05/19/2021	07/04/2021	06/15/2021			123.
20213950701	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		05/19/2021	07/04/2021	06/15/2021			92.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
20213953801	Electricity-826 W. Exner Court Pond Aerator	Open		05/19/2021	07/04/2021	06/15/2021			42.
20213954301	Electricity-1100 W. Illinois Avenue Well 5	Open		05/19/2021	07/04/2021	06/15/2021			580.
20213954901	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		05/19/2021	07/04/2021	06/15/2021			3,867.
20213959001	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		05/19/2021	07/04/2021	06/15/2021			258.
20213996201	Electricity-1279 W. Palatine Road Entrance Sign	Open		05/19/2021	07/04/2021	06/14/2021			5.
20210552601	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		05/20/2021	07/05/2021	06/14/2021			26.
20210725601	Electricity-Palatine and Oak Street Lighting	Open		05/20/2021	07/05/2021	06/14/2021			74.
20210756701	Electricity-Palatine and Bothwell Street Lighting	Open		05/20/2021	07/05/2021	06/14/2021			144.
20210783901	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		05/20/2021	07/05/2021	06/14/2021			25.
20227964701	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		05/20/2021	07/05/2021	06/15/2021			212.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	41		$23,485.
Vendor **2981 - Continental Weather Service**									
193791	Monthly Weather Forecasting-June 2021	Open		06/01/2021	07/01/2021	06/09/2021			150.
			Vendor **2981 - Continental Weather Service** Totals			Invoices	1		$150.
Vendor **4918 - DACRA Tech LLC**									
DT 2021-05-21	Municipal Enforcement Software Service Fee - May	Open		05/31/2021	05/31/2021	06/11/2021			2,212.
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$2,212.
Vendor **1929 - Delta Sonic Car Wash Systems**									
10314981	Car Wash - May	Open		05/28/2021	06/27/2021	06/11/2021			100.
			Vendor **1929 - Delta Sonic Car Wash Systems** Totals			Invoices	1		$100.
Vendor **5031 - DeVinci Construction, Inc**									
#2	2020 Drainage Improvements Project DPW-2005	Open		05/18/2021	06/17/2021	06/07/2021			5,581.
			Vendor **5031 - DeVinci Construction, Inc** Totals			Invoices	1		$5,581.
Vendor **1728 - Doland Engineering, LLC**									
21-9585	May 2021 Engineering Plan Review Services	Open		05/28/2021	06/27/2021	06/01/2021			1,725.
21-9587	May 2021 Site Development Permit Inspection Services	Open		05/28/2021	06/27/2021	06/01/2021			1,943.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21-9590	Skylark&Ventura WM Replacement Construction Engineering DPW2122	Open		05/28/2021	06/27/2021	06/07/2021			925.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	3		$4,593.
Vendor **2854 - Dultmeier Sales LLC**									
3815475	Parts - E-402	Open		05/11/2021	06/10/2021	06/11/2021			55.
			Vendor **2854 - Dultmeier Sales LLC** Totals			Invoices	1		$55.
Vendor **4159 - Eclipse Lighting Inc**									
215980	Replacement Light Fixtures-Parking Deck	Open		05/24/2021	06/23/2021	05/20/2021			4,980.
			Vendor **4159 - Eclipse Lighting Inc** Totals			Invoices	1		$4,980.
Vendor **5049 - James P Etchingham**									
May 2021	Village Prosecutor Legal	Open		06/02/2021	06/21/2021	06/07/2021			3,450.
			Vendor **5049 - James P Etchingham** Totals			Invoices	1		$3,450.
Vendor **2438 - Federal Express**									
7-391-04473	Shipping Charges	Open		06/02/2021	07/02/2021	06/15/2021			24.
			Vendor **2438 - Federal Express** Totals			Invoices	1		$24.
Vendor **4167 - FireService Management LLC**									
23967	Gear Repair	Open		05/27/2021	06/26/2021	06/01/2021			199.
			Vendor **4167 - FireService Management LLC** Totals			Invoices	1		$199.
Vendor **2195 - FMP**									
50-3407958	Oil Dry	Open		06/08/2021	07/07/2021	06/11/2021			245.
162-079710	Parts - STOCK	Open		04/23/2021	05/22/2021	06/14/2021			149.
162-079716	Credit Memo	Open		04/23/2021	05/23/2021	06/14/2021			(12.0
162-079735	Parts - STOCK	Open		04/23/2021	05/23/2021	06/14/2021			57.
50-3351380	Parts - STOCK	Open		04/27/2021	05/27/2021	06/14/2021			139.
162-080083	Parts - T-458	Open		04/28/2021	05/28/2021	06/14/2021			70.
162-080132	Credit Memo	Open		04/28/2021	05/28/2021	06/14/2021			(19.7
50-3353308	Parts - STOCK	Open		04/28/2021	05/28/2021	06/14/2021			74.
50-3361930	Parts - STOCK	Open		05/04/2021	06/03/2021	06/14/2021			457.
162-082258	Parts - STOCK	Open		05/21/2021	06/20/2021	06/14/2021			40.
			Vendor **2195 - FMP** Totals			Invoices	10		$1,204.
Vendor **3180 - Gasvoda & Associates Inc**									
INV2101029	Lilly Lift Station Pump #1 Repair	Open		06/02/2021	07/02/2021	06/14/2021			15,450.
			Vendor **3180 - Gasvoda & Associates Inc** Totals			Invoices	1		$15,450.
Vendor **5045 - GFL Solid Waste Midwest LLC**									
V90000034574	Waste Disposal	Open		05/31/2021	06/30/2021	06/09/2021			3,362..

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		Vendor **5045 - GFL Solid Waste Midwest LLC** Totals				Invoices	1		$3,362.
Vendor **1667 - Gilio Landscape Contractors**									
8757	410 N Northwest Hwy	Open		06/01/2021	07/01/2021	06/14/2021			65.
8760	1550 W Northwest Hwy - 5/29/21	Open		06/01/2021	07/01/2021	06/14/2021			65.
8762	1346 N Portage - 5/28/2021	Open		06/01/2021	07/01/2021	06/14/2021			65.
8763	1346 N Portage(2) - 5/28/2021	Open		06/01/2021	07/01/2021	06/14/2021			65.
8764	1328 N Portage - 5/28/2021	Open		06/01/2021	07/01/2021	06/14/2021			65.
8765	630 E Northwest Hwy - 5/28/21	Open		06/01/2021	07/01/2021	06/14/2021			65.
8766	636 E Northwest Hwy - 5/28/21	Open		06/01/2021	07/01/2021	06/14/2021			65.
8767	1158 E Dundee Rd - 6/2/21	Open		06/04/2021	07/04/2021	06/14/2021			65.
8769	1101 E Dundee Rd - 6/3/21	Open		06/04/2021	07/04/2021	06/14/2021			137.
		Vendor **1667 - Gilio Landscape Contractors** Totals				Invoices	9		$657.
Vendor **1233 - Golf Rose Boarding Kennel**									
2021-00000512	Monthly Strays (May)	Open		06/01/2021	07/01/2021	06/11/2021			241.
		Vendor **1233 - Golf Rose Boarding Kennel** Totals				Invoices	1		$241.
Vendor **2442 - Goodmark Nurseries Llc**									
26014B8	Replacement and 50/50 Parkway Tree Purchases	Open		05/29/2021	06/29/2021	06/14/2021			1,307.
		Vendor **2442 - Goodmark Nurseries Llc** Totals				Invoices	1		$1,307.
Vendor **2281 - Grainger**									
9922584629	Linear Fluorescent Bulb 54W 3500K	Open		06/04/2021	07/04/2021	06/11/2021			80.
9912662575	UPS Unit Replacement	Open		05/25/2021	06/24/2021	06/01/2021			150.
9912662583	UPS Unit Replacement	Open		05/25/2021	06/24/2021	06/01/2021			375.
9919051889	HHCS and Hex Nuts	Open		06/01/2021	07/01/2021	06/14/2021			251.
9919387416	High Voltage Stickers Well 15	Open		06/02/2021	07/02/2021	06/14/2021			22.
9919827106	Motor Start Capacitor-Hale Street Lift Station	Open		06/02/2021	07/02/2021	06/14/2021			78.
9904583912	Parts - T-470	Open		05/18/2021	06/17/2021	06/11/2021			54.
		Vendor **2281 - Grainger** Totals				Invoices	7		$1,013.
Vendor **1173 - Graybar Electric Company, Inc.**									
9321770500	LED 18W Mini Bollard RTFT ED26 4K	Open		06/03/2021	07/03/2021	06/11/2021			617.
		Vendor **1173 - Graybar Electric Company, Inc.** Totals				Invoices	1		$617.
Vendor **3419 - Halloran Power Equipment Inc**									
111887	Rope	Open		05/01/2021	06/01/2021	06/08/2021			9.
		Vendor **3419 - Halloran Power Equipment Inc** Totals				Invoices	1		$9.
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									

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000020210891	Harvard & Arlene WM Replacement Construction Engineering DPW2121	Open		06/03/2021	07/03/2021	06/07/2021			13,630.
		Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals				Invoices	1		$13,630.
Vendor **1916 - Harvard Maintenance Inc**									
1281507	Village Hall Janitorial Service-June 2021	Open		06/01/2021	07/01/2021	06/11/2021			3,227.
1281572	Train Station Janitorial Service-June 2021	Open		06/01/2021	07/01/2021	06/11/2021			7,984.
		Vendor **1916 - Harvard Maintenance Inc** Totals				Invoices	2		$11,211.
Vendor **3815 - High PSI Ltd**									
71215	Parts - E-633	Open		05/03/2021	06/02/2021	06/11/2021			464.
		Vendor **3815 - High PSI Ltd** Totals				Invoices	1		$464.
Vendor **5046 - Hoosier Fire Equipment Inc**									
109475	Parts - T-413	Open		05/05/2021	06/04/2021	06/11/2021			44.
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	1		$44.
Vendor **3113 - Martin I Horwitz**									
PWBRMH060421	Boot Reimbursement	Open		06/04/2021	06/18/2021	06/15/2021			157.
		Vendor **3113 - Martin I Horwitz** Totals				Invoices	1		$157.
Vendor **2976 - Huffman Landscape**									
HUFF5-25-21	Replacement and 50/50 Parkway Tree Installations	Open		05/25/2021	06/24/2021	05/28/2021			1,050.
		Vendor **2976 - Huffman Landscape** Totals				Invoices	1		$1,050.
Vendor **2827 - Illinois Dept Of Agriculture**									
JS35528-21-23	2021, 2022, 2023 Pest Control Operator License - Schmidt	Open		05/04/2021	06/04/2021	06/15/2021			45.
		Vendor **2827 - Illinois Dept Of Agriculture** Totals				Invoices	1		$45.
Vendor **2407 - Illinois Fire Chiefs Association**									
2311	Registration Fee- Symposium	Open		04/29/2021	05/28/2021	06/04/2021			150.
		Vendor **2407 - Illinois Fire Chiefs Association** Totals				Invoices	1		$150.
Vendor **5079 - International Society of Fire Service Instructors**									
18660	Membership	Open		04/27/2021	05/26/2021	06/04/2021			125.
		Vendor **5079 - International Society of Fire Service Instructors** Totals				Invoices	1		$125.
Vendor **4951 - Interstate Batteries of North Chicago**									
70123164	Parts - STOCK	Open		05/26/2021	06/25/2021	06/11/2021			318.
70123257	Parts - STOCK	Open		06/03/2021	07/03/2021	06/11/2021			95.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	2		$413.
Vendor **2695 - JG Uniforms Inc**									
85166	Misc Uniform/Equipment Items (Badges)	Open		05/25/2021	06/24/2021	06/02/2021			239.
85167	Misc Uniform/Equipment Items (Badges)	Open		05/25/2021	06/24/2021	06/02/2021			825.
85342	Misc Uniform/Equipment Items (Badges)	Open		06/02/2021	07/02/2021	06/11/2021			1,079.
		Vendor **2695 - JG Uniforms Inc** Totals				Invoices	3		$2,145.
Vendor **3869 - John Nelson Architect Inc**									
JN 6/14/21	Services 6/2/21 - 6/11/21	Open		06/14/2021	06/14/2021	06/14/2021			2,100.
		Vendor **3869 - John Nelson Architect Inc** Totals				Invoices	1		$2,100.
Vendor **3631 - Johnson Controls Security Solutions LLC**									
36001358	Alarm Monitoring- 251 W Colfax St	Open		06/05/2021	07/04/2021	06/11/2021			57.
36001396	Alarm Monitoring- 135 W Michigan	Open		06/05/2021	07/04/2021	06/11/2021			57.
36001398	Alarm Monitoring 148 W. Illinois Ave-7/1/21-9/31/21	Open		06/05/2021	07/05/2021	06/11/2021			404.
		Vendor **3631 - Johnson Controls Security Solutions LLC** Totals				Invoices	3		$518.
Vendor **1635 - Joseph D. Foreman & Company**									
329188	Clow F2500 Upper Stem	Open		05/27/2021	06/26/2021	06/01/2021			279.
		Vendor **1635 - Joseph D. Foreman & Company** Totals				Invoices	1		$279.
Vendor **2268 - Journal & Topics Newspapers**									
185817	2020 Treasurers Report	Open		06/02/2021	07/02/2021	06/08/2021			1,497.
		Vendor **2268 - Journal & Topics Newspapers** Totals				Invoices	1		$1,497.
Vendor **1129 - Journeys The Road Home**									
2021-00000511	CDBG-CV Journeys	Open		06/14/2021	06/14/2021	06/14/2021			45,158.
		Vendor **1129 - Journeys The Road Home** Totals				Invoices	1		$45,158.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC06032021	Car Wash - May	Open		06/03/2021	07/03/2021	06/11/2021			289.
		Vendor **3754 - KC's Car Wash Llc** Totals				Invoices	1		$289.
Vendor **5050 - Kinsch Floral Market LLC**									
278406	Bereavement Arrangement - Schilf/Gerstung	Open		05/15/2021	06/14/2021	06/15/2021			94.
		Vendor **5050 - Kinsch Floral Market LLC** Totals				Invoices	1		$94.
Vendor **4975 - Liquidity Services Operations LLC**									

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269-052021	Auction Fees	Open		05/31/2021	06/30/2021	06/11/2021			67.
		Vendor **4975 - Liquidity Services Operations LLC** Totals				Invoices	1		$67.
Vendor **2641 - Lyons Pinner Electric Co.**									
18103	Monthly Traffic Signal Maintenance-May 2021	Open		05/23/2021	06/22/2021	06/11/2021			940.
		Vendor **2641 - Lyons Pinner Electric Co.** Totals				Invoices	1		$940.
Vendor **5084 - M & J Asphalt Paving Company Inc**									
INV-2261	Refund building permit fees-1130 E Randville Dr	Open		06/15/2021	06/15/2021	06/15/2021			242.
		Vendor **5084 - M & J Asphalt Paving Company Inc** Totals				Invoices	1		$242.
Vendor **4957 - MacQueen Equipment, LLC**									
P09009	Parts - T-371	Open		05/03/2021	06/02/2021	06/11/2021			265.
		Vendor **4957 - MacQueen Equipment, LLC** Totals				Invoices	1		$265.
Vendor **5066 - Marco Technologies LLC**									
444600233	Copier Maintenance Agreement	Open		05/28/2021	06/23/2021	06/03/2021			1,412.
		Vendor **5066 - Marco Technologies LLC** Totals				Invoices	1		$1,412.
Vendor **1709 - Master Hitch**									
59649	Parts - E-475	Open		05/25/2021	06/24/2021	06/11/2021			93.
		Vendor **1709 - Master Hitch** Totals				Invoices	1		$93.
Vendor **2756 - Mc Master Carr Supply Co.**									
56980858	Parts - PT-999	Open		04/20/2021	06/01/2021	06/11/2021			60.
57775799	Parts - T-371	Open		05/04/2021	06/03/2021	06/11/2021			18.
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	2		$79.
Vendor **5019 - Brien McHale**									
2021-00000504	Private Storm Sewer Reimbursement Program-335 S. Benton Street	Open		06/03/2021	06/11/2021	06/07/2021			2,500.
		Vendor **5019 - Brien McHale** Totals				Invoices	1		$2,500.
Vendor **4600 - Meridian IT Inc**									
493189	Reporting and Support Services: Commvault Licenses	Open		06/01/2021	07/01/2021	05/10/2021			601.
		Vendor **4600 - Meridian IT Inc** Totals				Invoices	1		$601.
Vendor **5080 - Meridian Zero Degrees, LLC**									
317	Palatine Police Kiosk	Open		06/16/2021	06/17/2021	06/16/2021			2,779.
		Vendor **5080 - Meridian Zero Degrees, LLC** Totals				Invoices	1		$2,779.
Vendor **2737 - Mes Inc/Global**									

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IN1584392	SCBA Repair	Open		05/28/2021	06/27/2021	06/08/2021			1,705.
			Vendor **2737 - Mes Inc/Global** Totals			Invoices	1		$1,705.
Vendor **1118 - Mid American Water Of Wauconda Inc**									
238738W	Couplings, Clamps, Curb Box Riser/Lid and B-Box Plug	Open		05/18/2021	06/18/2021	06/14/2021			5,831.
			Vendor **1118 - Mid American Water Of Wauconda Inc** Totals			Invoices	1		$5,831.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1067564	Repairs & Safety Lane - T-425 & T-319	Open		05/07/2021	06/06/2021	06/11/2021			72.
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$72.
Vendor **1856 - Monroe Truck Equipment**									
5456800	Parts - T-331	Open		05/10/2021	06/09/2021	06/11/2021			960.
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	1		$960.
Vendor **1204 - Motorola Solutions, Inc**									
5063020200601	Starcom21 Network	Open		06/01/2021	07/01/2021	06/08/2021			100.
			Vendor **1204 - Motorola Solutions, Inc** Totals			Invoices	1		$100.
Vendor **1446 - Multiple Concrete Access. Corp.**									
692204	2' X 4' ADA Replaceable Red-FS 81 Repair	Open		06/04/2021	07/04/2021	06/11/2021			318.
			Vendor **1446 - Multiple Concrete Access. Corp.** Totals			Invoices	1		$318.
Vendor **2360 - Napa Of Palatine**									
4460-327440	Parts - E-211	Open		05/03/2021	07/02/2021	06/01/2021			71.
			Vendor **2360 - Napa Of Palatine** Totals			Invoices	1		$71.
Vendor **2148 - National Business Furniture LLC**									
ZK135746-TDQ	Office Chair	Open		05/24/2021	06/23/2021	05/25/2021			278.
			Vendor **2148 - National Business Furniture LLC** Totals			Invoices	1		$278.
Vendor **1468 - Newcastle Electric**									
2449	Fire Station 85 Generator Replacement	Open		05/26/2021	06/25/2021	05/26/2021			20,200.
			Vendor **1468 - Newcastle Electric** Totals			Invoices	1		$20,200.
Vendor **1413 - Northwest Central Dispatch Syst**									
9086	2021 - PPD & PFD Member Assessment Fee's (July)	Open		06/01/2021	07/01/2021	06/11/2021			47,519.
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$47,519.
Vendor **1324 - Northwest Municipal Conference**									
10778	21-22 Membership Dues	Open		05/01/2021	06/21/2021	06/15/2021			25,528.

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		Vendor **1324 - Northwest Municipal Conference** Totals				Invoices	1		$25,528.
Vendor **1480 - Northwest Trucks, Inc.**									
X101033280:01	Parts - T-461	Open		05/14/2021	06/13/2021	06/11/2021			122.
		Vendor **1480 - Northwest Trucks, Inc.** Totals				Invoices	1		$122.
Vendor **2753 - Office Depot Inc**									
169213171001	Office Supplies - Clerk	Open		06/01/2021	07/01/2021	06/14/2021			4.
18482234	General office supplies	Open		05/31/2021	06/30/2021	06/14/2021			50.
18482210	Department Copy Paper & Office Supplies	Open		05/31/2021	06/30/2021	06/11/2021			242.
		Vendor **2753 - Office Depot Inc** Totals				Invoices	3		$298.
Vendor **1214 - On Time Embroidery Inc.**									
86675	Clothing	Open		05/28/2021	06/27/2021	06/01/2021			387.
86926	Clothing	Open		05/28/2021	06/27/2021	06/01/2021			114.
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	2		$502.
Vendor **2572 - Paddock Publications, Inc**									
179818	Legal Notices - Text Amendments	Open		05/08/2021	06/08/2021	05/18/2021			99.
180457	Legal Notices	Open		05/19/2021	06/19/2021	05/28/2021			303.
180712	Legal Notices	Open		05/23/2021	06/23/2021	05/28/2021			210.
181957	Legal Notices	Open		05/31/2021	06/30/2021	06/08/2021			348.
182858	Legal Notices	Open		06/07/2021	07/07/2021	06/14/2021			141.
181957-1	Police Officer Recruitment Listing	Open		05/31/2021	06/15/2021	06/11/2021			67.
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	6		$1,171.
Vendor **1583 - Palatine Park District**									
2021-April	April 2021 Grass Mowing Services Reimbursement	Open		05/07/2021	07/06/2021	05/11/2021			6,093.
		Vendor **1583 - Palatine Park District** Totals				Invoices	1		$6,093.
Vendor **2387 - Park Towne Condominium Association**									
May 2021	Parking Agreement - May	Open		06/01/2021	06/23/2021	06/01/2021			204.
		Vendor **2387 - Park Towne Condominium Association** Totals				Invoices	1		$204.
Vendor **4636 - PDC Laboratories Inc**									
I9466075	Water Sample Testing	Open		05/31/2021	06/30/2021	06/01/2021			1,050.
		Vendor **4636 - PDC Laboratories Inc** Totals				Invoices	1		$1,050.
Vendor **1276 - Pirtek O'Hare**									
OH-T00010391	Parts - T-423	Open		05/04/2021	06/03/2021	06/11/2021			442.
		Vendor **1276 - Pirtek O'Hare** Totals				Invoices	1		$442.
Vendor **2167 - Pomp's Tire Service, Inc.**									

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
280121171	Parts - PT-415 & T-395	Open		05/28/2021	06/27/2021	06/11/2021			952.
280121402	Parts - T-353 & T-395	Open		06/04/2021	07/04/2021	06/11/2021			1,900.
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	2		$2,853.
Vendor **1404 - Porter Lee Corporation**									
25419	BEAST Evidence System - Annual Software Support	Open		06/01/2021	07/01/2021	06/11/2021			1,213.
			Vendor **1404 - Porter Lee Corporation** Totals			Invoices	1		$1,213.
Vendor **1361 - Pro Tect Associates Inc**									
76164	Shoe booties for inspections	Open		05/14/2021	06/13/2021	06/14/2021			109.
			Vendor **1361 - Pro Tect Associates Inc** Totals			Invoices	1		$109.
Vendor **2954 - Quadient Leasing USA, Inc**									
N8894126	Postage Machine Lease	Open		06/01/2021	07/01/2021	06/14/2021			967.
			Vendor **2954 - Quadient Leasing USA, Inc** Totals			Invoices	1		$967.
Vendor **4300 - Ray O'Herron Co, Inc**									
2113441-IN	Department Ammunition - 9mm & 5.56 55GR .223	Open		05/12/2021	06/12/2021	06/11/2021			9,070.
			Vendor **4300 - Ray O'Herron Co, Inc** Totals			Invoices	1		$9,070.
Vendor **1375 - Romeoville Fire Academy**									
2021-268	Rope Ops- Garcia	Open		05/27/2021	06/26/2021	06/04/2021			675.
			Vendor **1375 - Romeoville Fire Academy** Totals			Invoices	1		$675.
Vendor **4019 - Rush Truck Centers**									
3023414850	Parts - T-386	Open		05/11/2021	06/10/2021	06/11/2021			189.
3023511478	Parts - T-395	Open		05/19/2021	06/18/2021	06/11/2021			175.
3023682802	Parts - T-405	Open		06/04/2021	07/04/2021	06/11/2021			159.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	3		$523.
Vendor **1825 - SCBAS Inc.**									
114057	Compressor Maintenance	Open		05/25/2021	06/24/2021	05/25/2021			313.
114058	Fill Station Bottle Modification	Open		05/25/2021	06/24/2021	05/25/2021			1,529.
			Vendor **1825 - SCBAS Inc.** Totals			Invoices	2		$1,842.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
May 2021	Legal Services May 2021	Open		06/10/2021	06/21/2021	06/16/2021			26,833.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$26,833.
Vendor **1609 - Sherwin-Williams**									
5395-7	Glass Beads 50#BA, Pro Park White and Pro Park Yellow	Open		06/01/2021	07/01/2021	06/09/2021			2,222.
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	1		$2,222.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3008 - Sikich LLP**									
514400	Annual Financial Audit	Open		06/07/2021	07/07/2021	06/10/2021			1,790.
			Vendor **3008 - Sikich LLP** Totals			Invoices	1		$1,790.
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
6752	Refuse Service - July	Open		06/01/2021	06/24/2021	05/27/2021			99,902.
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$99,902.
Vendor **2313 - Standard Equipment Co**									
P28146	Parts - E-222	Open		04/09/2021	05/31/2021	06/14/2021			803.
P28264	Credit Memo	Open		04/14/2021	05/29/2021	06/14/2021			(49.2
P28674	Parts - E-222	Open		04/29/2021	05/29/2021	06/14/2021			923.
P28736	Parts - E-222	Open		05/03/2021	06/02/2021	06/14/2021			873.
P28753	Credit Memo	Open		05/03/2021	06/02/2021	06/14/2021			(795.7
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	5		$1,755.
Vendor **1804 - Staples Advantage**									
8062354691	Office Supplies	Open		05/22/2021	06/21/2021	06/01/2021			369.
8062432789	Office Supplies	Open		05/29/2021	06/28/2021	06/08/2021			41.
			Vendor **1804 - Staples Advantage** Totals			Invoices	2		$411.
Vendor **4200 - Suburban Laboratories Inc**									
189675	pH Soil Testing for Smith Street Spoils Pile	Open		06/02/2021	07/02/2021	06/10/2021			95.
			Vendor **4200 - Suburban Laboratories Inc** Totals			Invoices	1		$95.
Vendor **4966 - T-Mobile**									
965537055-0521	CS Telematics Program Monthly Service Fee-May	Open		05/29/2021	06/21/2021	06/10/2021			255.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$255.
Vendor **5059 - Ted's Greenhouse Inc**									
522532	Annual Flowers	Open		06/02/2021	07/02/2021	06/14/2021			2,944.
			Vendor **5059 - Ted's Greenhouse Inc** Totals			Invoices	1		$2,944.
Vendor **1844 - Third Millennium Associates Inc**									
26393	UB Bill Processing - June 2021	Open		06/10/2021	06/30/2021	06/14/2021			2,831.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$2,831.
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
21-1491	1 elevator plan review-1111 Rohlwing Rd	Open		06/03/2021	07/03/2021	06/14/2021			75.
21-1500	1 R&R Mod permit Insp-1200 Algonquin Rd/Harper	Open		06/04/2021	07/04/2021	06/14/2021			75.
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$150.00

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3787 - Township High School District 211**									
05-25-2021-D211	Motor Fuel - May	Open		05/25/2021	06/24/2021	06/11/2021			1,633.
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$1,633.
Vendor **4797 - Ultra Cleaning, Inc.**									
1131	Cleaning Services for CSF and Police HQ-May 2021	Open		05/31/2021	06/30/2021	06/11/2021			3,800.
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1372298	Shop Rags/Carpets	Open		05/24/2021	06/23/2021	05/20/2021			42.
061 1373938	Shop Rags/Carpets	Open		05/31/2021	06/30/2021	05/20/2021			42.
061 1375518	Shop Rags/Carpets	Open		06/07/2021	07/07/2021	06/15/2021			42.
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	3		$128.
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000002461837	PW Telematics Program Monthly Service Fee-May	Open		06/01/2021	07/01/2021	06/10/2021			323.
			Vendor **4825 - Verizon Connect NWF Inc** Totals			Invoices	1		$323.
Vendor **3709 - Verizon Wireless**									
9880930667	Cellular In-Vehicle	Open		06/01/2021	06/23/2021	06/03/2021			3,224.
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$3,224.
Vendor **3020 - Village of Palatine Petty Cash**									
2021-00000482	May - Office Supplies	Open		06/02/2021	06/02/2021	06/02/2021			13.
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	1		$13.
Vendor **2780 - Walgreen Company**									
500066156	Prisoner Prescription Medications	Open		05/26/2021	06/25/2021	06/02/2021			13.
			Vendor **2780 - Walgreen Company** Totals			Invoices	1		$13.
Vendor **3263 - Walker Parking Consultants**									
310089750004	Parking Deck Security Camera System Design Engineering	Open		05/27/2021	06/26/2021	06/09/2021			2,375.
			Vendor **3263 - Walker Parking Consultants** Totals			Invoices	1		$2,375.
Vendor **2201 - Wells Fargo Bank**									
1975512	Paying Agent Fees	Open		06/01/2021	07/01/2021	06/08/2021			250.
			Vendor **2201 - Wells Fargo Bank** Totals			Invoices	1		$250.
Vendor **4824 - Western First Aid & Safety**									
ORD4-007227	Medical Supplies to Replenish 1st Aid Cabinet	Open		06/04/2021	06/19/2021	06/11/2021			52.
			Vendor **4824 - Western First Aid & Safety** Totals			Invoices	1		$52.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
806848	Repairs & Maintenance - T-474	Open		05/26/2021	06/25/2021	06/11/2021			138.
808105	Repairs & Maintenance - T-402	Open		06/04/2021	07/04/2021	06/11/2021			54.
808396	Repairs & Maintenance - T-452	Open		06/07/2021	07/07/2021	06/11/2021			28.
			Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals			Invoices	3		$221.
Vendor **3901 - Wold Architects and Engineers Inc**									
71541	CSF Renovation Architectural and Engineering Services	Open		03/31/2021	06/08/2021	06/08/2021			6,993.
72002	CSF Renovation Architectural and Engineering Services	Open		04/30/2021	05/30/2021	06/08/2021			11,656.
72534	CSF Renovation Architectural and Engineering Services	Open		05/31/2021	06/30/2021	06/08/2021			11,656.
			Vendor **3901 - Wold Architects and Engineers Inc** Totals			Invoices	3		$30,306.
Vendor **1911 - Xylem Dewatering Solutions Inc**									
401091960	Separation Tank Filter and Ejector Ball	Open		05/27/2021	06/26/2021	06/14/2021			473.
			Vendor **1911 - Xylem Dewatering Solutions Inc** Totals			Invoices	1		$473.
Vendor **Muhammad Taimoor Baig**									
2021-00000505	partial refund overpayment/ 1541 E Alison / 20-79	Open		06/08/2021	06/08/2021	06/08/2021			114.
			Vendor **Muhammad Taimoor Baig** Totals			Invoices	1		$114.
Vendor **Song Chen**									
2021-00000508	sign refund/ 789 E Dundee Road / 21-39	Open		06/08/2021	06/08/2021	06/08/2021			125.
			Vendor **Song Chen** Totals			Invoices	1		$125.
Vendor **Compass Real Estate Services LLC**									
2021-00000507	public improvement bond reduction/ Dagan Park/ 04-147	Open		06/08/2021	06/08/2021	06/08/2021			29,879.
			Vendor **Compass Real Estate Services LLC** Totals			Invoices	1		$29,879.
Vendor **Marcelo Delgado**									
2021-00000502	sign refund/ 2017 N Rand Road/ 21-14	Open		05/21/2021	05/21/2021	05/21/2021			125.
			Vendor **Marcelo Delgado** Totals			Invoices	1		$125.
Vendor **Mary Beth Landerman**									
VS #17040	Refund - Duplicate Purchase	Open		06/08/2021	06/08/2021	06/08/2021			50.
			Vendor **Mary Beth Landerman** Totals			Invoices	1		$50.
Vendor **Shamiran Yagub Markos**									

