



PLANNING AND ZONING COMMISSION

MARCH 24, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Planning and Zoning Commission - Regular Meeting March 10, 2026

IV. PUBLIC HEARING

- A. 887 E. Wilmette Road

- 1. Special Use Amendment to Ordinance #0-174-06, as amended, to permit the expansion of an alternative education facility, as a unique use at the subject property.

- B. 746 S. Vermont Street, 136 E. Illinois Avenue, 116 E. Illinois Avenue and 223 E. Illinois Avenue.

- 1. Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue.
- 2. Rezoning from Manufacturing to Planned Development at 746 S Vermont Street.
- 3. Rezoning from R-1 (single-family residential) to Planned Development at 116 E. Illinois Avenue and 223 E. Illinois Avenue.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

MARCH 10, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Meeting was called to order by Chairman Wood @ 7:02 PM

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Rodney Bettenhausen
ABSENT :	Planning & Zoning Commissioner Robert Kolososki
ARRIVED :	

III. APPROVAL OF MINUTES

Commissioner Schubert moved to approve the minutes. Commissioner Fedota seconded the motion. Motion approved by Voice Vote

RESULT:	MOTION APPROVED AS AMENDED BY VOICE VOTE
MOVER:	SCHUBERT FEDOTA
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. February 10, 2026, Draft Planning and Zoning Commission Minutes

IV. PUBLIC HEARING

- A. 606 E. Kenilworth Avenue

1. Variation to construct a 12-foot wide stoop in the required side yard abutting a street, instead of the maximum width of 9 feet, for stoops as a permitted obstruction.

VAR-000242-2026 - 606 E Kenilworth Avenue

Notice was published in the Palatine Journal & Topics on February 19, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Petitioner Narrative**
6. **Public Notice**

Background:

Mr. Vyverberg provided background and stated that the petitioner is requesting a variation to construct a 12-foot-wide stoop instead of the permitted 9-foot width within the side yard abutting a street. The property is zoned R-2 Single Family Residential. The request would expand the existing stoop width, while maintaining the current depth of 5 feet. The Village Code permits stoops as an obstruction within the required setback area but limits their size to 9 feet by 5 feet. The petitioners are requesting a variation to increase the width to 12 feet while maintaining the existing 5-foot depth. Mr. Vyverberg stated that staff reviewed other homes in the surrounding neighborhood. As the area is well established, several properties were identified with stoops and patios that exceed the permitted obstruction dimensions. Based on this review, staff did not identify concerns regarding impacts on surrounding properties.

Sworn in petitioner:

Barbara Kornacki – 606 E. Kenilworth Avenue

Victor Kornacki – 606 E. Kenilworth Avenue

Ms. Kornacki stated that she and her husband have lived in the home for approximately 54 years and enjoy sitting on their front stoop in their friendly neighborhood. She explained that she has undergone three major surgeries and can no longer comfortably sit directly on the steps or concrete surface. She stated the requested extension would provide approximately 18 inches on each side, allowing space for two chairs so they can continue to sit outside and enjoy their front porch.

Chairman Wood asked whether the current stoop design is not wide enough to accommodate seating.

Mr. Kornacki stated that the existing stoop is not wide enough. Ms. Kornacki

confirmed there is currently no room to place chairs.

Commissioner Schubert asked whether railings or handrails would be installed if the stoop were widened.

Ms. Kornacki stated there are currently railings and that the extension would also include railings. A photo of the home was shown, and she explained the railings would begin at the brick wall and continue around the extension.

Commissioner Friedman asked whether the 5-foot dimension referenced by staff includes the stairs, noting that the area near the door appears narrow.

Mr. Vyverberg stated the 9-foot by 5-foot dimension applies only to the stoop itself and does not include the steps leading to the sidewalk.

Mr. Kornacki confirmed that the full 5-foot depth will remain and stated there will be adequate room to exit the doorway. He also explained that when they purchased the home, the final step leading to the door was not built to the proper height, which required the addition of a limestone piece to correct the transition. He noted that this has created a tripping hazard over the years. The proposed project would correct the issue by extending the stoop directly from the door threshold, eliminating the uneven step condition.

Commissioner Friedman asked whether the existing structure would be removed and rebuilt.

Mr. Kornacki stated that nothing will be torn out, as the existing stairs are part of the foundation of the home.

Commissioner Friedman asked whether the new stoop would be poured over the existing structure.

Mr. Kornacki stated it would not be poured over, and the extension would be constructed using engineered wood.

Staff Recommendation:

Staff does not anticipate the request to bring forth any adverse impact upon the subject property or surrounding area. The proposed stoop shares design qualities of the nearby area. Staff confirmed stoops in the nearby area exceed the permitted 9-foot maximum width. The proposal does not conflict with any additional zoning standards set forth by the Palatine, IL zoning ordinance.

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

1. The Variation shall substantially conform to the plans prepared by the Petitioner, dated 02/04/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota

DISCUSSION:

Commissioner Noonan stated the improvement would look nice once completed. Commissioner Roth-Wurster stated the request meets the applicable standards. Commissioner Fedota stated he regularly uses his own front porch and believes the proposal is a good solution that addresses two issues: correcting the tripping hazard and allowing the homeowners to comfortably sit on their front porch. Commissioner Friedman expressed concern regarding the proposed construction solution, noting that the plans submitted did not include construction documents. He stated that the project would need to meet all applicable building code requirements and emphasized the importance of ensuring adequate plans are submitted. Mr. Vyverberg responded that licensed architectural drawings would be required and reviewed as part of the building permit process to ensure compliance with the applicable building codes.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday March 16, 2026.

RESULT:	APPROVED
MOVER:	CAVANAUGH
SECONDER:	FEDOTA
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

B. 763 N. Franklin Avenue

1. Preliminary/Final Plat of Subdivision to permit a 2-lot single-family residential development.

PFSUB-000014-2025 - 763 N. Franklin Avenue

Notice was published in the Journal & Topics on February 19, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Public Notice**

Background:

Mr. Vyverberg provided background on the request for a Preliminary and Final Plat of Subdivision for the property located at 763 N. Franklin Avenue. The proposal would re-subdivide the property from three existing lots of record into two lots. The existing home at 763 N. Franklin Avenue would remain, and one additional vacant lot would be created.

Sworn in petitioner:

Eduard Khutornyy – 4 Northville Court, Lincolnshire, Illinois

Owner of the Turnkey LLC managing the property – 963 Wildness Lane, Long Grove, Illinois

Mr. Khutornyy stated he purchased the property last year. He explained that the property is currently configured as three lots, and he is requesting to subdivide it into two lots. The existing home would remain on one lot, and he intends to construct a new single-family home on the newly created lot.

Chairman Wood asked whether the existing home is currently occupied.

Mr. Khutornyy confirmed the home is occupied.

Commissioner Bettenhausen asked whether there were any drainage issues on the property.

Mr. Khutornyy stated there are no known drainage issues and confirmed the existing home is connected to Village water and sewer services.

Mr. Vyverberg explained that the property is currently platted as three lots of record. The existing house, driveway, and garage partially extend across what would be the southern lot. Technically, if the existing home and garage were removed, three homes could potentially be constructed if all zoning requirements were met. The petitioner is proposing instead to combine and reconfigure the property into two lots. All utilities are available in the area, and the newly created lot would have access to existing utilities.

Mr. Vyverberg stated that as part of the subdivision process, sidewalks would be required to be extended along both lots. The existing sidewalk system currently stops south of the property, and the extension would be required to complete the sidewalk network.

He further stated that the proposed lots generally meet the R-2 zoning standards; however, the northerly lot would contain an existing nonconforming side yard setback. The garage structure does not meet the required 10-foot side yard setback and instead has approximately a 5.5-foot setback. This condition is pre-existing and would remain as a legal nonconformity.

Commissioner Friedman asked whether there was also a nonconforming front yard setback.

Mr. Vyverberg clarified that the R-2 zoning district requires a 30-foot front yard setback and confirmed the existing home does not encroach onto the required front yard setback of the northerly lot.

Further discussion occurred regarding the side yard setback.

Commissioner Friedman stated he wanted to confirm that the subdivision would not create additional nonconforming conditions for the new lot.

Mr. Vyverberg explained that the nonconforming condition applies only to the northerly lot due to the existing structure. The newly created southerly lot would meet all zoning requirements, including the required 5-foot side yard setback.

Commissioner Friedman clarified that the dimensions for the newly created side yard setback provide the required 5-foot clearance between the lot line and the existing garage or accessory structure.

Commissioner Schubert asked whether the south edge of Lot 15 is a private drive or a public road and whether the Village maintains it.

Mr. Vyverberg stated that the roadway is a private drive and is not maintained by the Village.

Commissioner Fedota asked about the proposed condition regarding landscaping removal and referenced the shrubs shown in the photograph. He asked why this condition is included.

Mr. Vyverberg explained that the shrubs are located within the public right-of-way and are not permitted in that location. As part of the subdivision process, landscaping located within the right-of-way must be removed.

Commissioner Fedota asked whether this requirement would apply only to the newly created lot or also to the existing lot.

Mr. Vyverberg stated that any landscaping located within the right-of-way on the property would need to be removed as part of the subdivision process.

Public Testimony:

John Hammond – 898 W. Chesterfield Court

Mr. Hammond asked for clarification regarding the open space area shown on the plans and whether the proposal is to create one new lot with one new home.

Mr. Vyverberg stated that there are currently three platted lots on the property. In theory, if the existing structures were removed, additional homes could be constructed if all code requirements were met. The petitioner is requesting to re-subdivide the property into two lots, with the southerly lot remaining vacant at this time.

Commissioner Friedman clarified that the current request is only for the subdivision of the property. No request or approval for a specific building plan is being considered as part of this process. The zoning designation allows single-family residential use, but any future construction would require separate review and compliance with all Village codes.

Mr. Vyverberg added that while the lot would be zoned for single-family residential use, no building plans or dimensions are being reviewed at this time. Any future home construction would be required to meet all applicable zoning and building code requirements.

Chairman Wood asked whether, under the current configuration, the property could theoretically accommodate three homes.

Mr. Vyverberg stated that if all zoning requirements were met, that scenario could be

possible.

Tom Meagher – 743 N. Franklin Avenue

Mr. Meagher asked whether the R-2 zoning district allows single-family homes or duplexes.

Mr. Vyverberg explained that the R-2 district allows single-family residential uses. Duplexes or multi-family uses would require a separate zoning process and Public Hearing review, with notice.

Mr. Meagher asked whether approval of the two-lot subdivision would remain in place unless another zoning process was initiated.

Mr. Vyverberg confirmed that any change to the zoning or lot configuration would require a separate Public Hearing review process.

Patricia Troccoli – 762 N. Franklin Avenue

Ms. Troccoli expressed concern about drainage and noted there is a culvert behind her property. She asked how drainage would be addressed with the future development.

Mr. Vyverberg explained that the current request is only for the re-subdivision of the property. If approved, any future construction on the new lot would require a full engineering review and approval. Final engineering plans would need to demonstrate that drainage would not negatively impact surrounding properties.

Mr. Khutornyy stated that his intention is to construct a single-family home and that the development would include improved drainage conditions compared to what currently exists.

Staff Recommendation:

The Petitioner is requesting to re-subdivide from 3 lots into 2 lots while retaining the R-2 zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-2 zoning requirements. Additionally, the re-subdivision will create 2 lots that meet the current R-2 standards. Therefore, staff recommends approval of the Plat of Subdivision, subject to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar, in a manner acceptable to the Village Engineer, and shall substantially conform to the Plat of Subdivision prepared by Horizon Survey LLC, except as such plans may be revised to conform with Village Codes and Ordinances.
2. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including the addition and extension of public sidewalks along N. Franklin Avenue.
3. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code), based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. A Public Improvement letter of credit in an amount of 115% of the EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village

Engineer.

5. A Subdivision Improvement Agreement shall be required.

6. The existing landscaping along the Franklin Avenue ROW (shrubs and plantings) shall be removed from the Subject Lots, in a manner acceptable to the Village Engineer.

7. Recording fees in the amount of \$300 shall be submitted.

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

Commissioner Fedota asked whether cash-in-lieu of installing sidewalks would be permitted.

Mr. Vyverberg stated that the determination would ultimately be made by the Village Engineer during the permit review process. He explained that sidewalks are typically required to be installed as part of a subdivision. However, if there are no sidewalks in the surrounding area, cash-in-lieu may be considered, with the final decision made during the engineering and permit review stage.

Commissioner Friedman asked whether sidewalks exist to the north of the property.

Mr. Vyverberg stated there are currently no sidewalks to the north, but the sidewalk legs to the south and east were installed with Sutton Park Place,

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster

DISCUSSION:

Commissioner Noonan commented that it appears the property will likely accommodate families living there.

Commissioner Friedman stated that the proposal seems like a logical step to reconfigure the property from three lots into two and noted that he looks forward to seeing what may eventually be constructed on the new lot.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday March 16, 2026.

RESULT:	APPROVED
MOVER:	CAVANAUGH
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- C. Preliminary Planned Development to allow a 40-unit townhouse development for the property at 885 W, Dundee Road and 1490 N. Quentin Road - **THE PETITIONER**

REVISED THE PRELIMINARY PLANNED DEVELOPMENT PLANS TO ALLOW A 38-UNIT TOWNHOUSE DEVELOPMENT**PPD-000014-2025 – 1490 N Quentin Rd & 885 W Dundee Rd**

Notice was published in the Journal & Topics on January 22nd, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Engineering Plans**
2. **Architectural Plans**
3. **Elevations**
4. **Landscaping Plans**
5. **Developer narrative**
6. **Site Access letter**
7. **Preliminary Planned Development Description**
8. **Real Estate Disclosure Contract**
9. **2025 Comprehensive Plan**
10. **Annexation Publication**
11. **Public Notice**
12. **Revised Petitioner Narrative**
13. **Revised Site Plan**
14. **Revised Site and Architectural Plans**
15. **Revised Engineering Plans**

Background:

Mr. Vyverberg provided background on the request for the property located at 1490 N. Quentin Road and 885 W. Dundee Road. This item was previously reviewed by the Planning and Zoning Commission at the February 10, 2026 meeting and was continued to the current meeting to allow the Petitioner additional time to address questions and concerns raised at the previous meeting.

The request remains before the Commission for consideration, following the continuance of the prior meeting.

Chair Wood stated the item was continued to this date and that additional materials were provided for the Commission's review. She noted that the Commission would not revisit the entire previous discussion and would instead focus on the revisions that were made since the last meeting.

Mr. Vyverberg explained that the petitioner revised the site plan following comments from residents and the Commission. The revised proposal reduces the number of units from 40 to 38 and includes updates to the architectural and engineering plans.

Sworn in petitioners:

Lawrence Freedman – Attorney for the Applicant – 95 Revere Drive, Northbrook

Mr. Schwartz – Cornerstone LLC, Developer and Applicant – 3190 Doolittle Drive, Northbrook

Mr. Freedman stated they are appearing before the Commission again following the continuance to address concerns previously raised, particularly regarding density. He explained that the original proposal included 40 units, which created site constraints. Two units have been removed, reducing the proposal to 38 units.

Mr. Schwartz summarized the revisions and stated he appreciated the feedback from the Commission. He explained that the removal of two units—one at the northwest corner near the billboard and one at the southeast corner—allowed for several improvements to the site design. The southeast corner now provides space for an open detention area with a sloped design instead of a retaining wall, along with additional landscaping.

Mr. Schwartz stated the revisions reduce the overall density while remaining within the R-3 zoning district. The updated design lowers the impervious surface area by approximately three percent and provides additional open space. The detention area has been modified and the retaining wall design has been adjusted to create a less steep condition.

Mr. Schwartz also referenced the zoning map and noted that several nearby properties designated as multi-family Planned Unit Developments include townhomes or apartment-style developments. He stated the proposed development is consistent with surrounding land uses and would improve a corner property that has remained vacant for a significant period of time.

Mr. Freedman added that annexation of the property into the Village would provide the Village with greater control over development standards. He noted that the property is currently subject to Cook County regulations, which are less restrictive than Village regulations.

Chair Wood stated that while density had been discussed, she still has concerns about whether the development fits within the character of the surrounding neighborhood. She referenced landscaping and the Comprehensive Plan and stated she visited another property developed by the applicant in Mount Prospect and observed limited landscaping.

Mr. Schwartz responded that the Mount Prospect development referenced is a significantly different development and denser, consisting of 29 units on approximately 1.8 acres, whereas the current proposal includes 38 units on approximately 4.8 acres.

Chair Wood stated that the Mount Prospect development appears much denser and suggested the proposed development may not fit well within the surrounding neighborhood.

Mr. Schwartz stated the layout is different and emphasized that the proposed development is designed to be walkable with individual driveways. He stated the design is consistent with surrounding developments and referenced similar residential developments in the area.

Chair Wood noted that many nearby properties consist of large homes on large lots.

She also referenced a newer development located south of the site along Quentin Road, where homes are oriented toward Quentin Road. She stated the proposed development faces Dundee Road rather than Quentin Road and expressed concern that the orientation may not present well from Quentin Road.

Mr. Schwartz responded that staff previously requested that units not face either Quentin Road or Dundee Road due to traffic conditions. He explained that a berm and landscaping along the perimeter would provide screening and would be more consistent with the surrounding area. He noted that the homes would face internal drives rather than major roadways. He presented aerial views and renderings to illustrate the design approach and noted that nearby homes along Dundee Road also do not face directly toward the roadway.

Commissioner Cavanaugh asked for clarification regarding the removal of the two units and confirmed that one unit was removed near the billboard area and one near the detention area.

Chair Wood returned to the topic of landscaping and asked whether the renderings accurately depict the proposed landscaping.

Mr. Schwartz stated the renderings are intended primarily to illustrate the architectural style of the buildings and are representative rather than detailed landscaping plans. He stated there would be sufficient space to provide landscaping and screening.

Commissioner Bettenhausen expressed concern regarding the detention pond proposed near the southeast corner and asked about protection measures to prevent vehicles, pedestrians, or bicyclists from entering the pond area.

Mr. Schwartz stated the pond area would include fencing and shrubs and would not remain an open hazard. He explained that the north side of the detention area would utilize a sloped design rather than a retaining wall and would include a line of shrubs. Commissioner Bettenhausen asked whether the detention area would be fenced around its perimeter.

Mr. Schwartz stated that if the pond area would be sloped, fencing may not be required but indicated that fencing could be considered if necessary.

Commissioner Bettenhausen expressed concern about the possibility of a vehicle leaving the roadway and entering the detention area.

Mr. Schwartz stated a barrier could be added if needed.

Commissioner Bettenhausen asked whether deeper detention areas, such as five or six feet, would require fencing and asked whether overflow protection would be provided.

Mr. Schwartz stated the final design would be engineered to meet Village standards and reviewed through the engineering approval process.

Commissioner Friedman asked about pedestrian circulation and whether residents would have accessible paths connecting to public sidewalks. He also asked whether wetlands exist on the property.

Mr. Schwartz stated there are no wetlands on the property. He stated the team would review opportunities to provide pedestrian access to surrounding sidewalks, although he was not certain of a natural connection point at this time.

Commissioner Schubert asked about the two proposed access points and whether they function as right-in and right-out entrances. He also asked how vehicles would enter the development from Quentin Road and whether a median island is present. Mr. Schwartz stated the entrances allow vehicles to turn into the development and confirmed that no median island is proposed.

Commissioner Bettenhausen asked whether the street extension at the southwest corner could be extended slightly to provide additional space for snow storage and possibly allow for additional parking spaces.

Mr. Schwartz stated that the suggestion could be considered during further design review.

Mr. Vyverberg summarized the revisions made to the plan, noting that the removal of two units reduces the overall density. He stated there were no changes to the architectural design.

He explained that the proposal is being reviewed as a Preliminary Planned Development and that the engineering plans provided exceed the level of detail typically required at this stage. He discussed access points from Quentin Road and Dundee Road and noted the property has been evaluated for development opportunities over several years.

Mr. Vyverberg presented aerial images of the surrounding area and discussed previous development concepts considered for the property. He noted that the proposal provides approximately a 40-foot setback between the proposed development and the Lakeside Estates subdivision to the south, creating a backyard-to-backyard relationship.

He also reviewed surrounding developments and provided comparisons of density levels for nearby properties.

Public Testimony

Jim Freeberg – 933 W. Aspen Court

Mr. Freeberg asked about anticipated rental costs and noted that at the previous meeting rents were estimated to be between \$3,900 and \$4,400 per month. He asked whether the development could lower rental rates if those estimates are not achieved.

Mr. Schwartz stated rental rates would ultimately be determined by market conditions and that the estimates were based on his familiarity with the property and surrounding market.

Mr. Freeberg asked whether there is any limitation on how low rents could go and expressed concern that lower rents could impact the character of the development.

Commissioner Friedman stated that the approval process does not establish or regulate rental rates.

Mr. Vyverberg explained that the Preliminary Planned Development process focuses on land use, site design, and building materials. Rental rates or business models are not part of the zoning approval process. He noted that if a developer were to later propose significant changes to building materials or design that differed from what

was approved, Staff could require additional review to ensure the development remains consistent with the approved plans.