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/21 - 07/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000513	Refund for Arlington Heights Ticket Paid at Village	Open		06/16/2021	06/21/2021	06/16/2021			25.
			Vendor **Shamiran Yagub Markos** Totals			Invoices	1		$25.
Vendor **Patrose LLC**									
2021-00000506	reduction public imp bond/ Fontaine Hill/ 20-21	Open		06/08/2021	06/08/2021	06/08/2021			48,015.
			Vendor **Patrose LLC** Totals			Invoices	1		$48,015.
Vendor **Joerg Wasmund**									
2021-00000510	withdrawn- 321 S Oak / 21-19	Open		06/11/2021	06/11/2021	06/11/2021			375.
			Vendor **Joerg Wasmund** Totals			Invoices	1		$375.
			Grand Totals			Invoices	291		$1,496,759.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 05/26/21 - 05/26/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2048 - Quadient Finance USA, Inc**									
5/25/2021	Village Wide Postage for Postage Machine	Paid by EFT #4402		05/25/2021	05/26/2021	05/26/2021		05/26/2021	3,000.
			Vendor **2048 - Quadient Finance USA, Inc** Totals			Invoices	1		$3,000.
			Grand Totals			Invoices	1		$3,000.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #2

Payment Date Range 06/08/21 - 06/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
DKS-052521-1	Tribute Store	Paid by EFT #4499		05/25/2021	06/08/2021	06/08/2021		06/08/2021	84.
FIN-052521-1	Advanced Tree Care	Paid by EFT #4409		05/25/2021	06/08/2021	06/08/2021		06/08/2021	57,706.
FIN-052521-2	Amazon	Paid by EFT #4410		05/25/2021	06/08/2021	06/08/2021		06/08/2021	21.
FIN-052521-3	Amazon	Paid by EFT #4411		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(5.9
FIN-052521-4	Groot Industries	Paid by EFT #4412		05/25/2021	06/08/2021	06/08/2021		06/08/2021	252,027.
FIN-052521-5	Federal Express	Paid by EFT #4413		05/25/2021	06/08/2021	06/08/2021		06/08/2021	48.
FIN-052521-6	Federal Express	Paid by EFT #4414		05/25/2021	06/08/2021	06/08/2021		06/08/2021	32.
PJ-052521-1	Society For Human Resources	Paid by EFT #4415		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(1,095.0
BRV-052521-1	American Planning Assoc	Paid by EFT #4416		05/25/2021	06/08/2021	06/08/2021		06/08/2021	355.
BDK-052521-1	PayPal	Paid by EFT #4456		05/25/2021	06/08/2021	06/08/2021		06/08/2021	95.
BDK-052521-10	Amazon	Paid by EFT #4455		05/25/2021	06/08/2021	06/08/2021		06/08/2021	51.
BDK-052521-2	Amazon	Paid by EFT #4447		05/25/2021	06/08/2021	06/08/2021		06/08/2021	377.
BDK-052521-3	Amazon	Paid by EFT #4448		05/25/2021	06/08/2021	06/08/2021		06/08/2021	73.
BDK-052521-4	Amazon	Paid by EFT #4449		05/25/2021	06/08/2021	06/08/2021		06/08/2021	42.
BDK-052521-5	Amazon	Paid by EFT #4450		05/25/2021	06/08/2021	06/08/2021		06/08/2021	211.
BDK-052521-6	Amazon	Paid by EFT #4451		05/25/2021	06/08/2021	06/08/2021		06/08/2021	40.
BDK-052521-7	Amazon	Paid by EFT #4452		05/25/2021	06/08/2021	06/08/2021		06/08/2021	34.
BDK-052521-8	Amazon	Paid by EFT #4453		05/25/2021	06/08/2021	06/08/2021		06/08/2021	282.
BDK-052521-9	Amazon	Paid by EFT #4454		05/25/2021	06/08/2021	06/08/2021		06/08/2021	688.
LAS-052521-1	Amazon	Paid by EFT #4503		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(92.2
LAS-052521-10	Phone Power	Paid by EFT #4508		05/25/2021	06/08/2021	06/08/2021		06/08/2021	505.
LAS-052521-11	Google	Paid by EFT #4509		05/25/2021	06/08/2021	06/08/2021		06/08/2021	30.
LAS-052521-2	Ebay	Paid by EFT #4510		05/25/2021	06/08/2021	06/08/2021		06/08/2021	118.
LAS-052521-3	Ebay	Paid by EFT #4511		05/25/2021	06/08/2021	06/08/2021		06/08/2021	468.
LAS-052521-4	B&H Photo	Paid by EFT #4513		05/25/2021	06/08/2021	06/08/2021		06/08/2021	380.
LAS-052521-5	B&H Photo	Paid by EFT #4512		05/25/2021	06/08/2021	06/08/2021		06/08/2021	69.
LAS-052521-6	Amazon	Paid by EFT #4504		05/25/2021	06/08/2021	06/08/2021		06/08/2021	30.
LAS-052521-7	Amazon	Paid by EFT #4505		05/25/2021	06/08/2021	06/08/2021		06/08/2021	43.
LAS-052521-8	Amazon	Paid by EFT #4506		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(65.0
LAS-052521-9	Amazon	Paid by EFT #4507		05/25/2021	06/08/2021	06/08/2021		06/08/2021	87.
PAC-052521-1	Police Records (PRI Management Group)	Paid by EFT #4421		05/25/2021	06/08/2021	06/08/2021		06/08/2021	395.
PAC-052521-2	Vistaprint	Paid by EFT #4422		05/25/2021	06/08/2021	06/08/2021		06/08/2021	63.
PAC-052521-3	IL Tactical Officers Association	Paid by EFT #4423		05/25/2021	06/08/2021	06/08/2021		06/08/2021	675.
PAC-052521-4	Vistaprint	Paid by EFT #4424		05/25/2021	06/08/2021	06/08/2021		06/08/2021	42.
PAC-052521-5	Amazon Marketplace	Paid by EFT #4425		05/25/2021	06/08/2021	06/08/2021		06/08/2021	159.
PAC-052521-6	Amazon Marketplace	Paid by EFT #4426		05/25/2021	06/08/2021	06/08/2021		06/08/2021	264.
PAC-052521-7	Ray O'Herron Co	Paid by EFT #4427		05/25/2021	06/08/2021	06/08/2021		06/08/2021	1,376.
PAC-052521-8	Amazon.Com	Paid by EFT #4428		05/25/2021	06/08/2021	06/08/2021		06/08/2021	207.
WEN-052521-1	Transunion Shareable	Paid by EFT #4474		05/25/2021	06/08/2021	06/08/2021		06/08/2021	60.
JBS-052521-1	The Home Depot	Paid by EFT #4437		05/25/2021	06/08/2021	06/08/2021		06/08/2021	44.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #2

Payment Date Range 06/08/21 - 06/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
JBS-052521-2	The Home Depot	Paid by EFT #4438		05/25/2021	06/08/2021	06/08/2021		06/08/2021	86.
JBS-052521-3	The Home Depot	Paid by EFT #4439		05/25/2021	06/08/2021	06/08/2021		06/08/2021	16.
JBS-052521-5	The Home Depot	Paid by EFT #4440		05/25/2021	06/08/2021	06/08/2021		06/08/2021	27.
MDB-052521-1	The Home Depot	Paid by EFT #4418		05/25/2021	06/08/2021	06/08/2021		06/08/2021	100.
MDB-052521-2	Mutual Ace Hardware	Paid by EFT #4419		05/25/2021	06/08/2021	06/08/2021		06/08/2021	20.
PAM-052521-1	The Home Depot	Paid by EFT #4479		05/25/2021	06/08/2021	06/08/2021		06/08/2021	471.
PAM-052521-2	Amazon.com	Paid by EFT #4480		05/25/2021	06/08/2021	06/08/2021		06/08/2021	264.
PAM-052521-3	Amazon.com	Paid by EFT #4481		05/25/2021	06/08/2021	06/08/2021		06/08/2021	447.
PAM-052521-4	Par-a-dice hotel	Paid by EFT #4482		05/25/2021	06/08/2021	06/08/2021		06/08/2021	106.
PAM-052521-5	Jimmy Johns	Paid by EFT #4483		05/25/2021	06/08/2021	06/08/2021		06/08/2021	10.
PAM-052521-6	Fairfield Inn & Suites	Paid by EFT #4484		05/25/2021	06/08/2021	06/08/2021		06/08/2021	201.
PAM-052521-7	Hilton Garden Inn	Paid by EFT #4485		05/25/2021	06/08/2021	06/08/2021		06/08/2021	611.
PMG-052521-1	Mutual Ace Hardware	Paid by EFT #4473		05/25/2021	06/08/2021	06/08/2021		06/08/2021	30.
RRK-052521-1	True Value Hardware	Paid by EFT #4417		05/25/2021	06/08/2021	06/08/2021		06/08/2021	13.
SEM-052521-1	Tyco Integrated Security	Paid by EFT #4457		05/25/2021	06/08/2021	06/08/2021		06/08/2021	70.
SEM-052521-2	Tyco Integrated Security	Paid by EFT #4458		05/25/2021	06/08/2021	06/08/2021		06/08/2021	61.
SEM-052521-3	Tyco Integrated Security	Paid by EFT #4459		05/25/2021	06/08/2021	06/08/2021		06/08/2021	61.
SEM-052521-4	amazon.com	Paid by EFT #4460		05/25/2021	06/08/2021	06/08/2021		06/08/2021	35.
SEM-052521-5	Amazon.com	Paid by EFT #4461		05/25/2021	06/08/2021	06/08/2021		06/08/2021	25.
SEM-052521-6	Amazon.com	Paid by EFT #4462		05/25/2021	06/08/2021	06/08/2021		06/08/2021	26.
SEM-052521-7	Amazon.com	Paid by EFT #4463		05/25/2021	06/08/2021	06/08/2021		06/08/2021	74.
SEM-052521-8	amazon.com	Paid by EFT #4464		05/25/2021	06/08/2021	06/08/2021		06/08/2021	25.
AJB-052521-1	OrderSafety.com	Paid by EFT #4441		05/25/2021	06/08/2021	06/08/2021		06/08/2021	210.
AJB-052521-2	U of I Crop Science	Paid by EFT #4446		05/25/2021	06/08/2021	06/08/2021		06/08/2021	25.
AJB-052521-3	SavATree	Paid by EFT #4443		05/25/2021	06/08/2021	06/08/2021		06/08/2021	182.
AJB-052521-4	ProcturU Inc.	Paid by EFT #4444		05/25/2021	06/08/2021	06/08/2021		06/08/2021	24.
AJB-052521-5	ProctorU Inc.	Paid by EFT #4445		05/25/2021	06/08/2021	06/08/2021		06/08/2021	24.
AJB-052521-6	U of I Crop Science	Paid by EFT #4442		05/25/2021	06/08/2021	06/08/2021		06/08/2021	25.
DVN-052521-1	Menards	Paid by EFT #4469		05/25/2021	06/08/2021	06/08/2021		06/08/2021	208.
DVN-052521-2	SAI Subscription	Paid by EFT #4470		05/25/2021	06/08/2021	06/08/2021		06/08/2021	49.
JJM-052521-1	Home Depot	Paid by EFT #4486		05/25/2021	06/08/2021	06/08/2021		06/08/2021	34.
JJM-052521-10	ebay	Paid by EFT #4495		05/25/2021	06/08/2021	06/08/2021		06/08/2021	12.
JJM-052521-11	ebay	Paid by EFT #4496		05/25/2021	06/08/2021	06/08/2021		06/08/2021	39.
JJM-052521-12	Grainger	Paid by EFT #4497		05/25/2021	06/08/2021	06/08/2021		06/08/2021	34.
JJM-052521-13	Palatine True Value	Paid by EFT #4498		05/25/2021	06/08/2021	06/08/2021		06/08/2021	45.
JJM-052521-2	Batteries Plus Bulbs	Paid by EFT #4487		05/25/2021	06/08/2021	06/08/2021		06/08/2021	43.
JJM-052521-3	Grainger	Paid by EFT #4488		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(80.0
JJM-052521-4	Home Depot	Paid by EFT #4489		05/25/2021	06/08/2021	06/08/2021		06/08/2021	40.
JJM-052521-5	Grainger	Paid by EFT #4490		05/25/2021	06/08/2021	06/08/2021		06/08/2021	68.
JJM-052521-6	ebay	Paid by EFT #4491		05/25/2021	06/08/2021	06/08/2021		06/08/2021	119.
JJM-052521-7	ebay	Paid by EFT #4492		05/25/2021	06/08/2021	06/08/2021		06/08/2021	10.
JJM-052521-8	Grainger	Paid by EFT #4493		05/25/2021	06/08/2021	06/08/2021		06/08/2021	31.12

Attachment: Warrant #12 (2021-12 : Warrant # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #2

Payment Date Range 06/08/21 - 06/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
JJM-052521-9	Grainger	Paid by EFT #4494		05/25/2021	06/08/2021	06/08/2021		06/08/2021	170.
JRK-052521-1	Select Tech	Paid by EFT #4471		05/25/2021	06/08/2021	06/08/2021		06/08/2021	114.
JRK-052521-2	FinditParts	Paid by EFT #4472		05/25/2021	06/08/2021	06/08/2021		06/08/2021	145.
KML-052521-1	Amazon Marketplace	Paid by EFT #4429		05/25/2021	06/08/2021	06/08/2021		06/08/2021	24.
KML-052521-2	Amazon.com	Paid by EFT #4430		05/25/2021	06/08/2021	06/08/2021		06/08/2021	112.
KML-052521-3	Amazon Marketplace	Paid by EFT #4434		05/25/2021	06/08/2021	06/08/2021		06/08/2021	83.
KML-052521-4	Amazon Marketplace	Paid by EFT #4431		05/25/2021	06/08/2021	06/08/2021		06/08/2021	49.
KML-052521-5	Amazon.com	Paid by EFT #4432		05/25/2021	06/08/2021	06/08/2021		06/08/2021	70.
KML-052521-6	Batteries Plus #0842	Paid by EFT #4433		05/25/2021	06/08/2021	06/08/2021		06/08/2021	87.
KML-052521-7	Amazon Marketplace	Paid by EFT #4435		05/25/2021	06/08/2021	06/08/2021		06/08/2021	227.
KML-052521-8	Amazon.com	Paid by EFT #4436		05/25/2021	06/08/2021	06/08/2021		06/08/2021	576.
MG-052521-1	Home Depot	Paid by EFT #4475		05/25/2021	06/08/2021	06/08/2021		06/08/2021	(3.7
MG-052521-2	Mutual Ace Palatine	Paid by EFT #4476		05/25/2021	06/08/2021	06/08/2021		06/08/2021	17.
MG-052521-3	Mutual Ace Palatine	Paid by EFT #4477		05/25/2021	06/08/2021	06/08/2021		06/08/2021	10.
MG-052521-4	Mutual Ace Palatine	Paid by EFT #4478		05/25/2021	06/08/2021	06/08/2021		06/08/2021	5.
MJK-052521-1	Mutual Ace Palatine	Paid by EFT #4420		05/25/2021	06/08/2021	06/08/2021		06/08/2021	5.
SC-052521-1	The Home Depot #1927	Paid by EFT #4465		05/25/2021	06/08/2021	06/08/2021		06/08/2021	133.
SC-052521-2	The Home Depot #1927	Paid by EFT #4466		05/25/2021	06/08/2021	06/08/2021		06/08/2021	30.
SC-052521-3	The Home Depot #1927	Paid by EFT #4468		05/25/2021	06/08/2021	06/08/2021		06/08/2021	58.
SC-052521-4	The Home Depot #1927	Paid by EFT #4467		05/25/2021	06/08/2021	06/08/2021		06/08/2021	147.
SLW-052521-1	Behrens Landscaping Inc.	Paid by EFT #4500		05/25/2021	06/08/2021	06/08/2021		06/08/2021	168.
SLW-052521-2	The Home Depot #1927	Paid by EFT #4501		05/25/2021	06/08/2021	06/08/2021		06/08/2021	114.
SLW-052521-3	The Home Depot #1927	Paid by EFT #4502		05/25/2021	06/08/2021	06/08/2021		06/08/2021	35.
	Vendor	**4466 - JP Morgan Chase Bank Commercial Card** Totals				Invoices	105		$322,269.
				Grand Totals		Invoices	105		$322,269.

Attachment: Warrant #12 (2021-12 : Warrant # 12)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/04/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/04/2021	257093	Utility Management Refund	HALAK , ANDRIY		75.08
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	06/04/2021	257094	Utility Management Refund	SCHNUR , JOE		6.46
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$81.54
	Checks:	2	$81.54			

Attachment: Warrant #12 (2021-12 : Warrant # 12)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/11/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/11/2021	257095	Utility Management Refund	BARTLETT , ROBERT		11.10
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	06/11/2021	257096	Utility Management Refund	MORKERT , LARRY		61.29
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	06/11/2021	257097	Utility Management Refund	SANCHEZ , ADAN		6.51
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	06/11/2021	257098	Utility Management Refund	SHAH , PRAJESH		5.96
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 4		$84.86
	Checks:	4	$84.86			

Attachment: Warrant #12 (2021-12 : Warrant # 12)

Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021

BACKGROUND:
The Rotary Club of Palatine plans to hold their annual Oktoberfest Celebration on September 17 - 19, 2021 (Friday - Sunday). The Rotary Club will again utilize the Village's commuter parking lots located north of Slade Street, between Smith and Greeley Streets. All requests are consistent with those in past years.

KEY ISSUES:

The Rotary Club of Palatine is requesting approval of the following:

1. Temporary waiver of sound amplification ordinance for live music and performances during the following hours:
   - Friday, September 17: 6 p.m. to 12 a.m.
   - Saturday, September 18: 12 p.m. to 12 a.m.
   - Sunday, September 19: 12 p.m. to 6 p.m.

2. Temporary closure of parking lots J, K, and L and closure of Slade Street, between Smith and Greeley Streets, from September 17 - 19 to accommodate the event's tents and stage. All tents and equipment will be removed Sunday evening.

3. Waiver of fees for Village services, permits, and licenses.

4. Waiver of Construction Hours for the construction and removal of tents:
   - Friday, September 17: Construction to begin at 6 a.m.
   - Sunday, September 19: Removal of tents will begin at 6 p.m.

ALTERNATIVES:

1. Approve Oktoberfest 2021.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of Oktoberfest 2021 and related requests.

ACTION REQUIRED:
A motion to approve the Rotary Club of Palatine's Annual Oktoberfest and related requests.

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

Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road

BACKGROUND: In 2020, the Village Council approved a Special Use to allow for the relocation of Chicago Culinary Kitchen to an existing tenants space at 2391 N. Hicks Road. The Special Use approval included a condition that landscaping/screening shall be submitted in a manner acceptable to the Director of Planning & Zoning.

KEY ISSUES:

- The restaurant is looking to open in early July and one of the few remaining issues relates to the landscaping/screening condition within the approval Special Use ordinance.

- Given the final design/orientation of the covered patio area, the existing tree grove abutting the Subject Property, and the significant setbacks to the adjacent apartment buildings, the Petitioner has requested this condition be removed.

- Staff agrees that the existing conditions help mitigate any issues that may be created by the restaurant use. In addition, the location of an existing fire hydrant in the area and potential conflicts/issue with snow removal also could create conflicts with the addition of landscaping/screening in the area.

ALTERNATIVES:

1. Approve the Minor Amendment.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the minor amendment.

ACTION REQUIRED:
A motion to approve a minor amendment to Special Use Ordinance O-20-20 to allow for the elimination of the landscaping/screening condition.

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

Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street

BACKGROUND:

The Subject Property is currently improved with a residential dwelling, detached one-car garage, and associated driveway. The Petitioner is requesting a Special Use and Variation to permit a non-conforming 2-unit dwelling, within the R-2 Single-Family Residential district. Therefore, the Petitioner is requesting:

1. **Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**

2. **Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.**

KEY ISSUES:

- Per the Petitioner's application and floorplan, as well as a statement from the previous owner, there has been a studio apartment upstairs through the previous owner's prior ownership beginning in 2003. The previous owner indicated the space was used for various family members and friends from 2003 to 2014, and from 2014-2019, it was exclusively used by the owner.
- The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration and the structure likely dates to the 1860's. The review of the Village's historical building permit information for the property did not locate any relevant information about its construction or use.
- The studio is approximately 540 sq. ft. and has a separate full bathroom, kitchen, living area and bedroom. There are also separate private entrances. Under the R-2 Single-Family zoning, multi-family dwellings are not permitted uses; and, all multi-family dwellings in the single-family residential district are non-conforming.
- Nevertheless, due to the number of non-conforming multi-family dwellings and difficulty determining whether the dwelling is legal or illegal, the Village approved a text amendment in 1997 to allow Special Use review of non-conforming multi-family dwellings in single-family residential districts. In the background and staff statement information for the text amendment in 1997, Staff noted the following in its presentation of the proposed text amendment:

    - There were an estimated 130 multi-family residential units in properties zoned for single-family uses and licensed by the Village, with another estimated 100 units in single-family properties not licensed or inspected by the Village. The majority of these properties were either two or three units.

- Prior to the 1960's, the Village did not maintain historical building permit applications and materials.

- Due to the age of many of these properties, the historical building permit information is, in many instances, not available.

- Per Section 10.06 (c) (16) of the Palatine Zoning Ordinance, non-conforming multi-family dwellings are a Special Use in the R-2 district for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:
  - 16.01 - The dwelling shall contain three or fewer dwelling units
  - **16.02 - The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and**
  - 16.03 - The owner of the dwelling shall obtain a rental license from the Health Department as required by Sec. 10-15 of the Palatine Code of Ordinances.

  ***The Petitioner is seeking a Variation to 16.02.
- In addition to the Subject Property, there are at least two additional multi-family dwellings on the south side of the block, which are also zoned R-2 (15 E. Slade Street & 20-24 N. Hale Street). A similar Special Use and Variation were also approved at 111 E. Palatine Road for another duplex, which was also zoned R-2 single-family residential.
- The Future Land Use identifies the entire block as single-family residential. Despite the Subject Property's adjacency to the Downtown, the Downtown Land Use Guide identified Plum Grove Road as the eastern edge of the downtown area.
- The Subject Property could accommodate up to four vehicles in the driveway and one vehicle in the garage, which meets Code.
- During the Public Hearing, the Plan Commission amended Condition #5 to include not only verification, but also the ability for the owner to retrofit to meet Code for wall, floor and stairwell assemblies, if required and in compliance with the Building Code requirements.

ALTERNATIVES:

1. Approve the Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.
2. Do not approve the Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.

RECOMMENDATION:
Public Hearing: Plan Commission - June 1, 2021

Residents testifying:	None
Vote:	The Plan Commission voted unanimously to approve the requested Special Use and Variation and Staff concurs.

ACTION REQUIRED:
A motion to approve a Special Use and Variation for a non-conforming 2-unit dwelling at 3 E. Slade Street.

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

Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue

BACKGROUND:

The Petitioner is requesting a Variation to allow a 160-square foot shed on the Subject Property, which would exceed the maximum allowed ground floor area for accessory structures. Therefore, the Petitioner is requesting:

> **Variation to permit the total ground floor area of all accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet**

KEY ISSUES:

- The Subject Property is zoned R-1C Single Family and the lot size is approximately 19,658 square feet. The Petitioner is requesting to build a new 160 square foot shed and there is an existing aboveground pool (with deck) and detached garage.
- With the addition of the shed, the total ground floor area of accessory structures is approximately 1,460 square feet. Per code, the maximum total accessory square footage is 700 square feet. Therefore, a Variation is required.
- The shed meets both setback and height requirements.
- Both building and lot coverage meet Code (13.7% and 22.3% respectively).

ALTERNATIVES:

1. Approve the Variation to permit a shed.
2. Do not approve the Variation to permit a shed.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 25, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variation for a shed and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variation to permit a shed at 728 S. Warren Avenue.

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

Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street

BACKGROUND:

The Subject Property is an existing restaurant in Downtown Palatine. It presently operates as Artistic Cuisine and has been operating as a restaurant since 2003, under Special Use Ordinance #O-220-03. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-220-03 to Carlos Flores and Susana Brizuela to permit the continued operation of a restaurant (Bendita Cocina).**

KEY ISSUES:

- The original Special Use was approved in 2003. It was most recently transferred to Maria Diaz in 2008 by Ordinance #R-109-2008.
- There are no changes to the proposed building operations or floorplan.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 16 S. Bothwell Street.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-220-03 to Carlos Flores and Susana Brizuela to permit the continued operation of a restaurant (Bendita Cocina), at 16 S. Bothwell Street.

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

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street

BACKGROUND: On this evening's agenda is a request for a Special Use Transfer for Bendita Cocina (formerly Artistic Cuisine) located at 16 S. Bothwell Street. New owners, Susana Brizuela and Carlos Flores wish to apply for a Class D (Restaurant) Liquor License to replace the Class G (Beer and Wine) License currently held at Artistic Cuisine. Permitted hours for a Class D Liquor License is Sunday - Thursday 6AM to Midnight and Friday - Saturday 6 AM to 1 AM.

KEY ISSUES:
1. Increase Class D (Restaurant) Liquor by one for Bendita Cocina at 16 S. Bothwell St.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

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

Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway

BACKGROUND:
The Petitioner is proposing to open a Health Center (medical use) at 345 W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a medical office.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains the Steven's Point Shopping Center.
- Chicago Gynecology/Oncology was previously in the Subject Tenant space; nevertheless, it has been vacant since approximately 2016.
- The Petitioner is proposing to operate a Great Family Health center focusing on primary care services with ability to offer OB/GYN and Behavior Health Services. Greater Family Health (previously Greater Elgin Family Health Care) currently has seven locations. This would be their eighth location.
- The Subject Tenant Space is approximately 5,300 square feet.
- The proposed hours of operation are:
  - Monday - Thursday 8 AM to 7:30 PM.
  - Friday - Saturday 8 AM - 5 PM
- The business plan indicates the staffing for this site, at full capacity, would have no more than 22 staff members at any one time.
- The estimated number of patients per day is 50 with potential of growing to 80.
- Based on the square footage, 18 parking spaces are required for this use. The shopping center, including the Subject Property, has approximately 33,000 square feet in total. The parking requirement is 110 spaces, with 158 spaces provided.

ALTERNATIVES:

1. Approve the Special Use to Permit a Medical Office.

2. Do not approve the Special Use to Permit a Medical Office.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve a Special Use to Permit a Medical Office and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Medical Office at 345 W. Northwest Highway.

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

Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road

BACKGROUND:

The Petitioner would like to operate a used auto sales and a car rental facility at the Subject Property. Therefore, the Petitioner is requesting:

Special Use to permit a used auto sales and rental facility

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District and contains an existing single-story building and detached garage. The lot size is approximately 15,000 square feet.
- The Petitioner would like to operate a used auto dealership with auto rental at this location. The Subject Property was approved a Special Use for used auto dealership in March 2017, but never opened.
- The business plan indicates the rental program includes rental to rideshare customers and long term rental of used cars.
- The proposed hours of operation are Monday through Saturday from 10 AM to 8 PM and closed on Sunday. The business plan does not include auto repair.
- There will be 3-4 employees at this location. The building will serve as the office space and the Petitioner is not proposing any specific changes to the interior.
- The site plan indicates there will be 8 parking spaces for customer and employee parking. Per code, 4 parking spaces are required (1 space per 300 square feet). Additionally, there are 36 parking spaces for vehicles for sale and rental cars.
- The Petitioner is proposing to lease only the southwest portion of the property, which is currently paved. The plans indicate a solid fence along the end of the pavement area to section off the unleased area, which is being maintained by the property owner and landlord.

ALTERNATIVES:

1. Approve the Special Use to Permit a Used Auto Sales and Rental.

2. Do not approve the Special Use to Permit a Used Auto Sales and Rental.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve a Special Use to Permit a Used Auto Sales and Rental and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Used Auto Sales and a Car Rental Facility at 2161 N. Rand Road.