Staff Recommendation:

The Subject Property is located in unincorporated Cook County and functioned as a gas station and car wash for many years therein, until its ultimate demolition and preparation for redevelopment. Over the last 25 years, the Village has adopted Comprehensive Plans recommending that attached single-family residential uses are appropriate for the Subject Property. The proposed plan complies with many of the previously contemplated requirements and also provides a potential access point for the future redevelopment of the unincorporated property directly west of the Subject Property. Staff is also recommending that final architectural plans and elevations are submitted in a manner acceptable to the Village to ensure that the final plans do not ultimately create a wall effect along Dundee and Quentin or within the site. As previously noted, the engineering plans were conditionally approved by the Village Engineer. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning. A separate letter of credit shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning to ensure the ultimate removal of the billboard in the northwest corner of the property.
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.
5. The preliminary and final plat of consolidation (subdivision) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The plat should include all necessary easements and any required maintenance language, in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of \$600 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. All required extra agency (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.
9. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.
10. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. This would include the final

proposed fencing plan and elevation for the proposed fencing plan on the southern and western sides of the property.

11. The final rules and regulations summarizing the requirements for the townhouse operations shall be submitted in a manner acceptable to the Village Attorney and the Director of Planning and Zoning

Commissioner Cavanaugh asked whether the Village will require removal of the existing billboard once the lease expires.

Mr. Vyverberg stated that the Village would require financial security to be posted to ensure removal. Once the billboard lease is terminated, the structure would be required to be removed.

Commissioner Friedman referenced Condition No. 11 regarding Rules and Regulations and asked whether the language implies that a homeowners association would be established.

Mr. Vyverberg clarified that the development is proposed as a rental community and therefore would not have a homeowners association. The property would remain under single ownership and management by the developer, and the reference to rules and regulations pertains to property management rather than an HOA structure.

Cindy asked whether a lighting plan had been provided.

Mr. Vyverberg explained that because the request is for a Preliminary Planned Development, detailed lighting plans would be reviewed during the final development stage. He noted that all lighting would be required to comply with the Village's lighting code requirements.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Friedman

DISCUSSION:

Commissioner Friedman stated that he voted in favor of the proposal at the previous meeting and continues to support the project. He stated the proposed density is appropriate for the land use and that the revisions made since the last meeting further improve the development. He commented that the layout of the property appears appropriate from a life-safety standpoint and that he appreciates the scale and massing of the buildings, noting that the taller and denser portions are located toward the center of the development. He stated he believes the project would be a positive addition to the area.

Chairman Wood stated that the revisions represent improvements to the proposal and that redevelopment of the property would be beneficial. She noted that the inclusion of sidewalks is a positive feature and commented favorably on the design of the central area of the development. She stated she would still prefer additional landscaping and expressed continued concern about how the development presents

along Quentin Road. She acknowledged that the petitioner took time to address the Commission's concerns and stated the project could be a positive addition to the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-1. This item will tentatively go to Village Council on Monday, April 6, 2026

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	Kevin Cavanaugh

V. PUBLIC COMMENT

No One Came Forward

VI. ADJOURNMENT

Commissioner Noonan moved to Adjourn the meeting, Commissioner Roth-Wurster seconded the Motion

Meeting adjourned at 8:25pm

VII. COMMUNICATIONS

Mr. Vyverberg provided communications.

*2101, 2105 & 2115 Rand Road will be heard at the April 6th, 2026 Meeting

*There will be (2) Items on the Agenda for the March 24th, 2026 Meeting

887 E. Wilmette Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Erik Billings, Virtual Connections Academy

PLAN NUMBER: SU-000246-2026

BACKGROUND:

The Petitioner is seeking approval to permit a Special Use Amendment to modify the business plan to increase the student count and expand the floor plan for an existing Alternative Education Facility at 887 E. Wilmette Road. Therefore, the petitioner is requesting:

- 1. Special Use Amendment for Special Use Ordinance #0-174-06, as amended, to permit the expansion of an alternative education facility, as a unique use at the subject property.**

KEY ISSUES:

- The Petitioner is seeking approval to permit a Special Use Amendment to permit the expansion of an existing Alternative Education Facility at 887 E. Wilmette Road. The business operates in the 865 E. Wilmette building and is proposing to use 4,025 square feet of the 887 E. Wilmette building. This expansion consists of additional classrooms.
- The subject property is zoned B-1, Shopping Center District. The existing "Virtual Connections" business was granted Special Use approval (#O-013-17) in 2017 as part of an amendment to a 2006 Special Use ordinance(#O-174-06). The approved schooling space is used for specialized education and vocational skills curriculum. The 2017 approval granted the business to operate with 20 students at the subject property.

- The Petitioner is requesting to increase the number of students served to a maximum of 40 students at the subject property. As a condition of the approved Special Use, any permanent increase of in-person students requires Village Council approval.
- Instruction needs vary day-by-day, and, a majority of Virtual Connections students receive instruction off-site (in-school or in-home services). The Petitioner anticipates an average of 25 students daily to receive instruction. The average daily attendance is below the requested count; the requested student count is to address any days with the average volume.
- The business is an affiliate of the Counseling Connections Group, which continues to operate alternate education facilities at the 865, 887, and 909 buildings. The counseling group, represented by the Petitioner, was approved to operate the education facility in the 887 building in 2011. Each education facility received their original Special Use approval between the years of 2004 and 2008. The Village granted Special Use for the special education businesses as a unique use.
- The submitted business plan indicates an increase in staff proportionate to the increase in students. 10-13 employees are expected to occupy the proposed brick & mortar office - totaling a daily average of 20-25 staff between the 865 and 887 buildings.

Hours of operation

- Hours of operation will remain consistent with the existing school.
- Monday-Wednesday, Friday, 8:45am to 2:45pm.
- Thursday, 8:45am-1:45pm

Parking & Traffic

- The active ordinances require that students are not permitted to drive-to-and-from the school unless approved. This condition, in conjunction with the majority of services performed off-site, contributes to a low parking demand for the use.
- As students are not permitted to use parking, parking needs are predominantly based upon daily employee counts. The business plan estimates - following the proposed expansion - an average of 28 Virtual Connections employees are on-site daily. The petitioner estimates an average daily in-person staff count of 125 total - calculating for all education facilities. Staff reviewed documents related to the site and confirmed the subject parcel contains over 300 parking spaces for

use.

- The business plan confirms the continuation of the traffic management plan. The plan indicates that all vehicles will access the site from the westmost entrance point for drop-off and pick-up purposes. As a condition of approval, petitioner shall submit an updated traffic management plan subject to the approval of Village staff. The plan and operation will be evaluated at a later date and subject to Village review.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting to amend a business plan to increase the student count and expand the floor plan for an existing Alternative Education Facility. The established conditions require a Special Use Amendment in any event of student(in-person) increase. Staff does not foresee the increase in students to bring forth adverse impacts upon the surrounding property. Furthermore, the unique business operation does not generate a parking demand to conflict with capacity. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The school shall substantially conform to the floor plan submitted by the petitioner, dated 03/18/26 and to the business plan for Virtual Connections submitted by Erik Billings, dated 02/18/26, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Except as specifically modified by this Ordinance, all conditions of Ordinance # 0-174-06, as amended, shall remain in effect.
3. The number of permanent, in-person students will increase by 20.
4. Any permanent increase in the number of in-person students attending New Connections (Virtual Connections Academy), as anticipated in the 02/18/26 business plan, will require a Special Use Amendment.
5. The petitioner shall submit a Traffic Management plan in a manner acceptable to the Village of Palatine.

6. The Village of Palatine shall conduct a 6-month review of the traffic management and school operations. Based upon the results, Staff reserves the right to propose additional Special Use conditions to the Village Council for the school.

ATTACHMENTS:

1. Aerial Map - with overlay
2. Special Use Application
3. Business Plan
4. Floor Plan
5. Plat of Survey
6. Traffic Management Plan
7. O-13-17
8. Public Notice

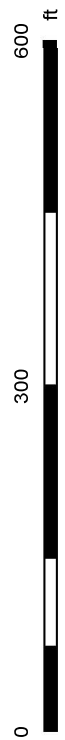
GIS Consortium 887 E. Wilmette Road



Staff note: Orange highlight indicates subject property.

Notes

Print Date: 3/19/2026



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



SPECIAL USE APPLICATION

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

Petitioner Name

Erik Billings

Business Name (if applicable)

Virtual Connections Academy

Subject Property Address

887 E. WILMETTE RD Palatine, IL 60074

Please provide a description of your proposed request:

We are seeking to expand our school, grades 1-12 (Virtual Connections Academy) currently at 865 E Wilmette Rd into the adjacent building at 887 E Wilmette Rd.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

We currently serve families and students in adjacent buildings within the property and expanding into this location ensures continuity of services.

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

We will be operating in the same way we have in our schools already on the property for many years such as to protect public health, safety and welfare. This is an expansion of an existing school currently located on the same property.

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

The school is an expansion of our current schools that have been on the property for years and have not affected property values. We provide a service to the community with a proven track record of operations.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

There will be no changes to the current exterior appearance or aesthetic.

Virtual Connections Academy – Business Plan

Overview: Virtual Connections Academy (VCA), currently operating at 865 E. Wilmette Rd in Palatine (since 2015) is growing and seeking to use additional space in the adjacent building at 887 E. Wilmette Rd.

VCA addresses the growing need for services for children, grades 1-12, identified with school anxiety, being medically fragile, or social difficulties which preclude them from inclusion into public education. We provide a mix of in-school, virtual and at-home services for students to become more successful within the VCA environment and prepare them to initiate some involvement into a brick-and-mortar school setting.

VCA currently serves 65 students with an average of 30-35% of the student body attending the brick-and-mortar building in Palatine at any given time. We are expanding our school in response to the growing need for our services up to a maximum of 90 students. At our current attendance rate, we expect in-building attendance of 27 to 32 students at a time. The remainder of the students are expected to be served either virtually or in-home.

We currently employ 37 staff members and expect to expand our staff to serve the additional students to approximately 55 employees. Given the nature of our in-home services, approximately 50% of the employees are not in the school building during the day.

The new space would be used for three classrooms of ten students each, with the expectation of average daily attendance of 10-15 students. The space will also have therapy rooms and occupational therapy space that where another 5-7 students may be present. There will also be a conference room for meetings with parents. Overall, we expect the space to have approximately 20-25 staff members in the additional space. Both the existing space at 865 E Wilmette Rd and the new space at 887 E Wilmette Rd will be used for staff and students.

Our drop-off and pick-up procedures will continue to be the same as our current operations. Students are dropped off and picked at 865 E. Wilmette Rd. via bus or cab. Students have a staggered pick up and drop off times during the day starting at 8:30am and ending at 2:30pm. During arrival, staff meet students at their bus or cab and walk them into the building. During dismissal, staff walk students out to their bus or cab.

School hours:

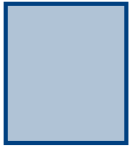
Regular School Year:

- Monday - Wednesday and Friday: 8:45am to 2:45pm
- Thursday: 8:45am - 1:45pm

Extended School Year (Summer):

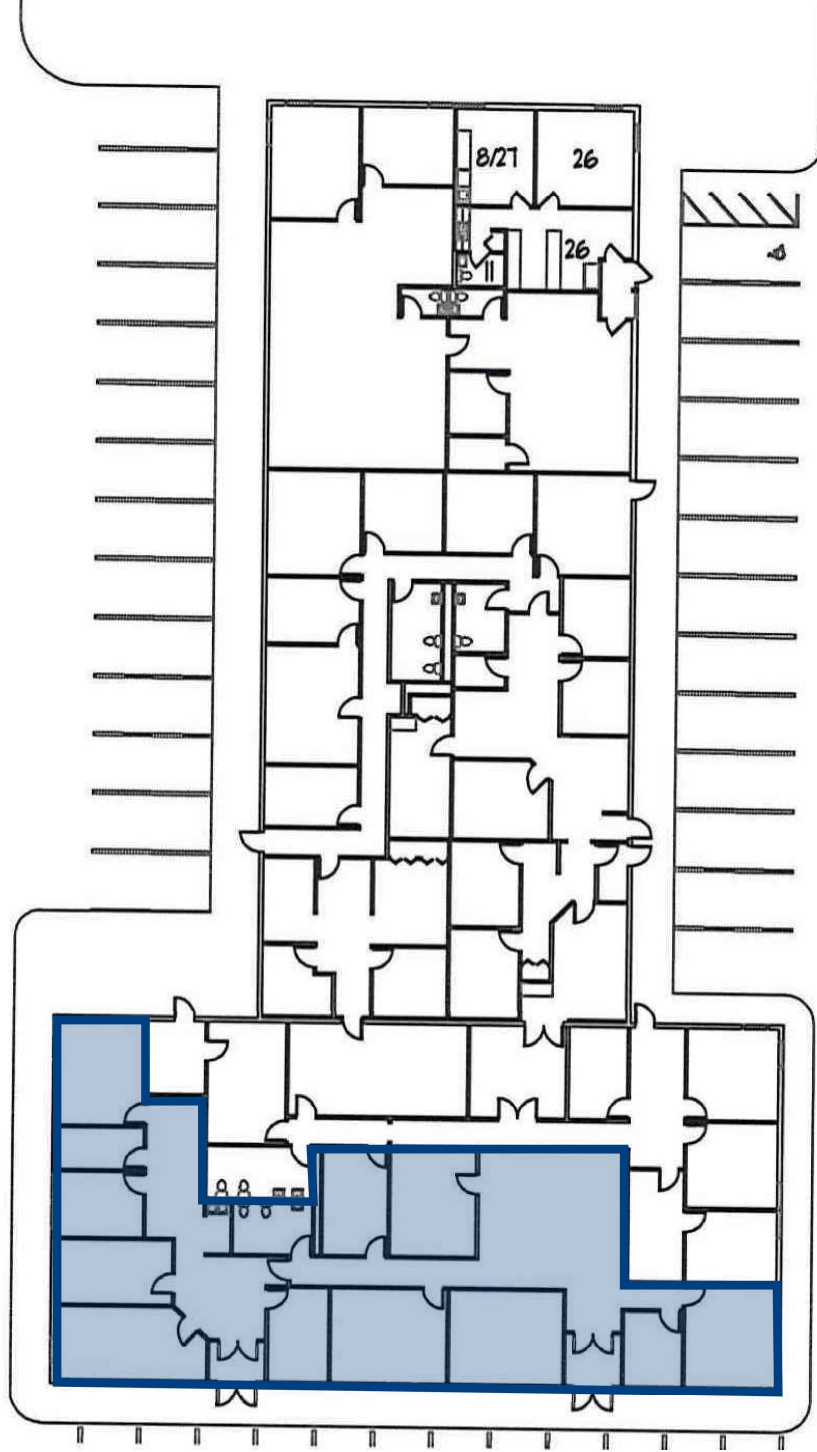
- Monday - Thursday: 8:45am - 2:45pm

Key



Proposed Floor Area

Wilmette Road





MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. 87th W. Geneva, Illinois, State 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-0980



ALTA/ACSM LAND TITLE SURVEY

OF THAT PART OF LOT 5 IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF WILMETTE ROAD AND WESTERLY OF CREEKSIDE DRIVE, AS DEDICATED BY PLAT OF DEDICATION REGISTERED NOVEMBER 7, 1969 AS DOCUMENT LR249719 IN THE REGISTRAR'S OFFICE, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF CREEKSIDE DRIVE AND LAKE DRIVE ACCORDING TO THE RECORDED PLAT OF DEDICATION; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF CREEKSIDE DRIVE FOR 191 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35 FEET TO A POINT IN THE WESTERLY LINE OF CREEKSIDE DRIVE FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG AN EXTENSION OF THE LAST DESCRIBED COURSE FOR 182 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 307.55 FEET TO A POINT IN THE SOUTHERLY LINE OF WILMETTE ROAD, ACCORDING TO THE PLAT OF DEDICATION; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF WILMETTE ROAD AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF CREEKSIDE DRIVE TO THE POINT OF BEGINNING)

AND ALSO (EXCEPTING THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID WILLOW CREEK, SAID CORNER BEING IN THE INTERSECTION OF THE SOUTH LINE OF WILMETTE ROAD AND THE EAST LINE OF ROHLING ROAD; THENCE SOUTH ALONG THE MOST WESTERLY LINE OF LOT 5, BEING THE EAST LINE OF ROHLING ROAD FOR A DISTANCE OF 200 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE FOR A DISTANCE OF 299.65 FEET; THENCE NORTH PARALLEL TO THE MOST WESTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 175.43 FEET TO A POINT IN THE MOST SOUTHERLY LINE OF AFORESAID LOT 1, BEING THE SOUTH LINE OF WILMETTE ROAD, THENCE WESTERLY ALONG THE MOST SOUTHERLY LINE OF SAID LOT 1, BEING THE SOUTHERLY LINE OF WILMETTE ROAD FOR 301 FEET TO THE POINT OF BEGINNING)

AND ALSO (EXCEPTING THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID WILLOW CREEK, SAID NORTHWEST CORNER BEING IN THE EAST LINE OF ROHLING ROAD; THENCE SOUTH 59 DEGREES 27 MINUTES EAST ALONG A NORTHERLY LINE OF SAID LOT 2 FOR 87.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF LOT 2 FOR 244 FEET TO A CORNER IN SAID LOT 2; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A WESTERLY LINE OF SAID LOT 2 AND AN EXTENSION OF SAID WESTERLY LINE FOR 99 FEET; THENCE NORTH 59 DEGREES 27 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 244 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 99 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY DESCRIBED ABOVE = 200,125 S.F. / 4.5942 ACRES

- NOTE 1**
REFER TO DECLARATION OF RESTRICTIVE COVENANT RECORDED JANUARY 20, 1969 AS DOCUMENT NO. LR 243334 RELATING THAT THE PROPERTY SHALL NOT BE USED FOR THE STORAGE, SALE, DISTRIBUTION OR ADVERTISING OF AUTOMOBILE FUEL OR LIQUIDS IN THE RETAIL STORE OTHER THAN A GASOLINE SERVICE STATION, FOR SO LONG AS THE "REAL ESTATE FIRST ABOVE DESCRIBED SHALL BE USED BY MARATHON OIL COMPANY, ITS ORTEES, SUCCESSORS AND ASSIGNS, AS A SERVICE STATION FOR THE RETAIL SALE OF PETROLEUM PRODUCTS.
- *FIRST ABOVE PROPERTY REFERS TO LOT 3 IN WILLOW CREEK

SURVEYORS NOTES

- (A) THAT PART OF LOT 3 DESCRIBED IN PARCEL 2 OF TITLE POLICY NO. 89-53-966 IS THAT PART OF LOT 3 SHOWN HEREIN AS DOMINANT PARCEL PER DOCUMENT NO. LR 26-444 FOR WHICH BENEFIT THE EASEMENT IS GRANTED.
- (B) ALL NOTATIONS ON THIS PLAT REFERRING TO DOMINANT AND/OR SERVIENT PARCELS FOR INGRESS, EGRESS, ETC. SHOWN TO THE BEST OF OUR ABILITY AND MUST BE FURNISHED BY ATTORNEYS REPRESENTING OWNERS, BUYERS OR SELLERS.

- NOTE 2**
REFER TO DOCUMENT NO. LR 243880 WHICH GRANTS TO COMMONWEALTH EDISON COMPANY AND TO ILLINOIS BELL TELEPHONE COMPANY THE RIGHT TO INSTALL, OPERATE AND MAINTAIN, REPAIR, RENEW, REPLACE OR REMOVE THEIR FACILITIES IN AND UPON THE PROPERTY. THE ABOVE DOCUMENT STATES THAT THE FACILITIES SHALL BE PLACED AT A LOCATION APPROVED BY ONE OF THE OWNERS' ARCHITECTS. THE ABOVE DOCUMENT ALSO MAKES PROVISION FOR THE REMOVAL OF THE FACILITIES AT THE OWNER'S REQUEST AND EXPENSE.
- NOTE 3**
REFER TO DOCUMENT NO. LR 263447 FOR PARKING, INGRESS, AND EGRESS, MAINTENANCE, ETC. EASEMENT.
- NOTE 4**
REFER TO DOCUMENT NO. LR 264434 FOR PARKING, INGRESS, AND EGRESS, ETC. EASEMENT.
- NOTE 5**
REFER TO DOCUMENT NO. LR 264435 FOR PARKING, INGRESS, AND EGRESS, MAINTENANCE, ETC. EASEMENT.
- NOTE 6**
REFER TO DOCUMENT 25198327 FOR EASEMENT GRANT TO COMMONWEALTH EDISON CO.
- NOTE 7**
REFER TO DOCUMENT 0522002186 FOR RECIPROCAL INGRESS, EGRESS AND PARKING EASEMENT AGREET.

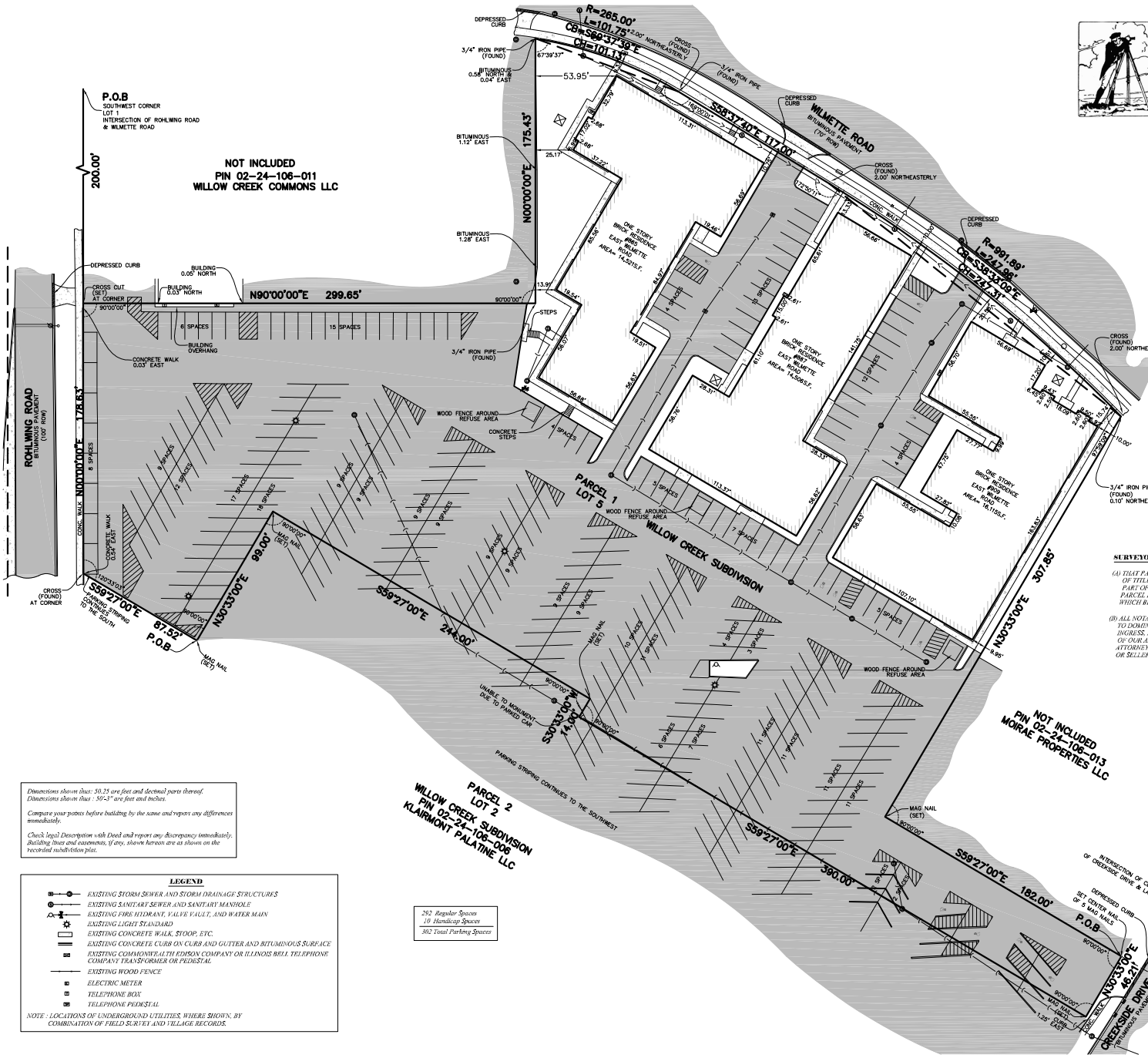
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }
To: First American Title Insurance Company
Vohman, Lp

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2003 minimum standard detail requirements for all-in-one (one title survey), jointly established and adopted by title and map and includes items in table a through f, 1, 4, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17 and 21. The field work was completed on December 22, 2015.

Palatine, Illinois.

Robert Murry Barbara C. Moody, P.L.S.
Illinois Professional Land Surveyors No. 1539
License Expiration Date: November 30, 2016

Order Number : 13-1316
Coordinate File : 03-1013
Ref to : 03-169, 00-134, 89-905, 87-1392, 80-575, 77-549.



Dimensions shown thus: 30.25 are feet and decimal parts thereof.
Dimensions shown thus: 30.25 are feet and inches.
Compare your notes before building by the same and report any differences immediately.
Check legal Description with Deed and report any discrepancy immediately.
Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plan.

LEGEND

- EXISTING STORM SEWER AND STORM DRAINAGE STRUCTURES
- EXISTING SANITARY SEWER AND SANITARY MANHOLE
- EXISTING FIRE HYDRANT, VALVE VAULT, AND WATER MAIN
- EXISTING LIGHT STANDARD
- EXISTING CONCRETE WALK, STOOP, ETC.
- EXISTING CONCRETE CURB ON CURB AND GUTTER AND BITUMINOUS SURFACE
- EXISTING COMMONWEALTH EDISON COMPANY OR ILLINOIS BELL TELEPHONE COMPANY TRANSFORMER OR PEDISTAL
- EXISTING WOOD FENCE
- ELECTRIC METER
- TELEPHONE BOX
- TELEPHONE PEDISTAL

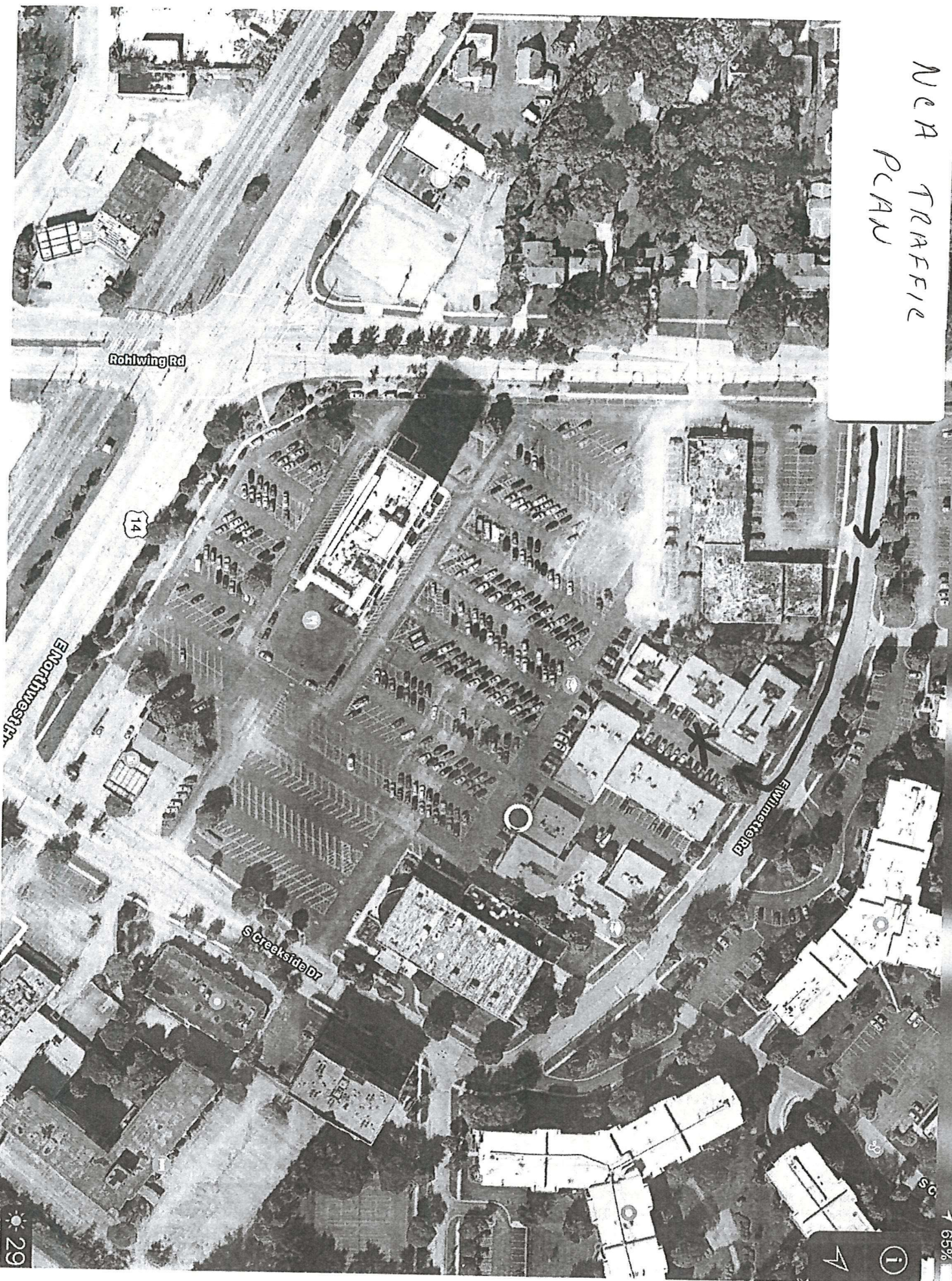
NOTE: LOCATIONS OF UNDERGROUND UTILITIES, WHERE SHOWN, BY COMBINATION OF FIELD SURVEY AND VILLAGE RECORDS.

262 Regular Spaces
10 Handicap Spaces
302 Total Parking Spaces

NEA TRAFFIC PLAN

9:07 AM

65%



29

ORDINANCE NO. 0-13-17

**AN ORDINANCE GRANTING A SPECIAL USE
865 E. WILMETTE ROAD (CASE 16-82)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 6, 2017**

ORDINANCE NO. 0-13-17

**AN ORDINANCE GRANTING A SPECIAL USE
865 E WILMETTE ROAD (CASE NO. 16-82)**

WHEREAS, pursuant to a petition and public hearing on February 14, 2017, 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 Amendment for Special Use Ordinance # 0-174-06 for New Connections to permit a change in the business plan to allow an increase of up to 20 additional students and a floor plan expansion to approximately 15,000 square feet of the existing office building pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel 1: That part of Lot 5 in Willow Creek, being a subdivision of part of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian lying Southerly of Wilmette Road and Westerly of Creekside Drive, as dedicated by a Plat of Dedication registered November 7, 1969 as Document No. LR 2479719 in the Registrar's Office in Cook County, Illinois.

(Excepting therefrom part of Lot 5 described as follows: Commencing at the intersection of the center lines of Creekside Drive and Lake Drive according to the recorded Plat of Dedication; thence Southwesterly along the center line of Creekside Drive for 191 feet; thence Northwesterly at right angles to the last described course for 35 feet to a point in the Westerly line of Creekside Drive for a point of beginning; thence Northwesterly along an extension of the last described course for 182 feet; thence Northeasterly at right angles to the last described course 307.85 feet to a point in the Southerly line of Wilmette Road, according to the Plat of Dedication; thence Southeasterly along the Southerly line of Wilmette Road and Southwesterly along the Westerly line of Creekside Drive to the point of beginning). 11/30/2011 12:02 PM

And also (excepting that part of Lot 5 described as follows: Beginning at the Southwest corner of Lot 1 in said Willow Creek, said corner being the intersection of the South line of Wilmette Road and the East line of Rohlwing Road; thence South along the most Westerly line of Lot 5, being the East line

of Rohlwing Road, for a distance of 200 feet; thence East at right angles to the last described line for a distance of 299.65 feet; thence North parallel to the most Westerly line of said Lot 5 for a distance of 175.43 feet to a point in the most Southerly line of aforesaid Lot 1, being the South line of Wilmette Road; thence Westerly along the most Southerly line of said Lot 1, being the Southerly line of Wilmette Road, for 301 feet to the point of beginning
And also (excepting that part of Lot 5 described as follows: Commencing at the Northwest corner of Lot 2 in said Willow Creek, said Northwest corner being in the East line of Rohlwing Road; thence South 59 degrees, 27 minutes East along a Northerly line of said Lot 2 for 87.52 feet to the place of beginning; thence continuing along the said Northerly line of Lot 2 for 244 feet to a corner in said Lot 2; thence Northerly at right angles to the last described course along a Westerly line of said Lot 2 and an extension of said Westerly line for 99 feet; thence North 59 degrees, 27 minutes West at right angles to the last described course for 244 feet; thence Southwesterly at right angles to the last described course for 99 feet to the point of beginning), in Cook County, Illinois

commonly known as 865 E Wilmette Road (PIN# 02-24-106-015)

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 Amendment for Special Use Ordinance # 0-174-06 for New Connections to permit a change in the business plan to allow an increase of up to 20 additional students and a floorplan expansion to approximately 15,000 square feet of the existing office building pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The school shall substantially conform to the floor plan attached hereto as Exhibit 'A' dated 11/21/16 and to the business plan for New Connections submitted by Tom Dempsey dated 1/5/17 attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.
2. Except as specifically modified by this Ordinance, all conditions of Ordinance #0-174-06 shall remain in effect.
3. Any permanent increase in the number of in-person students attending New Connections (Virtual Connections Academy), as anticipated in the

business plan, will require additional Village review and approval.

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 6th day of March, 2017

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

APPROVED by me this 6th day of March, 2017



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
6th day of March, 2017



Village Clerk
Deputy



Family, School and Community Partnerships
Leading to Successful Learning

Founders

Betty Lindquist, M.B.A.
John L. Schuler, Psy.D.
Sol Rappaport, PhD.

Principal

Tom Dempsey, M.A.

Medical Consultant

Shazia Tayyab, M.D.

January 5, 2016

Lyn Bremanis
Village of Palatine
200 E Wood Street
Palatine, IL 60067

Dear Lyn,

The business plan of New Connections Academy is to provide family, school and community partnerships leading to successful learning. We provide special education and related services to students in the Northwest suburbs who need a smaller, more therapeutic placement. All students are placed by local school districts and are transported to the campus by district or parent. We currently employ 63 staff members. We operate on a conventional school calendar with part time programming in the summer.

The individual replacing me as principal is Tanya Guild. She is a long term educator and a fully certified principal. She has been working her for 16 years, the last 8 as Assistant Principal. She is well prepared to take full leadership. I will remain with the programs as an advisor and consultant after I retire.

The traffic pattern for buses will remain the same as it has been. Students are dismissed by vehicle and escorted by staff. We have additional staff outside to manage the traffic and keep things moving smoothly. The vehicles are a combination of buses, cabs and district owned vans. We have provided a traffic flow chart.

NEW CONNECTIONS ACADEMY

865 East Wilmette Road
Palatine, IL 60074

(847) 359-8690

Fax: (847) 359-8691.

The additional students for Virtual Connections Academy would be arriving and leaving at times other than the other students. There would not be a change in the number of vehicles coming here each day.

In terms of updating your chart' NCA has 48 full time and 15 part time faculty. The hours of operation have not changed: 8:45 am to 2:45 PM for kids and 8 to 4 for staff. We would be assuming full occupancy of the building which is 14, 935 square feet. That is an increase of approximately 5,000 sq. ft. from our current usage.

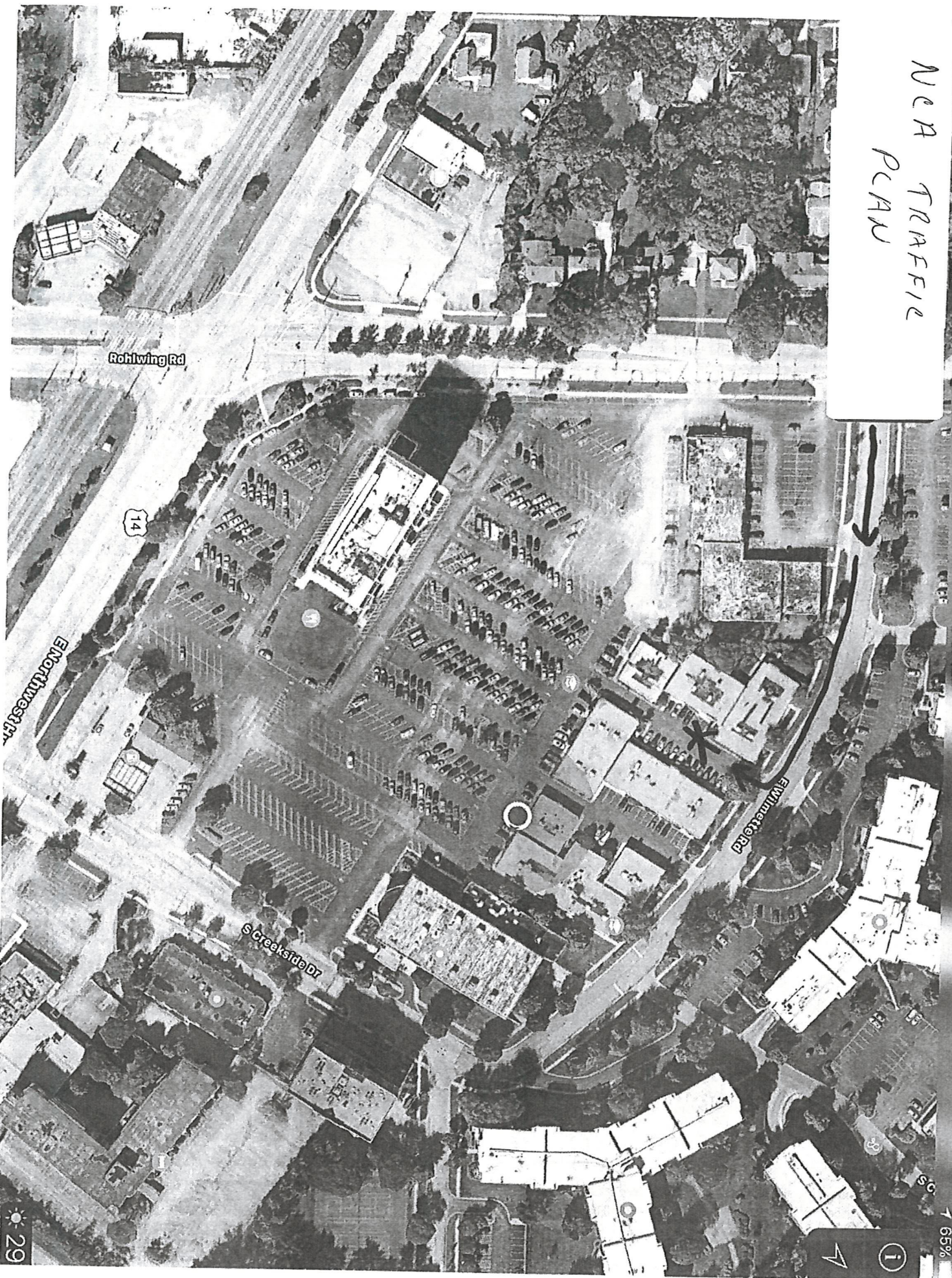
As always, please contact me directly if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dempsey". The signature is written in black ink and is positioned above the printed name and title.

TOM DEMPSEY
PRINCIPAL

NEA TRAFFIC PLAN



9:07 AM

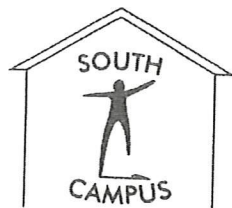
65%

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NCA BUS MANAGEMENT AND TRAFFIC PLAN

1. All students are met at the vehicle and escorted in to school
2. We have sufficient staff outside to manage the lines and make sure that no vehicle is impeding anyone else.
3. At dismissal, students are escorted to the proper vehicle. Staff ensures that students are wearing a seat belt and sitting in the proper seat.
4. We regularly communicate with the drivers that they are following proper procedures.
5. Staff are assigned to be outside monitoring traffic every school day regardless of weather.



Family, School and Community Partnerships
Leading to Successful Learning

October 17, 2016

Founders

Betty Lindquist, M.B.A.
Tom Dempsey, M.A.
Sol Rappaport, Ph.D.
Kathryn J. Hefferon, Psy.D.

Principal Emeritus

Tom Dempsey, M.A.

Principal

Jessica P. Edward, M.A.

Senior Psychologist

Vanessa Davidson, Psy.D.

Diagnostic Coordinator

Caitlin McGowan, Psy.D.

Medical Consultant

Michael Greenbaum, M.D.

Reid Ottesen
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Dear Mr. Ottesen:

We are requesting an amendment to the special use permit governing the operation of South Campus and New Connections Academy. We are looking to make a few enhancements and improvements.

The first part of the plan involves adding space to South Campus at 909 East Wilmette Road. We would be able to provide a separate studio for Occupational Therapy as well as a dedicated recreation space. We would also add offices and a conference room to relieve some of the overcrowding we are now experiencing. This would take us to occupying 100% of the 909 building. The Palatine Club/ Northwest Fellowship is moving to the 887 East Wilmette building.

The second part of the plan involves New Connections Academy at 865 East Wilmette. We have been quite cramped there and some functions have had to share space. The improvements would allow us to provide separate studios for Music Therapy and Occupational Therapy as well as additional offices.