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

Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street

BACKGROUND:

The Subject Property, approximately 0.56 acres, is a single-family residential lot and improved with one single-family residence. The Petitioner/owner is seeking to rezone the Subject Property from R-1 to R-2 and subdivide the existing lot into two separate lots. Additionally, the existing single-family residence (proposed Lot 2) will remain and it has an existing non-conforming front yard setback of 23' (30' is required for the R-2 District). Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development;**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,**
3. **Special Use for front yard setback (Lot 2).**

KEY ISSUES:

Zoning and Site Design

- The proposal would allow for 2 lots, with the existing single-family residence (proposed Lot 2) remaining. Additionally, the existing single-family residence is setback 23' from the front property line instead of the minimum required 30' for properties zoned R-2 Single-Family, which requires a Special Use. Building and lot coverage for proposed Lot 2 would meet Code.
- The following table provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. required)	**Lot Width** (75' required)	**Lot Depth** (110' required)
Proposed Lot 1	12,210 sq. ft.	92.5'	132'
Proposed Lot 2 **(existing SFR to remain)**	12,210 sq. ft.	92.5'	132'

- Properties northwest of the subject site remain mostly R-1 zoning with larger lots (approximately 20,000 square feet). Recent developments to the south and southwest have rezoned those properties to R-2, with lot sizes that generally ranging from 9,000-11,000 square feet. Properties on the east side of Quentin Road are mostly R-2 with similar lot sizes to the proposed development.
- Recent developments in the surrounding area include, but are not limited to, the following:

- 2018 - Hillside Subdivision, located directly south of the Subject Property, received approval for a 4-lot subdivision, rezoning from R-1 to R-2, and additional setback relief.
- 2010 - Kenilworth Estates Subdivision, located at the northeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot subdivision, rezoning from R-1 to R-2, and additional relief for lot width and setbacks.
- 2006 - Lillian Place Subdivision, located at the southeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot subdivision, rezoning from R-1 to R-2, and additional relief for lot width.
- 2005 - Brookside Hill Subdivision, located near the northwest corner of Brookside Street and Quentin Road, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.
- 2004 - Brookside Resubdivision, located directly west of Brookside Hill Subdivision, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.

- This property is located within Sub-Area “A”, which indicates that lots shall be designed for lot sizes, with a minimum 9,000 square feet.

Engineering

- 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road.
- Sanitary will connect to the existing sanitary sewer on the south side of Hillside Street. Water service will connect to existing water service on the north side of Hillside Street. Sidewalks shall be constructed along the frontage of each lot. Parkway trees would be planted in accordance with Code.
- In 2020, through the Village’s residential drainage program, the rear yards of 828 W. Hillside, 124 S. Quentin Road, and 803, 815, 125 W. Glencoe Street were identified as benefitting from a public storm sewer extension. The intention of the program is to extend the public storm sewer to areas that experience long-term standing water after a rain event that cannot be addressed by a property owner grading or similar work. The program is first prioritized by structures that are flooding as a result and secondly by benefiting properties. The five properties owners agreed that there was a need by submitting a portion of the cost per benefiting property. The Village then extended a public storm sewer to the rear yards of the properties to help elevate standing water, after rain events.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision, Rezoning, and Special Use

for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

2. Do not approve the Preliminary & Final Plat of Subdivision, Rezoning, and Special Use for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 1, 2021
Residents testifying:	1 - 825 W. Glencoe Street - participated in the storm sewer extensions, but asked questions about whether the improvements will work.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision, Rezoning and Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Special Use for front yard setback (Lot 2) for a 2-lot subdivision at 828 W. Hillside Street.

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

Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road

BACKGROUND:
The Subject Property, Lot 1 of the five-lot Napleton Subdivision, is zoned Planned Development. It was historically the location of Knupper's nursery and was acquired as part of the Napleton Planned Development and has continued its seasonal operation (approximately April through July), under the Napleton ownership.

The Petitioner, Northwestern Motors Holding, Inc., Charles Weck, is proposing to open a new approximately 16,000 square foot Volkswagen full service auto dealership and would be the third auto dealer operating within the Napleton Planned Development.

KEY ISSUES:

Site Design

- The Subject Property, roughly 3.6 acres, is a triangularly shaped lot (Lot 1) in the Napleton Subdivision. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot metal building in the northeast corner of the property. The remaining improvements date to the nursery use, which was acquired and continued its seasonal operations, under the Napleton ownership.

- The proposed development in the Napleton Planned Development includes an approximately 16,000 square foot Volkswagen dealership and an associated customer, employee, and inventory parking lot.

- Access to the Subject Property maintains both the existing full access curb cut to Rand Road and the previously designated cross access within Napleton Subdivision.

- The building provides a 161 front yard (Rand Road) setback and 60-foot side yard setback (north) and is set back 100-feet from rear property line (northeast). The proposed building setbacks all exceed the underlying B-5 (Route 12) district requirements.

- The building is 16,386 square feet and requires 52 parking space. Overall, there are 273 parking spaces provided for Lot 1. In addition to the required parkway trees, the proposed landscaping and screening plans include parking lot islands, with the tree plantings to satisfy the required parking requirements.

- Also, there is 476 feet of 8-foot board on board wooden fencing proposed to further screen the apartments to the north. This would be a continuation of the 8-foot fencing and screening on a portion of the Lot 5 parking lot addition of

Napleton Subdivision, east of Lot 1. The Rand Grove apartments maintains a Planned Development zoning classification and its parking lot would abut the vehicle parking lot for the Subject Property. The closest apartment building is 150 feet away from the shared property line.

Business operations

- The Petitioner has over forty years of dealership experience and has operated multiple dealerships over the years. The Volkswagen dealership would employ 35, with employment positions in auto sales, technicians, and management positions. The proposed hours of operation would be 8 AM - 8 PM, Monday through Thursday and 8 AM to 7 PM on Friday and 8 AM to 6 PM on Saturdays.

Architecture

- The floorplan for the Volkswagen dealership building includes a vehicle showroom along Rand Road, interior sales' offices, and full vehicle service and parts departments. The vehicle service areas are in the rear of the building, with two garage doors providing access to the service areas from the parking lot on the north side of the building.

- The building height is 21 feet 9 inches and conforms to the B-5 height limitations. The proposed architectural materials include a glassed wall fronting along Rand Road, EIFS, and metal coping and glazing for accents in the elevations.

Engineering

- The existing Lot 1 is improved with an existing paved parking lot and sections of impervious surfaces. The property grades from north to south and north to northeast, with an approximately 10-foot grade differential in that direction. The engineering plans maintain the grading direction and provide the necessary volume control and required detention.

- The engineering plans include a combination of an underground detention vault to the (west and south of the building) and access and use of detention basin 1A in Napleton Subdivision. All of the required utilities are either within the right of way or through Napleton Subdivision, through easement. Any required storm sewer and sanitary sewer extensions would accommodate the third dealership. There is also 271 feet of 18 inch storm sewer proposed to connect the underground vault to the larger detention basin to south. The proposed 183 foot 8 inch water line extension would connect through the IDOT right of way and into the building site.

- The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial

use of this property, which has existing since it and the former Menard's property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. Therefore, Staff recommends approval, subject to the following conditions:

ALTERNATIVES:

1. Approve the Planned Development Amendment for a new auto dealership at 1979 N. Rand Road.

2. Do not approve a Planned Development Amendment for a new auto dealership at 1979 N. Rand Road.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 15, 2021
Residents testifying:	One - concerns about the crime at the apartment complex and appreciation for the proposed development, fencing, lighting, and the previous improvements to the area with the other two dealerships.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development Amendment and Staff concurs.

ACTION REQUIRED:

A motion to approve a Planned Development Amendment at 1979 N. Rand Road.

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

Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road

BACKGROUND:
The Subject Property, containing approximately 3.6 acres, is located at 1979 N. Rand Road (a portion of the Knupper site and adjacent to the Subaru and Mazda dealerships). The Petitioner, Northwestern Motors Holding, Inc. and 1977 Rand LLC, are proposing to redevelop the Subject Property with a new Volkswagen auto dealership. To help facilitate the proposed development, the Petitioner is requesting approval of the following:

> **Ordinance authorizing the Village Manager to execute a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand for the property located at 1979 N. Rand Road.**

KEY ISSUES:

Developer Obligations:

- The Petitioner shall develop the site in general compliance with the plan included within the Redevelopment Agreement (and as approved by the Village Council as part of the Planned Development).
- The redevelopment project must be completed by December 31, 2022.

Village Obligations:

- The Village shall provide a maximum of $1,000,000 of TIF assistance for the reimbursement of TIF eligible expenses related to the proposed redevelopment of the property at 1979 N. Rand Road. The TIF assistance will be made through multiple payments based on the Petitioner achieving the development milestones outlined within the redevelopment agreement.

ALTERNATIVES:

1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance authorizing the Village Manager to execute a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand LLC for the property at 1979 N. Rand Road.

ACTION REQUIRED:
Motion to approve the ordinance authorizing the Village Manager to execute a Redevelopment Agreement.

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

Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road

BACKGROUND: The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the redevelopment of 1979 N. Rand Road, the Petitioner, Northwestern Motors Holding, Inc. and 1977 Rand LLC, is seeking approval of the following:

> **Approval of a Resolution for support for the filing of a 7c Cook County Tax Classification for the property located at 1979 N. Rand Road.**

KEY ISSUES:

- The Petitioners are looking to redevelop the remaining portion of the Knupper site with a new Volkswagen auto dealership. The Petitioner is seeking a 7c tax classification to help offset their various redevelopment costs and investment.
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value. The 7c program does allow for a renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County.
- The Village previously approved a similar request in conjunction with the recently completed Mazda and Subaru dealerships on the adjacent property.

ALTERNATIVES:

1. Recommend approval of the Resolution.
2. Do not recommend approval of the Resolution.

RECOMMENDATION:
Staff recommends approval of the Resolution.

ACTION REQUIRED:
Motion to approve a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 1979 N. Rand Road.

RESULT:	**ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Scott Lamerand

Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations

BACKGROUND:

In coordination with the Village Council direction, Staff began the process of identifying and preparing the Northwest Highway Corridor Sub Area Phase 2 Analysis. Phase I was approved in December 2019. Similar to the Phase I study, the initial goals were to review current and historical development patterns, identify the planning challenges, review of potential redevelopment sites within the study area, and analyze the land use amendment considerations and recommendations.

ANALYSIS:

- As noted in the Village's Comprehensive Plans, Northwest Highway -U.S. Route 14 - is an IDOT controlled roadway and regional arterial, which serves as a major gateway to the western and eastern edges of the Village. It also functions as a connection for the surrounding communities to IL Route 53. Northwest Highway was a significant focus of the transportation sections of the previous and current Comprehensive Plans.

- From a land use perspective, there are many faces to the Northwest Highway corridor. The western section of Northwest Highway tends to have a more residential focus, interspersed with Park District Facilities and athletic uses until reaching the Quentin Road intersection, where more traditional and established shopping center uses prevail. The residential uses continue until the Smith Street intersection, which starts again with commercial centers until reaching the Renaissance Planned Development and Palatine Plaza Shopping Center.

- The Village's current Comprehensive Plan accurately summarized the corridor as follows:

  > *"The age of much of the existing development indicates that proposals for redevelopment and land use change can be anticipated in the coming years. Redevelopment policies for different sections along this corridor and effective transportation management policies should be examined."*

- In December 2019, Village Council approved Northwest Highway Sub-Area Plan Phase I. Phase I focused on the eastern portion of Northwest Highway, beginning at Illinois Route 53 and ending at Baldwin Road.

- Phase 2 encompasses an approximately 3.2 mile stretch of Northwest Highway and concludes at W. Northwest Highway intersects with W. Dundee Road at the western termination of the Village's corporate limits. With some noted exceptions, the majority of this section of Northwest Highway is developed, with some areas being developed in the later 1970's through newer redevelopments into the 2000's.

- From an annexation perspective and beginning at the western edge of Phase II, the initial annexation began in 1990's, with the residential areas east of Doe Road being annexed in 1986. The commercial and residential sections at Northwest Highway and Deer Avenue were incorporated in 1985, with the Countryside Planned Development coming into the Village in 1975.

- The remaining residential areas along the section of Northwest Highway came into the Village in the 1970's, with the commercial intersections at Smith Street (1960, 1971, and 1976), Plum Grove Road (1960 and 1971), and finally Palatine Plaza was annexed in 1958. Renaissance Resubdivision was incorporated in 1971 and the Mariano's and Palatine Police Station were annexed in 1962.

- Current Zoning/Property Conditions and Characteristics of the Proposed Phase 2 Sub-Area:

    - Approximately 172 lots - approximately 188 acres (.294 square miles).

    - Currently improved with a combination of commercial, retail, office, parks/recreation, and multi-family residential

    - A majority of properties are zoned B-2 (71) or Planned Development (62). Other zoning districts within the sub-area are R-1 (24), R-2 (1), R-3 (9), and B-1 (5).

    - The Renaissance (Sellegren) and Countryside Planned Development were some of the initial and defining Planned Developments along this corridor. Renaissance was initially approved in 1971 and, after several amendments was completed with 1 Renaissance Place in 1995. Countryside was annexed through agreement in 1969, with the commercial portions (office park and YMCA) being completed in the later 1980's.

    - In addition to the commercial and residential uses along this section of Northwest Highway, there are also several institutional uses interspersed within this phase. Many of the developments fronting along Northwest Highway follow a traditional planning model of buffering the single-family uses on either side of Northwest Highway with commercial or multi-family developments having the most proximate access to Route 14.

    - As Northwest Highway is under IDOT jurisdiction and control, most of curb cuts and access points are established and defined. Unlike the Phase I study, there are noted instances of parking spaces in the IDOT right-of-way or wide-open driveways or successive curb cuts in this area. The access points in this area are more defined.

ZONING AND LAND USES WITHIN THE PHASE 2 STUDY AREA:

- B-1 (Shopping Center), B-2 (General Business), Planned Development, R-3 (High Density Multi-Family) and the surrounding single-family residential properties are all zoned R-2 single-family residential. The properties are a mixture of retail, retail-service, office, and convenience uses.

History: Development Patterns and Current IDOT traffic counts:

- In 2007, The Village Council approved the establishment of a Targeted Development Zone for the portion of Northwest Highway stretching from Wilke Road to N Hicks Road. The Village Council expanded the program in 2008 to include all of the properties within Palatine's Northwest Highway corridor. The Targeted Development Zone (TDZ) was created to help facilitate reinvestment/redevelopment for commercial uses within the Northwest Highway corridor. Eligible properties within the TDZ are entitled to a waiver of 50% of all associated Village review, permit and inspection fees for any project with an estimated value of $250,000 or greater.

- The western Northwest Highway corridor is a combination of large shopping centers, various retail/office/service uses, medical offices, single-family and multi-family residential, and eventually parks and recreational uses.

- The most intensive areas in this area are clustered around major intersections (Northwest Highway & Hicks Road, Northwest Highway and Smith Street, and Northwest Highway and Quentin Road).

- Within the Sub-Area, there have also been areas of redevelopment. The following is a project sampling over the last 15 years:

  - Chase Bank - 190 W. Northwest Highway - 2009
  - Dunkin' Donuts / Subway - 231-243 W. Northwest Highway - 2013
  - Lexington Oaks - 751-827 N. Winchester Drive (15-unit townhouse development)
  - Within the existing Palatine Plaza, Quentin Corners shopping center, and Northwest Quentin Center (SE corner of Quentin and Northwest Highway), there have also been varying degrees of zoning entitlements and associated tenant buildout and redevelopment.
  - Studio 41 acquired and redeveloped the former auto dealership @ 1410 W. Northwest Highway - 2018

- Quest Academy completed its Western Campus - 2011

- The following represents the most recently available IDOT traffic count information for the Phase 2 Study Area. The traffic counts begin near the western edge of Phase 2 and are maintain through the study area, with little deviation.

- IDOT has also installed barrier medians at the intersection of Northwest Highway and Quentin Road, when Northwest Highway was reconstructed and realigned. This was completed to both manage the traffic and limit turning delays. This has likely impacted the commercial centers at this intersection.

- The barrier medians will remain in place and the surrounding commercial developments will have to continue manage these barriers, within the existing infrastructure. Their presence has likely impacted the commercial redevelopment potential for some of these centers.

- The Commercial properties from Hicks Road through Benton Street include Palatine Plaza Shopping Center (retail, fitness facility, dog daycare and boarding - 12.1 acres) and Renaissance Resubdivision (mostly office uses - 66 acres). Renaissance Resubdivsion follows a specific use list.

- Continuing west until Brockway Street, there is a combination of single-family residential (north), a school, a bank, shopping center, two restaurants, and an institutional use with Little Sisters of the Poor.

- The intersection of Northwest Highway and Smith Street includes additional shopping centers, another bank, CVS, and a recent development including a multi-tenant center with restaurants.

Development Challenges, Constraints and Conclusions:

- Staff has identified the potential development challenges and constraints of Phase II Sub-Area Plan:

  - Several small vacant and/or undeveloped parcels that would likely require consolidation if developed.

  - Lots of varying sizes, such as large shopping centers and small vacant and/or undeveloped parcels, which could be difficult for redevelopment.

  - Large shopping centers and office buildings with vacancies and specific use lists.

  - Lack of reinvestment in certain sections of Northwest Highway has led to

vacancies and Code Enforcement activities (Phase I & 2).

- The construction and development of many of the existing buildings date to the 1960's and 1970's, which creates pockets of outdated structures. (both Phases).
- Traffic volumes along Northwest Highway create pedestrian barriers and the defined access points are likely already established.
- Lack of definable street character and unified development theme. Each section of Phase II has a different character.
- There are also dated Planned Development use lists, which could be updated to eliminate either outdated/obsolete uses or expanded to include alignment to an appropriate existing zoning classification reference from the Village of Palatine Zoning Ordinance.
- There may be existing commercial buildings that are obsolete, where an additional or alternate land use consideration should be reviewed.
- The existing residential properties are likely to remain and most, if not all of the residentially planned properties, do not initially lend themselves to another land use.

Potential Development Areas of Phase II:

- Camelot Sub-Area (Northwest Highway & Dundee Road) and the surrounding commercial lots west of the Park District.
- Vacant lots west of 1410 W. Northwest Highway (Studio 41).
- Portions of the property at the southwest corner of Northwest Highway and Sterling Avenue.
- Vacant lots at the southeast corner of Northwest Highway and Smith Street.

Northwest Highway Sub Area Phase 2 Recommendations:

1) Promote uniform landscaping where possible and landscaping enhancements to existing developments, through redevelopment or zoning entitlement review;

2) Further analyze/forecast what types of zoning relief may be necessary as part of any proposed redevelopment for vacant/underdeveloped properties and consider proactive Code amendments;

3) Enhance the linear infrastructure through streetscape and urban design improvements; and

4) Review existing Planned Development ordinances and recommend amendments to further align with a general zoning district and existing uses along the Northwest Highway corridor.

ALTERNATIVES:

1. Approve the Northwest Highway Sub Area 2 Analysis

2. Do not approve the Northwest Highway Sub Area 2 Analysis

RECOMMENDATION:

Public Hearings:	Plan Commission – April 20 and May 4, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Northwest Highway and Staff concurs.

ACTION REQUIRED:

A motion to approve the Northwest Highway Sub Area 2 Analysis.

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

Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place

BACKGROUND:
In November, 2017, the Village hired Peralte-Clark, LLC to complete traffic signal design plans for the intersection of Dundee Road and Park Place. The scope of work was for a stand-alone permit application as IDOT had declined to include the traffic signal work with their proposed roadway work on Dundee Road from Rand Road to Kennedy Drive.

A permit for this signal installation has been approved by IDOT.

KEY ISSUES:

- To minimize disruption to the motoring public and the adjacent business, it was planned to approach the contractor for the State's corridor project for a price to construction the signal as part of the corridor work.
- The contractor has provided a proposal for $557,000 to complete this work. The engineer's estimate from last year was $507,000 with the increase in cost attributed to recent large increases in steel prices.
- Securing this work directly with the same contractor as the State selected for their Dundee Road project secures economies of scale for the Village. When previously bid several years ago, a bid for over $1M was rejected by the Village Council.

ALTERNATIVES:

1. Approve the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the proposal be approved.

BUDGET IMPACT:
$200,900 is in the 2021 budget as a carry forward value. As the scope of work was moving through each permit submittal with IDOT last year, it was considered preferable to adjust the budget when a permit was issued. Funding is available from the Dundee Road Tax Increment Financing District, to accommodate The additional $356,100 by way of a second quarter budget adjustment to accommodate this work.

ACTION REQUIRED:
Motion to approve the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.

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

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities

BACKGROUND:
The Village currently has ten elevators throughout its facilities. Six are located at the Gateway Center Parking Deck, two at the Police Headquarters, and one each at the Village Hall and Clu Building. On-going preventative maintenance services are needed to keep the systems operating safely and optimally. Additionally, annual traction tests and hydraulic tests are required per ASME safety codes.

KEY ISSUES:
- The Village currently uses KONE, Incorporated of Chicago, Illinois for elevator maintenance and testing services.
- Staff solicited pricing from other elevator maintenance companies and found KONE to be the lowest price.
- In 2020, the service contract was $28,733.31 and the last tests conducted totaled $4,273, for a total of $33,006.31.
- The proposed agreement includes quarterly preventative maintenance and all annual tests as required by code for $24,424, a savings of $8,582.31.
- The initial term is for a one year period, with annual renewals for additional one year periods. Price increases in the renewal years are limited to the lesser of 2% or the Chicago CPI.
- The costs for the Clu building will be reimbursed by the Palatine Park District as a condition of their lease agreement to use this building.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement for Elevator Maintenance Services.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the agreement from KONE for Elevator Maintenance Services.

BUDGET IMPACT:
Funds in the amount of $32,450 have been appropriated in the 2021 Public Works operating budget to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the agreement from KONE, Incorporated for Elevator Maintenance Services at Village facilities in the amount of $24,424.

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

Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances

BACKGROUND:
AT&T has applied for permits to install overhead wire within the Village at numerous locations within 8 permits. Pursuant to Section 16.20 of the Village Code, the Village Council shall approve any addition of overhead utility line in excess of 2,600 lineal feet to determine if it shall be required to be buried.

Also, as part of this permit work, AT&T seeks to install 2 new above ground appurtenances which would also require Village Council approval.

Lastly, 130 pedestals are planned to be "re-skinned".

KEY ISSUES:

- AT&T proposes to wrap 115,831 feet of small diameter cable around their existing small diameter cable.
- AT&T explored the possibility of burying the new wire instead of placing it overhead. As the majority of the neighborhood is now overhead for power and communication, they request expanding their overhead facilities. The diameter of their existing cable is 1.7 inches and the new cable they propose to lash around the existing is 0.7 inches in diameter.
- A proposed above ground cabinet would be located on Palatine Road along the frontage of the Family Aquatic Center between the sidewalk and private parking area and on Robinson Street at the dead end west of Northwest Highway.
- Both adjacent property owners have reviewed the placement and concur with the work.
- The proposed work is in order to provide AT&T's "ultra fast Internet platform with 100% fiber optic cable network".
- The new wire and cabinets allows for an enhanced online experience with increased speeds, more reliable connection, and expanded bandwith.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of aerial wire and 2 new above ground appurtenances within the Village.
2. Do not approve the variation.

RECOMMENDATION:
It is recommended that the ordinance granting AT&T a variation from the Village Code be approved to allow the installation of aerial wire in excess of 2,600 feet as well as the installation of 2 new above ground appurtenances.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of an aerial wire in excess of 2,600 feet as well as the installation of 2 new above ground appurtenances.

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

Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project

BACKGROUND:
The existing water tank at 1501 North Hicks Road has been identified for removal. A communication pole is necessary to preserve the critical communication aspects of the Village.

KEY ISSUES:

- On Tuesday, June 8, 2021, three bids were received, ranging from a high of $220,863.50 to a low of $145,950.
- The low apparent bidder was Tower Works, Incorporated in an amount of $145,950. Tower Works submitted an excessive number of exceptions and clarifications with their bid. Their bid is considered unresponsive due to the number of exceptions.
- Windy City Tower Techs LLC is considered the low responsive and responsible bidder in the amount of $159,700. Windy City did not submit any exceptions with their bid.
- The Engineer's estimate was $175,000.

ALTERNATIVES:

1. Award the contract for the Hicks & Dundee Monopole to Windy City.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Hicks & Dundee Monopole Project be awarded to Windy City.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Hicks & Dundee Monopole Project to Windy City Tower Techs LLC of Wauconda, Illinois in the amount of $159,700.

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

Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment

BACKGROUND:
The Village of Palatine has multiple point-to-point wireless connections as part of our data network. The equipment is now over 10 years old and is no longer supported by repair or software updates.

Additionally, the water tower at Hick/Dundee is being replaced by a mono-pole this year. By replacing now, we avoid the moving old equipment to the new tower and then replacing the equipment in later years.

The Village's initial Request for Proposals related to point to point wireless equipment replacement resulted in all responses being above the budgeted amount. Additionally, it was identified that our requirement for Federal Information System Level encryption (FIPs) was no longer required as our new Motorola P1 provided this as part of the application.

After rejecting all original submissions, a revised RFP was created, removing the FIPs requirement and seven responses were received. Orbis Solutions was the lowest response, but is still $37,598 over estimates. Additional funds will be re-allocated from the mono-pole replacement project.

KEY ISSUES:
- Replacement of 10+ year old wireless equipment.
- Increased speeds for connections between sites.

ALTERNATIVES:

1. Authorize the Village Manager to purchase replacement point to point wireless equipment.
2. Refer back to Staff.

RECOMMENDATION:
Staff recommends a motion authorizing the Village Manager to purchase replacement point to point wireless equipment from Orbis Solutions in a not to exceed the amount of $86,599.

ACTION REQUIRED:
A motion authorizing the Village Manager to purchase replacement point to point wireless equipment from Orbis Solutions in a not to exceed amount of $86,599.

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

Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program

BACKGROUND:
Over the years, the Village has been systematically upgrading pavement markings from paint to thermoplastic. Much of this upgrading was performed on streets that were being resurfaced or reconstructed. This upgrade has improved durability and visibility of all pavement markings throughout the Village. Due to the specialized equipment needed to perform this work, thermoplastic pavement markings have been contracted.

Thermoplastic pavement markings are provided on all arterial and collector streets which warrant pavement markings. This material lasts roughly three times longer than paint, with the only exception being on major intersections constructed of concrete. At these locations, pavement marking tape or specialized plastic has been utilized. Items to be marked include crosswalks, stop bars, lane lines, center lines, arrows, and "ONLY" markings.

KEY ISSUES:
- The Village participated in a joint-bid for pavement markings coordinated through the Municipal Partnering Initiative (MPI) in 2019, which included two one-year renewals. The low responsive and responsible bidder was Precision Pavement Markings, Incorporated. There is no change in pricing for the renewal periods.
- The Village also compared pricing from Superior Road Striping, Incorporated, which currently holds the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) contract. This contract was awarded in April of this year, with options to renew annually up to three times. The Village has awarded its contract using SPC pricing in the past.
- Based on approximate quantities for the streets to be marked this year, the pricing solicited through the SPC was the most favorable at an estimated cost of $29,335.10, compared to $29,432.31 through the MPI.

ALTERNATIVES:
1. Award the contract for the 2021 Pavement Striping Program to Superior Road Striping.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Pavement Striping Program be awarded to Superior Road Striping in the amount of $30,000.

BUDGET IMPACT:
Funds in the amount of $30,000 have been appropriated in the 2021 Operating Budget for contractual pavement marking.

ACTION REQUIRED:
Motion to award the contract for the 2021 Pavement Striping Program to Superior Road Striping, Incorporated of Melrose Park, Illinois in the amount of $30,000.

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

Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan

BACKGROUND:

The FY2021 Action Plan 30-day subrecipient application period for use of CDBG funds went from March 18 through April 1. Per HUD requirements, the Draft Action Plan is available for a 30-day public review and comment period. As the Village's annual process, the Draft Plan will be available at the Village Clerk's Office and posted on the Village's website. The final version of the Action Plan will be submitted to HUD though the Cook County Consortium in August. Therefore, Staff is recommending the following:

Motion commencing the 30-day public review and comment period for the FY 2021 Action Plan.

KEY ISSUES:

The Village's anticipated CDBG FY 2021 entitlement amount is $484,944, which represents a 6% decrease from last year. Palatine's program year runs from September 1 through August 31. Through HUD regulations, the Village may recommend up to 15% ($72,741) for social service providers and up to 20% ($96,988) for program administration. The requested subrecipient funding was $112,500. The subrecipient application notice was posted on the Village website on March 5, 2021. Additionally, Staff also sent FY2020 CDBG notice to each social service agency that has either applied for or received funds, over the past 4 years.

The FY 2021 Action Plan recommends CDBG funding for the following: program administration, public infrastructure, and facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare and community center administration, homelessness service & prevention, an 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 Daily Herald.

Staff recommends the following expenditure of CDBG funds for FY 2021:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration	$96,988	$96,988
Journey's Hope Center	New Journey's Hope Center Public Facility Project	$100,000	$ - Note - $25,000 from 2019 FY was committed to this project.
Village of Palatine Public Works	Public Improvement Projects	$315,215	$315,215
	Total Requested	**$437,983**	
	Total Available		**$437,983**

Social Services			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$4,500	$4,000
Faith Community Homes	financial assistance for rent and case management	$3,000	$-
Journeys - The Road Home	Homeless Services	$15,000	$9,000
Northwest Compass	Support services for the Homeless	$15,000	$2,741
Palatine Township	Case Management Service Coordinator	$3,000	$3,000
Palatine Township Senior Citizens' Council	Support Services for Older Adults	$12,000	$10,000
Partners for Our Community	Resources and Programs for Very Low Income Clients	$24,000	$24,000
The Bridge Youth & Family Services	Bilingual Child Abuse Counseling	$20,000	$15,000
WINGS	Homeless Services for Domestic Violence Victims	$6,000	$5,000
	Total Requested	**$112,500**	
	Total Available		**$72,741**

The full draft FY2021 Action Plan can reviewed on the Village Website at www.palatine.il.us/163/News-Events

ALTERNATIVES:

1. Recommend commencing the required 30-day public comment period.
2. Do not recommend commencing the required 30-day public comment period.