We have started an innovative new program called Virtual Connections Academy. This is for students who are not able to attend school due to their autism or emotional difficulties. We work with them through online classes and providing therapy services in the home. As these students make progress, they would be coming to the

THE SOUTH CAMPUS

909 East Wilmette Road

Palatine, IL 60074

(847) 359-8300

Fax: (847) 359-8301

865 building to receive services. However, they would not be coming and going at the same times as the other students so there would not be any significant changes in traffic or bus flow. This would take our occupancy of the 865 building to 100%. The number of NCA students would be 70. VCA students would be up to 20 students enrolled but only a few attending on any given day. So even though 865 is the same size as the 09 building, the student count would be lower.

One other change in the special use is that I will be retiring in July 2017. I will still be associated with the schools as a consultant and advisor (and partner with the new program). I believe that any concerns that the 2001 Village Council had about the stability of our organization have been allayed by our good track record. The two principals taking over for me have been with us for 15 years and 12 years respectively so there will be continuity of school leadership. While I have always appreciated the confidence that the ordinance conveyed to me personally, I think that provision is no longer needed.

As with everything else we do, we will work closely with the appropriate Village staff to obtain proper permits and follow all building and life safety codes.

I look forward to working with your staff to implement these ideas.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dempsey".

TOM DEMPSEY
PRINCIPAL EMERITUS

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 14, 2017, at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:

Special Use Amendment for Special Use Ordinance # 0-174-06 for New Connections to permit a change in the business plan to allow an increase of up to 20 additional students and a floorplan expansion to a total of 14,935 square feet of the existing office building pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance.

Special Use Amendment for Special Use Ordinance # 0-113-01 for South Campus to permit a change in the business plan to allow a floorplan expansion to a total of 16,270 square feet of the existing office building square feet into the existing office building pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance.

The property is commonly known as 865 & 909 E Wilmette Road (PIN# 02-24-106-015).

The Petitioner is proposing to expand the New Connections School at 85 E Wilmette Rd to include a virtual class room with maximum of 20 students and an approximately 6,500 square feet of additional square footage for office and expanded classroom space.

The Petitioner is proposing to expand the South Campus School at 909 E Wilmette Rd to increase their existing floorplan by approximately 4,330 square feet for office and classroom space. The number of students is not increasing. The above petition has been filed by Tom Dempsey, Principal of South Campus and New Connections and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE # 16-82 VILLAGE OF PALATINE
Jan Wood, Chair

Palatine Zoning Board of Appeals
DATED: This 30th day of January, 2017

Parcel 1: That part of Lot 5 in Willow Creek, being a subdivision of part of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian lying Southerly of Wilmette Road and Westerly of Creekside Drive, as dedicated by a Plat of Dedication registered November 7, 1969 as Document No. LR 2479719 in the Registrar's Office in Cook County, Illinois. (Excepting therefrom part of Lot 5 described as follows: Commencing at the intersection of the center lines of Creekside Drive and Lake Drive according to the recorded Plat of Dedication; thence Southwesterly along the center line of Creekside Drive for 191 feet; thence Northwesterly at right angles to the last described course for 35 feet to a point in the Westerly line of Creekside Drive for a point of beginning; thence Northwesterly along an extension of the last described course for 182 feet; thence Northeasterly at right angles to the last described course 307.85 feet to a point in the Southerly line of Wilmette Road, according to the Plat of Dedication; thence Southeasterly along the Southerly line of Wilmette Road and Southwesterly along the Westerly line of Creekside Drive to the point of beginning). 11/30/2011 12:02 PM And also (excepting that part of Lot 5 described as follows: Beginning at the Southwest corner of Lot 1 in said Willow Creek, said corner being the intersection of the South line of Wilmette Road and the East line of Rohlwing Road; thence South along the most Westerly line of Lot 5, being the East line of Rohlwing Road, for a distance of 200 feet; thence East at right angles to the last described line for a distance of 299.65 feet; thence North parallel to the most Westerly line of said Lot 5 for a distance of 175.43 feet to a point in the most Southerly line of aforesaid Lot 1, being the most Southerly line of said Lot 1, being the Southerly line of Wilmette Road, for 301 feet to the point of beginning And also (excepting that part of Lot 5 described as follows: Commencing at the Northwest corner of Lot 2 in said Willow Creek, said Northwest corner being in the East line of Rohlwing Road; thence South 59 degrees, 27 minutes East along a Northerly line of said Lot 2 for 87.52 feet to the place of beginning; thence continuing along the said Northerly line of Lot 2 for 244 feet to a corner in said Lot 2; thence Northerly at right angles to the last described course along a Westerly line of said Lot 2 and an extension of said Westerly line for 99 feet; thence North 59 degrees, 27 minutes West at right angles to the last described course for 244 feet; thence Southwesterly at right angles to the last described course for 99 feet to the point of beginning), in Cook County, Illinois commonly known as 909 E. Wilmette Road (PIN #02-24-106-015).

Published in Daily Herald Jan. 30, 2017 (4462893)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

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 January 30, 2017 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 *Laula Baltz*
Authorized Agent

Control # 4462893

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 24, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use Amendment to Ordinance #O-147-11, as amended, to permit the expansion of an alternative education facility, as a unique use at the subject property.

The property is commonly known as 887 E. Wilmette Road.

The Petitioner is requesting to expand a private learning facility, which provides specialized instruction for students. The education service currently operates in the 865, 887, & 909 Wilmette Avenue properties and will offer similar curriculum as these existing school locations.

The above petition has been filed by Eric Billings, Virtual Connections Academy, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000246-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 5th day of March 2026

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

**Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

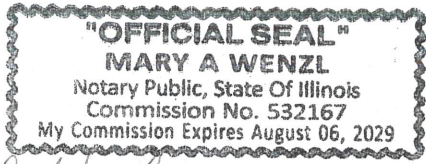
(Village) (Town) (City) (Township) of PALATINE 887 E. Wilmette Rd

 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 5TH day of MARCH, A.D. 2026.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
 - Elk Grove Village Journal
 - Mt. Prospect Journal
 - Niles Journal
 - Park Ridge-Golf Mill Journal
 - Prospect Heights Journal
 - Rosemont Journal
 - Arlington Heights Topics
 - Buffalo Grove Topics
 - Palatine Topics
 - Rolling Meadows Topics
 - Wheeling Topics
 - Suburban Journal
 - Northwest Journal
 - Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of MARCH A.D., 2026.

By Todd Wessell

President
 Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 5TH day of MARCH A.D., 2026.

My commission expires the 6TH day of AUGUST A.D., 2026.

746 S. Vermont Street, 136 E. Illinois Avenue, 116

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Vitaliy Kutnyy, Selfreliance Federal Credit Union, Myron Wasiunec, Ukrainian American Youth Center and Yaroslav Mendyuk, Immaculate Conception Ukrainian Catholic Church

PLAN NUMBER: FPD-000243-2026

BACKGROUND:

The Subject Properties received Preliminary Planned Development approval in 2025 and have now applied for a Final Planned Development. The proposed plans would allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union into the existing building at 746 S. Vermont Street. This includes an approximately 10,000-square-foot 2nd floor addition (east side of the building) for the credit union. The proposed site plan also includes parking and circulation improvements, an expansion of the existing parking lot, with additional parking spaces, and includes a new drive-aisle connection to 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church) and cross-access between the 116 E. Illinois Avenue, 136 E. Illinois Avenue, and 746 S. Vermont Street properties. The Final Planned Development plans comply with the conditioned Preliminary Planned Development approval. The 223 E. Illinois Avenue property would also be rezoned to Planned Development, with conditional controls within the Planned Development to allow the Village and Village Council to evaluate the parking and traffic impacts upon the surrounding neighborhood, once the improvements are completed. This review would occur over a period of time at a date of 1 year after the issuance of the certificate of occupancy (746 S. Vermont Street) or an earlier date, as determined by the Village Manager. Therefore, the Petitioner is requesting:

1. **Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue.**
2. **Rezoning from Manufacturing to Planned Development at 746 S Vermont**

Street.

3. Rezoning from R-1 (single-family residential) to Planned Development at 116 E. Illinois Avenue and 223 E. Illinois Avenue.

KEY ISSUES:

The proposed site plan overall is in line with the approved PPD site plan. The noted Variations would include:

Variation to permit 152 parking spaces instead of the required 203.

1. Variation to permit a parking lot to be closer than 5 feet to the lot line (drive aisle connection to Immaculate Conception church); and
 2. Variation to permit a parking lot without the addition of curbed landscape islands pursuant to Section 7.04 (f) - landscaping - of the Palatine Zoning Ordinance.
- The approved PPD elevations included both a single-story and second-story addition for the 746 Vermont Street building. The Final Planned Development elevation includes the second story addition.
 - The floor plan for the proposed youth center was reconfigured to include an additional classroom and dance studio. However, the total square footage remains unchanged.
 - The hours of operation for the Youth Center and Credit Union shown in the business plan are consistent with the hours associated with the Preliminary Plan Development approval.
 - The Credit Union’s business plan anticipates an initial staffing level of approximately 40 employees, with the proposed space designed to accommodate long-term growth of up to 80 employees.
 - Per Code, 203 parking spaces would be required for 136 E Illinois Avenue and 746 S Vermont Street building and uses. The site plan provides 152 parking spaces and, with the proposed shared parking with the church, will provide a total of 201 spaces.

Property	Regular Spaces	Handicap Spaces	Total Spaces
Church – 116 E Illinois Avenue	46	3	49
AUYA – 136 E Illinois Avenue	50	3	53
AUYA & SFCU 746 S. Vermont Street	95	4	99
Total	191	10	201

- The following summarizes the required conditions of the Preliminary Planned Development approval and their respective status:

1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except as such plans may be changed to conform to Village Codes and Ordinances. – **Complete. The Final Planned Development site plan and business plans substantially conform to the Preliminary Planned Development approval.**

2. The property at 223 E. Illinois Avenue shall be included in the final planned development, including rezoning to the Village's Planned Development District. Nothing shall be constructed on the 223 E. Illinois Avenue property until all the initial site improvements indicated on the preliminary site plan are completed at 116 E. Illinois Avenue, 136 E. Illinois Avenue, and 746 S. Vermont Street, and the proposed Phase II interior building improvements at 746 S. Vermont Street shall not commence, until after the Village Council completes a review of a traffic and parking assessment of the implemented site improvements. This assessment will occur at a Village Council meeting and include a courtesy notice to all properties within 250 feet of the total site (including 116 E. Illinois Avenue, 136 E. Illinois Avenue, 746 S. Vermont Street, and 223 E. Illinois Avenue). The Village reserves the right to propose additional conditions to the planned development as part of this assessment process, which could include requiring the construction of additional parking on the property at 223 E. Illinois Avenue. If the Village Council determines as part of their assessment that no additional parking is necessary for the planned development and corresponding uses (church, youth center, and credit union), the property at 223 E. Illinois Avenue could then be developed in a manner consistent with any use and the corresponding bulk requirements of the Village's R-1 Single-Family District. Nothing in this condition shall prohibit the demolition or remodeling of the existing home at 223 E. Illinois Avenue at any time, subject to the Village's applicable code requirements. **Complete. The proposed Final Planned Development condition addresses this requirement.**

3. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall identify both additional plantings north of the parking lot expansion on the west side of the 746 S. Vermont Street property and trees to be preserved within the overall site. – **This will remain a condition of the Final Planned Development.**

4. A license agreement shall be reviewed in conjunction with the Final Planned Development to further review any contemplated right-of-way improvements or encroachments. - **This will remain a condition of Final Planned Development.**

5. The final business/operations plan shall be revised in a manner acceptable to the Village. **Complete. The business/operations' plan complies with the**

Preliminary Planned Development approval.

6. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney. Any additional off-site parking agreements with additional off-site properties in the area, which the Petitioners would like to include as additional parking resources, should also be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. **This will remain a condition of Final Planned Development.**

7. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. **This will remain a condition of Final Planned Development.**

8. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission. **This will remain a condition of Final Planned Development.**

STANDARDS FOR PLANNED DEVELOPMENT: All planned developments shall comply with the following general standards: (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected. (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located. (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property. (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided. (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The Petitioner’s final plans significantly conform to the Preliminary Planned Development approval. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions.

1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except, as such, plans may be changed to conform to Village Codes and Ordinances.
2. The existing home located at 223 E. Illinois Avenue shall either remain unoccupied and maintained in accordance with all Village property

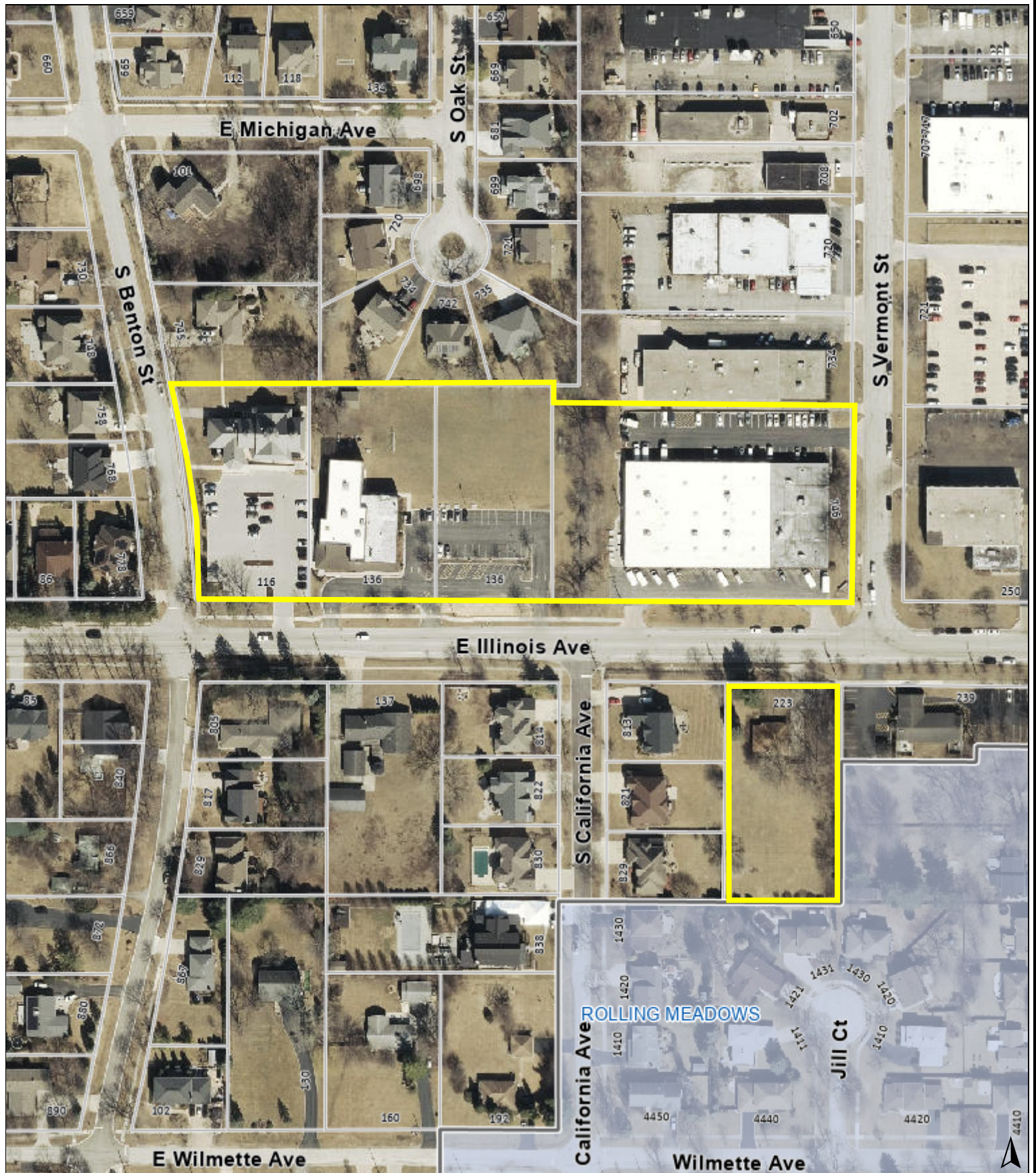
maintenance standards, or be demolished subject to the applicable Village regulations. Following one year after the issuance of the Certificate of Occupancies for the entire building located at 746 S. Vermont Street, or at an earlier date at the discretion of the Village Manager, the Village Council shall review the traffic and parking impacts of the properties at 746 S. Vermont Street, 136 W. Illinois Avenue, and 761 S. Benton Street. This review will occur at a Village Council meeting and include a courtesy notice to all properties within 250 feet of the total site (including 116 E. Illinois Avenue, 136 E. Illinois Avenue, 746 S. Vermont Street, and 223 E. Illinois Avenue).

Should the Village Council determine that there is no adverse impact on the surrounding neighborhood, the Village Council may, without further notice, take action to remove the 223 W. Illinois Avenue property from the Planned Development. Should the Council remove the 223 W. Illinois Avenue property from the Planned Development, it shall revert to the R-1 Single-Family District zoning classification. Should the Village Council determine that an adverse traffic and/or parking impact has been created or exists, the Village Council, in their sole determination, may require the construction of additional parking consistent with the Planned Development.

3. The 116 E. Illinois Avenue shall continue to follow the R-1 Single-Family Residential District zoning requirements (current underlying zoning), unless otherwise modified or specifically approved as part of this Planned Development.
4. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. A license agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning for the landscaping and encroachments within the right of way.
6. The final business/operations plan shall be revised in a manner acceptable to the Village.
7. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The Special Event off-site parking agreements in the surrounding area, should also be submitted in a manner acceptable to the Village.
8. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

1. Aerial Map
2. Final PD and Rezoning Applications
3. Engineering Plans
4. Elevation Plans
5. Floor Plans
6. Landscaping Plans
7. Business Plan
8. Special Event Off-Site Parking Agreement - S. Hicks Road
9. Site Plan with representative parking plan for the 223 E. Illinois Avenue property
10. Plats of Survey
11. Lewandowski letter - Parking Site Plan & 223 E. Illinois Avenue property
12. Public Notice



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ft

Print Date: 3/16/2026

Notes

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



FINAL PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Vitaliy Kutnyy Myron Wasiunec and Father Yaroslav Mendyuk

Business Name (if applicable)

Selfreliance FCU, AUYA of Palatine and Immaculate Conception Ukrainian Catholic Church

Subject Property Address

746 S. Vermont Street, Palatine, IL 60067 116 E. Illinois Avenue Palatine, IL 60067 223 E. Illinois Avenue Palatine, IL 60067

All existing land uses on the property:

746 S Vermont Street - Current tenant - Clearbrook: services for children and adults impacted by intellectual/developmental disabilities.
136 E. Illinois Avenue - American Ukrainian Youth Association Center and Selfreliance Credit Union
116 E. Illinois Avenue -Immaculate Conception Ukrainian Catholic Church
223 E. Illinois Avenue - Single Family Residential

Property acreage and proposed land use:

A cultural center, financial institution and church

Property attributes (acreage and subdivision name):

1.96 Acres
Klefstad's Palatine Industrial Park and Palatine Estates Unit No. 1



REZONING APPLICATION

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

Petitioner Name

Vitaliy Kutnyy Myron Wasiunec and Father Yaroslav Mendyuk

Business Name (if applicable)

Selfreliance FCU, AUYA of Palatine and Immaculate Conception Ukrainian Catholic Church

Subject Property Address

746 S. Vermont Street, Palatine, IL 60067
116 E. Illinois Avenue Palatine, IL 60067
223 E. Illinois Avenue Palatine, IL 60067

All existing land uses on the property:

746 S. Vermont Street, Palatine, IL 60067 – former Clearbrook Center. Currently vacant
116 E. Illinois Avenue, Palatine, IL 60067 – church
223 E. Illinois Avenue, Palatine, IL 60067 – vacant single family house

Property acreage and proposed land use:

746 S. Vermont Street, Palatine, IL 60067 – 1.95 acres. Proposed land use: American Ukrainian Youth Association Center and Selfreliance Federal Credit Union
116 E. Illinois Avenue, Palatine, IL 60067 – 1.00 acre. Proposed land use: will continue to be used as a church
223 E. Illinois Avenue, Palatine, IL 60067 – 0.95 acre. Will remain as a vacant single-family house with a possible conversion to a parking lot

Current Zoning:

746 S Vermont Street, Palatine, IL 60067 – manufacturing
116 E. Illinois Avenue, Palatine, IL 60067 – R-1
223 E. Illinois Avenue, Palatine, IL 60067 – R-1

Proposed Zoning:

Planned Development

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

746 S Vermont Street manufacturing zoning prohibits activities performed by the youth center and the credit union

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

Yes.
The proposed use of 746 S Vermont Street will be an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union to the east from their current of 136 E Illinois St location
116 E. Illinois Avenue and 223 E. Illinois Avenue properties are eligible for their current use under their current R-1 zoning.

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

No

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

PROPOSED SITE IMPROVEMENTS PLANS

AMERICAN UKRAINIAN YOUTH ASSOCIATION

746 S VERMONT ST, PALATINE, ILLINOIS, 60067

SHEET INDEX	
1	C1.0 - COVER SHEET
2	C1.1 - GENERAL NOTES
3	C1.2 - EXISTING UTILITIES
4	C1.3 - EXISTING CONDITIONS & DEMOLITION PLAN
5	C1.4 - SITE PLAN
6	C1.5 - GRADE PLAN
7	C1.6 - EROSION & SEDIMENT CONTROL PLAN
8	C1.7 - DETAILS

SUPPLEMENTAL DRAWINGS
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, PREPARED BY RIDGELINE CONSULTANTS, L.L.C., DATED SEPTEMBER 25, 2025.

AGENCY CONTACT LIST

OWNER/DEVELOPER
AMERICAN UKRAINIAN YOUTH ASSOCIATION
106 E ILLINOIS AVE
PALATINE, ILLINOIS 60067
CONTACT: IRENE MOROKO

CIVIL ENGINEER
WARE MALCOMB
1315 W 22ND ST, SUITE 410
OAK BROOK, IL 60023
630-581-4211
CONTACT: JON GRZYWA, PE

VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, ILLINOIS 60067
647-357-7500

BENCHMARK

SOURCE BENCHMARK VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD83 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

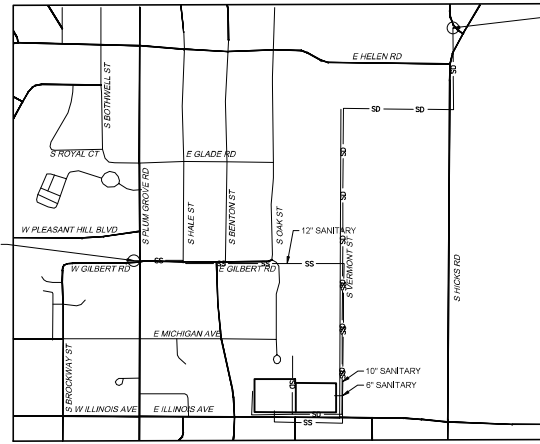
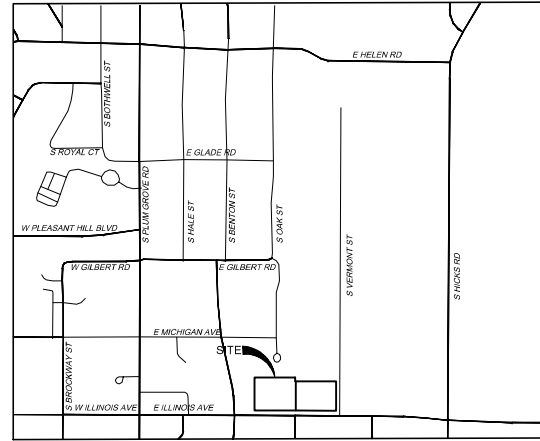
SITE BENCHMARK #1: CUT SQUARE IN TOP OF CURB. (AS SHOWN ON DRAWING)
ELEVATION = 738.25

SITE BENCHMARK #2: CUT SQUARE IN TOP OF CURB. (AS SHOWN ON DRAWING)
ELEVATION = 738.42

SITE BENCHMARK #3: CUT SQUARE IN FLAG OF CURB. (AS SHOWN IN DRAWING)
ELEVATION = 738.47

BASIS OF BEARINGS

ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT.



LEGAL DESCRIPTION
LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 746 S, VERMONT ST, PALATINE, ILLINOIS

THE EAST 15 FEET OF LOT 2 AND ALL OF LOT 4 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 106 E ILLINOIS AVE, PALATINE, ILLINOIS

AB	AGGREGATE BASE	IOC	ON CENTER
AC	ASPHALT CONCRETE	PS	PULL BOX
BFV	BACK FLOW VALVE	PCC	PORTLAND CEMENT CONCRETE
CF	CURB FACE	PL/L	PROPERTY LINE
CL/L	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	R	RADIUS
DF	DEEPENED FOOTING	(RAD)	RADIAL BEARING
DFP	DUCTILE IRON PIPE	RCF	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	R/W, ROW	RIGHT OF WAY
EL	ELEVATION	SD/STRM	STORM DRAIN
EOA	EDGE OF ASPHALT	STA	STATION
ESMT	EASEMENT	SS/SAN	SANITARY SEWER
EX	EXISTING	TO	TOP OF GRATE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDE WALK
FES	FLARED END SECTION	TEC	TOP BACK OF CURB
FG	FINISHED GRADE	TFI	TOP FACE OF INLET
FH	FIRE HYDRANT	TC	TOP OF CURB
FF/FFE	FINISH FLOOR ELEVATION	TOP	TOP OF PIPE
FG	FINISHED GRADE	TOW	TOP OF WALL
FDW	FINISH GRADE AT WALL	TYP.	TYPICAL
FL/L	FLOW LINE	VIF	VERIFY IN FIELD
FS	FINISHED SURFACE	WM	WATER METER
GB	GRADE BREAK	WSEL	WATER SURFACE ELEVATION
GBW	GRADE AT BOTTOM OF WALL	WV	WATER VALVE
GTW	GRADE AT TOP OF WALL		
GM	GAS METER		
GV	GAS VALVE		
HP	HIGH POINT		
LP	LOW POINT		
INV	INVERT		
LF	LINEAR FEET		
ME	MATCH EXISTING		
MH	MANHOLE		
NG	NATURAL GROUND		

LEGEND	
EXISTING	PROPOSED
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	CURB & GUTTER
⊙	TREE (VARIOUS)
---	CONTOUR
---	CATV
---	ELECTRIC
---	OVERHEAD UTILITY
---	FIBER OPTIC
---	IRRIGATION
---	NATURAL GAS
---	SANITARY
---	STORM DRAIN
---	TELEPHONE
---	UNKNOWN UTIL
---	WATER LINE
---	DOMESTIC WATER
---	FIRE WATER
---	RECLAIMED WATER

WARE MALCOMB
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13.30.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

AUYA

SITE IMPROVEMENTS PLAN

746 S VERMONT ST
PALATINE, IL 60067

COVER SHEET	
NO.	REVISIONS
001	FINAL PLANNED DEVELOPMENT

JOB NO.	CH25-6004
PA / PM	JG
DESIGNED	GS
DATE	12.12.2025
PLOT DATE	01/29/26

SHEET

C1.0

Sheet 1 of 8



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

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WM NOTES: GENERAL NOTES

- 1. ELEVATIONS ARE U.S.G.S. DATUM.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED. GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL, PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND A RESPONSE PROVIDED BY THE ENGINEER.
5. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, OWNER, AND UTILITY OWNER BY THE CONTRACTOR AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE PROJECT SITE, AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED. GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL, PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
7. OPEN EXCAVATION WITHIN THE PAVEMENT OR PARKWAY SHALL NOT BE LEFT OVER A WEEKEND, HOLIDAY, OR AFTER 3 P.M. ON THE DAY PRECEDING A WEEKEND OR HOLIDAY, OR ANY TIME THE EXCAVATION CANNOT BE SUPERVISED AND SECURED TO THE SATISFACTION OF THE ENGINEER AND AUTHORITY HAVING JURISDICTION.
8. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF VEGETATION (SEEDS OR SOIL) AND GENERAL CLEANUP. THE CONTRACTOR SHALL NOT EXCAVATE OR CUTS OR BOUND PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE NOTED.
9. ALL LOT RINGS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
10. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION," ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
11. ALL SEWERS AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, UNLESS OTHERWISE NOTED.
12. ALL MANHOLES AND VALVE VAULTS SHALL HAVE "SANITARY" STORM OR "WATER" CAST INTO THE CAST IRON LIDS AS APPROPRIATE.
13. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS, SHALL BE BACKFILLED WITH AGGREGATE C&B OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2' ABOVE THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE JOINT.
14. "BAND-SEAL" CONNECTORS, OR EQUAL, SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIALS.
15. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS INWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN "ON" RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 3", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
16. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS, THE SEWERS LAY IN A SEPARATE TRENCH KEEPING A MINIMUM 16" VERTICAL SEPARATION, OR THE SEWER IS LAD IN A TRENCH WITH THE WATER MAIN LOCATED ON THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE EXCEEDED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 12 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWERS SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
17. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
18. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION, ON THE JOB SITE A COPY OF THE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK.
19. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

WM NOTES: PAVEMENT & CONCRETE CONSTRUCTION NOTES

- 1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION," ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
3. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBAR FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBAR.
4. ALL PROPOSED ELEVATIONS SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS NOTED OTHERWISE.
5. ALL RADII ARE TO THE BACK OF CURB AND ARE NOTED ON THE PLANS.
6. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES PER 30" TO 36" OPEN GRADED GRANULAR MATERIAL, TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SLOPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENT SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
7. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL BRIDGE STRUCTURES, AND ALL LOCATIONS WHERE THE SIDEWALK ADJUTS THE CONCRETE CURB AND GUTTER.
8. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606000 AND 420001.
9. ALL CONCRETE CURB AND GUTTER AND SIDEWALKS SHALL BE CURED WITH W.R. MEADOWS CS-89 CURING COMPOUND OR APPROVED EQUAL.
10. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T-100 SEALANT OR APPROVED EQUAL. IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION, THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF ALL OILS.
11. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED OF CLASS II CONCRETE 4" THICK. BASE SHALL BE FOUR INCHES (4") OF COMPACTED CRUSHED STONE OR FINE AGGREGATE BASE ON DRY NATURAL OR COMPACTED SUBGRADE FOR SIDEWALKS.
12. WHERE NEPA/MENT MEETS EXISTING BITUMINOUS CONCRETE OR PORTLAND CEMENT CONCRETE PAVEMENTS, A JUNCTION OF TRANSITIONAL LENGTH NO LESS THAN TEN (10) FEET WILL BE REQUIRED. THE SUBGRADE SHALL BE GRADED PARALLEL TO THE FINAL SURFACE GRADES AS SUCH SHALL DRAIN TO THE CURB LINE AND TO THE INLETS AND CATCH BASINS. POSITIVE DRAINAGE MUST BE ACCOMPLISHED ON THE COMPACTED SUBGRADE OR THE PLACEMENT OF BASE MATERIAL WILL BE ALLOWED.
13. THE INSTALLATION OF THE BITUMINOUS SURFACE COURSE SHALL BE DELAYED UNTIL THE BASE COURSE IS "PROOF ROLLED" BY THE CONTRACTOR, AT HIS COST, TO THE SATISFACTION OF THE ENGINEER.

WM NOTES: STORM SEWER CONSTRUCTION NOTES

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022, AND REVISIONS THEREO. THE NOTES IN THE PLANS AND IN ACCORDANCE WITH THE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. ALL STORM SEWERS 12"-42" SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76 CLASS II WITH JOINTS CONFORMING TO ASTM C-438 OR HIGH DENSITY POLYETHYLENE (HDPE) CONFORMING TO ASTM F-2306 WITH JOINTS CONFORMING TO ASTM F-417.
3. UNLESS SHOWN OTHERWISE, ALL 10" AND SMALLER STORM SEWER SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 OR CONFORMING TO ASTM D-2004 WITH JOINTS CONFORMING TO ASTM D-21912. WHERE SPECIFIED ON THE PLANS, WATER MAIN QUALITY PVC SHALL CONFORM TO ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-2119.
4. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE, ASTM DESIGNATION C-478.
5. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION ABOVE THE PROPOSED DRAINAGE SYSTEM SHALL BE CONNECTED TO THE DRAINAGE SYSTEM BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
6. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION BELOW THE PROPOSED DRAINAGE SYSTEM SHALL BE REPLACED BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
7. ALL DOWNSPUTS AND FOOTING DRAIN SHALL DISCHARGE ONTO THE GROUND.

WM NOTES: SANITARY SEWER CONSTRUCTION NOTES

- 1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, AND REVISIONS THEREO. THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. THE SANITARY SEWER AND SERVICE SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) PIPE IN ACCORDANCE WITH ASTM D-2004 FOR PIPE AND ASTM D-2142 FOR JOINTS FOR PIPE DIAMETERS FROM 6" TO 12" AND WITH STANDARD JOINTS FOR PIPE DIAMETERS FROM 12" TO 36" IN PVC CLASS II WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND A21.1, AWWA C111.
3. ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH APPROVED CAST IN PLACE RUBBER BOOTS THAT CONFORM TO ASTM C-693 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MOVED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
4. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
5. ALL MANHOLE COVERS SHALL HAVE THE WORD "SANITARY" CAST INTO THE TOP AND SHALL BE THE CONCEALED DOMEHOLE TYPE. ALL COVERED SEWERS FOR SANITARY SEWERS SHALL HAVE A MACHINED SURFACE AND A WATERIGHT RUBBER GASKET SEAL. ALL MANHOLE FRAMES SHALL BE SET WITH BUTYL ROPE JOINT SEALANT.
6. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF PRECAST CONCRETE ADJUSTING RINGS SET IN BUTYL ROPE JOINT SEALANT. MORTAR JOINTS ARE NOT ALLOWED. TOTAL HEIGHT OF ADJUSTING RINGS USED SHALL NOT EXCEED EIGHT (8) INCHES.
7. 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:
7.1. CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOL "SEWERS TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUBWAY SADDLE OR HUB-TEE SADDLE.
7.2. REMOVE AN ENTIRE SECTION OF PIPE, BREAKING INTO THE TOP OF ONE (1) BELL AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
7.3. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPES FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD FIRMLY IN PLACE.
8. SANITARY SEWER SERVICES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS IN THE PLANS AND THE EXACT LOCATION ON EACH COMPLETION WILL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS OF SANITARY SEWER SERVICES AT THE COMPLETION OF CONSTRUCTION BASED ON MEASUREMENTS PROVIDED BY THE CONTRACTOR.
9. A RED TIPPED 4"x4"x1/2" POST SHALL BE PLACED VERTICALLY IN THE GROUND AT SERVICE TERMINATION, 4' OUT OF THE GROUND.
10. ALL SANITARY SEWER AND SERVICES TO HAVE STONE BEDDING 1/4" TO 1" IN SIZE WITH A MINIMUM 1/2" THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN 4 INCHES. DOT GRADATION CA 7, CA 11, AND CA 13 ARE ACCEPTABLE. FOR THERMOPLASTIC PIPE THE BEDDING AND BACKFILL MATERIAL AND METHOD SHALL MEET ASTM D-2211, CLASS II STANDARDS, EXCEPT THAT A UNIFORM GRADE OF THE GRANULAR MATERIAL MAY RANGE FROM 1/4" TO 1" IN SIZE. THE BEDDING MATERIAL SHALL EXTEND ABOVE THE TOP OF THE PIPE A MINIMUM OF 12".
11. ALL FLOOR DRAINS SHALL DISCHARGE INTO THE SANITARY SEWER.

WM NOTES: DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE NOTES

- 1. ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "30" X "60" MANHOLE THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANHOLE SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION WHEREVER POSSIBLE AND PRACTICAL. THE TESTING SHALL IN ITAKE AT THE DOWNSTREAM LEG AND PROCEED TOWARDS THE UPSTREAM LEGS.
2. WHERE DEFLECTIONS WERE FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.
3. SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.
4. DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES
VERTICAL HIND DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED:
MANHOLE DIAMETER + (100% - DEFLECTION % LIMIT) * BASE INSIDE DIAMETER (ID)
BASE ID = AVERAGE ID - TOLERANCE PACKAGE
TOLERANCE ID = AVERAGE OD - 2" 1.06" MIN WALL THICKNESS
AVERAGE PACKAGE = [(OD TOLERANCE) + 20.06" MIN WALL THICKNESS + ROUNDNESS TOLERANCE] / 12

WM NOTES: SITE GRADING NOTES

- 1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION," ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. EARTHWORK AND EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," ADOPTED JANUARY 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS, AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
3. ALL SITE WORK SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING OF TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NON-STRUCTURAL FILLS AND FINAL SHAPING, AND TRIMMING TO THE LINES, GRADES AND CROSS-SECTION SHOWN ON THE PLANS.
4. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATING FOR PAVEMENT SUBGRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO THE LIMITS APPROVED BY THE GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL THAT IS EXCAVATED SHALL BE DISPOSED OF AT THE CONTRACTORS EXPENSE.
5. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING. ALL TOPSOIL STOCKPILE AREAS TO BE STOCKPILED IN ACCORDANCE WITH APPLICABLE EROSION CONTROL REQUIREMENTS.
6. CONTRACTOR SHALL LANDSCAPE DISTURBED R.O.V. BY BACKFILLING FROM BACK OF CURB TO ROW LINE WITH A MINIMUM OF SIXCHES OF TOPSOIL & PLANS SOIL FERTILIZE TOPSOIL WITH NITROGEN, PHOSPHORUS AND POTASSIUM FERTILIZER NUTRIENT.
7. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AWWA C151 AND ANSI A21.1, AWWA C111.
8. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
9. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
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18. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
19. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
20. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.

WM NOTES: WATER MAIN CONSTRUCTION NOTES

- 1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CLASS II WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.1, AWWA C111.
3. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AWWA C151 AND ANSI A21.1, AWWA C111.
4. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AWWA C151 AND ANSI A21.1, AWWA C111.
5. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AWWA C151 AND ANSI A21.1, AWWA C111.
6. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AWWA C151 AND ANSI A21.1, AWWA C111.
7. ALL GATE VALVES SHALL BE OF THE DOUBLE DISC TYPE, SHALL HAVE A DOWNSTREAM OPERATING NOT AND BE BUILT IN A COUNTY CONTROL LOWBEE DIRECTION. GATE VALVE SHALL BE RESILIENT WEDGE TYPE GATE VALVE - AWWA C-609 OR AS SPECIFIED BY THE JURISDICTION HAVING AUTHORITY.
8. ALL GATE VALVES 12" AND LARGER SHALL BE LOCATED IN A VALVE VAULT WITH A MINIMUM OF 6" INSIDE DIAMETER.
9. ALL WATER MAIN SHUTDOWNS SHALL BE PERFORMED BY DISTRICT PERSONNEL ONLY. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN PRIOR TO REQUESTED SHUT-DOWNS.
10. VALVE BOXES SHALL BE CAST IRON, TWO PEECE 5 1/4 INCH SHAFTS, STEER-TYPE TYLER MODEL 664-6, OR EQUAL, LIDS TO BE MARKED "WATER."
11. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION FOUR (4) OF AWWA C200-24 STANDARD AND SHALL BE MUELLER OR TRAVERSE CITY HYDRANT WITH ONE 4 1/2" STEAMER NOZZLE AND TWO (2) HOSE OUTLETS, WHICH THE THREAD CONFORMS WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
12. ALL TEE BENDS, FIRE HYDRANTS AND VALVES SHALL BE ADEQUATELY SUPPORTED WITH BLOCKING, SUPPORTED LATERALLY WITH POURED IN THRUST BLOCKING AGAINST UNDISTURBED EARTH. ALL FITTINGS SHALL BE INSTALLED WITH RETAINER GLANDS. AUXILIARY VALVES SHALL BE AWWA C-609 TYPE STEAMER PORT ON FIRE HYDRANT SHALL BE 1/2" ABOVE FINISHED GRADE.
13. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICES, CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 36 ENVIRONMENTAL PROTECTION AGENCY SUBTITLE 6 PUBLIC WATER SUPPLIES, CHAPTER ENVIRONMENTAL PROTECTION AGENCY PARTS 81-464 TECHNICAL POLICY STATEMENTS, SECTION 853.119.
14. ALL WATER SERVICES SHALL BE 1 INCH TYPE "C" COPPER PIPE WITH FLARED CONNECTIONS UNLESS OTHERWISE NOTED ON PLANS. ALL CORPORATION STOPS SHALL BE MUELLER MODEL H5008, 1" MINIMUM CARRIER CORPORATION STOP.
15. ALL CURB STOPS SHALL BE MUELLER MODEL H15165, MARK II ORISEAL 1" MINNEAPOLIS PATTERN. ALL CURB BOXES SHALL BE MUELLER MODEL H10040, EXTENSION TYPE (5-12 FT) MINNEAPOLIS PATTERN BASE CURB BOX.
16. A BLUE TIPPED 4"x4"x1/2" WOODEN POST SHALL BE PLACED VERTICALLY IN THE GROUND AT EACH SERVICE TERMINATION, 4' OUT OF THE GROUND.
17. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5'-6".
18. WATER MAIN MAY BE LAD ON A 2" SAND COURSE TO INSURE EVEN BEARING ALONG THE ENTIRE LENGTH OF THE PIPE.

WM NOTES: SANITARY SEWER TESTING NOTES

- 1. THE MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A WATOT METER OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVIEWED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE MUNICIPALITY AFTER CONSTRUCTION BUT PRIOR TO PLACING THE SANITARY SEWER INTO SERVICE.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE MUNICIPALITY ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 PRIOR TO PLACING INTO SERVICE.

WM NOTES: WATER DISINFECTION NOTES

- AFTER THE WATER MAIN INSTALLATION HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C801, CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEE METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 MG/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1MG/L.