RECOMMENDATION:

Staff recommends a Motion commencing the required 30-day public review and comment period. If the public comment and review period does not commence, the Village will risk losing its CDBG 2021 funding.

ACTION REQUIRED:

A motion commencing the 30-day public review and comment period for the Village of Palatine FY2021 Action Plan.

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

Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens

BACKGROUND:
The Village of Palatine has approximately 19,150 water meters, of which more than 60% were beyond their intended life span in 2014. The Village undertook a collaborative project with Buffalo Grove and Glenview to hire Siemens Industry to replace all meters and convert to an Automated Read system starting in 2015 and completing in 2016.

KEY ISSUES:
The contract with Siemens is a performance guarantee. The performance guarantee period requires the project to generate baseline savings or Siemens will have to pay the Village any savings shortfall. Siemens does have the right to replace any defective equipment at their cost in order to again generate the guaranteed savings.

As a condition of the performance guarantee, an annual performance assurance effort is conducted to audit a sample of the meters. Each year for the last 4 years, at least 11 meters are removed and tested based on the American Water Works Association standards to determine the level of accuracy for the meters in the system. This measurement and verification process for all years tested has confirmed accuracy exceeding the contractual minimum of 98.5%. In all years tested the sample aggregate was in excess of 99.5%

It is recommended the contract be amended to discontinue the Annual Performance Assurance Measurement & Verification and associated reporting. Stopping this process will discontinue the performance guarantee with Siemens. As the meters are all performing within and actually better than expected, the elimination of the audit will save the Village $15,900 annually.

The equipment warranty (20 years) will continue with the meter manufacturer. Glenview terminated their performance assurance and performance guarantee immediately following project completion in 2016. Buffalo Grove also plans to terminate their performance assurance and performance guarantee this month.

ALTERNATIVES:

1. Approve the contract amendment terminating the performance assurance and performance guarantee.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the contract amendment in a manner substantially conforming to the attached and subject to the Village Attorney's review.

ACTION REQUIRED:
A motion to approve contract amendment with Siemens Industry, Incorporated.

RESULT:	**ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Scott Lamerand

Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage

BACKGROUND:
During the June 7, 2021 Village Council meeting, Staff reviewed several proposed amendments to the Village of Palatine Zoning Ordinance. The proposed amendments relate to the following sections to the Village of Palatine Zoning Ordinance:

- **Article 6 - Section 6.03 Fences;**
- **Article 7, Section 7.04 Off-street parking areas - screening;**
- **Article 8; Section 8.03; 8.04; (Attached signage in the Business and Manufacturing Districts);**
- **Article 11; Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the Business Districts); and**
- **Article 12; Section 12.01 (f) (Permitted Uses in the Manufacturing District)**

KEY ISSUES:

- Staff reviewed these proposed amendments with the Village Council on June 7, 20201.
- The proposed amendments, as outlined in the attached ordinance and corresponding Exhibit A, are generally consistent with what was presented on June 7, 2021.
- The only refinement made to the proposed text amendments following the Council's review relates to the hours of operation for restaurants allowed as permitted uses in the Village's business districts. As such, proposed restaurants in the B-1, B-2, B-3, and B-4 Districts will be allowed as permitted uses provided they do not have a drive-through or local liquor license and do not operate between the hours of 12 AM and 6 AM.

RECOMMENDATION:

Public Hearing:	Plan Commission: March 2, April 6, and May 18, 2021.
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to approve the requested text amendments and Staff concurs.

ACTION REQUIRED:
Motion to approve the ordinance amending various sections of the Village of Palatine Zoning Ordinance.

ATTACHMENTS:

- ORD Text Amendments
- Zoning Code Text Amendments Exhibit A - June 21 2021

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

ORDINANCE NO._____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE CODE OF ORDINANCES
APPENDIX A - ARTICLES 6, 7, 8, 11 and 12

WHEREAS, pursuant to public hearings by the Plan Commission held on March 2, April 6, and May 18, 2021, of which public notice was given as required by law, and the text amendments were also initially reviewed by the Village Council on June 7, 2021 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, the Plan Commission of the Village of Palatine has held such public hearings and reported its findings regarding the proposed text amendments to Appendix A of the Village of Palatine Code of Ordinances Article 6 (Section 6.03 fences), Article 7 (Section 7.04 Off-street parking areas-screening), Article 8 (Section 8.03 and 8.04 Attached signage in the Business and Manufacturing Districts), Article 11 (Section 11.02 (b) and 11.02 (d), 11.03 (b) and 11.03 (d), 11.04 (d) and 11.04 (f), and 11.06 (c) and 11.06 (e) – Permitted and Special Uses in the Business Districts, and Article 12; Section 12.01 (f) - Permitted Uses in the Manufacturing District

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: Appendix "A" Comprehensive Zoning Ordinance Amendment of the Code of Ordinances of the Village of Palatine, as amended, is hereby further amended as indicated on Exhibit "A" "attached hereto.

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing Ordinance, which are identified on the attached Exhibit "A" (a blacklined 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 _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD Text Amendments (Zoning Code Text Amendments (CA))

EXHIBIT A: PROPOSED TEXT AMENDMENTS TO APPENDIX A – (VILLAGE OF PALATINE ZONING ORDINANCE) OF THE VILLAGE OF PALATINE CODE OF ORDINANCES:

6.03. Fences.

(b) *Residential districts.* All fencing in residential districts shall comply with the following requirements:

(1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified~~.~~**, except that fencing in rear or interior side yards, which abut properties in a Business or Manufacturing District, shall not exceed eight (8) feet in height.**

(c) *Business districts.* All fencing in business districts is subject to review and approval by the administrator to ensure promotion of the health, safety and general welfare of the village. No fence shall exceed six (6) feet in height, **or** eight (8) feet **in height** in rear **or** ~~**and**~~ interior side yards which **abut** ~~**re proximate to**~~ properties **in a Residential District**, ~~**unless otherwise**~~ unless otherwise specified in this ordinance. (Ord. No. O-19-20, 3/9/20)

7.04 (g) *Screening.*

(1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.

a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height**, or up to eight (8) feet in height in interior side or rear yards which abut properties in a Residential District.**

ARTICLE VIII. SIGNAGE

8.03. Permanent signage in business districts.

(3) Attached signs.

a. Display. A sign shall display only the name information pursuant to the business conducted on the single user lot.

b. Gross surface area. A single attached sign shall not exceed one hundred (100) square feet in gross surface area, except**:**

i. In B-5 Districts where a single user lot is greater than two (2) acres in lot area, a single attached sign shall not exceed one hundred twenty (120) **square** feet in gross surface area.

ii. Where a building contains a minimum floor area of one hundred thousand (100,000) square feet and is occupied by a single user, the gross surface area of a single attached sign shall not exceed two hundred (200) square feet.

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

8.04. Signage in "M", Manufacturing Districts.

(1) *Total signage.* The total gross surface area of all signage shall not exceed one square foot for each linear foot of lot frontage. A minimum of forty (40) square feet shall be maintained for all lots.

(3) *Attached signs.*

a. Display. An attached sign shall display only the name of the business conducted on the lot.

b. Gross surface area. A single attached sign shall not exceed one-hundred (100) square feet in gross surface area**, except where a building contains a minimum floor area of one hundred thousand (100,000) square feet and is occupied by a single user, the gross surface area of a single attached sign shall not exceed two hundred (200) square feet.**

11.02. B-1, Shopping Center District.

(b) *Permitted uses.* The following uses are permitted:

(55) **Restaurants (without a drive-through or a local liquor license, and do not operate between 12:00 AM and 6 AM)**

~~(55)~~ **(56)** Second hand thrift shops.

~~(56)~~ **(57)** Sewing machine sales and service; household machines only.

~~(57)~~ **(58)** Shoe stores.

~~(58)~~ **(59)**Sporting goods stores.

~~(59)~~ **(60)**Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(60)~~ **(61)**Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~board~~ at least ten (10) days before the event.

~~(61)~~**(62)** Ticket agencies; amusement.

~~(62)~~ **(63)** Toy stores.

~~(63)~~ **(64)** Travel agencies, bureaus and transportation ticket offices.

~~(64)~~ **(65)** Mixed uses; combination of economically compatible permitted uses listed above.

~~(65)~~ **(66)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §4, 6/26/06)

~~(66)~~ (**67)** Tanning Salons. (Ord. 0-22-02 §6, 2/25/02)

~~(67)~~ **(68)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village **council** ~~board~~ subject to the standards set forth in section 14.05 of this ordinance:

(19) Restaurants **(with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM)**

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

11.03. B-2, General Business District.

(a) *Legislative intent.* The purpose of the B-2, General Business District is to provide areas for business establishments which offer retail convenience goods and services to residents located in the general vicinity of the district.

(b) *Permitted uses.* The following uses are permitted: (Ord. No. O-19-20, 03/09/20)

(75) Restaurants (without a drive-through or a local liquor license, and do not operate between 12:00 AM and 6 AM)

~~(75)~~**(76)** Sales and service of the following items; with a retail showroom:

a. Electrical.
b. Flooring.
c. Glass.
d. Heating and ventilation.
e. Painting.
f. Paper hanging.
g. Plumbing.
h. Roofing.

~~(76)~~ **(77)** Second hand thrift shops.

~~(77)~~**(78)** Sewing machine sales and service; household machines only.

~~(78)~~ **(79)** Shoe stores.

~~(79)~~ **(80)** Sporting goods stores.

~~(80)~~ **(81)**Swimming pool sales and service.

~~(81)~~ **(82)** Taxidermists.

~~(82)~~ **(83)** Ticket agencies; amusement.

~~(83)~~ **(84)** Toy stores.

~~(84)~~ **(85)**Travel agencies, bureaus and transportation ticket offices.

~~(85)~~ **(86)**Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(86)~~ **(87)**Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~board~~ at least ten (10) days before the event.

~~(87)~~ **(88)**Mixed uses; combination of economically compatible permitted uses listed above.

~~(88)~~ **(89)**Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §6, 6/26/06)

~~(89)~~ **(90)**Tanning Salons. (Ord. 0-22-02 §7, 2/25/02)

~~(90)~~ **(91)**Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(c) *Accessory uses.*

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village council subject to the standards set forth in section 14.05 of this ordinance: (Ord. No. O-19-20, 03/09/20)

(26) Restaurants **(with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM)**

~~(26)~~ School office buildings; not including the parking or storage of buses.
(27)

~~(27)~~ **(28)** ~~Restaurants; with or without drive-through.~~**Reserved.**

~~(28)~~ **(29)** Taverns or bars.

~~(29)~~ **(30)** Truck rental.

~~(30)~~ (**31)**Trailer rental.

~~(31)~~ **(32)** Undertaking establishments and funeral homes; which may include one attached residential unit. Water based cremation or alkaline hydrolysis is also permitted as an accessory use to the funeral home. (Ord. No. O-40-21; 04/12/21)

~~(32)~~ **(33)** Wind energy conversion systems.

~~(33)~~ **(34)** Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.

~~(34)~~ **(35)** Homeless day facility. (Ord. 0-115-00 ɔ22, 9/25/00]

~~(35)~~ **(36)** Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 ɔ5, 10-23-00)

~~(36)~~ **(37)** Food stores, grocery stores, meat markets and frozen foods. (Ord. 0-104-01 ɔ6 7-23-01)

11.04. B-3, Central Business District.

(d) *Permitted uses.* The following uses are permitted:

(**64)** **Restaurants (without a drive-through or a local liquor license, and do not operate between 12:00 AM and 6 AM)**

~~(64)~~ **(65)** Second hand thrift shop.

~~(65)~~ **(66)** Sewing machine sales and service; household machines only.

~~(66)~~ **(67)** Sporting good stores.

~~(67)~~ **(68)** Telephone exchanges.

~~(68)~~ **(69)**Ticket agencies; amusement.

~~(69)~~ **(70)** Toy stores.

~~(70)~~ **(71)** Travel agencies, bureaus and transportation ticket offices.

~~(71)~~ **(72)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(72)~~ **(73)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~twenty~~ at least ten (10) days before the event.

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

~~(73)~~ **(74)** Mixed uses; combination of economically compatible permitted uses listed above provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.

~~(74)~~ **(75)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §7, 6/26/06)

~~(75)~~ **(76)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(f) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(12) Restaurants**~~, excluding drive-in or drive-through facilities~~. (with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM)**

11.06. B-5, Highway Business District.

(a) *Legislative intent.* The purpose of the B-5, Highway Business District is to provide for intensive retail or wholesale sales with appeal on a regional basis.

(c) *Permitted uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(41) Restaurants (without a drive-through or a local liquor license, and do not operate between 12:00 AM and 6 AM)

~~(41)~~ **(42)** Studios; commercial, photographic, recording, radio and television.

~~(42)~~ **(43)** Second hand thrift stores; if conducted wholly within a completely enclosed building.

~~(43)~~ **(44)** Sign painting establishments.

~~(44)~~ **(45)** Snowmobile sales and service.

~~(45)~~ **(46)** Taxicab dispatching office facility; including accessory communications equipment.

~~(46)~~ **(47)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(47)~~ **(48)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council ~~board~~** at least ten (10) days before the event.

~~(48)~~ **(49)** Mixed uses; combination of economically compatible permitted uses listed above, provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.

~~(49)~~ **(50)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §9, 6/26/06)

~~(50)~~ **(51)** Delicatessens (Ord. 0-67-00 ə1, 7/17/00)

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

~~(51)~~ **(52)** Bakeries (Ord. 0-67-00 ə1, 7/17/00)

~~(52)~~ **(53)** Tanning Salons. (Ord. 0-22-02 §8, 2/25/02)

~~(53)~~ **(54)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(e) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(24) Restaurants **(with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM).**

ARTICLE XII. MANUFACTURING DISTRICT~~S~~

12.01. General requirements of all manufacturing districts.

(f) *Permitted uses.* The following uses are permitted:

(27) Temporary use for special events; for a period not to exceed seventy-two (72) hours; as approved by the village council, at least ten (10) days before the event.

(2~~86~~) Towing services, with a minimum 200 foot separation from any residential use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)

(29~~7~~) Upholstering.

(30~~28~~) Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(31~~29~~) Any manufacturing, fabricating processing, assembly, repairing, storing, cleaning, servicing or testing of materials, goods or products, and related office uses that conform to the performance standards of this article, with or without accessory showroom.

Attachment: Zoning Code Text Amendments Exhibit A - June 21 2021 (Zoning Code Text Amendments (CA))

Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Carry-Out Restaurant (Sarpino's Pizzeria) at 577 E. Dundee Road

BACKGROUND:
The Subject Property is a tenant space in the Northwest Shopping Center outlot building. It contains Sarpino's Pizzeria and has been operating since 2004 under Special Use Ordinance #O-77-04. There have been multiple Special Use Transfers since 2004, with the most recent in 2014. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-77-04 to Vladislav Lazari (Lazari, Inc.), to permit the continued operation of a carry-out restaurant (Sarpino's Pizzeria).**

KEY ISSUES:

- The original Special Use was approved in 2004. It was most recently transferred to Taras Gufrii by Ordinance #O-003-2014. Prior to 2014, the restaurant was transferred in 2011 (Ordinance #O-129-11) and 2005 (Resolution #R-13-06).
- There are no changes to the proposed building operations or floorplan.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 577 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-77-04 to Vladislav Lazari (Lazari, Inc.) to permit the continued operation of a carry-out restaurant (Sarpino's Pizzeria), at 577 E. Dundee Road.

ATTACHMENTS:

- Aerial Map 577 E. Dundee Road
- SUT ORD - 577 E. Dundee Road
- Floor plan
- Menu

- Application
- O-077-04 - SU 577 E. Dundee Road - Sarpino's
- O-003-14 - 2014 SUT 577 E. Dundee Road - Sarpino's

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

577 E. Dundee Road

Attachment: Aerial Map 577 E. Dundee Road (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-77-04
577 E. DUNDEE ROAD

WHEREAS, Ordinance #O-77-04 granted a Special Use for the operation of a carry-out restaurant (Sarpino's Pizzeria), on the property commonly known as 577 E. Dundee Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on June 21, 2021 to review a request by Vladislav Lazari (Lazari, Inc.) that the Special Use be transferred to permit the continued operation of a carry-out restaurant (Sarpino's Pizzeria), with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Vladislav Lazari (Lazari, Inc.) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-77-04 is hereby transferred to Vladislav Lazari (Lazari, Inc.), to permit the continued operation of a carry-out restaurant.

SECTION 2: All conditions of Special Use Ordinance #O-77-04 shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2021.

_____
Village Clerk

Attachment: SUT ORD - 577 E. Dundee Road (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

No.	Item
1	Pizza Display Warmer
2	Cash Register
4	Double Conveyor Oven
5	Stainless Steel Canopy (Hood)
6	Prep Table
7	Sandwich Bar
8	Hand Sink
9	Stainless Steel Vegtable Sink
10	Stainless Steel Prep Table
11	Walk-in Cooler
12	Wire Shelving
13	Evaporator
14	Compressor
15	Storage Shelving
16	Metal Shelving
17	Mop Basin
18	3-Compartment Sink
19	Pizza Table
20	Reach-in Freezer
21	Stock Pot Hot Plate
22	Mixer
23	Prep Table
24	Fire Extinguisher
25	Coke Cooler
26	Slicer
27	"Pizza" Sign
28	"Open" Sign
29	Grease Trap
30	Point of use hot water heater
31	Hot water heater

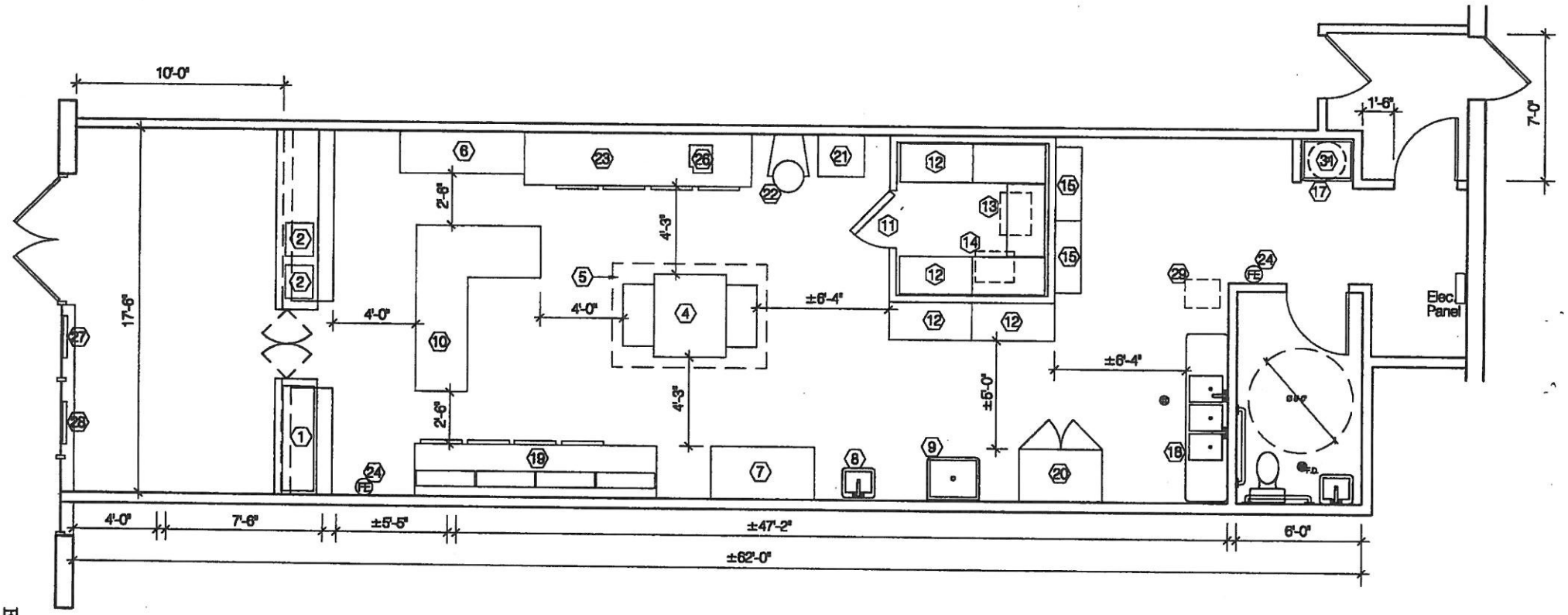

EXHIBIT "A"

3-9-04

Proposed Plan

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

North

This drawing indicates the general scope of the space in terms of its layout and is not intended to be used as a construction document. Verify dimensions prior to any construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 1101 Lake Cook Road - Suite F, Deerfield, IL 60015

Sarpino's
577 E. Dundee Rd.
Palatine, Illinois

Sara E.F. Gensburg, Ltd.
Architecture/Design

PETITIONER'S EXHIBIT

8.24.d

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Sandwiches

CREATE YOUR OWN SANDWICH.....$9.99
Kick off your own sandwich creation with our signature gourmet cheese blend, your choice of sauce and all the toppings you can handle.

SARPINO'S CLUB – CHICKEN OR TURKEY
.....$9.99
Your choice of grilled chicken breast, or thinly sliced turkey breast, bacon, onions, tomatoes, Romaine lettuce with our signature gourmet cheese blend, and your choice of mayo, basil pesto or Dijon mustard.

MEATBALL SANDWICH.....$9.99
Piping hot meatballs, our signature gourmet cheese blend and homemade pizza sauce served on your choice of bread.

MEDITERRANEAN VEGGIE SANDWICH..$8.99
Our signature gourmet cheese blend, feta crumbles, fresh mushrooms, onions, green and red peppers, black olives, Romaine lettuce, tomatoes and your choice of Italian dressing or basil pesto sauce.

SARPINO'S GYRO SANDWICH.....$8.99
Juicy gyro meat, tomatoes, onions and green peppers, crisp Romaine lettuce, topped with creamy Tzatziki sauce and served on pita bread.

SARPINO'S ITALIAN SANDWICH.....$9.99
Fresh salami, pepperoni, capicollo, Canadian bacon, onions, tomatoes, lettuce, and our signature gourmet cheese blend. Comes with your choice of Italian, Dijon mustard or basil pesto sauce.

SARPINO'S STEAK SANDWICH.....$9.99
Juicy sliced steak, sauteed onions and green peppers, fresh mushrooms, our signature gourmet cheese blend and your choice of mayo, Dijon mustard, ranch, basil pesto or our famous tomato sauce. Served on your choice of Petto ala Parmigiana and Steak sandwich.

SANDWICH SAUCES: Buffalo Spicy, Chipotle Ranch, Dijon Mustard, Garlic Butter, Italian, Marinara, Mayo, Pesto, Ranch, Tzatziki.

ALL SANDWICHES ARE OVENBAKED ON FOCACCIA, PITA, FRENCH OR PANINI BREAD.

EACH SANDWICH COMES WITH A FREE BAG OF SARPINO'S KETTLE COOKED CHIPS.

DESSERTS

CHEESECAKE.....$4.29
Thick cheesecake baked to perfection and served chilled. For a tasty treat, add a side of our sweet strawberry sauce and drizzle on top.

TIRAMISU.....$4.49
Rich cocoa, Mascarpone cheese, lady finger biscuits and bold espresso.

CHOCOLATE MOUSSE CAKE.....$4.99
A chocolate sponge cake base, topped with a dark chocolate mousse and dusted with cocoa powder.

Soft DRINKS

BOTTLE 20 OZ.....$1.89
CAN 12 OZ.....$1.31
BOTTLE 2 LITERS.....$3.13
6-PACK.....$5.99

EARN LOYALTY POINTS
ON EVERY PURCHASE &
SAVE YOUR DOUGH.

CALZONES

REGULAR | LARGE

BUFFALO CHICKEN RANCH.....$9.99 $11.99
Grilled chicken strips slathered in fiery buffalo sauce and creamy Ranch, oozing with Parmesan and our signature gourmet cheese blend, and wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

CHICKEN – CHOICE OF RANCH, PESTO, MARINARA OR ALFREDO FLAVOR.....$9.99 $11.99
Tender grilled white chicken meat, fresh tomatoes, sauteed onions and green peppers, crispy bacon and Sarpino's signature gourmet cheese blend wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese. Comes with your choice of Marinara, Ranch, Caesar, Alfredo or any other of your favorite flavor.

GYRO CALZONE.....$9.99 $11.99
Slow-roasted gyro meat, freshly diced tomatoes, tender onions and green peppers, feta cheese, and crisp lettuce tossed in our famous Tzatziki sauce and wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

ITALIAN *Top Seller*.....$9.99 $11.99
A mouthwatering combination of lean Canadian bacon, freshly sliced pepperoni, salami and capicollo, our signature gourmet cheese blend, sweet banana peppers, tender onions and our secret sauce wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

PEPPERONI.....$9.99 $11.99
Freshly sliced pepperoni and our signature gourmet cheese blend smothered in homemade tomato sauce and wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

SAUSAGE.....$9.99 $11.99
Spicy Italian sausage, tender green peppers and onions, our signature gourmet cheese blend and homemade tomato sauce wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

VEGETARIAN – CHOICE OF RANCH, PESTO, MARINARA OR ALFREDO FLAVOR *Veggie*.....$9.99 $11.99
A hearty mix of black olives, vine-ripened tomatoes, tender red and green peppers, plump fresh mushrooms, sauteed onions and our signature gourmet cheese blend wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese. Served with your choice of Marinara, Ranch, Caesar, Alfredo or any other of your favorite flavor.

STEAK.....$9.99 $11.99
Thinly sliced steak, sauteed onions and green peppers, fresh mushrooms and our signature gourmet cheese blend smothered in homemade tomato sauce and wrapped in a golden-brown crust, brushed with rich garlic butter and sprinkled Parmesan cheese.

CREATE YOUR OWN

CALZONE.....$9.99 $11.99
Kick off your own calzone creation with our signature gourmet cheese blend and pile on three of your favorite toppings. Comes with your choice of dipping sauce.

Extra Ingredients Each.....$1.49 $1.99

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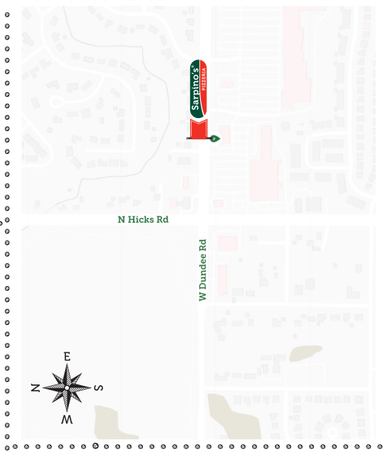

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SARPINO'S PALATINE

Attachment: Menu (577 E. Dundee Road - SUP for Sarpino's Pizzeria (CA))

Specialty & Gourmet PIZZA

ALFREDO POMODORO Creamy Alfredo sauce, tender grilled chicken strips, crispy bacon, freshly chopped garlic, ripe tomatoes, our signature gourmet cheese blend, fresh basil and sprinkled with Parmesan.

ALFREDO CHICKEN
Sarpino's traditional pan pizza is baked to perfection with our signature cheese blend and the freshest ingredients. Alfredo Sauce, Chicken, Bacon, Parmesan Cheese, Signature Cheese Blend.

BBQ CHICKEN BONANZA On a layer of tangy BBQ and homemade pizza sauce, and topped with tender grilled chicken strips, fresh mushrooms, sweet red and green peppers, onions, freshly chopped garlic, artichoke hearts and our signature gourmet cheese blend.

BUFFALO RANCH CHICKEN Ranch and Buffalo-style hot sauce base, grilled chicken strips, Parmesan cheese, banana peppers and gourmet cheese blend.

CANADIAN CLASSIC Lean Canadian and smoked bacon, freshly sliced pepperoni and mushrooms, and our signature gourmet cheese blend.

CLASSICO ITALIANO *Top Seller* Freshly sliced pepperoni and Italian sausage, lean Canadian bacon, onions, sliced mushrooms, fresh red and green peppers, sharp Parmesan and our signature gourmet cheese blend.

GRECIAN GYROS
Sarpino's traditional pan pizza is baked to perfection with our signature cheese blend and the freshest ingredients. Extra Virgin Olive Oil, Gyro Meat, Tomatoes, Onions, Green Bell Peppers, Greek Feta Cheese Signature Cheese Blend • Romaine Lettuce Tzatziki Sauce.

MEDITERRANEAN
Extra virgin olive oil base and topped with tender zucchini and eggplant, sun-dried tomatoes, sharp Parmesan cheese, freshly chopped garlic, fresh cilantro and our signature gourmet cheese blend.

MEXICANA Lean ground beef, ripe tomatoes, onions, spicy chili peppers, fresh red and green peppers, fiery jalapenos and our signature gourmet cheese blend.

NEW YORK DELI Freshly sliced pepperoni and salami, spicy Italian sausage, savory Canadian bacon, lean ground beef and our signature gourmet cheese blend.

PIZZA MARGHERITA PEPPERONI
Ripe tomatoes, fresh basil, sliced pepperoni and our signature gourmet cheese blend.

PESTO VEGGIE *Veggie* Homemade garlic pesto sauce and loaded with sun-dried tomatoes, tender red and green peppers, fresh spinach leaves, onions, freshly chopped garlic, melty cheddar and our signature gourmet cheese blend.

PRIMO CAPICOLLO Italian sausage, freshly sliced capicollo and pepperoni, freshly chopped garlic, hot banana peppers, melty cheddar and our signature gourmet cheese blend.

RANCH STYLE CHICKEN Creamy Ranch, tender grilled chicken strips, Canadian and smoked bacon, ripe tomatoes, fresh green peppers and onions, our signature gourmet cheese blend and sharp Parmesan cheese.