WM NOTES: WATER MAIN TESTING NOTES

- ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTION TO THE AUTHORITY HAVING JURISDICTION ENGINEER. THE APPROVING AGENCY MUST BE CONTACTED AT LATEST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

SEE DRAWINGS AND SPECIFICATIONS FOR THE PROTECT AND PROTECT OF WARE MALCOMB AND SHALL BE USED ON ANY OTHER PROJECT BY AGREEMENT WITH WARE MALCOMB. WITH UNLESS SHOWN OTHERWISE SHALL BE USED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BRING TO THE NOTICE OF THE MANAGER FROM TO THE COMMISSIONER OF WARE MALCOMB.

WARE MALCOMB CIVIL ENGINEERING 1316 29th street suite 410 oak brook, IL 60053 a 630.218.0093 wwaremalcomb.com

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01.30.2026 EXP 11.30.2027 1316 29th street suite 410 oak brook, IL 60053

AUYA SITE IMPROVEMENTS PLAN 746 S VERMONT ST PALATINE, IL 60067

Table with 2 columns: NO., DATE. Rows: 01, 02/02/2026; 02, 02/02/2026. Legend: GENERAL NOTES, REVISIONS, FINAL PLANNED DEVELOPMENT.

Table with 2 columns: JOB NO., PA / PM, DESIGNED, DATE, PLOT DATE. Values: CH25-6004, JG, GS, 12.12.2025, 01/29/26.

SHEET C1.1 Sheet 2 of 8

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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, FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION.
VILLAGE OF PALATINE MUNICIPAL CODE.
THE ILLINOIS DEPARTMENT OF TRANSPORTATION DISTRICT OF GREATER CHICAGO (MYRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- 1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-568-4055).
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 THE CONTRACTOR IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL ILL.U.L.I.E. AT 1-800-882-0123.

C. GENERAL NOTES

- 1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, BLOWERS, 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 DOWNSPROUTS 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:

Table with 3 columns: PIPE MATERIAL, PIPE SPECIFICATIONS, JOINT SPECIFICATIONS. Rows include vitrified clay pipe, reinforced concrete sewer pipe, cast iron soil pipe, ductile iron pipe, polyvinyl chloride (PVC) pipe, high density polyethylene (HDPE), and water main quality PVC.

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 ONE 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 8" BIL 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 AREAS 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 CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERINGS, 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 SAND OR EXISTING VEGETATED UPLSORE AREA. SEDIMENT LOOSEN 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.

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01.30.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

AUYA
SITE IMPROVEMENTS PLAN
746 S VERMONT ST
PALATINE, IL 60067

MWRD NOTES table with columns: NO, DATE, REVISIONS, FINAL PLANNED DEVELOPMENT.

Table with columns: JOB NO., PA / PM, DESIGNED, DATE, PLOT DATE.

SHEET C1.2
Sheet 3 of 8

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PERSPECTIVE RENDERING

WARE MALCOMB
ARCHITECTURE | CIVIL ENGINEERING
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CLIENT LOGO

746 S. VERMONT ST,
PALATINE, ILLINOIS, 60067

EXTERIOR PERSPECTIVE

DATE

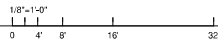
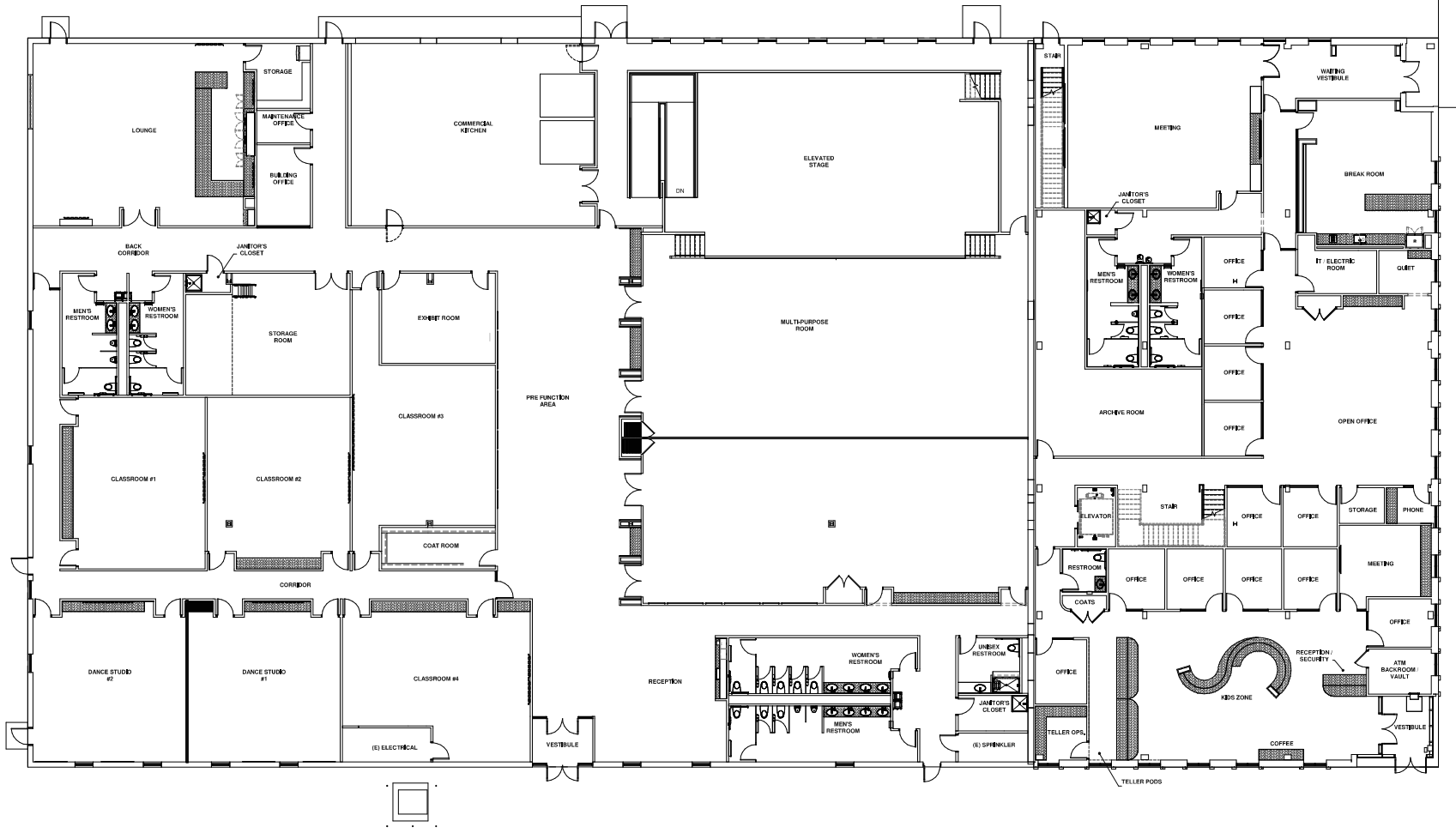
PAPR: R. SEARS
DRAWN BY: V.J. A.P.
JOB NO.: CH85-004-02

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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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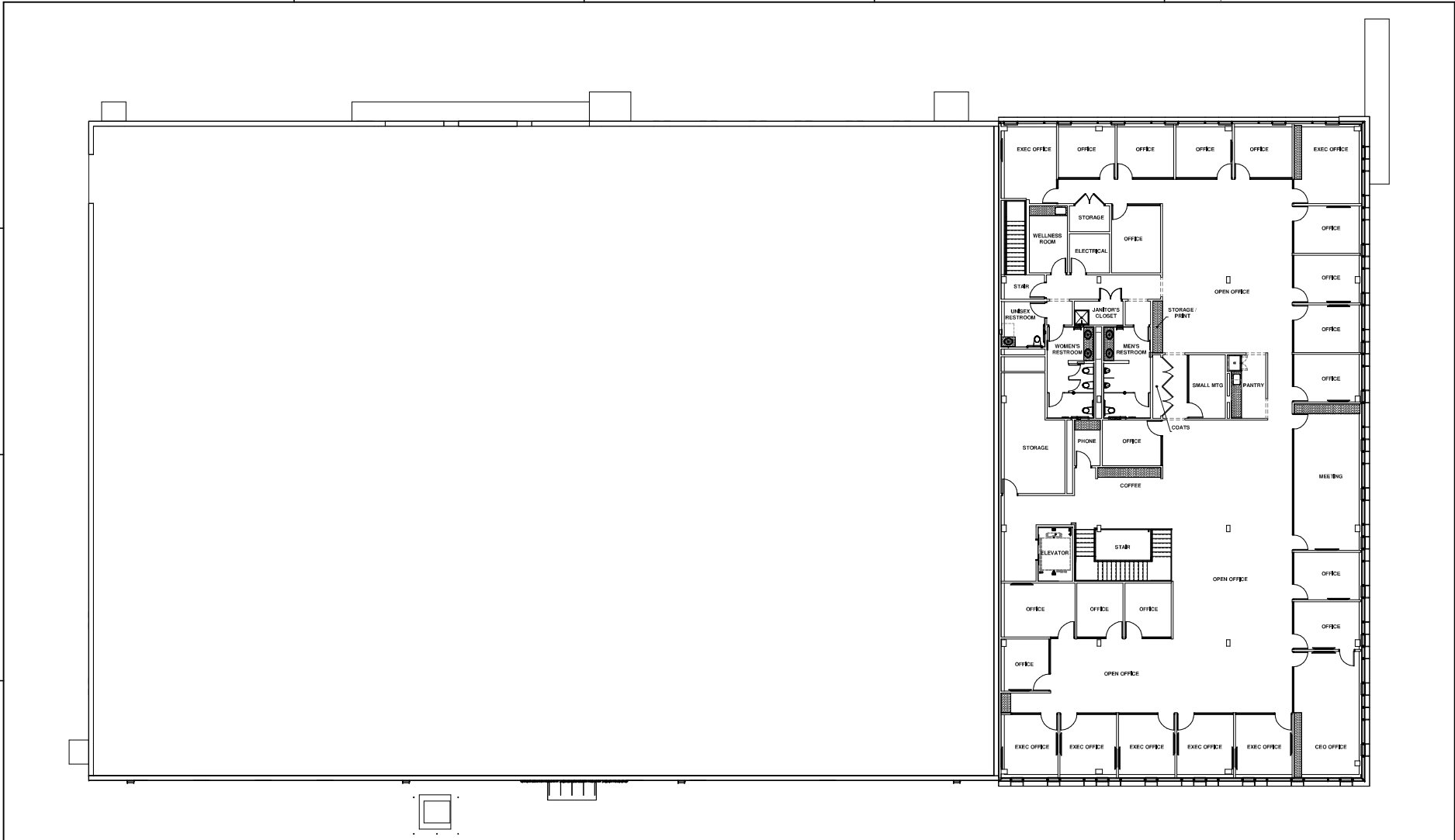
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**AMERICAN UKRAINIAN
 YOUTH ASSOCIATION**
 746 S. VERMONT ST.,
 PALATINE, ILLINOIS, 60067

FIRST FLOOR PLAN	
DATE	REVISIONS

PAPR:	R. SEARS
DRAWN BY:	V.D. A.P.
JOB NO.:	CHES-004-02

SHEET
Z120



1/8"=1'-0"
0 4 8 16 32

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 

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CLIENT LOGO

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REVISIONS	
DATE	REVISIONS

P&M:	Approver
DRAWN BY:	Author
JOB NO.:	CH85-004-02

SHEET
Z121

PLANT MATERIAL

PLANT LOSS/REPAIR

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs of any and small flowers of any in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law for all shrub and container stock shipped. The Landscape Architect reserves the right to inspect and reject material at the jobsite of work for each inspection which will not be available for inspection at the jobsite.

1.3 APPLICABLE STANDARDS

- A. American National Standards for Tree Care Operations, ANSI Z590, American National Standards Institute, 11 View Park West, New York, NY, 10036,
B. American Standard for Nursery Stock, ANSI Z601, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 200, Washington, D.C., 20005,
C. Hasty Tree, The Staff of Inc., Bailey Hortorum, 1978, MacMillan Publishing Co., New York,
D. All standards shall include the latest additions and amendments as of the date of advertisement for bids.

PLANT MATERIALS

1.4 GENERAL: The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the jobsite. The Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plan are indicated for convenience purposes only.

1.5 Nomenclature: The names of the plants indicated on the drawings, control general with those accepted in the nursery trade.

1.6 QUALITY AND SIZE: Plants will have a health of growth that is normal for the species and shall be healthy, soundly, vigorous, and free from insect pests, tree legs or leaves, plant diseases, and other defects. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least 90 (90) days and equal or exceed the minimum requirements specified in the plant list. They will be removed before pruning with branches in formation. All necessary pruning shall be performed only at the time of planting. There will be no accepted which have broken out or which have branches damaged to the extent necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will not be accepted. All plants received for the site must be inspected for the presence of insect infestation, including but not limited to the following: scale, mealybugs, aphids, and other insects. All plants shall be inspected for the presence of insect infestation, including but not limited to the following: scale, mealybugs, aphids, and other insects. All plants shall be inspected for the presence of insect infestation, including but not limited to the following: scale, mealybugs, aphids, and other insects.

1.7 DELIVERIES: The Contractor shall have all procedures that are deemed good trade practice to insure delivery of the plant material on the stated delivery date in good condition and without any injury. Plants shall be covered properly to prevent drying, frost damage, or injury.

1.8 TEMPORARY STORAGE: Plants will be stored in a shaded area until the day of delivery. In the event this is not possible, the Contractor shall protect the upright stock from sun and drying winds at all times. All burlap and burlap bags shall be shaded from the sun, have that set off the ground and held up from the ground. No shade cloth shall be used for any plants stored in the open.

1.9 SUBSTITUTIONS: Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitutions may be made only upon authorization by the Landscape Architect.

1.10 SELECTION: All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to authorize the Contractor to purchase from the sources of planting (regional, national, import sources located outside the State of Illinois) that are approved by the Landscape Architect.

1.11 TOPSOIL: Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, loam, natural loam containing a blend amount of humus. It shall be delivered free from weeds, large rocks, glass, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The existing Contractor shall be responsible for not picking any debris removed as needed to meet the specifications.

1.12 ORGANIC MATTER: Fertilizer shall be applied to the soil in accordance with the following specifications: 1. 30-50% maximum organic matter, 2. soluble salts under 1.000 ppm, 3. pH: No lower than 5.2 nor higher than 8.0, 4. TEXTURE: No more than 25 percent clay, 5. SOLUBLE SALT: No more than 1000 ppm, 6. CHEMICAL ACTIVITY: The topsoil (on-site if imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

1.13 WATER: The Contractor shall provide a soil analysis report submitted containing test results and soil chemical recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover major nutrients and pH, soluble salts, organic content/mechanical analysis and BOD5.

1.14 NOTE: All delivery bases specified to be planted with native emergent plants, native water species shall be imported with burlap liners (12" of uncrimped topsoil) for the above space prior to planting/grading.

1.15 MULCH: Mulch shall consist of:

A. MULCHROOM COMPOST (Groundcover/Mulching): Mulchroom compost shall be composed of mulched cuttings of stable manure with an moisture of 15-20% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.

B. SPREDED HARDWOOD BARK ground cover mulching: Double 1/4" high processed/loose spread hardwood bark free of sticks and twigs with no added dye.

1.16 COMPOST: A. MULCHROOM COMPOST (See 2.3.A above)

B. YARD WASTE COMPOST: Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or poisons.

Additionally, all compost materials shall meet the following criteria: 1. 30-50% maximum organic matter, 2. soluble salts under 1.000 ppm, 3. Moisture content = 35-50%, 4. pH range 5.5-8.0, 5. Nitrogen = 0-8%

2.11 FERTILIZER & NUTRIENTS: Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs: Woodson (14-3) slow-release briquets or acceptable equivalent approved by Landscape Architect.

B. Trees: Woodson (14-3) slow-release briquets or acceptable equivalent approved by Landscape Architect.

C. Perennials, Groundcover, Ornamental Grasses & Vines: Omnicore (18-5-12) 8-5 month controlled release, or acceptable equivalent approved by the Landscape Architect.

D. Annual Flowers: Omnicore (18-5-12) 8-5 month controlled release or acceptable equivalent approved by the Landscape Architect.

E. Bulbs: Hasty Bulb Fertilizer (30-40) acceptable equivalent approved by the Landscape Architect.

F. Deciduous & Evergreen Trees: No fertilizer required.

2.12 TREE WRAPPING MATERIAL: A. Wrap shall be Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3") wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be Breathable Fabric Tree Wrap as manufactured by the Dents Company, Inc., Skizaton, MO, as approved agency. Substituted materials for use are not acceptable.

B. Tags for marking the wrap shall be biodegradable tags suitable for nursery use which is expected to degrade in sunlight in less than two (2) years after application.

2.13 WATER: Pliable water shall be supplied by the Owner at the site to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated drip system as follows:

1. IRRIGATION: Irrigation shall be conducted under favorable weather conditions during the season stated in the Contract. Before installation are made the surrounding (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be tracked or hauled over and upon which soils to be temporarily stocked. The Contractor shall be responsible for the protection of all damaged existing turf. All irrigation shall be conducted under the following conditions:

2.1 TREE SCHEDULE OF PLANTING OPERATIONS

Planting shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unreasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and shall be subject to the time and weather conditions of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON ACCEPTABLE TIME PERIOD

1. SPRING: A. From time and date as follows to June 15 with the following exceptions: 1. Bare root material (if any) shall cease on May 31

2. FALL: A. Sept. 1 to Nov. 15 with following exceptions: 1. Evergreen shrub planting to cease Oct. 31 2. Evergreen tree planting to cease Oct. 15 3. Perennials & Ornamental Grass planting to cease Oct. 15

2. WATERING: All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 20 gallons of water per tree per watering up to the 100% additional watering shall be performed as needed. The use of all drip irrigation lines shall be encouraged (e.g., gutters). All additional waterings will be performed by the Owner or in accordance with a Charge Order per the Supplemental Bid prices for additional watering.

3. MAINTENANCE: Maintenance shall be performed by the Contractor as follows: A. TEMPORARY MAINTENANCE: The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to the 20 (twenty) days following Preliminary Acceptance. Temporary maintenance shall include watering, weeding, pruning, shading and insect pest control (protective sprays), weeding of plants to proper grade or correct position, restoration of damaged plantings and other, and any other procedures considered to be good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions:

B. CONTINGENT MAINTENANCE: For the duration of the warranty period, the Contractor shall be responsible for the rearing of all plantings, the straightening of all plants which are not straight and the signing of the top of all plants. All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to coordinate all maintenance to meet the quality of the Owner's maintenance.

3.4 ACCEPTANCE: PRELIMINARY PLANTING ACCEPTANCE: The Contractor shall submit a plan for completed planting operations for the purpose of the Contractor becoming eligible for payment for the planting of the Contract work, in order to obtain Preliminary Acceptance. The Contractor shall notify the Owner and Owner's Representative in phone or writing of the completion of the planting operations so that preliminary acceptance may be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

1. All plant material shall be in conformance with the drawings with regard to quality, size, species and location, except those items accepted or revised in the field or in the Landscape Architect. 2. All plant material shall be in a healthy condition, as defined under the definition located below in Section 3.14.

3.5 FINAL PLANTING ACCEPTANCE: Final planting acceptance shall be granted after the completion of all replacement operations required in the guarantee stated below. On or about the expiration of the warranty (1 year) guarantee, a follow-up inspection will be made by the Owner and Owner's Representative to determine requirements required to be met by the Contractor in accordance with the provisions of these specifications. The inspector will document the findings in a field report. Upon completion of the replacement program, the Owner and Owner's Representative shall inspect and determine the acceptability of the material requirements. It is the Contractor's responsibility to coordinate all maintenance to meet the quality of the Owner's maintenance.

3.6 GUARANTEE: The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has become dormant with a minimum of 10% of the leaves or appearance has been impaired. Any tree with a dead trunk or with a crown which is insufficient to produce a minimum of 20% more than the specified.

3.7 WATER: The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with BOD5 Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

3.8 REPLACEMENTS & DAMAGES: The decision of the Owner and Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall be responsible for restoring damaged areas to the original condition and properly secured by effective enclosures or materials.

3.9 EXCLUSIONS: The Contractor shall not be held liable for the replacement of plants which were damaged by insects, by disease, by animals, by fire, by weather, by other causes not specified in the Contract documents or supplied by him under his supervision, by neglecting or removing by the Acts of God, by actions by or actions of the Contractor.

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2.3 GRASS SEED (specified)

Grass seed shall be uniform seed of the previous season's seed stock. All seed shall meet requirements established by the State and Federal Seed and Weed Control Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportion by weight and shall not exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS (if specified): 60% Kentucky Bluegrass (blend of 3 cultivars), 40% Perennial Ryegrass (blend of 2 cultivars)

2. SALT TOLERANT MIX (if specified): 40% Kentucky Bluegrass, 20% Perennial Ryegrass, 20% Fine Fescue, 20% Tall Fescue

3. PARCHING AND BURNING: 40% Kentucky Bluegrass, 20% Perennial Ryegrass, 20% Fine Fescue, 20% Tall Fescue

4. PARCHING AND BURNING: 40% Kentucky Bluegrass, 20% Perennial Ryegrass, 20% Fine Fescue, 20% Tall Fescue

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41. PARCHING AND BURNING: 40% Kentucky Bluegrass, 20% Perennial Ryegrass, 20% Fine Fescue, 20% Tall Fescue

2.4 HERBICIDE

The Contractor shall be responsible for the (1) application of a weed control product no sooner than the second mowing with the areas specified. The product shall specify the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following: 1. Grass shall display a reasonable uniform distribution of grass density. 2. Grass shall display vigorous growth and be green and healthy in appearance. 3. Grass shall have received the required mowings, fertilization and pesticide application.

The Contractor shall not be held liable for damage incurred in the seed areas caused by blowing compounds, bulk substances, herbicides, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of God.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy mowed lawn free of turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering system that routinely provide the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out during the initial 2-3 weeks subsequent to laying. Dryness will cause shrinkage leaving unwanted open gaps between sods.

3. Depending on conditions, sod may take 1-3 weeks to root to the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water with a streak is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

**Business Plan for Planned Unit Development at 746 S Vermont Street
American Ukrainian Youth Association of Palatine, Selfreliance Federal Credit Union and
Immaculate Conception Ukrainian Catholic Church**

Introduction

The American Ukrainian Youth Association of Palatine and Selfreliance Federal Credit Union have partnered in the acquisition of the property at 746 S Vermont Street in Palatine (“Owners”) previously owned and occupied by Clearbrook. This opportunity presented itself at a time when both of our organizations have been experiencing continued growth and the need to expand our facilities to accommodate the Palatine community. In addition, Immaculate Conception Ukrainian Catholic Church is joining in our application as it relates to the shared parking.

The applicants are jointly seeking a PUD zoning classification (from the current Manufacturing zoning) for the property acquired (at 746 S Vermont) so that we can continue and expand our programs in the new facility. A PUD zoning classification would be the same as we currently have at our property at 136 E Illinois Avenue.

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD, as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

American Ukrainian Youth Association of Palatine

Introduction and History

The American Ukrainian Youth Association of Palatine was incorporated in 1968 and we acquired our property at 136 East Illinois Street in Palatine the same year. Over our 58 year history, we have expanded our footprint on multiple occasions to serve the needs of our growing community. The most recent expansion/renovation of our property was in 2009. The community we serve has continued to grow, and we have strived to serve that community as best as we can in the space we have.

The opportunity for us to acquire the immediately adjacent property at 746 South Vermont, coincided with our need to expand our programs to accommodate our continued community growth given the fresh influx of families fleeing their war torn country and seeking stability, familiarity and an opportunity to become acclimated in their new homeland. We are jointly seeking a PUD zoning classification for the property being acquired, similar to what we currently have, so that we can continue and expand our programs in the new facility.

Existing Operation

Our existing facility at 136 E Illinois Avenue is comprised of classroom/meeting space, dance studio space, and a gymnasium space. Our programs and the number of participants we serve have continued to grow since our last expansion in 2009, and our classroom count and their sizes are insufficient to serve our community efficiently. As a result, we have been forced to use the gymnasium space for meetings/workshops/classes and have also been required to use space in our neighboring church.

New Proposed Operation and Facility

The plan was to acquire the Clearbrook building at 746 S Vermont, which we did on September 30, 2025, and convert the warehouse portion (~25,000 square feet) to Community Center space, with Selfreliance Federal Credit Union occupying the office portion (~10,000 square feet) of the building. The Community Center space would contain: expanded and larger classroom space, additional dance studio space, a multi-purpose room, a cultural exhibit room, a commercial grade kitchen, much needed additional storage space, and lounge/waiting area space. The new facility would support our existing programs and hours of operation, allow us to expand our programs offered to meet the needs of our newly arrived community members, and allow us greater efficiency in coordinating and timing our programs and larger community events with our church partners to lessen the impact our community has on the neighbors in terms of road congestion, parking and traffic safety.

Member/Customer Count and Hours of Operation

The American Ukrainian Youth Association of Palatine has youth and adult programs, mostly in the evenings and on Saturdays. Our youth programs currently have 250 active members, and

combined with our adult and senior programs, we serve over 300 individual participants on a weekly basis. Unfortunately, due to space limitations, we have had to limit new participants and cause inconvenience to many families by having to stagger programs throughout the week, causing families with children of various ages to make multiple trips to the facility during the week as we cannot accommodate more age groups and activities at one time. Our programs currently run every week night starting at 5:00 pm until 9:00 pm, and Saturday mornings and afternoons. We allow our neighboring church to run their religion and First Holy Communion preparatory programs in our facility on Sunday mornings.

Employee Count

Our organization does not have any employees. Community members volunteer to run our programs.

Parking

Currently, the American Ukrainian Youth Association of Palatine building (136 E Illinois Ave) and the Immaculate Conception Ukrainian Catholic Church (116 E Illinois Ave) have a shared parking agreement. Shared parking is conducive given the differing hours of operation of each building/lot.

The current parking count, prior to adding the 746 S Vermont property, is:

Property	Regular Spaces	Handicap Spaces	Total Spaces
AUYA – 136 E Illinois	46	3	49
Church – 116 E Illinois	50	3	53
Total	96	6	102

With the acquisition of the 746 S Vermont property, and including the expansion of parking between the two buildings (see site plan), we will increase our parking count to 201 total spaces (a 97% increase). We also intend to include Selfreliance FCU in the shared parking agreement across all three properties. As a result, all three organizations will benefit from the enlarged parking lot (AUYA, the IC Church and Selfreliance FCU) as well as the flow of traffic in the lot. Given the hours of operation that differ across all three organizations, the shared parking agreement is extremely beneficial to alleviate the street parking and safety concerns.

Property	Regular Spaces	Handicap Spaces	Total Spaces
AUYA – 136 E Illinois	50	3	53
Church – 116 E Illinois	46	3	49
Additional (with 746 S Vermont))	95	4	99
Total	191	10	201

Project Phasing

The project is intended to be executed in two separate phases as detailed below:

Phase I

- Parking lot/Site Work: Parking lot expansion, revised entry/exits, restriping, lighting, landscaping and dumpster enclosure
- Selfreliance Credit Union renovation of office portion of the building
- Community Center: Interior renovation to include the exterior changes (dock door removals, door changes, front entrance), lobby area, classrooms/dance studios, exhibit room, restrooms, storage room, warm lit shell for the kitchen, warm lit shell for the multi-purpose room, warm lit shell for the lounge

Phase II

- Completion of the multi-purpose room, kitchen (equipment), and lounge space

Effect on the Neighborhood

Acquiring the 746 S Vermont property does not only benefit our members, but also has a positive impact on the surrounding community and neighborhood. Our plan reduces the impact on traffic and street parking on Illinois Avenue, and the safety concerns related to people parking on the street and needing to cross the road to our facility and/or the church.

Summary

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

Selfreliance Federal Credit Union

Introduction and History

Selfreliance Federal Credit Union has been serving the financial needs of its members since 1951. It has a longstanding presence in the Village of Palatine and is deeply integrated within the Palatine Ukrainian American community. Its journey in Palatine began decades ago, operating from a modest building on the Immaculate Conception Ukrainian Catholic Church premises. Seventeen years ago, recognizing the need for a newer more modern space to serve our members better, Selfreliance FCU relocated its branch to the property of the American Ukrainian Youth Association at 136 E Illinois, just 400 feet away from the subject property at 746 S Vermont.

Although Selfreliance FCU and the American Ukrainian Youth Association of Palatine have a strong and collaborative relationship, and many of our members overlap, regulatory constraints prevent the credit union from jointly owning the property with AUYA of Palatine. Therefore, we separated the parcels, allowing each organization to own its respective portion independently, and have submitted an application to Cook County to subdivide the property into two separate PINs.

Existing Operation

Selfreliance Federal Credit Union's current office space spans a mere 800 square feet, which has become insufficient to accommodate the growing needs of its members. With five dedicated employees, the credit union currently serves approximately 375 members per week. However, we recognize that our ability to provide a satisfactory member experience is limited due to space constraints.

New proposed Operation and Functionality

The credit union facility will contain dedicated spaces for teller services, member consultations, loan processing, account management, back-office operations, administration, and other essential banking services. All areas will be designed to prioritize member comfort, privacy, and accessibility. The existing building comprises approximately 10,000 square feet of office space. Our proposal also includes a second-floor addition of approximately 10,000 square feet, bringing the total building area to 20,000 square feet. This expansion will support the long-term growth of the credit union, allow for up to approximately 80 employees as operations expand in the future, provide additional archival and storage space, increase overall office capacity, and accommodate larger employee meeting and training areas.

Employee Count

The proposed credit union space will require a dedicated team to deliver exceptional service and support its growing membership base. Selfreliance FCU anticipates approximately 40 on-site employees at the time the new location opens. The facility is designed to accommodate up to approximately 80 employees to support future growth. Any increase in staffing beyond the initial 40

employees would occur gradually over a number of years and would be driven by operational needs, member demand, and sustained organizational growth. No immediate expansion to full building capacity is anticipated at opening.

Business Hours

Selfreliance Federal Credit Union anticipates the following business hours:

Monday	9:00am-5:00pm
Tuesday	9:00am-7:00pm
Wednesday	9:00am-5:00pm
Thursday	9:00am-5:00pm
Friday	9:00am-7:00pm
Saturday	9:00am-1:00pm
Sunday	9:00am-1:00pm

Parking

Our plan is to include Selfreliance FCU in the shared parking agreement as discussed above. Most employees will maintain a standard Monday through Friday work schedule from 9:00 a.m. to 5:00 p.m. Only branch staff—approximately ten employees—will work extended hours, with operations continuing until 7:00 p.m. on Tuesdays and Fridays, as well as limited hours on Saturdays and Sundays until 1:00 p.m. This limited on-site staffing during extended and weekend hours will ensure that employee and member activity does not place additional demand on on-site parking. All employees will be directed to park in the rear of the building. No drive-through services are proposed.

Summary

In addition, it is important to note that the credit union currently serves close to 2,000 existing members who are residents of the Village of Palatine. The opening of a new, larger facility will have an immediate positive impact on these residents. Moreover, Selfreliance FCU is the only credit union located within the boundaries of the Village of Palatine. A modern facility will create an opportunity for more Palatine residents to join the credit union and take advantage of the credit union's low loan rates and fee-free banking products.

Immaculate Conception Ukrainian Catholic Church

Introduction and History

The Immaculate Conception Ukrainian Catholic Church has owned their property since 1962. In 2020, they redeveloped their property with a new church building and parking lot. IC Church and AUYA have had a shared parking agreement in place to benefit both organizations. The IC Church property is being included in this application solely as it relates to the parking agreement.

Existing Operation and Hours of Operation

- Daily liturgy 8:00 am
- Saturday liturgy 9:00 am
- Sunday liturgies 8:00 am, 10:00 am, 12:00 pm and 4:00 pm
- Various bible study groups Saturday afternoons and weekend evenings
- Choir groups

Parking

The IC Church currently has 53 parking space on site, and benefits from an existing shared parking agreement in place with AUYA for a total of 102 spaces. In addition, the church has agreements with The Intec Group, Inc. (666 S Vermont Street) for additional parking spaces on Sundays, as well as with Islamic Society of Northwest Suburbs on Hicks Road for Sundays and special events that do not conflict with their needs.

Summary

By including the IC Church in the application with the proposed improvements to the parking lot and shared parking agreement, the church significantly benefits by increasing their parking count and improving safety.

Lyn Bremanis

From: Mohammed Abdul Gaffoor
Sent: Wednesday, March 18, 2026 2:51 PM
To: Lyn Bremanis
Subject: Fwd: Parking request

You don't often get email from abdulgaffoor@isns.org. [Learn why this is important](#)

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hello Lynn:

For the upcoming hearings for the Ukrainian Youth Center/Church/Credit union project next week and next month, i am glad to report and **REQUEST TO PLACE ON RECORD** -

- on behalf of the ISLAMIC SOCIETY OF NORTHWEST SUBURBS (ISNS) of CHICAGO- we are able to support additional parking needs in the range or 250 minimum upto 300 to 400 for their upcoming Easter festival gatherings. (See below email chain for more details)
- And we will continue to collaborate with the Ukrainian Church for future parking needs when they need it , if we don't have a major event and are able to support them.
- Especially as the holy month of Ramadan ends and we look up to celebrate EID - end of Ramdan fasting festival celebration, we are glad to be able to play a small role in helping resolve issues in the broader community - helping our fellow faith communities and our neighborhood resident communities.

Thanks a lot
Mohammed Abdul-Gaffoor
Fmr President & Current Board Member, ISNS

----- Forwarded message -----

From: **Thabraize Ahmed, ISNS**
Date: Mon, Mar 9, 2026 at 6:11 AM
Subject: RE: Parking request
To: Yaroslav Mendyuk
Cc: Mohammed Abdul Gaffoor , Myron Wasiunec , Lesia Stasiuk

Father Yaroslav,

We are able to accommodate the parking request for all of the dates you mentioned. Please inform your team that they may park in the **blue and yellow areas** on **Sunday, March 29; Sunday, April 5; Saturday, April 11; and Sunday, April 12.**

On **Saturday, April 4**, we ask that your team **park only in the yellow lot and avoid the blue area**.

Additionally, please ensure that the **red area remains open for our congregants on all days**.

If you have any questions or need clarification, please let me know. Additionally, please provide me with a certificate of insurance with Islamic Society of Northwest Suburbs of Chicago and 99 LLC listed as additionally insured. And, lastly please provide me the contact information of the person who will be incharge onsite during these days to oversee the parking lot.



Thabraize Ahmed

President



Islamic Society of Northwest Suburbs

1200 Hicks Road

Rolling Meadows, IL 60008

thabraize@isns.org

From: Yaroslav Mendyuk

Sent: Wednesday, March 4, 2026 12:18 PM

To: Thabraize Ahmed ISNS

Cc: Mohammed Abdul Gaffoor

; Myron Wasiunec

; Lesia Stasiuk

Subject: Re: Parking request

Good afternoon Ahmed,

I apologize for bothering you again. I am writing to kindly follow up and ask if you have any updates regarding our request to use your parking lot on the weekends of March 28–29, April 4–5, and April 11–12.

We need to provide an answer to the Village of Palatine as soon as possible, so we would greatly appreciate any information you are able to share at your earliest convenience.

Thank you again for your time and consideration.

Kind regards,

Fr. Yaroslav Mendyuk

On Feb 28, 2026, at 15:11, Yaroslav Mendyuk

wrote:

Good morning, Ahmed,

Yes, you are correct — Saturday, April 4, and Sunday, April 5.

Thank you for the clarification.

Fr. Yaroslav

Sent from my iPhone

On Feb 28, 2026, at 10:20, Thabraize Ahmed, ISNS

wrote:

Good Morning Fr. Yaroslav,

Thank you for your message. We are happy to explore accommodating your request. To ensure we plan appropriately, could you please clarify the following:

1. The exact dates requested (just confirming its April 4 & 5 (not 3 & 4 as listed below).
2. Approximately how many parking spots you will need on each date.
3. Your estimated number of vehicles.
4. Whether you will require use of the entire lot or only a portion.
5. Whether your team will provide volunteers to help direct traffic.

Please also share a contact person who will be on-site during each event in case we need to coordinate.

Thabraize Ahmed

President

<image001.png>

Islamic Society of Northwest Suburbs

1200 Hicks Road

Rolling Meadows, IL 60008

Cell: 847-507-7447

From: Yaroslav Mendyuk
Sent: Friday, February 27, 2026 6:04 PM
To: Mohammed Abdul Gaffoor
Cc: Thabraize Ahmed ; Myron Wasiunec
; Lesia Stasiuk
Subject: Re: Parking request

Thank you

Sent from my iPhone

On Feb 27, 2026, at 17:33, Mohammed Abdul Gaffoor wrote:

Thanks Fr Mendyuk. I am out of country in Spain on business trip for about 2 week. I am looping in our new President Thabraize Ahmed to followup with this request.

Thanks

Mohammed Abdul-Gaffoor

On Fri, Feb 27, 2026 at 4:44 PM Yaroslav Mendyuk
wrote:

Good evening Mohammad,

I would like to thank you for your presence at the last village meeting. Unfortunately, I was unable to greet you properly as I was 20 minutes late for the church service.

I am writing to kindly request your assistance and permission to use the mosque parking lot on the following dates:

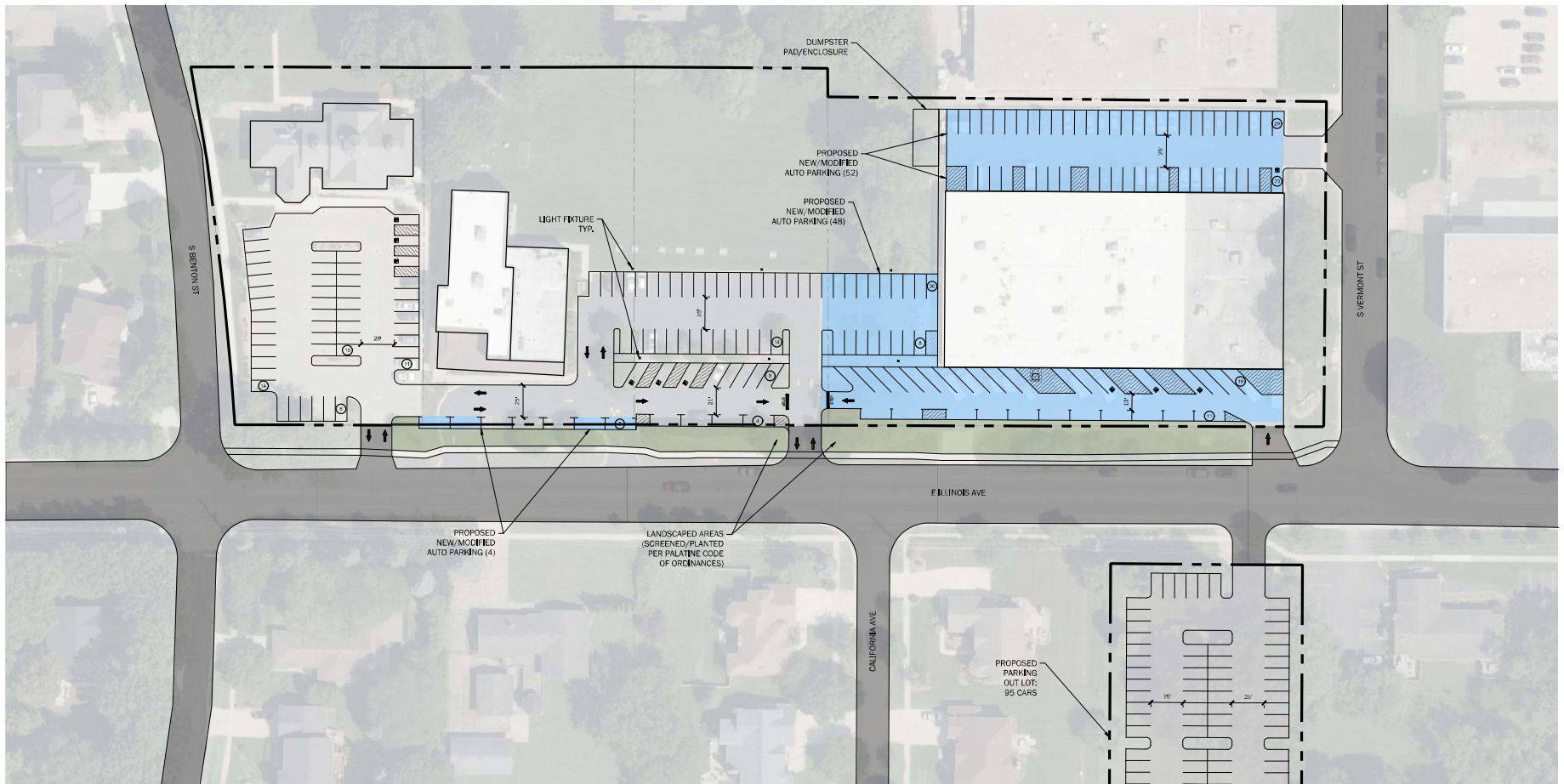
1. Sunday, March 29, from 8:00 a.m. to 2:00 p.m.
2. Saturday, April 3, from 11:00 a.m. to 7:00 p.m.
3. Sunday, April 4, from 8:00 a.m. to 2:00 p.m.
4. Saturday, April 11, from 11:00 a.m. to 7:00 p.m.
5. Sunday, April 12, from 8:00 a.m. to 2:00 p.m.

We would be happy to make a donation to your congregation as a token of our appreciation for your support.