SANTA FE CHICKEN Homemade Chipotle ranch sauce and loaded with juicy chicken strips, sauteed green and red peppers, onions, smoked bacon, melty cheddar and our signature gourmet cheese blend and a sprinkle of sharp Parmesan cheese.

SARPINO'S CHEESE BONANZA
Homemade pizza sauce and loaded with sharp Parmesan, bubbly cheddar, genuine ricotta cheese, Greek feta cheese and our signature gourmet cheese blend.

SARPINO'S STEAK Layer of homemade pizza sauce and loaded with tender sliced steak, fresh onions and green peppers, fresh mushrooms and our signature gourmet cheese blend.

TROPICAL HAWAIIAN *Top Seller* Homemade pizza sauce and loaded with lean Canadian and smoked bacon, juicy pineapple, melty cheddar cheese and our signature gourmet cheese blend.

VEGETARIAN *Veggie* Layer of homemade pizza sauce and loaded with fresh onions and green peppers, ripe tomatoes, freshly sliced mushrooms, black olives, juicy pine

SPINACH SPECIAL
Sarpino's traditional pan pizza is baked to perfection with our signature cheese blend and the freshest ingredients. Garlic Butter, Fresh Spinach, Minced Garlic, Eggs, Green Onions , Dill , Black Pepper , Oregano , Greek Feta Cheese , Parmesan Cheese , Cheddar Cheese & Signature Cheese Blend.

SARPINO'S CLASSIC
Sarpino's traditional pan pizza is baked to perfection with our signature cheese blend and the freshest ingredients. Sarpino's Pizza Sauce, Pepperoni, Capicola, Italian Sausage, Mushrooms, Onions, Banana Peppers, Black Olives, Signature Cheese Blend.

THIN CRUST LOVERS
Sarpino's thin-crust pizza is baked to perfection with our signature cheese blend and the freshest ingredients. Extra Virgin Olive Oil, Chicken, Tomatoes, Signature Cheese Blend, Romaine Lettuce, Greek Feta Cheese, Parmesan Cheese, Caesar dressing.

»» ø ««	PIZZA PRICE
personal 8"	$10.99
regular 10"	$15.99
medium 12"	$19.99
large 14"	$22.99
x-large 16"	$25.99

Create Your Own PIZZA

PLENTY OF TOPPINGS TO CHOOSE FROM:

MEAT – Canadian Bacon, Capicollo, Italian Sausage, Lean Ground Beef, Gyro Meat, Grilled Chicken Strips, Meatballs, Pepperoni, Salami, Smoked Bacon, Steak.

SEAFOOD – Anchovies, Shrimp.

VEGGIES – Artichoke Hearts, Banana Peppers, Black Olives, Eggplant, Fresh Basil, Fresh Tomatoes, Garlic, Green Olives, Green Peppers, Red Peppers, Jalapeno Peppers, Mushrooms, Onions, Oregano, Pickles, Pineapple, Spinach, Sun Dried Tomato, Kalamata Olives, Zucchini.

CHEESES – Cheddar Cheese, Feta Cheese, Parmesan Cheese, Ricotta Cheese.

Delicious Dips

Chipotle Ranch Sauce, Dijon Mustard, Garlic Butter, Golden Italian, Mayo, Marinara Sauce, Pesto Sauce, Ranch, Italian,Tzatziki Sauce.

ONE FREE DIP WITH EVERY PIZZA
ADDITIONAL DIPS FOR **$0.75** EACH

PAN PIZZA & THIN-CRUST		PERSONAL 8"	REGULAR 10"	MEDIUM 12"	LARGE 14"	X-LARGE 16"
PIZZA PRICES	CHEESE PIZZA (BASE)	$8.99	$10.99	$13.99	$15.99	$17.99
	ADD TOPPINGS FOR	$1.25	$1.75	$2.25	$2.50	$2.75

Vegan PIZZA

VEGAN CREATE YOUR OWN PIZZA

VEGAN TOPPINGS:
Daiya Cheeze, Beyond Sausage, Al Dente Vegan Pizza sauce + all veggies from the regular menu.

»» ø ««	PIZZA PRICE
personal 8"	$9.99
regular 10"	$13.99
medium 12"	$19.99
large 14"	$22.99
x-large 16"	$25.99

VEGAN SPECIALTY PIZZA

VEGAN ITALIANO
Sarpino's traditional pan pizza is baked to perfection with Daiya Mozzarella cheese and the freshest ingredients: Vegan Al Dente pizza sauce, Mushrooms, Onions, Green Peppers, Red Peppers, Beyond Italian Sausage, Daiya Mozzarella Cheese.

VEGAN FLORENTINA
Sarpino's traditional pan pizza is baked to perfection with Daiya Mozzarella cheese and the freshest ingredients: Vegan Al Dente pizza sauce, Fresh Spinach, Diced Tomatoes, Fresh Garlic, Daiya Mozzarella Cheese.

VEGAN MEDITERRANEAN CLASSIC
Sarpino's traditional pan pizza is baked to perfection with Daiya Mozzarella cheese and the freshest ingredients. Vegan Al Dente pizza sauce, Sun-dried Tomatoes, Onions, Green Peppers, Mushrooms, Featuring Beyond Meats Italian Sausage & Daiya Mozzarella Cheese.

VEGAN VEGETARIAN
Sarpino's traditional pan pizza is baked to perfection with Daiya Mozzarella cheese and the freshest ingredients. Vegan Al Dente pizza sauce, Onions, Green Pepper, Diced Tomatoes, Black Olives, Pineapple, Mushrooms, Daiya Mozzarella Cheese.

VEGAN MARGHERITA
Sarpino's traditional pan pizza is baked to perfection with Daiya Mozzarella cheese and the freshest ingredients: Vegan Al Dente pizza sauce, Fresh Basil, Daiya Mozzarella Cheese, Sliced Tomatoes.

»» ø ««	PIZZA PRICE
personal 8"	$10.99
regular 10"	$15.99
medium 12"	$19.99
large 14"	$22.99
x-large 16"	$25.99

GLUTEN FREE CRUST

10" GLUTEN FREE CRUST PIZZA.....$12.99 + TOPPINGS - $1.25 EACH.

*NOTE THAT SARPINO'S PIZZAS MADE WITH A GLUTEN FREE CRUST ARE PREPARED IN A COMMON KITCHEN WITH THE RISK OF GLUTEN EXPOSURE. ALTHOUGH STEPS ARE TAKEN TO AVOID CROSS CONTAMINATION, SARPINO'S DOES NOT RECOMMEND THIS PIZZA FOR CUSTOMERS WITH CELIAC DISEASE, AND CANNOT GUARANTEE THAT CONTACT WITH GLUTEN WILL NOT OCCUR. CUSTOMERS WITH GLUTEN SENSITIVITIES SHOULD EXERCISE THEIR OWN JUDGMENT IN CONSUMING THIS PIZZA. PLEASE NOTE THIS CRUST DOES CONTAIN DAIRY AND EGGS.

Wings AND Sides

HOT'N SPICY BUFFALO CHICKEN WINGS.....$10.99
A full pound of oven-roasted chicken wings tossed in fiery Buffalo sauce.

BBQ CHICKEN WINGS.....$10.99
A full pound of oven-roasted chicken wings tossed in our tangy BBQ sauce.

COMBO CHICKEN WINGS.....$10.99
½ pound of our Hot 'n' Spicy Buffalo Chicken Wings, plus ½ pound of our BBQ Chicken Wings baked to perfection.

TOASTED BEEF RAVIOLI.....$8.99
½ pound portion of hand-breaded raviolis stuffed with juicy ground beef and baked to a perfect golden brown. Served with a side of homemade marinara, or the sauce of your choice

MOZZARELLA STICKS.....$7.99
½ pound of gooey mozzarella cheese hand-breaded and baked to a perfect golden-brown.

MAC N' CHEESE BITES.....$7.99
½ pound of macaroni and cheese wedges smothered in cheddar cheese and coated with crispy baked cheddar. Served with a side of marinara or the sauce of your choice.

CHICKEN TENDERS.....$7.99
½ pound of tender, all-natural chicken strips hand-breaded and fried to a perfect golden-brown. Served with a side of homemade marinara, or the sauce of your choice.

JALAPENO POPPERS.....$7.99
½ pound of fresh jalapeno peppers filled in with cheddar cheese hand-breaded and fried to a perfect golden brown. Served with a side of homemade marinara, or the sauce of your choice.

SPINACH ARTICHOKE DIP.....$9.99
Made daily in house with fresh spinach, artichoke hearts, a variety of cheeses including our signature blend, garlic and seasonings. Served with an 8" Garlic Breadsticks.

BUFFALO CHICKEN DIP.....$9.99
Spice up your night! Try our signature Buffalo Chicken Dip made with tender chicken, buffalo sauce, sour cream, and a variety of cheeses. Served with an 8" Garlic Breadsticks.

BRUSCHETTA.....$8.99
Made from scratch daily, with fresh tomatoes, garlic, basil and seasonings. Served with Balsamic Vinaigrette dressing on the side and an 8" Garlic Breadsticks.

BREADSTICKS

»» ø ««	GARLIC	CHEESE	DOUBLE CHEESE
personal 8"	$4.99	$5.99	$6.99
regular 10"	$5.99	$7.99	$8.99
medium 12"	$7.99	$9.99	$10.99
large 14"	$9.99	$11.99	$12.99
x-large 16"	$11.99	$13.99	$14.99

Your choice of dip with every breadsticks order - **FREE!**

SALADS

Options of Lettuce, Spinach or Spring Mix

ANTIPASTO SALAD.....$10.99
Romaine Lettuce, Onions, Green Bell Peppers, Salami, Pepperoni, Kalamata Olives, Cherry Tomatoes, Pepperoncini, Signature Cheese Blend. Served with your choice of dressing on the side.

CHICKEN CAESAR SALAD
..... *Sm* - 4.25.....*Lg* - $9.99
Sarpino's classic recipe with tender grilled chicken strips, crisp Romaine lettuce, sharp Parmesan cheese and crunchy croutons. Served with creamy Caesar dressing on theside.

GREEK SALAD.....*Sm* - 4.25.....*Lg* - $8.99
Crisp Romaine lettuce, ripe tomatoes, feta cheese, Kalamata olives, fresh onions, crunchy green peppers, crisp cucumbers and fresh oregano. Served with homemade Greek salad dressing on the side.

GREEN SALAD.....*Sm* - 4.25.....*Lg* - $7.99
Ripe tomatoes, fresh onions, crunchy green peppers and crisp cucumbers served over a bed of refreshing Romaine lettuce. Comes with your choice of dressing on the side.

SARPINO'S SIGNATURE SALAD.....$10.99
Tender grilled chicken strips, lean Canadian and smoked bacon, freshly sliced pepperoni, black olives, ripe tomatoes, crunchy green peppers, crisp cucumbers, our signature gourmet cheese blend and onions served over a bed of Romaine lettuce. Comes with your choice of dressing on the side.

SPINACH SALAD.....$8.99
Crispy bacon, vine-ripened tomatoes, plump mushrooms, crunchy green peppers and onions and our signature gourmet cheese blend served over a bed of fresh spinach. Comes with the dressing of your choice on the side.

Add Chicken to any salad $2.29

DRESSINGS: Ranch, Golden Italian, Vinaigrette Balsamic Caesar, Blue Cheese, Creamy Garlic, 1000 Island, Chipotle Ranch Sauce, Fat Free Ranch, Olive Oil, Honey Mustard, French, Tzatziki Sauce.

CHOICE OF ANY DIP - FREE!

PASTAS

All pastas come with garlic bread.
Add 3 meatballs to any pasta for just $6.99

BAKED CHEESE TORTELLINI.....$10.99
Baked Cheese Tortellini served with your choice of homemade meat, tomato vegetarian or creamy Alfredo sauce, and topped with Parmesan and our signature gourmet cheese blend.

BAKED LASAGNA.....$10.99
Baked with your choice of homemade meat, tomato vegetarian or creamy Alfredo sauce, and topped with Parmesan and our signature gourmet cheese blend.

BAKED SPAGHETTI.....$9.99
Sarpino's traditional spaghetti smothered in your choice of homemade meat, tomato vegetarian or creamy Alfredo sauce. Topped with Parmesan and our signature gourmet cheese blend.

CHICKEN BACON SPAGHETTI *Top Seller* $14.99
Grilled chicken strips and spaghetti smothered in creamy Alfredo and topped with fresh tomatoes, onions, green peppers, bacon, Parmesan and our signature gourmet cheese blend.

SHRIMP ALFREDO.....$14.99
Juicy sauteed shrimp tossed in creamy Alfredo and baked over a bed of traditional spaghetti. Topped with Parmesan and our signature gourmet cheese blend.

FETTUCINE ALFREDO.....$14.99
Juicy strips of all-natural grilled chicken breast, crispy bacon, sharp Parmesan and our signature gourmet cheese blend served over a bed of tender fettuccine, smothered in creamy Alfredo sauce and baked to perfection.

#2 50% OFF SECOND P

ORDER ANY PIZZA AND GET SECOND SAME SIZE PIZZA HALF OFF.

FREE FAST DELIVERY

#3 CARRY OUT SPECIAL

BUY ANY LARGE OR X-LARGE PIZZA AND GET SAME SIZE SECOND PIZZA ONLY FOR $7.

FREE FAST DELIVERY

#10 ONE LOVE

LARGE 1-TOPPING PIZZA ONLY FOR $13.99, MAKE IT X-LARGE FOR $2 MORE.

FREE FAST DELIVERY

#15 SARPINO'S OASIS

BUY ANY SPECIALTY OR GOURMET PIZZA AND GET FREE 2L OF SODA.

FREE FAST DELIVERY

#20 LUNCH SPECIAL

10% OFF ON REGULAR MENU PRICE 10 AM-3PM EVERY DAY. NOT VALID WITH ANY COUPONS OR OFFERS.

FREE FAST DELIVERY

#33 TRIPPLE DEAL

3 MEDIUM 12" 1-TOPPING PIZZAS FOR $11.99 EACH OR 3 LARGE 14" 1-TOPPING PIZZAS FOR $13.99 EACH.

FREE FAST DELIVERY

8.24.d

Attachment: Menu (5776 : E Dundee Road - SUP for Sarpino's Pizzeria (CA))

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

VLADISLAV LAZARI

Subject Property Address:

577 E DUNDEE RD, PALATINE, IL, 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-3-14 be transferred from TARAS GUERII to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

NO CHANGES

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Application (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

ORDINANCE NO. 0-77-04

ORDINANCE GRANTING A SPECIAL USE FOR A CARRY OUT RESTAURANT PURSUANT TO NORTHWEST SHOPPING CENTER PLANNED DEVELOPMENT ORDINANCE O-33-98 – 577 E. DUNDEE ROAD (SCARPINO'S)

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On May 3, 2004

ORDINANCE NO. O-77-04

AN ORDINANCE GRANTING A SPECIAL USE FOR A CARRY OUT RESTAURANT PURSUANT TO NORTHWEST SHOPPING CENTER PLANNED DEVELOPMENT ORDINANCE #0-33-98
577 E. DUNDEE ROAD – SCARPINO'S

WHEREAS pursuant to a petition and public hearing, held on April 13, 2004 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use to permit a carry out restaurant (Scarpino's), pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance and Planned Development Ordinance O-33-98, on the following legally described property:

Parcel 1: Lot 2 in Delgado and Rein's Ferndale Market, a subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof, recorded May 6, 1958, as Document 17198718.
Parcel 2: The West 134 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 11, lying South of the North line of said Lot 2 extended East and lying North of a line drawn parallel to the North line of the Northeast 1/4 of said Section 11 through a point distant 81.18 feet North of the Southeast corner of said Lot 2.
Parcel 3: Beginning at an iron pipe at the intersection of the Southern right of way line of Dundee Road and the Eastern right of way line of Hicks Road; thence South along the Eastern right of way line of Hicks Road a distance of 150 feet to a new point of beginning; thence Easterly along a line parallel with the Southerly right of way line of Dundee Road, a distance of 150 feet; thence North along a line parallel with the East right of way line of Hicks Road, a distance of 150 feet, more or less, to

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

a point in the Southerly right of way line of Dundee Road; thence East along the Southerly right of way line of Dundee Road a distance of 50 feet; thence South along a line parallel with the Easterly right of way line of Hicks Road, a distance of 200 feet; thence West along a line parallel with the Southerly right of way line of Dundee Road a distance of 200 feet, more or less, to a point in the Easterly right of way line of Hicks Road; thence North along the Easterly right of way line of Hicks Road, a distance of 50 feet, more or less, to the aforesaid new point of beginning, said parcel being a part of Lot 1 in Delgado and Rein's Ferndale Market, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois

commonly known as 577 E. Dundee Road (PIN #02-11-200-003).

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

SECTION 1: That a Special Use to permit a carry out restaurant (Scarpino's), pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance and Planned Development Ordinance O-33-98, is hereby granted, subject to the following conditions:

1. The Special Use to permit the operation of Scarpino's Restaurant is granted solely to KDD Scarpino's of Illinois, Inc. and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of sale or lease of this property, the existing and prospective proprietors shall appear before the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

   1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

   1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use, which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2 The Special Use shall substantially conform to the floor plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village codes and Ordinance and the following conditions below:

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

3 Any change in the floor plan shall receive Village Council approval.

4 The proposed restaurant shall be carry-out only.

SECTION 2: That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 3rd day of May, 2004

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 3rd day of May, 2004

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 3rd day of May, 2004

Village Clerk

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

No.	Item
1	Pizza Display Warmer
2	Cash Register
4	Double Conveyor Oven
5	Stainless Steel Canopy (Hood)
6	Prep Table
7	Sandwich Bar
8	Hand Sink
9	Stainless Steel Vegetable Sink
10	Stainless Steel Prep Table
11	Walk-In Cooler
12	Wire Shelving
13	Evaporator
14	Compressor
15	Storage Shelving
16	Metal Shelving
17	Mop Basin
18	3-Compartment Sink
19	Pizza Table
20	Reach-In Freezer
21	Stock Pot Hot Plate
22	Mixer
23	Prep Table
24	Fire Extinguisher
25	Coke Cooler
26	Slicer
27	"Pizza" Sign
28	"Open" Sign
29	Grease Trap
30	Point of use hot water heater
31	Hot water heater

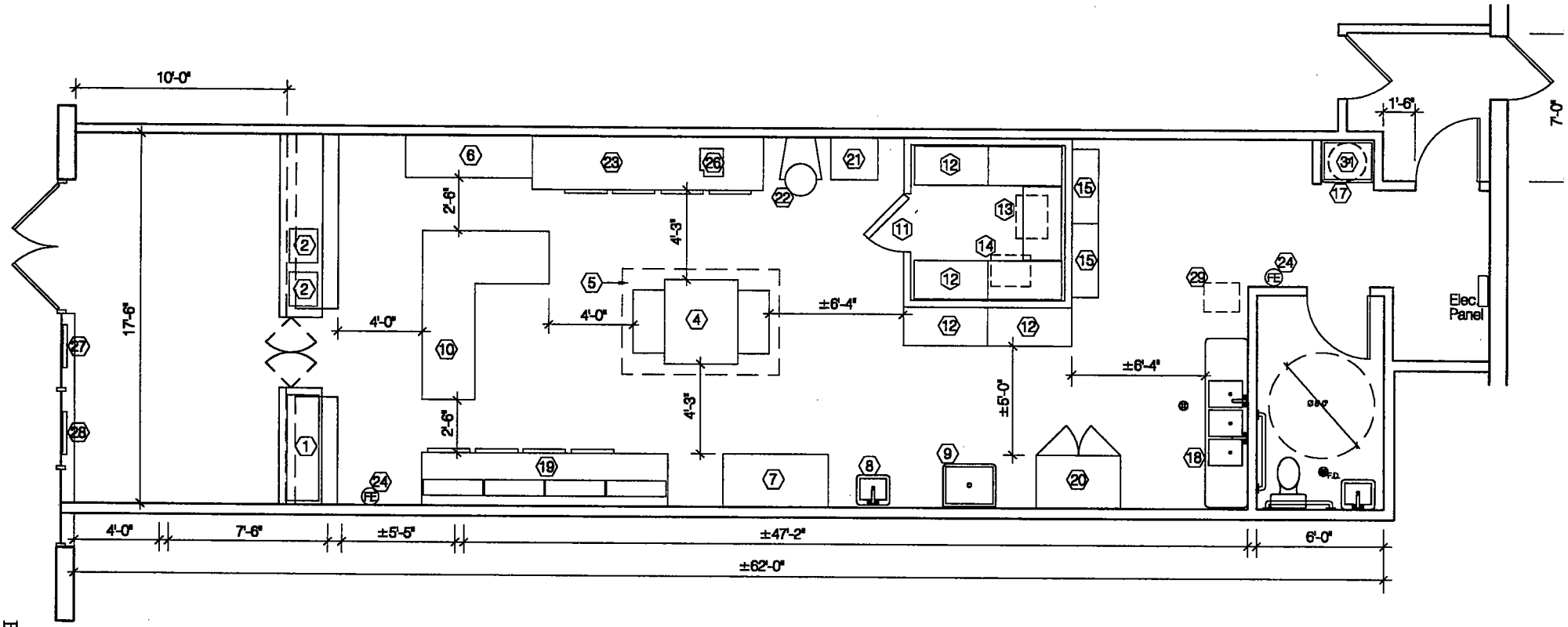


EXHIBIT "A"

3-9-04

Proposed Plan

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

North

This drawing indicates the general scope of the space in terms of its layout and is not intended to be used as a construction document. Verify dimensions prior to any construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 1101 Lake Cook Road - Suite F, Deerfield, IL 60015 Tel. (847) 945-2444.

Sarpino's
577 E. Dundee Rd.
Palatine, Illinois

Sara E.F. Gensburg, Ltd.
Architecture/Design

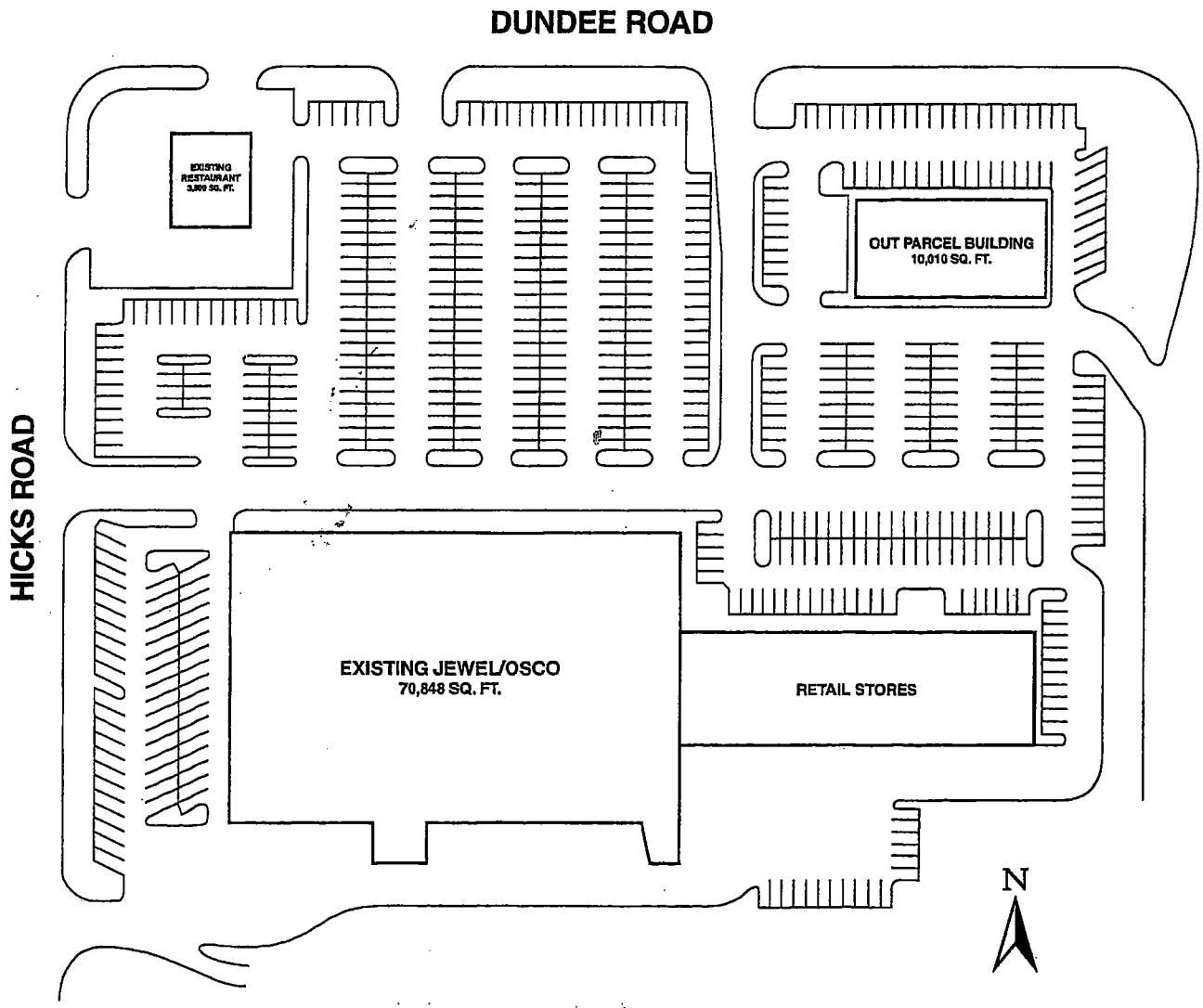
PETITIONER'S EXHIBIT
7

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's

Northwest Shopping Center

Palatine, Illinois



LOCATION

Southwest corner of Dundee Rd. (Illinois Route 68) and Hicks Rd. in Palatine, Illinois. Two miles west of Route 53 and one mile off Lake-Cook Road.

SIZE OF SHOPPING CENTER

•Gross Leasable Area — 124,048 sq. ft.

PARKING

Spaces for 530 cars

POPULATION

Within 5 mile radius — 251,691 (projected)
Within 3 mile radius — 92,152 (projected)

TRAFFIC

59,600 cars per day

INCOME

Within 5 mile radius — $76,874 median family income (projected)
Within 3 mile radius — $69,935 median family income (projected)

FEATURES

Attractive landscaping, excellent visibility from Dundee and Hicks Road. The nearby, rapidly expanding high tech corridor has given rise to the planning and construction of thousands of new homes and apartments in the center's immediate area.

ACCESS

Easily accessible from Route 53 and Lake-Cook Rd.

PETITIONER'S EXHIBIT

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Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's

Sara E.F. Gensburg, Ltd. Architecture/Design

1101 Lake Cook Rd, Suite F Deerfield, IL 60015 **Fax:** (847) 945-2564 **Telephone:** (847) 945-2444

March 10, 2004

Christopher Stilling
Planning and Zoning Administrator
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Re: SARPINO'S RESTAURANT at 577 E. Dundee Rd.

This letter is in response to your comment letter of February 24, 2004.

1. Items 8 and 9 have now been filled out. The original petition is returned to you.

2. The owners have decided not to provide any seating for in-house dining. This facility will be a take-out and delivery facility only. (See revised plan attached). Therefore separate public restrooms are no longer required by code.

3. Public restrooms are no longer required by code per above.

4. We no longer have a Dining area. (See revised plan attached).

If you have further questions or comments, please do not hesitate to contact me.

Sara E.F. Gensburg

Sara E.F. Gensburg, AIA

PETITIONER'S EXHIBIT

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Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

PLAN COMMISSION
Tuesday, April 20, 2004

Present: Dennis Dwyer, Alan Miller, Teri Williams, Kevin Thomas, Sally Sinacore, Bob Greenlees, Russ Smith, Planning and Zoning Administrator Chris Stilling.
Absent: Andy McPherson, Conrad Hansen, Bill Laymon, Richard Kendzior.

The minutes of the April 6 meeting were approved as corrected. On page 1 under "Minutes" change Mr. Russell to Mr. Smith.

Report of Public Hearing – Docket P-04-34 – 577 E. Dundee rd.
The notice of public hearing was read by the chairman. The petitioner in Docket P-04-34, KDD Scarpino's, Inc., seeks a special use to permit a carry-out restaurant in the P zone at 577 E. Dundee rd.

The following petitioner's exhibits were introduced:
1. Petition for special use
2. Palatine Real Estate Interest Disclosure Form
3. Trustee's Deed
4. Summary of Lease
5. Land Title Survey
6. Site Plan
7. Floor Plan
8. Letter from Petitioner dated 3/10/04

Sara E.G. Gensburg, architect, was sworn in. She said the proposed restaurant would be take-out only. It would be the third of a chain to be built in the Chicago area.

Dimitri Chatkime, Lincolnshire, owner of the proposed restaurant, was sworn in. Mrs. Williams asked how he would stop his customers from using Caribou's outdoor tables and chairs. He responded that it is his experience that his customers are strictly pick up and delivery. He will be serving pizza, pasta, and salads. People will call in orders, he said, and since delivery is free, customers would rarely come to the building.

Chris Stilling was sworn in. He said he had no additional information to add to the presentation.

Staff Recommendation
Staff recommends approval of the special use, subject to the following conditions:

1. The Special Use to permit the operation of Scarpino's Restaurant is granted solely to KDD Scarpino's of Illinois, Inc. and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of sale or lease of this property, the existing and prospective proprietors shall appear before the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

   1.1. Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
   1.2. If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use, which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The Special Use shall substantially conform to the floor plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village codes and Ordinances and the following conditions below:
3. Any change in the floor plan shall receive Village Council approval.
4. The proposed restaurant shall be carry-out only.

Ms. Gensburg said her client is able to comply with staff conditions.

The public hearing was closed at 8:10 p.m.

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

RECOMMENDATION
Smith moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Docket P-04-34, KDD Scarpino's, Inc., who seeks a special use to permit a carry out restaurant in the P zone at 577 E. Dundee rd.