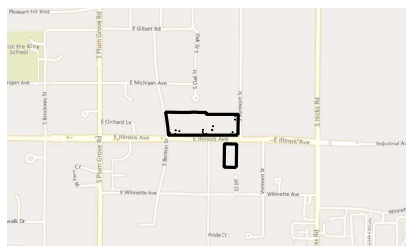
Thank you very much for your consideration. I look forward to your response.

Kind regards,

Fr. Yaroslav Mendyuk



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	Palatine, IL	
Zoning Designation	N/PUD	
Parking Standards		
Min Stall Size	9x19	
Drive Aisle	25 FT	
Fire Lane	26 FT	
PROJECT DATA		
Site Summary		
Gross Site Area	226,089 SF	APN(s): ## 5.24 AC
Parking Data		
Remaining Existing Parking		
Regular Stalls	92 Stalls	
ADA Stalls	6 Stalls	
Proposed Parking		
Regular Stalls	100 Stalls	
ADA Stalls	4 Stalls	
Parking Outlet		
Regular Stalls	95 Stalls	
Total Parking	297 Stalls	
Notes		
1. Existing site conditions to be confirmed on site.		

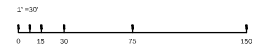
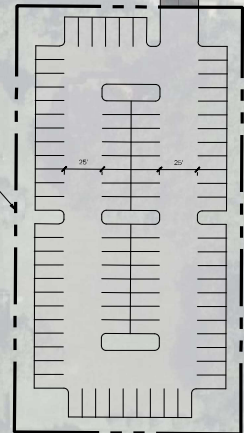


This conceptual design is based upon a preliminary review of zoning requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: REGID PARCEL DATA
www.regid.com
Stormwater Management Design ASSUMED EXISTING SYSTEM TO REMAIN

SCHEME: 04

Conceptual Site Plan
American Ukrainian Youth Association - Parking Study
136 E Illinois Ave, Palatine, IL 60067



WARE MALCOMB
State of Illinois Design Firm Registration No. 181-0014069

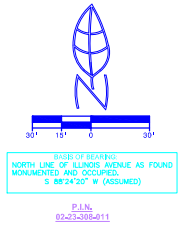
C:\EGS\60067\01
2/22/2012 12:01:12
PAGE
01

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 21 BELLSHAW'S PALATINE INDUSTRIAL PARK IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVING WEST OF THE WEST FISH OF WAY LINE OF STATE ROUTE NO. 53 (HEIKS ROAD), IN COOK COUNTY, ILLINOIS.

LAND AREA = 85,543 SF
OR 1.964 ACRES MORE OR LESS

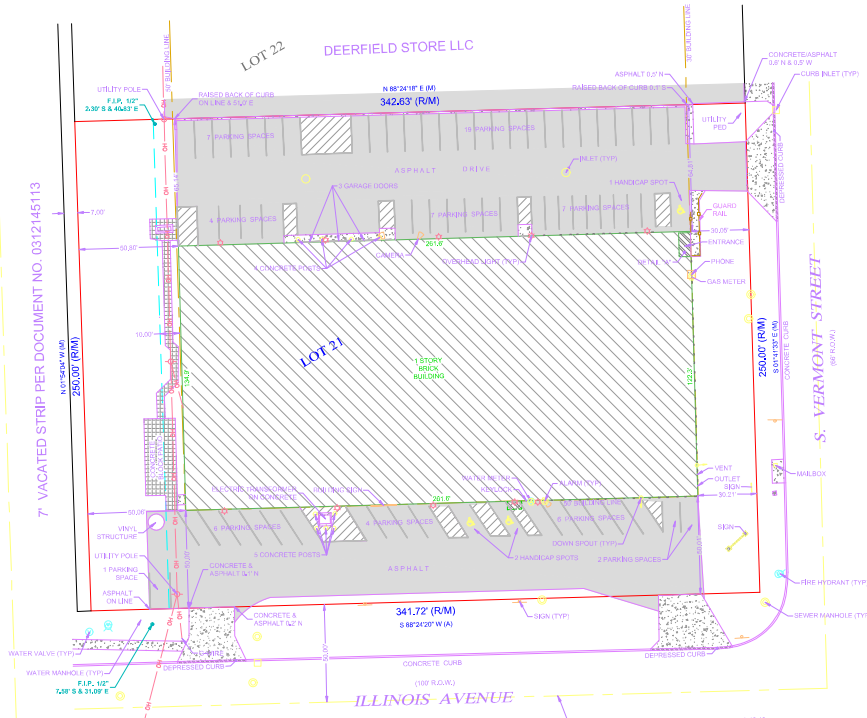


LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- - - EXISTING SETBACK
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING VINYL FENCE
- EXISTING BUILDING
- CENTER LINE
- B.L. BUILDING LINE
- F.F.P. FOUNDATION PIPE
- T/F TOP OF FOUNDATION
- F/F FINISHED FLOOR
- G/F GARAGE FLOOR
- G/F ELEVATION
- (C) CALCULATED
- (R/M) RECORD/MEASURED
- SQ. FT. SQUARE FEET
- ASPHALT SURFACE
- BUILDING/STRUCTURE
- CONCRETE SURFACE
- BRICK SURFACE
- MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER VALVE
- BUFFALO BOX (B-BOX)
- WATER VALVE & VAULT
- FIRE HYDRANT
- WATER METER
- WELL
- WATER LINE
- GAS METER
- GAS VALVE
- GAS LINE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- HANDHOLE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- UTILITY POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UNDERGROUND TELEPHONE
- CABLE TV PEDESTAL
- CABLE HANDHOLE
- CABLE METER
- UNDERGROUND CABLE
- LIGHT POST
- STREET SIGN
- DOWNSPOUT
- ROLLROAD



Know what's below.
Call before you dig.



PRELIMINARY

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)
CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8.9, 11(a), 13, 14, 16, 17, 18 and 19 of TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 21ST, 2025.
DATED, THIS 24TH OF JANUARY, A.D., 2025, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-8182
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 134-001245



ALTA/NSPS LAND TITLE SURVEY
746 S. VERMONT STREET
PALATINE, ILLINOIS 60067

Morris Engineering, Inc.
Civil Engineering - Consulting
515 West Lake Street
Palatine, IL 60067
Phone: (833) 271-4070
Fax: (833) 271-4099
www.morriseng.com



FIELD BOOK	BY/ET
DRAWN BY	BT
CHECKED BY	BT
DATE	01/24/2025
SCALE	HORIZ 1"=30'
VERT	NONE
SHEET	
1	
OF 1 SHEETS	
PROJ. # 25-01-0033	

- GENERAL NOTES:**
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
 - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. TOGETHER WITH THE TITLE COMMITMENT, THE PARCEL, WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
 - MANHOLES, INLETS AND OTHER UTILITY HOLES OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF THIS SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE BOX. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
 - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
 - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SHOW, AT THE TIME OF THIS SURVEY. SHOW OR NOT COVER THE SETBACK STRIP/WALKER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
 - CALL 811 AT THE FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
 - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
 - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PLAT IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS ZONING ORDINANCES AND/OR CODES AS AMENDED.
 - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 17031201811 WITH A REVISIONED MAP DATE OF 09/09/2008.

THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER NCT2401391 WITH AN EFFECTIVE DATE OF 12/30/2024 NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:

- ITEMS 1 THROUGH 6 OF SCHEDULE B PART I AND ITEMS 1 AND 20 OF SCHEDULE B PART II (SPECIAL EXCEPTIONS) ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
- BUILDING SETBACKS SHOWN ON PLAT.
- EASEMENTS FOR PUBLIC UTILITIES SHOWN ON PLAT.

1/24/2025 10:20:36 AM 11/3/2025 05:41:04 H:\0302340\H030 CORRECT VERSION.dwg



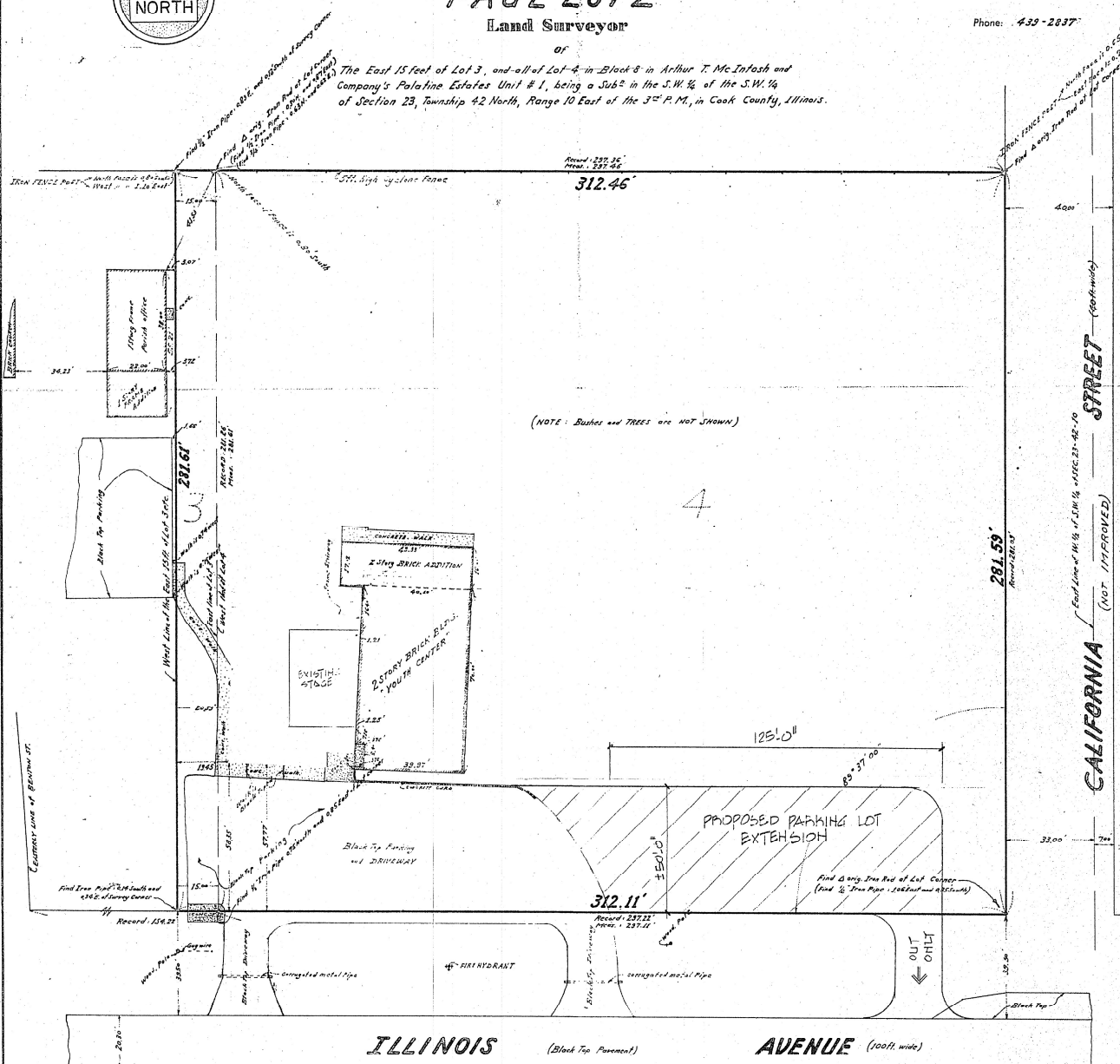
Plat of Survey

PAUL LOTZ
Land Surveyor

1728 Magnolia Lane
Mount Prospect, Illinois 60056

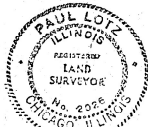
Phone: 432-2837

The East 15 feet of Lot 3, and all of Lot 4 in Block 8 in Arthur T. McIntosh and Company's Palatine Estates Unit # 1, being a Sub² in the S.W. 1/4 of the S.W. 1/4 of Section 23, Township 42 North, Range 10 East of the 3rd P.M., in Cook County, Illinois.



Order No. 53-6-15
UP TO DATE SURVEY by Paul Lotz
of Order No. 74-6-2465 June 15th 1985
Ordered by: Miriam Zurek # 352-2737 Ext. 570

Order No. 65-4-8 in July 2, 1987
OF PLAT SURVEY by Paul Lotz
ORDERED BY: MRS. ZUREK



STATE OF ILLINOIS
COUNTY OF COOK
I, Paul Lotz, hereby certify that I have inserted the above described points, and that the plat herein shown is a correct representation of said survey. All measurements are correct as 6th Edition.
Mount Prospect, June 7th 1985
Paul Lotz
Illinois Registered Land Surveyor No. 2026

COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCES.

Village of Palatine
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

March 18, 2026

SUBJECT: File# : FPD-000243-2026 746 S. Vermont Street, 136 E. Illinois Ave., 116 E. Illinois Ave., and 223 E. Illinois Ave.

Dear Palatine Planning and Zoning Board,

We are writing on behalf of all 9 of the adjoining residential properties to 223 E. Illinois Ave., as well as several neighbors in support of those owners.

We have no major objections to the plans that we were able to review with Lyn Bremanis on Friday, March 13, 2026. We understand that there may be minor variations to those plans that we will not be able to review until the meeting packet is published.

Our two main priorities are as follows:

- We encourage Palatine and the Ukrainian associations to find parking and traffic solutions that lead to the release of 223 E. Illinois from the PUD as soon as possible. Frank Anzalone and I have previously submitted an alternate parking plan that provides significant additional parking and uses more of the land in the PUD north of Illinois street. *I have attached a copy of what we submitted to Palatine authorities prior to the 08.11.25 preliminary PUD meeting.* It appears that those suggestions have not yet been seriously considered in Phase I. Nevertheless, we believe that they are viable suggestions that need to be considered at the appropriate time.

We have been told by Palatine officials that our alternate plan “suggests disturbing the neighbors north of the current Ukrainian properties in the same way that 223 E. Illinois would disturb our neighborhood”. We vehemently disagree with this opinion. Only 1 property would experience 7 parking spaces that would be set back about 40 feet from their lot. In our case, 9 properties (6 of them Rolling Meadows), would experience 55 parking spaces that would be set back 25 feet (or less) from those lots. The comparison Palatine officials have suggested is apples to oranges.

- We encourage Palatine and the Ukrainian associations to cooperate with Rolling Meadows and develop strict traffic and parking management that prevents event traffic and parking from using residential side streets. We are not sure that all of those plans have been fully developed and if they will be part of the petition hearing. However, these are key concerns that must be kept in front of Palatine officials. We believe the parking solution that has been presented by the Islamic Society of Northwest Suburbs will be the key to alleviating the need for the 223 E. Illinois property to be included in the PUD.

Thank you for your consideration,

Jim & Nancy Lewandowski 1430 California Ave Rolling Meadows, IL 60008

Jim & Nancy Lewandowski

Along with the following properties adjoining 223 E Illinois:

Prashant & Sarika Tomar 829 California Ave. Palatine Illinois

John & Hana Ho 821 California Ave. Palatine

Sam and Sneha Patel 813 California Ave Palatine

Mohammed Abdul-Gaffoor 1455 Vermont Rolling Meadows

Anna & Mirsoslav Kruk 1447 Vermont Rolling Meadows

Jeff & Mary Offenlach 1430 Jill Ct. Rolling Meadows

Eric & Kelly Dahms & Jane Boyle 1431 Jill Ct. Rolling Meadows

Tom & Kathy Callard 1421 Jill Ct. Rolling Meadows

Other neighbors in support of the adjoining properties:

Sal & Jen Licata 830 California Ave Palatine

Mike Umans 215 w Jennifer Lane unit 6. Palatine

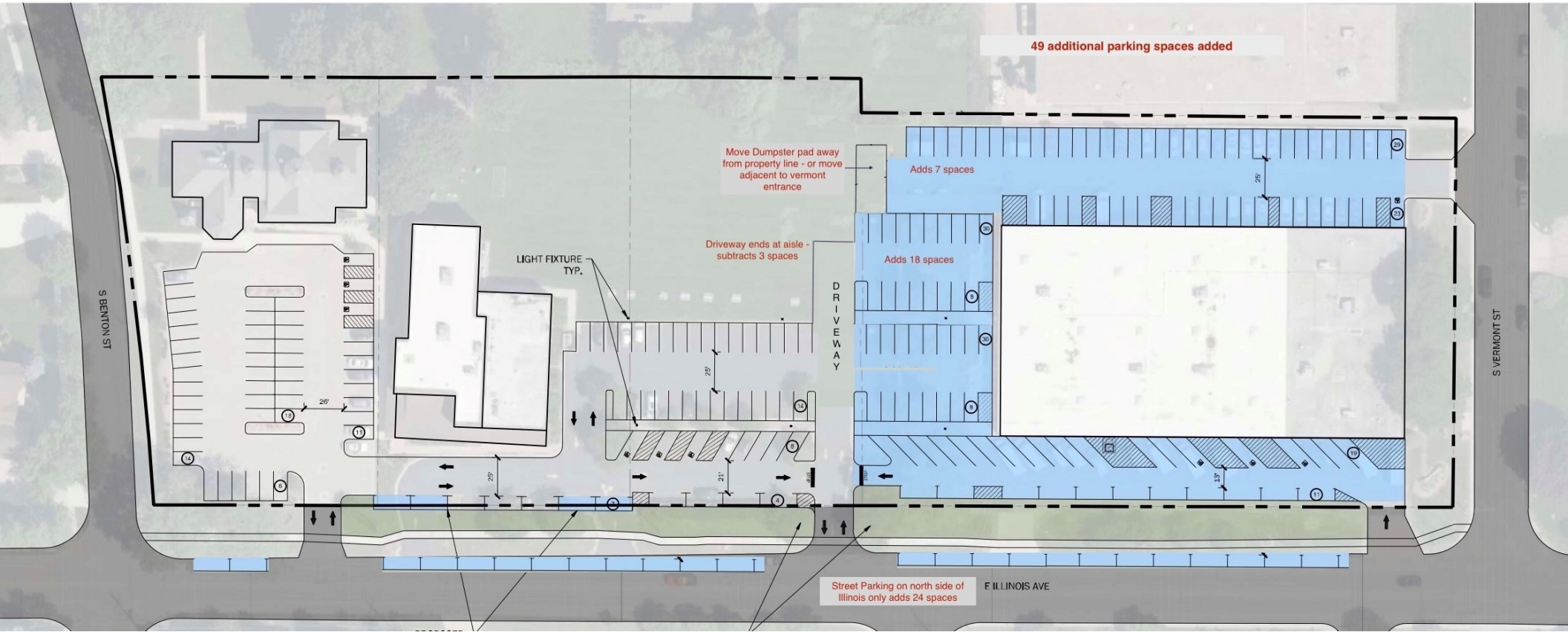
Linda Straub 1410 California Ave. Rolling Meadows

Douglas Lewandowski 1911 Hicks Road Unit 202 Palatine

Scott Campbell & Jamie Lewandowski 455 W. Wood St. Unit 211 Palatine

Katie & Alex Strobel 814 California Ave Palatine

Snehal and Nidi Shah 822 California Ave Palatine



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 24, 2026 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. Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) into 746 S Vermont Street, with parking lot drive aisle connection to Immaculate Conception Ukrainian Catholic Church.**
- 2. Rezoning from Manufacturing to Planned Development at 746 S Vermont Street.**
- 3. Rezoning from R-1 to Planned Development at 116 E Illinois Avenue and 223 E Illinois Avenue.**

The properties are commonly known as 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center and Selfreliance Credit Union) 116 E. Illinois Avenue (Immaculate Conception Ukrainian Catholic Church) and 223 E. Illinois Avenue.

The Petitioners received approval for a Preliminary Planned Development in 2025 and are now requesting a Final Planned Development. The request would allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union by incorporating the existing building located at 746 S. Vermont Street, as well as constructing an approximately 10,000-square-foot 2nd floor addition on the east end of the building to be occupied by the credit union. The proposal also includes parking and circulation improvements, including a new drive aisle connections and cross-access among all involved properties, including 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church).

The above petition has been filed by Vitaliy Kutnyy, Selfreliance Federal Credit Union, Myron Wasiunec, Ukrainian American Youth Center and Yaroslav Mendyuk, Immaculate Conception Ukrainian Catholic Church and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000243-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 5th day of March 2026

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

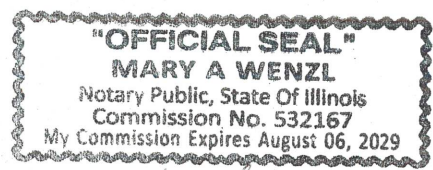
(Village) (Town) (City) (Township) of PALATINE 746 S. Vermont St.

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 5TH day of MARCH, A.D. 2026.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
 - Elk Grove Village Journal
 - Mt. Prospect Journal
 - Niles Journal
 - Park Ridge-Golf Mill Journal
 - Prospect Heights Journal
 - Rosemont Journal
 - Arlington Heights Topics
 - Buffalo Grove Topics
 - Palatine Topics
 - Rolling Meadows Topics
 - Wheeling Topics
 - Suburban Journal
 - Northwest Journal
 - Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of MARCH A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 5TH day of MARCH A.D., 2026.

My commission expires the 6TH day of AUGUST A.D., 2026.