Said approval shall be contingent upon petitioner's compliance with four conditions above.

Unanimously carried.

Report of Public Hearing – Docket P-04-35 – 1018 E. Kitson dr.
The notice of public hearing was read by the chairman. The petitioners in Docket P-04-35, Amy and Michael Liebforth, seek a special use for a setback reduction of 20 feet to allow a house to be set back 20 feet from the rear lot line instead of the minimum required 40 feet for a parcel at 1018 E. Kitson dr.

The following petitioners' exhibits were introduced:
1. Petition for Special Use
2. Palatine Real Estate Interest Disclosure Form
3. Title Insurance
4. Plat of Survey
5. Site Plan, Floor Plans, and Elevations

Michael Liebforth, petitioner, was sworn in. He said his lot is an odd trapezoidal shape, and part of his house is already built on the setback. He wishes to tear down his present deck and build an addition that will encroach 20 feet into part of the rear yard setback.

Stilling said he estimated that about 10 percent of the addition will be encroaching. All other setbacks would be maintained.

In his staff write-up he stated that the house is a legal non-conforming structure. The proposed 575 square foot addition would have two bedrooms on the lower floor and a family room on the upper floor.

Staff Recommendation
Staff recommends approval of the special use, subject to the following conditions:
1. The special use shall conform to the Site Plan attached hereto as Exhibit "A", the Floor Plan attached hereto as Exhibit "B", and the Floor Plans attached hereto as Exhibit "C".
2. The addition shall be constructed with materials and colors that substantially conform to those of the existing house.

Liebforth said he is able to comply with staff conditions.

The public hearing was closed at 8:20 p.m.

RECOMMENDATION
Miller moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioners in Docket P-04-35, Amy and Michael Liebforth, who seek a special use for a setback reduction of 20 feet to allow a house to be set back 20 feet from the rear lot line instead of the minimum required 40 feet for a parcel at 1018 E. Kitson dr.

Unanimously carried.

Communications
Members discussed changing the plan commission meeting time to 7:30 p.m. Stilling said he will research the need to amend the by-laws and return with a recommendation at a future meeting.

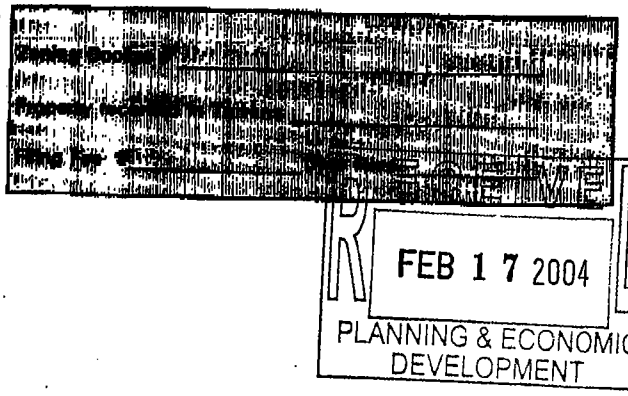
The meeting was adjourned at 8:30 p.m.

Natalie Meyer McKenzie
secretary

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE



PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): KDD Sarpino's of Illinois, Inc.

   Address: 75 Tri-State International Suite 175
   City, State, Zip

   Telephone No. 8473746300 ext 104 Business No. 847-374-6300 x103 Fax No. 847 374-8110

2. Authorized Agent of Petitioner (If different):

   Name: Sara Gensburg

   Address: 1101 Lake Cook Rd Suite F Deerfield, IL 6
   City, State, Zip

   Telephone No. 847 945-2444 Fax No. 847-945-2564

   Relationship to Petitioner: Architect

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

4. Address of the property for which this application is being filed: 577 East Dundee Roa
   Palatine, Illinois

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

6. The proposed use(s) on the property, if this petition is approved is (are):
   Pizza delivery and carry out with small seating area (maximum 15 people)

7. Current zoning of property: _____

8. State the specific action requested. City ordinance numbers and distances where applicable.
   SPECIAL USE FOR RESTAURANT

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

PETITIONER JUSTIFICATION:

9 The petitioner is required to present specific evidence, (not opinions) that the general standards for the granting of a special use will be met. Please justify the need for the special use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance.

THIS RESTAURANT WILL BE A FRANCHISE. THE FRANCHISEE IS MAKING A SUBSTANTIAL INVESTMEI IN THIS BUSINESS AS WELL AS IN THE COMMUNITY. SARPINO'S RESTAURANTS ARE SAFE FOR ENTIRE FAMILIES, AND WILL NOT HARM SAFETY, HEALTH OR PUBLIC WELFARE IN PALATINE. THIS RESTAURANT WILL NOT BRING DOWN PROPERTY VALUES IN THE AREA

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.

Date: 01/21/2004

Dmitri Chatkin

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice

A public hearing will be held before the Plan Commission on Tuesday, April 20, 2004, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use to permit a carry out restaurant (Scarpino's), pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance and Planned Development Ordinance O-33-98.

The property is legally described as follows:

Parcel 1: Lot 2 in Delgado and Rein's Ferndale Market, a subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof, recorded May 6, 1958, as Document 17198718.

Parcel 2: The West 134 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 11, lying South of the North line of said Lot 2 extended East and lying North of a line drawn parallel to the North line of the Northeast 1/4 of said Section 11 through a point distant 81.18 feet North of the Southeast corner of said Lot 2.

Parcel 3: Beginning at an iron pipe at the intersection of the Southern right of way line of Dundee Road and the Eastern right of way line of Hicks Road; thence South along the Eastern right of way line of Hicks Road a distance of 150 feet to a new point of beginning; thence Easterly along a line parallel with the Southerly right of way line of Dundee Road, a distance of 150 feet; thence North along a line parallel with the East right of way line of Hicks Road, a distance of 150 feet, more or less, to a point in the Southerly right of way line of Dundee Road; thence East along the Southerly right of way line of Dundee Road a distance of 50 feet; thence South along a line parallel with the Easterly right of way line of Hicks Road, a distance of 200 feet; thence West along a line parallel with the Southerly right of way line of Dundee Road a distance of 200 feet, more or less, to a point in the Easterly right of way line of Hicks Road; thence North along the Easterly right of way line of Hicks Road, a distance of 50 feet, more or less, to the aforesaid new point of beginning, said parcel being a part of Lot 1 in Delgado and Rein's Ferndale Market, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois

Commonly known as 577 E. Dundee Road (PIN #02-11-200-003).

The above petition has been filed by KDD Scarpino's of Illinois, Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

Zoning Docket:
P-04-34
Village Of Palatine
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of April, 2004
Published in Daily Herald
April 5, 2004 (3257142) N

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD.** That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslak Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Hunt Inverness, Island Lake, Kildeer, Lake in the Hills, Lake Zurich, Libertyville, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lake Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 5, 2004 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # T3257142

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & EC. DEV. **DATE:** 5/3/04

DESCRIPTION: Consider Special Use for a carry out restaurant for the property located at 577 E Dundee
(KDD Scarpino's, Inc.) District 3

BACKGROUND: The subject site is a vacant unit in the outbuilding of Northwest Shopping Center. The petitioner, lessee of the property, wishes to open a carryout restaurant at this location. Therefore they are seeking:

A Special Use to permit a carryout restaurant pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.

KEY ISSUES:

- The vacant unit is 1085 square feet.
- The restaurant would be carryout only. No public seating would be provided.
- Parking would be provided by the existing parking lot in front of the outbuilding.
- Proposed hours of operation include: M-Tr: 9AM – 11PM
  F-Sa: 9AM – 12:30PM
  Su: 11AM – 11PM

ALTERNATIVES: 1. Recommend approval of the Special Use

2. Do not recommend approval of the Special Use

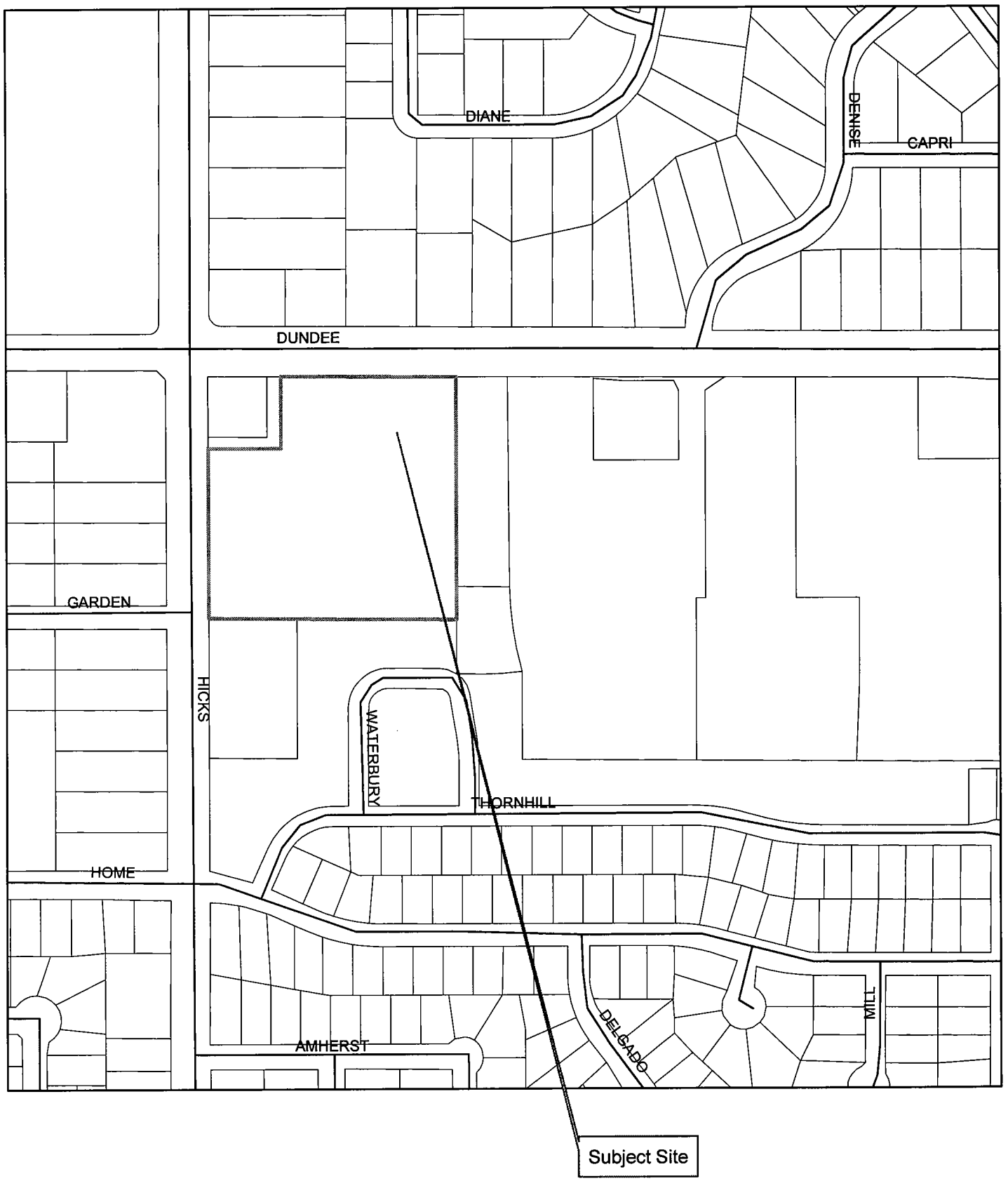
RECOMMENDATION:

Public Hearing: 4/20/04 Plan Commission
Residents Testifying: None
Concerns: None
Vote: Unanimous approval, subject to the conditions in the attached draft Ordinance. Staff concurs with this recommendation.

ACTION REQUIRED: Motion to approve the Special Use for a carryout restaurant for the property located at 577 E Dundee.

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

Area Map
577 E Dundee



Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

VILLAGE OF PALATINE

200 E. Wood Street · Palatine, IL 60067-5339
Telephone (847) 358-7500 · Fax (847) 359-9040
www.palatine.il.us

MEMBER:
Northwest Municipal Confer
Illinois Municipal League
National League of Cities
U.S. Conference of Mayors

May 5, 2004

Ms. Sara Gensburg
1101 Lake Cook Road, Suite F
Deerfield, IL 60015

Dear Ms. Gensburg:

At their meeting on May 3, 2004, the Mayor and Village Council of the Village of Palatine passed Ordinance #0-77-04 (Ordinance Granting a Special Use for a Carry Out Restaurant Pursuant to Northwest Shopping Center Planned Development Ordinance O-33-98) for the property at 577 E. Dundee Road. Enclosed are copies for your records.

Should you have any questions, feel free to contact our Director of Planning and Economic Development, David Fieldman at (847) 359-9047.

Sincerely,

Laurie A. Rayborn
Deputy Village Clerk

enc.

Attachment: O-077-04 - SU 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

Attachment: O-003-14 - 2014 SUT 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

ORDINANCE NO. 0-003-14

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-77-04
577 E. DUNDEE ROAD (CASE NO. 13-101)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 6, 2014

ORDINANCE NO. O-3-14

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-77-04
577 E. DUNDEE ROAD (CASE NO. 13-101)

WHEREAS, Ordinance #0-77-04 granted a Special Use for the operation of a carry out restaurant (Sarpino's), on the property commonly known as 577 E. Dundee Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on January 6, 2014 to review a request by Taras Gufrii that the restaurant be transferred to permit the continued operation of a carry out pizza restaurant with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Taras Gufrii be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #0-77-04 is hereby transferred to Taras Gufrii to permit the continued operation of a carry out pizza restaurant.

SECTION 2: All conditions of Special Use Ordinance #0-77-04, shall remain in full force and effect.

DATED: This 6th day of January, 2014

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 6th day of January, 2014

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 6 day of January, 2014.

Village Clerk

Attachment: O-003-14 - 2014 SUT 577 E. Dundee Road - Sarpino's (577 E. Dundee Road - SUT for Sarpino's Pizzeria (CA))

Consider a Motion to Amend the 2021 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances

BACKGROUND:

The Fee Schedule Supplement to the Village's Code of Ordinances is updated annually, or from time to time, when alterations are warranted. On June 7, 2021 Council approved an amendment to Chapter 3, Alcoholic Beverages of the Village of Palatine Code of Ordinances proposing a new Liquor License Classification, B-4 (Restaurant/Convenience Store with Package Liquor) with an annual fee of $3765

KEY ISSUES:

- The approved amendment to Chapter 3, Alcoholic Beverages includes the addition of a new Class B-4 Liquor License (Restaurant/Convenience Store with Package Liquor)
- The approved annual fee for the Class B-4 Liquor License is $3765

ALTERNATIVES:

1. Approve the updated Fee Schedule Supplement.
2. Do not approve the updated Fee Schedule Supplement.

RECOMMENDATION:

Staff recommends approval of the updated Fee Schedule Supplement as presented.

ACTION REQUIRED:

Motion to approve the updated Fee Schedule Supplement as presented, effective immediately.

ATTACHMENTS:

- CY 2021 Updated 06212021 Fee Schedule Supplement

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

VILLAGE OF PALATINE

FEE SCHEDULE SUPPLEMENT

TO THE

PALATINE CODE OF ORDINANCES

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS

Effective Date June 21, 2021

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 1 - General Provisions		
1		1-11	Insufficient Funds Administrative Fee	$	20
			CHAPTER 2, Article XXX - Administrative Hearing Division		
2	XXX	2-705(b)(8)	Administrative Adjudication Court Cost	$	50
			CHAPTER 3, Article I - Alcoholic Beverages, In General		
3	I	3-12	Alcoholic Beverages, In General Violations	$	200
			CHAPTER 3, Article II - Alcoholic Beverages, Licenses		
3	II	3-27(h)	Alcoholic Beverages Seller and Service Permit	$	24
			Renewal	$	7
		3-35(1)	Class "A" Liquor License (Tavern)	$	4,993
		3-35(2)	Class "A-1" Liquor License (Sports and Recreation Facility)	$	4,993
		3-35(3)	Class "B" Liquor License (Package Liquor Store)	$	3,765
		3-35(4)	Class "B-1" Liquor License (Grocery Store with Package Liquor)	$	3,765
		3-35(5)	Class "B-2" Liquor License (General Merchandise Store with Package Liquor)	$	3,765
		3-35(6)	Class "B-3" Liquor License (Drug Store with Package Liquor)	$	3,765
		3-35(7)	Class "B-4" Liquor License (Restaurant/Convenience Store with Package Liquor)	$	3,765
		3-35(8)	Class "C" Liquor License (Club)	$	497
		3-35(9)	Class "D" Liquor License (Restaurant)	$	3,742
		3-35(12)	Class "D-1" Liquor License (Restaurant with Extended Hours)	$	8,734
		3-35(13)	Class "G" Liquor License (Restaurant with Beer and Wine)	$	2,459
		3-35(14)	Class "G-1" Liquor License (Seasonal)	$	1,230
		3-35(15)	Class "H" Liquor License (Banquet Hall)	$	3,742
		3-35(17)	Class "K" Liquor License (Hotel)	$	4,993
		3-35(19)	Class "N" Liquor License (Microbrewery)	$	3,742
		3-35(19)	Class "P" Liquor License (Caterer)	$	122
		3-35(20)	Class "P" Liquor License (Outside Caterer) $50 any event after	$	122
		3-35(22)	Class "LC" Late Closing License	$	5,917
		3-35(23)	Class "PS-1" Liquor License (Full Serving Product Sampling)	$	122
			CHAPTER 5, Article I - Animals, In General		
5	I	5-2 through 5-16	Animals In General Violations (except for Animal Biting in 5-6 (15,16) & Redemption Fee in 5-13)		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
5	I	5-6 (15, 16)	Animal Bite of Persion/Bite of Domestic Animal Violations		
			First Offense	$	50
			Second and all subsequent Offense	$	100
5	I	5-13	Redemption Fee	$	50
			Plus the total boarding fee incurred during the time		
			each animal is retained by the Village		
			CHAPTER 5, Article III - Animals, Dogs and Cats		
5	III	5-36 through 5-57	Dog & Cat Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
5	III	5-38	Dog and Cat License (Annual)	$	7
			CHAPTER 6, Article I - Building Codes and Regulations, Building Codes and Amendments		
6	I	6-1.5(a)(1)	Plan Examination Fees		
		6-1.5(a)(1)a	Single Family Detached Dwellings, additions, alterations, remodeling,		
			or detached structure having an estimated valuation of work:		
			1. $5,000 or less	$	51
			2. $5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$	5
		6-1.5(a)(1)b	All other types of construction, based on estimated valuation of work:		
			1. Minimum fee	$	47
			2. $100,000 or less per $1,000 (in addition to the minimum fee)	$	9
			3. $100,001 or more per $1,000 (in addition to the above fee)	$	5
		6-1.5(a)(2)	Preliminary Plan Review Services, hourly rate per person	$	56

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
		6-1.5(a)(3)	Building Permit based on the estimated valuation of work:		
			$5,000 or less	$	51
			$5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$	14
6	I	6-1.5(a)(3)a	Building Permit Extension; 10% of bldg permit fee or no less or more than		
			1. Residential occupancies	$	68/204
			2. Non-Residential occupancies	$	204/612
		6-1.5(a)(4)	Certificate of Occupancy; All occupancies, per unit	$	60
		6-1.5(a)(4)a	Temporary Certificate of Occupancy; 10% of bldg permit fee or no less or more than		
			1. Residential occupancies	$	65/196
			2. Non-Residential occupancies	$	196/587
		6-1.5(a)(5)	Permit for demolition for each residential story or for other structures each 10 feet in height	$	63
		6-1.5(a)(6)	Moving of Building		
			a. Using public right-of-way	$	250
			b. Not using public right-of-way	$	75
		6-1.5(a)(7)	Minimum inspection fee	$	67
		6-1.5(a)(7)(a)	Inspection of Plumbing and Sanitation Fixtures (new and/or replacement)		
			1. Up to three (3) fixtures	$	67
			2. Four to Six (4-6) fixtures	$	133
			3. In excess of six (6) fixtures, per fixture (in addition to the above fee)	$	17
		6-1.5(a)(7)(b)	Inspection of Fire Suppression System		
			1. Up to 100 sprinkler heads	$	200
			2. Each additional 100 sprinkler heads or fraction thereof in excess of 100 (in addition to above)	$	32
		6-1.5(a)(7)c	Inspection of Electrical Systems		
			1. Residential (new and/or renovation) per unit		
			i. 250 sq. ft. or less	$	67
			ii. 251 to 1000 sq. ft. (in addition to the above)	$	133
			iii. Each additional 1,000 sq. ft. or fraction thereof (in addition to the above fee)	$	33
			2. In other than residential occupancies (new and/or renovation)		
			i. 42 circuits or less, per circuit	$	38
			ii. 43 circuits or more, for each additional circuit (in addition to the above)	$	22
		6-1.5(a)(7)(d)	Inspection of HVAC Systems		
			1. 250 sq. ft. or less	$	67
			2. 251 to 10,000 sq. ft. (in addition to the above)	$	133
			3. Each additional 10,000 sq. ft. or fraction thereof (in addition to the above)	$	17
		6-1.5(a)(7)(e)	Inspection of Carpentry (framing, roofing, concrete, insulation, and similar)		
			1. 500 sq. ft. or less	$	67
			2. 501 to 1,000 sq. ft. (in addition to the above)	$	200
			3. 1,001 to 10,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$	33
			4. 10,001 to 20,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$	17
			5. 20,001 sq. ft. and up, per 10,000 sq. ft. or fraction thereof (in addition to the above)	$	8
		6-1.5(a)(7)f	Reinspection Fee	$	67
		6-1.5(a)(7)g	Cancellation Fee	$	80
		6-1.5(a)(7)i	Existing Elevator Safety Inspection Fee	$	88
		6-1.5(a)(7)i	Existing Elevator Safety Reinspection Fee	$	63
		6-1.5(a)(7)i	New Elevator Inspection/Reinspection Fee	$	114
		6-1.5(a)(7)i	Repairs of Existing Elevator Inspection/Reinspection Fee	$	114
		6-1.5(f)(1)	Single family residential fence installation	$	69
		6-1.5(f)(2)	Single family residential shed installation	$	69
		6-1.5(f)(3)	Single family residential driveway installation	$	92
		6-1.5(f)(4)	Single family residential patio & private walk installation	$	92
		6-1.5(f)(5)	Single family residential tear-off roof & re-roof installation	$	92
		6-1.5(f)(6)	Single family residential deck installation	$	92
		6-1.5(f)(7)	Single Family above ground swimming pool	$	92
		6-1.5(f)(8)	Single family heating, ventilating and central air conditioning (HVAC) replacement	$	92
		6-1.5(f)(9)	Single family residential sewer repair or replacement	$	92
		6-1.5(f)(10)	Single family residential lawn sprinklers	$	92
		6-1.5(f)(11)	Single family residential electric service revision	$	92
		6-1.5(f)(12)	Dumpster/screening enclosure	$	92
		6-1.5(f)(13)	Single family water heater replacement	$	92

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 6, Article III - Building Codes and Regulations, Building Operations		
6	III	6-32	Building Operations, Construction - Hours of Service Violations	$	200
			CHAPTER 6, Article VII - Building Codes and Regulations, Condominium Conversions		
6	VII	6-82(b)(2)	Review of Property Report plus $10 for each dwelling unit being converted to condo	$	125
6	VII	6-89A(a)	Review of Property Report plus $10 for each dwelling unit being converted from condo	$	125
			CHAPTER 7, Article III - Fire Prevention and Protection, Fire Prevention		
7	III	7-41	Regular Fire and Life Safety Inspection Fees		
			Initial and First Passing Re-Inspection	$	-
			Failed First Re-Inspection	$	67
			Failed Second Re-Inspection	$	100
			Failed Third or more Re-Inspection Fee (per re-inspection)	$	195
		7-63	Fire Lane Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
			CHAPTER 7, Article V - Fire Prevention and Protection, Ambulance Service Fees		
7	V	7-80	Ambulance Service Fees		
			Resident	$	774
			Non-Resident	$	1,032
			Mileage Fee	$	8
			CHAPTER 7, Article V - Fire Prevention and Protection, Ambulance and Emergency Response Service Fees		
7	V	7-82	Motor Vehicle Incidents		
			Level 1	$	503
			Level 2	$	572
			Add-On Services		
			Extrication	$	1,508
			Additional Time On-Scene		
			Engine/per hour	$	463
			Truck/per hour	$	578
			Miscellaneous Equipment/per hour	$	347
			Chief Response		
			per hour	$	289
			CHAPTER 8, Garbage and Refuse		
8		8-1	For Each Single-Family Dwelling Unit		
			Basic User Billing Charge, per Month	$	2.50
		8-1(a)(1)	Curbside Pickup Charge, per month	$	19.00
		8-1(a)(2)	Rear Door Pickup Premium, per month	$	11.35
		8-1(a)(3)	Yard-Waste Exempt Discount, per month	$	1.50
		8-1(a)(4)	Senior Citizen Discount, per month	$	2.50
			CHAPTER 9, Article I - Health and Sanitation, In General		
9	1	9-9	Expectroation in Public Places Violations	$	200

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 9, Article IV - Health and Sanitation, Village of Palatine Clean Indoor Air Ordinance		
9	IV	9-72,73	Prohibition of Smoking in Public Places Violations	$	200
			CHAPTER 10, Article IV - Rental Property Rules and Regulations		
10	IV	10-15(f)	Rental license fee		
			Multiple Dwelling (Apartments)		
			25% of Units Inspected,		
			Whichever is Greater		
			Per building	$	118
			Per unit	$	24
			50% of Units Inspected		
			Per unit	$	83
			100% of Units Inspected		
			Per unit	$	139
			All Other Rental Dwelling Types (Condo, Townhome, SFR)		
			0 - 3 Violations	$	83
			4 or More Violations	$	156
			CHAPTER 10, Article VII - Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances		
	VII	10-44(b)(2)	1st Re-inspection Fee	$	67
			2nd Re-Inspection Fee	$	100
			3rd or more Re-Inspection Fee (per re-inspection)	$	195
		10-44(b)(3)	Cancellation and absentee fee	$	72
			CHAPTER 11, Article I - Licenses, Permits and Business Regulations, In General		
11	I	11-3	License Required Violations		
			Paid Within 35 Days	$	200
			Paid Between 36 and 60 Days	$	300
			Paid After 60 Days	$	400
		11-8	Late Fee		
			After January 31st		50% of Fee
			After February 28/29th		100% of Fee
			All Fees in Section 11-21 are Based on Floor Area in Square Feet		
		11-21	Amusement & Entertainment Establishments (Type A)		
			Step 1: 0 - 2,500 sq ft	$	88
			Step 2: 2,501 sq ft and over	$	176
		11-21	Food Establishments (Type B)		
			Step 1: 0 - 2,500 sq ft	$	250
			Step 2: 2,501 - 5,000 sq ft	$	371
			Step 3: 5,001 - 7,500 sq ft	$	495
			Step 4: 7,501 sq ft and over	$	562
		11-21	Service Establishments (Type C)		
			Step 1: 0 - 2,500 sq ft	$	88
			Step 2: 2,501 sq ft and over	$	176
		11-21	Retail and Wholesale Establishments (Type D)		
			Step 1: 0 - 2,500 sq ft	$	125
			Step 2: 2,501 - 5,000 sq ft	$	250
			Step 3: 5,001 - 7,500 sq ft	$	375
			Step 4: 7,501 sq ft and over	$	562
		11-21	Industrial Establishments (Type E)		
			Step 1: 0 - 10,000 sq ft	$	186
			Step 2: 10,001 - 20,000 sq ft	$	375
			Step 3: 20,001 sq ft and over	$	562
		11-21	Home Occupations (Type F)	$	11

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 11, Article II - Licenses, Permits and Business Regulations, Amusement Facilities		
11	II	11-32(g)	Coin Operated Amusement Device	$	63
		11-32.1	Juke Boxes	$	25
		11-45	Circus License; per day	$	453
			Carnival License; per day	$	34
			Each sideshow, ride, game & concession (food or other) operated in connection with above; per day	$	12
			CHAPTER 11, Article III - Licenses, Permits and Business Regulations, Food Establishments		
11	III	11-67	Vending Machine - Only prepackaged, non TCS food or beverages	$	13
			Vending Machine - Ice Machine not ancillary to primary use	$	38
			Vending Machine - General Merchandise (no food or beverage of any kind)	$	13
			Vending Machine - Offers TCS foods or beverages	$	38
			Mobile food dispensing units and roadside stands	$	125
			Vehicle used for delivery of TCS food or beverages:		
			To individual residences	$	63
			To retail establishments	$	26
			CHAPTER 11, Article IV - Licenses, Permits and Business Regulations, Merchants		
11	IV	11-127	Auctioneers Permit - Annual		
			Annual	$	125
			Daily	$	13
		11-130	Auctioneers Employees License	$	8
		11-142	Cigarette and Tobacco Dealers	$	52
		11-145(a-c)	Sales to Minors, Possession of Tobacco Products Violations	$	200
		11-201	Itinerant Merchants License	$	13
		11-213	Junk Dealers Annual License (Maintaining store or yard in village); plus	$	250
			Junk Dealers Vehicle License (for each vehicle operated)	$	63
			Junk Dealers Vehicle License (for each vehicle operated in village by dealer not maintaining store or yard in Village)	$	63
		11-241	Real Estate Brokers License	$	63

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VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 11, Article V - Licenses, Permits and Business Regulations, Miscellaneous Business Operations		
11	V	11-312	House Movers		
			Annual License	$	118
			Daily License	$	12
		11-369	Outdoor Advertisers - Annual	$	36
		11-397	Abandoned Vehicles & Vehicles for Sale on Private Property Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		11-424	Residential Scavenger License	$	1,334
			Commercial, Industrial, Institutional License	$	2,242
		11-428	Garbage Collection (Hours of Service) Violations	$	200
		11-433&434	Public Passenger Vehicle and Vehicle Operator Violations	$	200
		11-434	Public Passenger Vehicle Operator's License	$	25
		11-442	Public Passenger Vehicle		
			Between 1/1 and 6/30	$	96
			Between 7/1 and 12/31	$	60
			Each Additional Vehicle		
			Between 1/1 and 6/30	$	72
			Between 7/1 and 12/31	$	48
		11-451,465,466	Taxi Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		11-473	Building Contractor Annual Registration		
		11-473(1)	General Contractor	$	250
		11-473(2)	All Other Contractors	$	63
		11-503	Kennel, Pet Shop, Shelter, Pound or Animal Hospital Annual License	$	120
		11-512	Dealers in Gold and Silver		
			Daily Fee	$	125
			Annual License Fee	$	63
			CHAPTER 11, Article VI - Licenses, Permits and Business Regulations, Solicitors		
11	VI	11-517	Solicitors - Registration Violations	$	200
		11-523	Solicitors - Wearing Identificaiton Badge Violations	$	200
		11-524	Solicitors - Nametag or Badge	$	8
		11-525	Solicitors - Time Limit Violations	$	209
		11-527	Solicitor Registration - Annual Fee	$	38
			Solicitor Registration - Daily Activity Fee	$	13
			Solicitors for holders of a Village granted Franchise for the operation of a Cable Communications System - Annual Fee	$	38
			CHAPTER 11, Article VIII - Licenses, Permits and Business Regulations, Commercial Vehicle Relocators Licensing Law		
11	VIII	11-609	Vehicle Locators License	$	19
			Additional per tow truck	$	2

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VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 12 Offenses and Miscellaneous Provisions		
12		12-3 through 12-324	Offenses and Misc Provisions Violations (except for 12-29)	$	200
			CHAPTER 12, Article I, In General		
12	I	12-29	Possession of Cannabis 10 grams or less	$	200
			Possession of Cannabis >10 grams but less than 30 grams	$	400
			CHAPTER 16, Article I - Rights of Way, In General And Utilities		
16	I	16-5(f)	Application Fee	$	560
			Plus Cable Installation, per foot	$	0.16
			CHAPTER 16, Article VI - Rights of Way, Trees & Shrubs		
16	VI	16-104	Annual Commercial Tree License Fee	$	40
			CHAPTER 17, Article VIII - Taxes, Prepared Food and Beverage Tax		
17	VIII	17-75	Transmission of Tax Collections Violations		
			Paid Within 35 Days	$	200
			Paid Between 36 and 60 Days	$	300
			Paid After 60 Days	$	400
			CHAPTER 18, Article IV - Traffic, Parking		
18	IV	18-81 (16)	Handicapped Parking Violations	$	250
			CHAPTER 18, Article VII - Traffic, Violations		
18	VII	18-173(a)	Minor Violations; Parking Regulations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		18-173(b)	Minor Violations; Certain Sections of the Illinois Vehicle Code		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
			CHAPTER 18, Article VIII - Oversize and Overweight Vehicle Permit Fees		
18	VIII	18-176	Oversized Vehicles Only		
			Single Trip	$	40
			Round Trip	$	80
			Overweight Vehicles - Single Trip		
			100,000 pounds or less Gross Weight	$	50
			100,001 to 120,000 pounds Gross Weight	$	75
			120,001 to 150,000 pounds Gross Weight	$	100
			150,001 pounds or more Gross Weight	$	125
			Overweight Vehicles - Round Trip		
			100,000 pounds or less Gross Weight	$	100
			100,001 to 120,000 pounds Gross Weight	$	150
			120,001 to 150,000 pounds Gross Weight	$	200
			150,001 pounds or more Gross Weight	$	250

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			CHAPTER 18, Article IX - Traffic, Motor Driven Scooters		
18	IX	18-185	Operation of Motor Driven Scooter Violations	$	200
			CHAPTER 19, Article I - Utility Services, In General		
19	I	19-2 & 19-53	Turn-On Fees		
			Between 8 am and 3 pm	$	63
			Between 3 pm and 8 am	$	180
			CHAPTER 19, Article II - Utility Services, Water		
19	II	19-16	Per Unit Construction Fees for Water		
			Incorporated Properties	$	101
			Unincorporated Properties	$	120
		19-20	Water Tap and Meter Inspection Fee		
			Residential/Business/Manufacturing	$	60
19	II	19-20 & 19-51	Connection and Meter Fees (all served by single meter):		
			Single Unit Less than or Equal to 3/4 Inch Meter, 1 Inch Tap		
			Meter	$	530
			Connection Fee	$	1,266
			2 Units - 1 Inch Meter, 1 1/4 Inch Tap		
			Meter	$	583
			Connection Fee	$	1,481
			2 Units - 1 Inch Meter, 1 1/2 Inch Tap		
			Meter	$	591
			Connection Fee	$	1,745
19	II	19-20 & 19-51	2-15 Units Inclusive, 1-1/2 Inch Meter, 2 Inch Tap		
			Meter	$	904
			Connection Fee	$	3,713
			15-35 Units Inclusive, 2 Inch Compound Meter, 3 Inch Tap		
			Meter	$	1,478
			Connection Fee	$	10,186
			36-50 Units Inclusive, 3 Inch Compound Meter, 4 Inch Tap		
			Meter	$	3,601
			Connection Fee	$	13,121
			51-100 Units Inclusive, 4 Inch Compound Meter, 6 Inch Tap		
			Meter	$	5,540
			Connection Fee	$	28,792
			51-100 Units Inclusive, 6 Inch Compound Meter, 8 Inch Tap		
			Meter	$	8,692
			Connection Fee	$	44,463
19	II	19-26	Unauthorized Use - Water Rate per 1,000 Gallons	$	21
		19-27	Penalty for Unauthorized Use		
			Not Less Than	$	58
			Not More Than	$	874
		19-51	Non Conversion of Meter		
			Meter (Per Residential Dwelling Unit Per Billing Cycle)	$	50
			External Transponder (Per Account Per Billing Cycle)	$	75
		19-55	Testing Fees		
			Meters No Larger Than 1 1/2 Inch	$	173
			1 3/4 and 2 Inch	$	294
			3 Inch	$	320
			4 Inch	$	352
			6 Inch	$	352
			8 Inch	$	374

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
		19-62(A)	For All Services to Premises Within the Village		
			Basic User Billing Charge, per Month	$	2.65
			Water Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
		19-62(A)(1)	For Premises not Exempt from the Payment of Real Estate Taxes		
			For the First 74,810 Gallons	$	4.80
			For All Consumption Over 74,810 Gallons	$	6.20
		19-62(A)(2)	For Premises Exempt from the Payment of Real Estate Taxes		
			For the First 74,810 Gallons	$	8.30
			For All Consumption Over 74,810 Gallons	$	9.70
		19-62(B)	For All Services to Premises Not Within the Village		
			Basic User Billing Charge, per Month	$	3.20
			Water Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
		19-62(B)(1)	For Premises Outside of the Village not in Deer Park		
			For the First 74,810 Gallons	$	11.00
			For All Consumption Over 74,810 Gallons	$	12.40
19	II	19-62(B)(2)	For Premises Outside of the Village that are in Deer Park		
			For All Consumption		
			Regular Rate	$	12.40
			Maintenance/Replacement Surcharge (included in regular rate)	$	1.40
			For Consumption in Excess of Daily Average Allotment		
			Excess Use Surcharge	$	2.00
		19-62(D)	For Contractor Usage from a Metered Hydrant, Water Consumption Charge, per 1,000 Gallons		
			For All Consumption	$	12.40
		19-63	Standardized Billing Rates (Number of Times the Minimum Usage Billing)		
			Single Family Residential Dwellings	$	2.00
			Non-Single Family Residential Dwellings	$	5.00
		19-63(A)	For All Services to Premises Within the Village		
			Basic User Billing Charge, per Month	$	2.65
			Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
			Regular Rate	$	1.35
		19-63(B)	For All Services to Premises Not Within the Village		
			Basic User Billing Charge, per Month	$	3.20
			Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
			Regular Rate	$	3.80
		19-64	Local Capital Financing (Sewer Separation) Surcharge, per Month	$	-
		19-65	Local Storm Water Drainage Facility Surcharge, per Month	$	1.42
		19-66	Flood Control Surcharge, per Month	$	5.00
		CHAPTER 19, Article III - Utility Services, Sewers			
19	III	19-83	Sewer Connection Fees; All connections		
			Single Family Residences	$	128
			Multiple Family Residence for each family unit	$	128
			Business Establishments	$	128
		19-88(2)	Penalties, Not to Exceed	$	750
		CHAPTER 19, Article V - Utility Services, Stormwater Discharge			
19	V	19-130	Criminal Penalty		
			Not Less Than	$	200
			Not More Than	$	1,000
		CHAPTER 20, Article V - Personal Wireless Telecommunication Services and Facilities			
20	V	20.93(n)	Application Fee	$	1,000
			Plus Per Each Location	$	500

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			APPENDIX A, Article V - Zoning, Use Districts		
APP A	V	5.02(a)(2)	Official Zoning Map	$	28
			APPENDIX A, Article VIII - Zoning, Signage		
APP A	VIII	8.01(b)(1)	Illuminated and Nonilluminated Signs	$	54
			Plus one dollar ($1) per square foot of gross surface area of the proposed sign		
			Plan Exam Fee	$	25
			Inspection and Electrical Fees: as outlined in this Fee Schedule		
			Supplement shall be in addition to the fees shown above.		
			APPENDIX A, Article XIII - Zoning, Planned Development Districts		
APP A	XIII	13.04(a)	Preliminary Review of Planned Development; Plus	$	2,226
			Per Acre for the first 5 acres	$	33
			Per Acre for each acre over 5	$	22
		13.05(g)	Final Review of Planned Development; Plus	$	1,113
			Per Acre for the first 5 acres	$	33
			Per Acre for each acre over 5	$	22
			APPENDIX A, Article XIV - Zoning, Administration		
APP A	XIV	14.09	Text Amendments		
			Residential	$	375
			Non-Residential	$	749
			Zoning Map Change		
			Less than one acre	$	375
			One acre or more	$	887
			Variations		
			Single Family (excluding zoning relief applications for Lot Coverage)	$	240
			Administrative (excluding zoning relief applications for Lot Coverage)	$	126
			Minor Variation	$	21
			All Others	$	812
APP A	X	10.02-10.07(g)	Residential Lot Coverage applications requiring zoning relief, as a % beyond the maximum % allowed per Zoning District:		
			Res Lot Coverage up to 14.99% above the maximum % Lot Coverage allowed, per Zoning Dist	$	275
			Res Lot Coverage from 15% to 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	500
			Res Lot Coverage over 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	750
APP A	XIV	14.09	Special Use Permits		
			Residential Uses	$	375
			Administrative Special Use	$	188
			Minor Special Use	$	21
			Special Use Amendments and for non-conforming businesses requiring a Special Use to continue their operations	$	161
			Special Use Permit for Live Entertainment	$	500
			All Others	$	937
			Annexation Hearing	$	749
			Multiple Application Fee for each Additional Application	$	63
			In addition to the above fees, a document processing fee of plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	177

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2021
			APPENDIX B, Article III - Subdivision, Site Development and Floodplain Regulations, Preliminary Plat		
APP B	III	3.01(a)(4)a	Preliminary Plat; plus	$	185
			Per Acre for the first five (5) acres	$	17
			Per Acre for each acre over five (5) acres	$	11
		3.01(a)(4)b	A Plan Review fee (rounded to the nearest dollar) based on one hundred fifty percent (150%) of the rate per hour of the present salary schedule adopted by the Village Council of those Village personnel participating in the review process shall be paid.		
			APPENDIX B, Article IV - Subdivision, Site Development and Floodplain Regulations, Final Plat		
APP B	IV	4.01(a)(2)a	Final Plat Fee; plus	$	250
			Per Acre for the first five (5) acres	$	17
			Per Acre for each acre over five (5) acres	$	11
			In addition to the above fees, a document processing fee of plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	181
		4.01(a)(2)b	Plan review fee, based 1.5% of total land improvements costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.		
			APPENDIX B, Article V - Subdivision, Site Development and Floodplain Regulations, Dedication of Park Land and School Sites for Payment of Fees in Lieu Thereof		
APP B	V	5.02(a)(1)a	Contribution of fees in lieu of park and school sites The cash contributions in lieu of land shall be based on the **"fair market value"** of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites. It has been determined that the **"fair market value"** per acre of such improved land in and surrounding the village, to be used in calculating the applicable fee in lieu is:	$	163,300
			APPENDIX B, Article VI - Subdivision, Site Development and Floodplain Regulations, Design Standards		
APP B	VI	6.09(f)(1)	Site Development Permit Plan Review/@ Gross Site Acre (Minimum $16)		
		6.09(f)(2)	Site Development Permit On-site Inspections		
			0-3 acres, each inspection	$	63
			3-6 acres, each inspection	$	125
			6-8 acres, each inspection	$	188
			Over 8 acres, each inspection	$	250
		6.09(f)(3)	Filing Fee	$	88
			APPENDIX B, Article VIII - Subdivision, Site Development and Floodplain Regulations, Required Land Improvements		
APP B	VIII	8.08(a)(1)	Exemption from Live Detention		
			Per Square Foot of Total Land Area to be Developed	$	0.25
			General Fees, Provided for Administratively		
			Police Fingerprinting Fees		
			Residents/Employees	$	15
			Non-Residents	$	40
			Concealed Carry Processing Fees		
			Retired Officers	$	40
			Public Works Mulch Delivery, per Cubic Yard		
			Residential	$	15
			Commercial	$	23

Attachment: CY 2021 Updated 06212021 Fee Schedule Supplement (2021 Fee Schedule Supplement Amendment (CA))

Consider an Ordinance Granting a Special Use and Variations for a Detached Garage at 308 S. Benton Street

Since the initial Village Council review in May, the Petitioner has revised the site plan to comply with the minimum required side yard setback of 5 feet. The lot coverage was also reduced by 142 square feet. The following table summarizes the changes:

	Initial site plan	***Revised site plan***
Side yard setback	***2.75 feet***	***5 feet***
Lot coverage	***48% (47.8%)***	***47% (46.14%***
Accessory Structure Height	***18 feet (mid-point); 22 feet peak***	***Unchanged***

BACKGROUND:

The Petitioner is proposing to replace an existing detached 1-car garage, with a larger, 2-car detached garage, which exceeds both maximum height, lot coverage allowed, and encroaches into the minimum required setbacks. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an accessory structure to exceed the maximum height allowed of one story, not to exceed 15 feet at midpoint or the highest point of the principal structure.

Variation to permit an accessory structure to be located 2 feet from the side lot line, instead of the minimum required 5 feet and 6 feet from the primary structure instead of the minimum required 10 feet.

Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential. This property received setback relief in 2015 (O-138-15), which included a Variation for the existing garage to be set back 6 feet from the primary structure. The property is approximately 55 feet wide, which is substandard, when compared to the current R-2 minimum lot width of 75 feet for interior lots. Most of the lots in this Subdivision were platted in a similar manner.
- The Petitioner is requesting to remove an existing 1-car detached garage and replace it with a 2-car detached garage that is set back approximately 2 feet (2'-7.5") from the interior side property line (existing garage is non-conforming at 4 feet (4' 8.4"). The proposed garage will maintain the existing setback of 6 feet from the primary structure; therefore a Variation is required.
- Additionally, the proposed garage is approximately 18 feet to the roof midpoint

and approximately 22 feet at the highest point. Per Code, accessory structures have a maximum height of 15 feet to the midpoint of the roofline; therefore, a Special Use is required. The proposed floorplan indicates that the upper level of the garage will be for storage only. The proposed garage height is to allow a building design that mimics some elements of the home's architecture.

- The building coverage meets Code at approximately 29% (35% is permitted).
- With the proposed garage, the lot coverage is now at 48% (approximately 45% previously). For R-2 properties, there is a maximum of 45%; therefore, a Variation is required. Note: this would eligible for an Administrative Variation; however, since it requires additional relief this being processed as a Standard Variation.
- The Petitioner has indicated that there are two adjacent properties that have garages that are similar in height to the proposed structure. However, relief was not granted for either of these structures. The construction documents do not appear to be available, but it appears as though these structures comply with the mean height of 15 feet requirement.
- The setback from the house of 6 feet was previously contemplated when the Petitioner completed the second story addition. Staff does not object to the proposed separation variation between structures. Nevertheless, Staff believes that the proposed garage could comply with the minimum 5-foot setback requirement from the side property line.
- The existing garage is a single-story and is setback 4.84 feet from the side property line. The new garage is 546 square feet versus the existing 308 square feet. Staff does not believe that the Petitioner has justified the setback reduction for the garage. Staff understands that in order to meet the setback requirement, additional lot coverage relief would be required and the garage would further encroach into the rear yard.

ALTERNATIVES:

1. Approve the Special Use and Variations for a detached garage
2. Do not approve the Special Use and Variations for a detached garage

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on March 9, 2021
Residents testifying:	None.
Vote:	The ZBA voted 4-2 to approve the Special Use and Variations for a detached garage. Nevertheless, Staff recommends denial of the requested side yard setback reduction and action at the Village Council's discretion for the Special Use for the garage height.

ACTION REQUIRED:

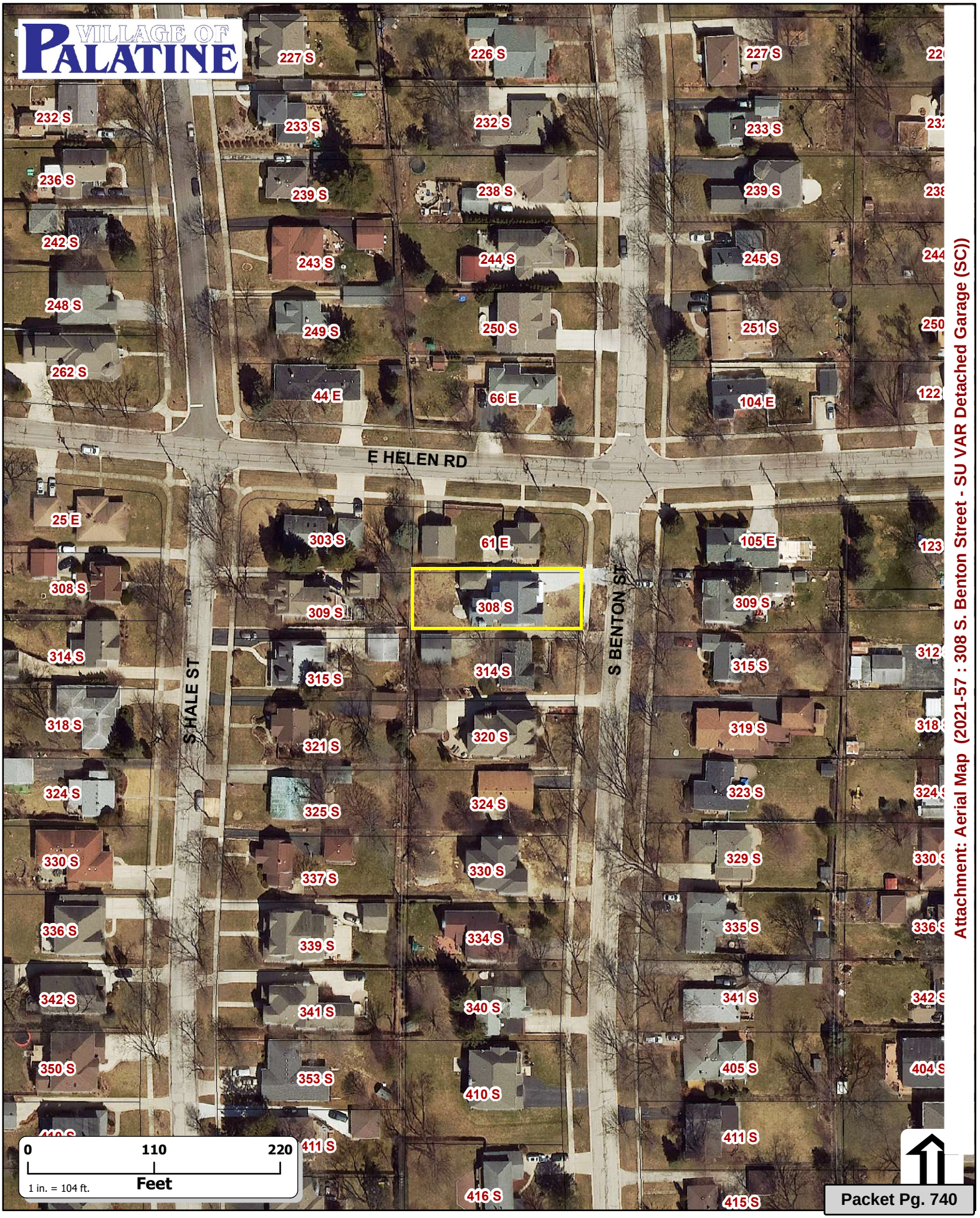
A motion to approve the ordinance granting a Special Use and Variations for a detached garage at 308 S. Benton Street.

ATTACHMENTS:

- Aerial Map
- ORD SU - V
- ORD VAR
- 308 S. Benton Street - revised site plan - June 11-2021
- Email of support
- EXHIBIT - elevations
- EXHIBIT - floorplan
- GIS elevation map
- Plat of Survey
- Special Use and VAR application
- ZBA minutes
- Public Notice

RESULT:	**MOTION CARRIED BY ROLL CALL [4 TO 1]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Doug Myslinski, Greg Solberg, Kollin Kozlowski, Brad Helms
NAYS:	Tim Millar
ABSENT:	Scott Lamerand

308 S Benton Street



Attachment: Aerial Map (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND A VARIATION
308 S. BENTON STREET

WHEREAS, pursuant to a petition and public hearing on March 9, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance, Variation to permit an 6 feet from the primary structure, instead of the minimum required 10 feet per Section 6.01 (a) (2) of of the Village of Palatine Zoning Ordinance, on the following legally described property:

Lot 17 in Block 10 in Arthur T. McIntosh and Company's Plum Grove Road Development in Section 22 and 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 308 S. Benton Street (02-23-301-017).

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

SECTION 1: Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance and 6 feet from the primary structure, instead of the minimum required 10 feet per Section 6.01 (a) (2) of the Village of Palatine Zoning is hereby granted, subject to the following condition(s):

Attachment: ORD SU - V (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

1. **The Special Use and Variations shall substantially conform to the plans prepared by the architect, KAPA dated 6/10/2021, and elevations submitted by the Petitioner on 11/9/21, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The floorplan shall be revised site plan to mirror the dimensions on the revised site plan dated June 10, 2021.**

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD SU - V (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
308 S. BENTON STREET

WHEREAS, pursuant to a petition and public hearing on March 9, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit lot coverage to be 48 percent, instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance, on the following legally described property:

Lot 17 in Block 10 in Arthur T. McIntosh and Company's Plum Grove Road Development in Section 22 and 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 308 S. Benton Street (02-23-301-017).

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: Variation to permit lot coverage to be 48 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use and Variations shall substantially conform to the plans prepared by the architect, KAPA dated 6/10/2021, and elevations submitted by the Petitioner on 11/9/21, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

Attachment: ORD VAR (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

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 _____, 2021

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

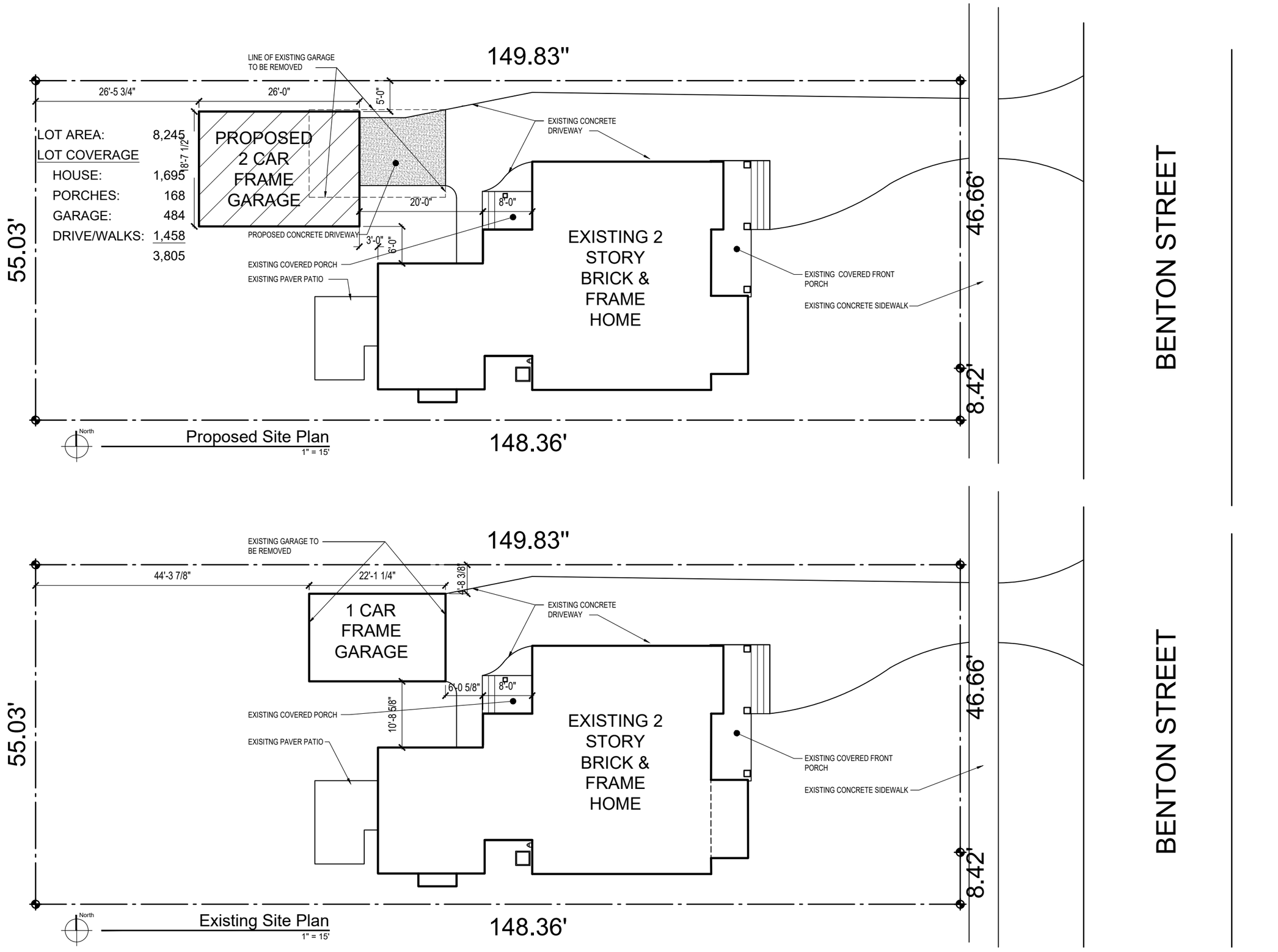
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD VAR (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))



Attachment: 308 S. Benton Street - revised site plan - June 11-2021 (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

Bergles Residence
308 S. Benton Street Palatine, Illinois

June 10, 2021 #15007A

Kevin A. Panek, Architect
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Lyn Bremanis

From: Ben Vyverberg
Sent: Friday, March 5, 2021 8:27 AM
To: Lyn Bremanis
Subject: FW: 380 S. Benton St. Variance

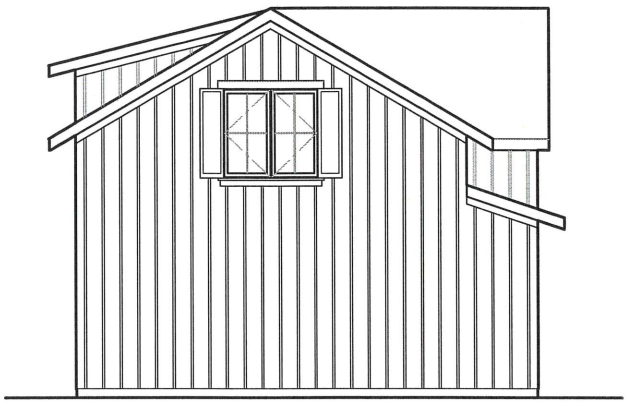
From: [redacted]
Sent: Friday, March 5, 2021 8:09 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Bryan B <bryan_b11@hotmail.com>
Subject: 380 S. Benton St. Variance

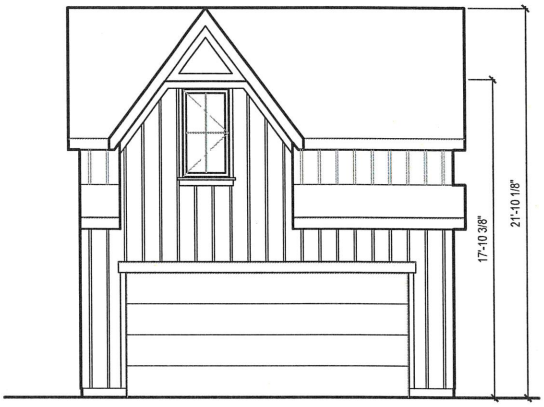
Good morning,

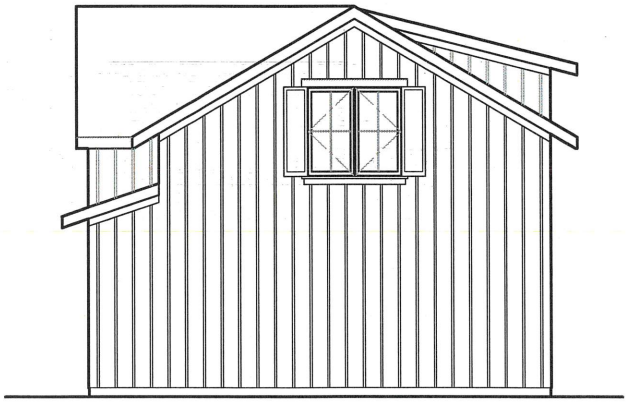
I am writing in response to my neighbor's, Bryan and Krissy Bergles, request to build their new garage closer to the property line. I live North of their home at 61 E. Helen Rd.This will not negatively impact my property or how we live in our home. I support their plan and welcome neighborhood home improvements.

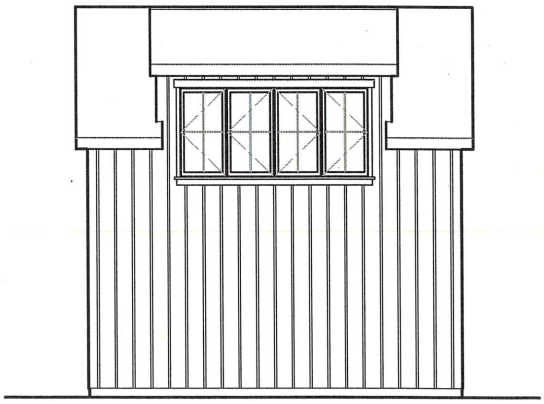
Thank you,
Priscilla Grimm

Attachment: Email of support (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))




17'-10 3/8"
21'-10 1/8"





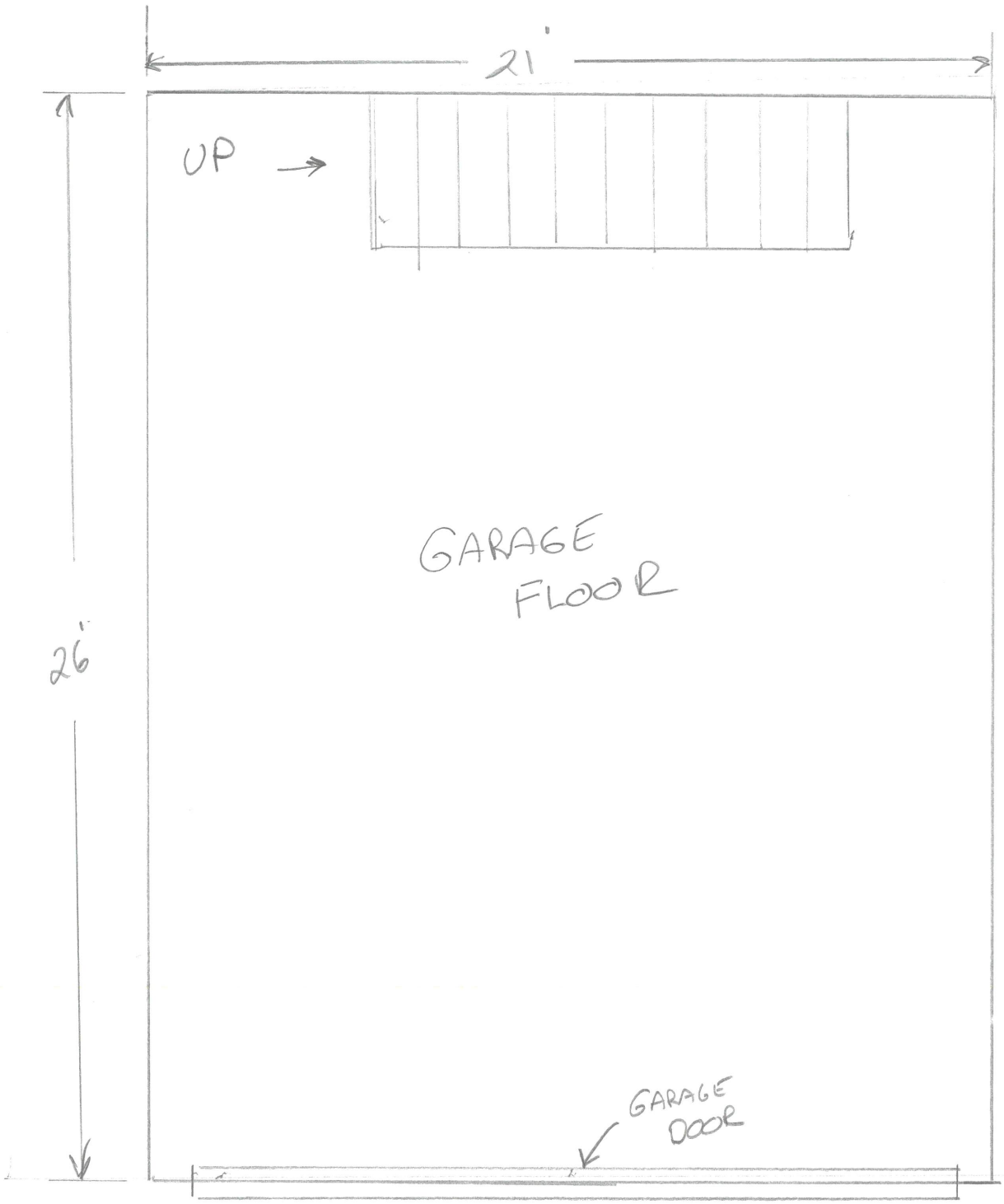
houzz

http://houzz.com/photos/1745792

by Yestermorrow Homebuilders

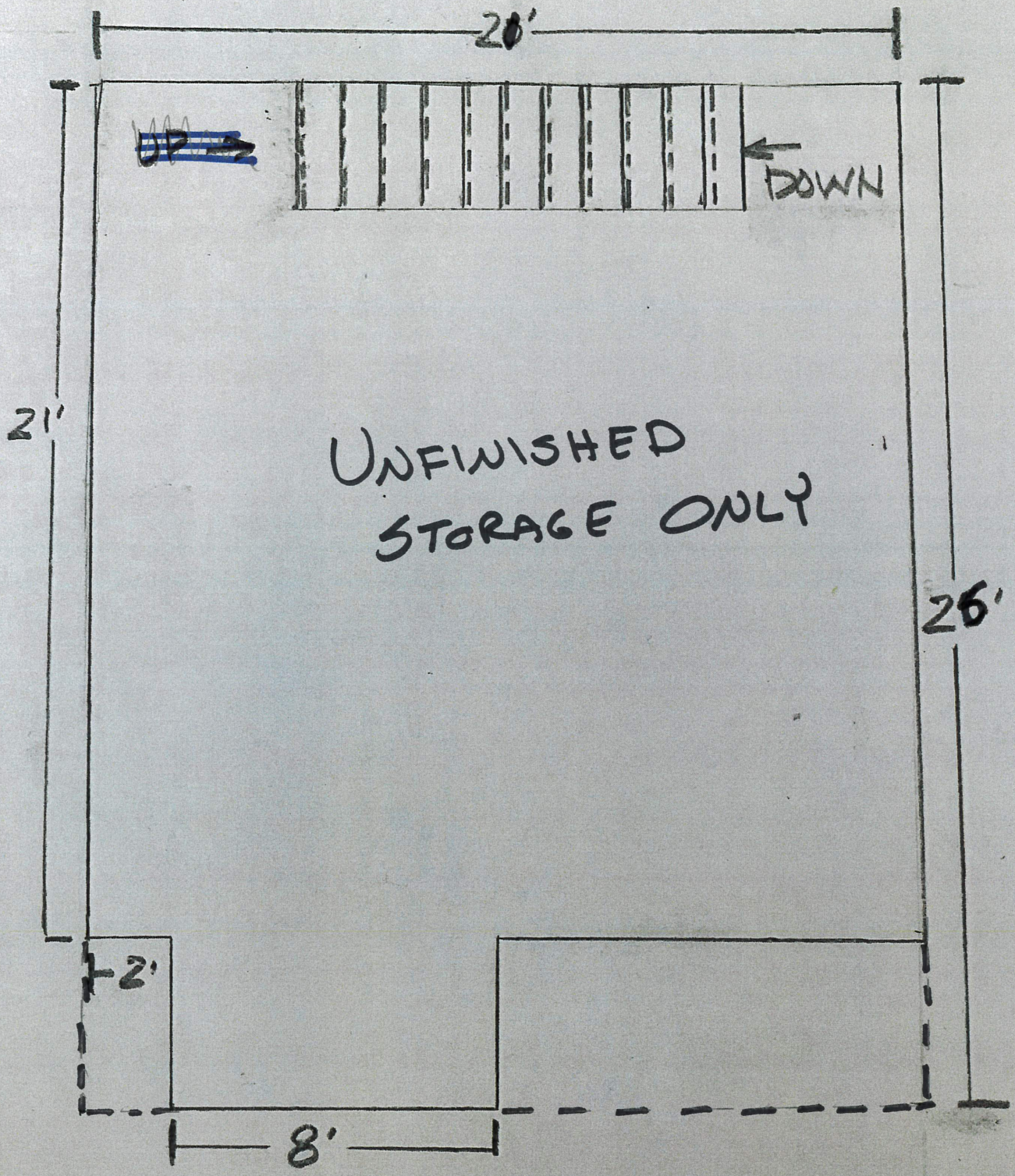
YESTERMORROW
Homebuilders

Attachment: EXHIBIT - elevations (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))



308 S BENTON ST
1st FLOOR GARAGE
ROUGH FLOOR PLAN

Attachment: EXHIBIT - floorplan (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

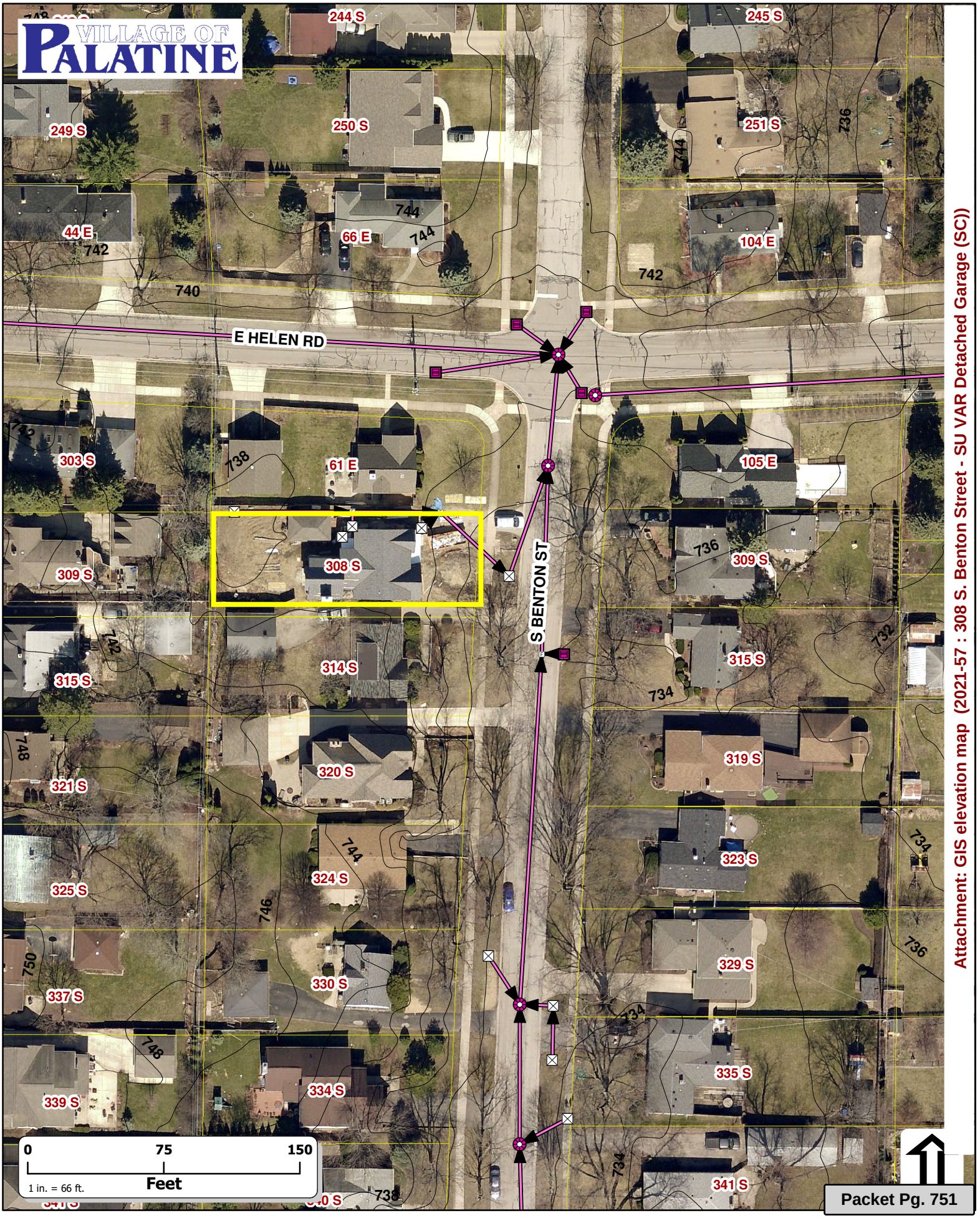


308 S. BENTON ST
2ND FLOOR GARAGE
ROUGH FLOORPLAN

1/4"

Attachment: EXHIBIT - floorplan (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

Village of Palatine GIS Viewer



Attachment: GIS elevation map (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

Sheets Surveying Service, Inc.
P.O. Box 608, Huntley, Illinois 60142
Office Location: 11015A Route 47, Huntley, Illinois 60142
Phone (708) 669-3098 FAX: (708) 669-3361
1-800-794-9001

PLAT OF SURVEY
OF

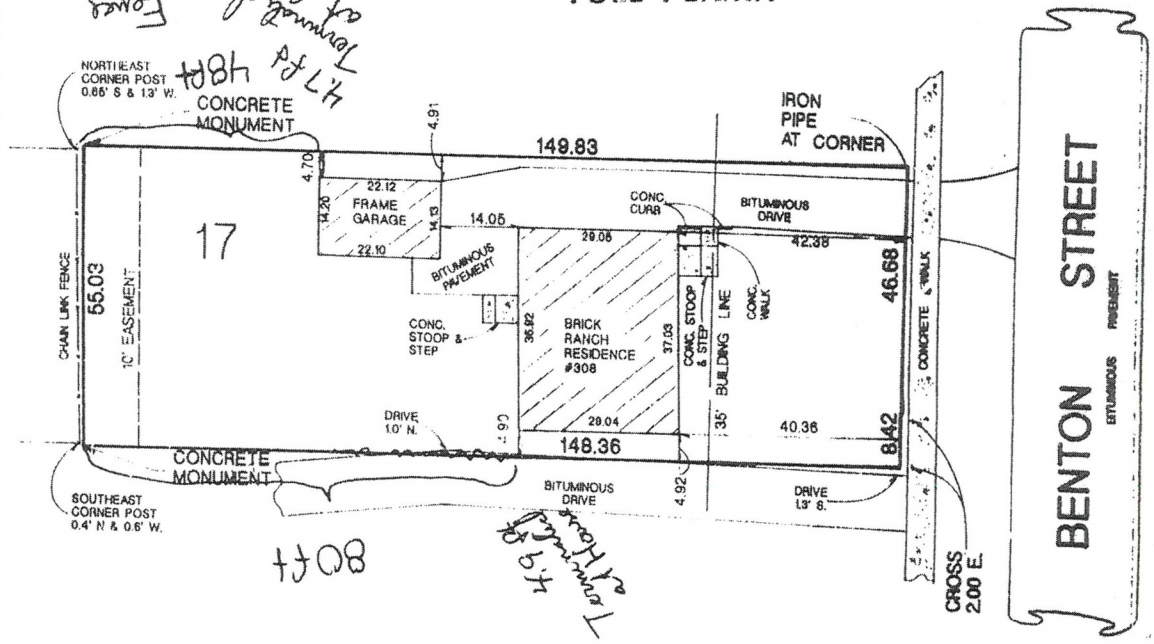
Lot 17 in block 10 in Arthur T. McIntosh and Company's Plum Grove Road Development in Sections 22 and 23, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

NORTH

Scale 1"= 20'

VILLAGE COPY

APPROVED BY
SEE ATTACHED
FULL PERMIT



LEGEND AND NOTES

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

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

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

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

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

Prepared For PHILLIP E. SOLZAN ATTY-AT-LAW
Order No. 93-550

104-S-83

STATE OF ILLINOIS)
COUNTY OF MCHENRY)S.S.

I, Thomas M. Sheets, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards for a land survey.

Huntley, Illinois OCTOBER 13, 1993

Illinois P

PETITIONER'S EXHIBIT
4

Attachment: Plat of Survey (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**

308 S. Benton St.

Subject Property Address

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**

Address City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☒ Special Use ☐ Special Use Amendment ☒ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

We have previously been approved to build a new garage that would be located within 4' separation from our home addition. With an extremely restricted property we are requesting variance to also build 3' closer to property line and side yard of neighbors property. This portion of land has no impact on accessibility or use for either property as is. We are also requesting a special use request to allow the height of the garage extend to 20'. This would allow the garage to aesthetically match the roof lines of our addition and home.

Attachment: Special Use and VAR application (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The design of the garage will improve the neighborhood aesthetics. There will be storage in an attic space.

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

The design of the garage will have no impact on safety and welfare or public health.

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

The garages directly west and north of our property both have garages that extend to 19-23'. Our garage will match surrounding garages.

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

Attachment: Special Use and VAR application (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

This is being used for storage and parking.

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

The property is very restricted due to the extremely small lot size.

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

We are just seeking a small two car garage with extra storage based on our property

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

The garage proposed is to match the design of our existing home. The garage will also be comparable to surrounding garages. Finally our lot has very tight restrictions and these variations are essential to meet basic needs of a two car garage.

Attachment: Special Use and VAR application (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES ● MARCH 9, 2021

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

The minutes from the February 23, 2021 meeting will be reviewed at the March 23rd meeting.

III. PUBLIC HEARING

1. 308 S. Benton Street

   Notice was published in the Daily Herald on February 22, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Public Notice
5. Letter of Support

Sworn in Staff: Ben Vyverberg

Sworn in petitioner: Bryan Bergles 308 S. Benton St

Mr. Bergles stated they are seeking a variance and set back for a 2-car garage. The request is for the garage to be located 2.5 feet from the lot line and height relief for a 22’ garage. Also requesting a 6’ set back off the home. He states that the property lot is narrow. At time of purchase it was a single story ranch and a variance was requested for a remodel and is now a 2-story home. The new special use request is to add a 2-car garage. Mr. Bergles states that it is a challenging property due to the size and lot coverage restrictions. He states that

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

the variance would allow them to be able to pull straight into the garage without any obstacles. If the garage is built further back on the lot it would require more lot coverage. Mr. Bergles talks about the private underground storm sewage system that he installed and was approved by the village. He stated that it ties into the villages' sewer system and prevents flooding in his backyard. It also benefits his neighbors and prevents flooding in their yards. He states that if the garage was to go further back on the lot line it would risk having the garage in a flood plain. Mr. Bergles states that he doesn't want to go further back into the yard and that the side lot relief would allow him to have the 2-car garage closer to the house. Without the side lot relief it would be a challenge to get the 2nd vehicle into the garage. The goal is to be able to pull straight in and to have a 2nd story on the garage for storage. Mr. Bergles points out that the west property behind him and the property to the North have 2-story garages. He explains that his property would not stand out and it would add to the aesthetics of the neighborhood. Mr. Bergles explains that the garage would definitely be a 10' set back from other properties and would not compromise other structures in the area.

Mr. Pirog asks if there is a fence.
Mr. Bergles states that there is fence to the north of the structure.

Ms. Wood asks what the reason for the additional couple of feet is and what is preventing you to stay within the property line requirements.
Mr. Bergles states that it is to allow room to get to the 2nd spot in the garage. He states that if he was to go further into the yard it would require additional lot coverage and a different variance.

Ms. Wood asks it the 2-car garage was taken into consideration when the addition was built.

Mr. Bergles states that it is a narrow lot. The addition has no validation - that is why he is requesting relief on the side yard.

Ms. Wood asks if the run off from the garage will go onto any of the neighbor's yards.
Mr. Bergles states run off would go into the underground storm system.

Ms. Wood asks if the height is for aesthetics.
Mr. Bergles states that he is requesting the additional height for extra storage space.

Ms. Wood states his home mixes in with the neighborhood and the garage is partially hidden. She states that she has not seen garages as tall as his request and it seems out of character.
Mr. Bergles states that the house to the north has a garage that measures 20' in height.

Ms. Wood asks if he knows when the garage was built.

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

Mr. Bergles states that it was built prior to '08 when he purchased the house.
He also talks about a home on Hale St with a 2-car garage with an office above.

Ms. Wood asks staff if they have any information on these properties.
Mr. Vyverberg states that a survey of surrounding properties was completed and there are a few properties that received lot coverage variations and 2 other properties that received variances for setback. There was also 1 instance of a property on the south side with a covered awning/ side port that was allowed to be placed at 4.5' instead of 5'. Mr. Vyverberg agrees that in the instances that Mr. Bergles has sited he did not find any zoning relief to the property to the North or West regarding height of square footage.

Ms. Wood asks if anyone has any more questions for the petitioner.

Mr. Pirog states that if you already have water issues wouldn't this make it worse?
Mr. Bergles states that is why the down spouts would tie into the private storm system. He doesn't believe the new structure will change the water issues.

Ms. Wood asks if he built the garage at 15' at midpoint wouldn't he still have the needed storage.
Mr. Bergles would like to keep with the character of the house.

Mr. Pirog asks if the architect recommended the 2.5'. Who determined the 2.5' rather than the 5'?
Mr. Bergles states that the curve to get around the corner and the back deck would be near impossible to get to the garage space, which is the reason for the requested 2.5'.

Mr. Pirog asks if he built the garage further back would the variance be required.
Mr. Bergles states he is trying to avoid the flood plain. The garage plan as drawn would have the best curb appeal. The 5' on the side of the garage is not useful and is dead space. Therefore, the 2.5' request seems the best use for this space.

Mr. Pirog asks if neighbors had to sign anything to approve his plan.
Mr. Bergles states that neighbors are in support and there has not been any negative feedback.

Ms. Wood asks Staff for clarification.

Mr. Vyverberg discusses a point of clarification and speaks about the flood plain on Mr. Bergles' rear west side of property. Mr. Vyverberg explains that it is not in the flood plain but flows to the west. A permit was requested to add the storm sewer system and approved but it was not in the flood plain.
Staff did not object to the 6' relief from the principal structure to the garage. Initial concern is that the existing garage is a 1-car garage and the new request is not meeting the setback. The special use is also requesting the new structure to be built with a maximum height of 22' and it diminishes the setback almost in half.

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

This is a concern for staff. He believes it would be possible that the underlying 5' setback could be met. Mr. Vyverberg staff understands the perspective about moving the cars in and out and the room it requires. ZBA is aware that detached garages are more common than attached in the neighborhood. Staff understands what the petitioner is trying to do in regards to height and rooflines. Staff found that within a couple blocks of the property there is accessory structure relief and lot coverage reliefs. Staff is not recommending approval to the ZBA and the village council and ZBA will review.

Mr. Pirog asks if there is any way to do what petitioner is asking for if the 2.75 is not granted. He would have to push it back, right?
Mr. Vyverberg said that if the garage met the 5' setback which is required by code the lot coverage would increase and a different type of lot coverage variation would be required. The only way to accomplish this is to relocate to the south and west and increase the lot coverage.

Mr. Dittrich asks if staff would approve if the garage were it not as high. Is the denial because of the height coupled with the lot line?
Mr. Vyverberg states that demolishing the structure and starting new to meet the side yard setback.

Mr. Pirog notes the petitioner stated if it was built further back it would be in the flood plain/sewer area.
Mr. Vyverberg states that there is the ability to meet the side yard setback requirement with the garage this size and not have any storm water concerns. It would have to be built a certain way and grated accordingly but it's not an impossibility

Ms. Wood asks if there are any questions for staff.

Mr. Dittrich refers to 61 E corner lot - Is the garage considered a legal garage or is it in the side yard. How far is this garage from the side line?

Mr. Vyverberg states they pulled the plat of surveys for the surrounding properties. The property garage in question sits 10' from the property line. This would be considered a rear yard.

Ms. Wood moves to Staff Recommendations

STAFF RECOMMENDATION:

Detached garages are both typical and common in this subdivision. The Petitioners are requesting to build a 2-car detached garage that exceeds both the maximum height and minimum setback requirements, as well as, the total maximum allowable lot coverage. The Subject and surrounding properties were platted in 1926 and most of the lots in this area are substandard for lot width (a minimum of 75 feet wide is the current requirement and has been since the early

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

1970's) and total lot size. Most of the homes in the neighborhood have detached garages (including the lot directly north of the Subject Property - that resident submitted an email of support for the request).

The setback from the house of 6 feet was previously contemplated when the Petitioner completed the second story addition. Staff does not object to the proposed separation variation between structures. Nevertheless, Staff believes that the proposed garage could comply with the minimum 5-foot setback requirement from the side property line. The existing garage is a single-story and is setback 4.84 feet from the side property line. The new garage is 546 square feet versus the existing 308 square feet. Staff does not believe that the standards have been met to justify the setback reduction for the garage. Staff understands that in order to meet the setback requirement, additional lot coverage relief would be required and the garage would further encroach into the rear yard. Nevertheless, Staff recommends denial of the requested setback reduction.

The proposed garage is 22 feet tall, which is lower than the highest point of the existing home, 30 feet. However, there did not appear to be any detached structures of similar height, and the neighboring detached garages do meet Code for a maximum height of 15 feet The submitted plans indicate that the second story would be unfinished and used for storage only. However, this could be achieved and still meet the height requirements. The lot is substandard for lot area, which impacts the lot coverage increase. As with the previous improvements, the lot existing at the maximum lot coverage allowed, so any additional impervious surface would have required a lot coverage variation. Due to the existing grading in the area, the Village Engineer indicates that any additional lot coverage will not impact the surround properties and the Petitioner recently extended a private storm sewer on the north side of the property line. Therefore, Staff does not have any other specific concerns about the lot coverage variation.

Staff recommends action at the discretion for Special Use to exceed the maximum height of an accessory structure of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use and Variations shall substantially conform to the plans prepared by the architect, KAPA dated 6/30/2020, and elevations submitted by the Petitioner on 11/9/21, except as such plans may be changed to conform to Village Codes and Ordinances.

Mr. Vyverberg said there is also a question about the down spouts and gutters if this is approved it will be addressed at the building permit level.

Mr. Pirog asks if the 55' lot is a unique circumstance. Has other properties in the neighborhood requested the 2' set back variation. Can you clarify why the request doesn't it meet the standards.

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

Mr. Vyverberg states that it is ultimately at the discretion of the ZBA. From staff perspective, specifically for the variation, petioner must show if the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; Staff feels that the findings show it is physically possible to relocate the garage on the property to meet the side yard setback.

Ms. Wood asks if there are any questions on staff's recommendations.
Mr. Bergles states he is here to request a variance and relief from the standards and village code.

Mr. Dittrich - asks Mr. Bergles to confirm the underground sewage system that is installed in back corner of lot.
Mr. Bergles states that he installed the sewage system to eliminate standing water on his property.

Mr. Dittrich states that the reason for building the garage as planned would not be affected if the garage were moved back further it would cut into the underground sewage.
Mr. Bergles states the system would not be affected

Ms. Wood asks if there are any other questions for staff or petioner.

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

Mr. Dittrich made a motion to approve the special use to permit an accessory structure to exceed the maximum height allowed subject to staff's condition.
Ms. Wood - would you like to address 3 motions.
Mr. Dittrich amends motion and approves all 3 - the special use and 2 variations subject to staff's condition.

DELIBERATIONS:

Mr. Dittrich states the lot coverage is already at 45%. Anything beyond a one-car garage will exceed the Village ordinances. Village staff hasn't expressed any concern in regards to lot coverage. He notes that the Special Use exceeding 15' on the height is high but the height of the house is at 30'. Does not feel that it would be out of place.
Regarding the lot line variation he believes the patio with the steps would be difficult to pull out of the garage and it creates obstacles.

Ted believes it could get costly and interfere with some of his drainage structures. To have a reasonable return on your property you would need a 2-

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

car garage and from that stand point, the variation has been met.

Mr. Pirog talks about the lot line and either way it would need a variance due to lot size.

Ms. Wood agrees that a 2-car garage is a reasonable request. The accessory structure located 2' from lot line is a concern and notes that after driving by the lot, she observes that the property looks very crowded. Ms. Wood notes that there are unique circumstances to the size of the structures and the size of the lots. Architecturally it does make sense since it is hidden from the view. The 2' side lot gives her pause.

Ms. Roth- Wurster states that the home is lovely. She states that her concern is the lot coverage. The area already has an issue with water and this may enhance it. She is concerned about adding anything to the lot coverage. In regards to the location and 2' from the side lot line she notes that in her neighborhood there are garages 2' from lot line. If neighbors that are most impacted by it don't have a problem with it than she's fine with the request. She also notes that pulling in and out of the garage in a straight shot is important.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 4-2. This item will tentatively go to Village Council on April 12, 2021

RESULT:	**RECOMMENDED TO APPROVE [4 TO 2]**
MOVER:	James Dittrich, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Luszczak, McGinn, Dittrich, Pirog
NAYS:	Roth-Wurster, Wood
ABSENT:	Larson, Cavanaugh

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

IV. COMMUNICATIONS

V. ADJOURNMENT

Attachment: ZBA minutes (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 23, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance.
Variation to permit an accessory structure to be located 2 feet from the side lot line instead of the minimum required 5 feet and 6 feet from the primary structure instead of the minimum required 10 feet per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance.
Variation to permit lot coverage to be 48 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance.
The property is commonly known as 308 S Benton Street.
The Petitioner is proposing to replace an existing detached garage and shed, with one new detached garage. The detached garage will have a mean height of 18 feet between the eaves and ridges of the roof and a maximum height of 22 feet.
The above petition has been filed by Bryan Bergles and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-54
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 8th day of February, 2021
Published in Daily Herald February 8, 2021 (4558280)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/08/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Authorized Agent

Control # 4558280

Attachment: Public Notice (2021-57 : 308 S. Benton Street - SU VAR Detached Garage (SC))