VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

APRIL 13, 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. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - April 6, 2026

V. MAYOR'S REPORT

A. As Submitted

VI. RECESS TO THE COMMITTEE OF THE WHOLE

VII. COMMITTEE OF THE WHOLE

A. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR

1. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 26-28, 2026 at 133 S. Roselle Road
Council District: One

2. **3 E. Northwest Highway**

   a. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant with Liquor Service at 3 E. Northwest Highway
   Council District: Six

   b. Consider an Ordinance Amending the Code of Ordinances Chapter 4, Section 4-54 Liquor Licenses Increasing Class G (Beer & Wine) Liquor

Licenses by One for Vamika 25 LLC (dba GJ1 Indian Flavors) Located at 3 E. Northwest Highway
Council District: Six

3. Consider an Ordinance Amending the Code of Ordinances Chapter 4 Alcoholic Beverages, Section 4-52 Classifications; Fees and Section 4-53 Disposition of Fees

4. As Submitted

B. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. Consider a Motion for a Preliminary Planned Development for a Thirty-Eight Unit Townhouse Development at 885 W. Dundee Road and 1490 N. Quentin Road

2. Consider an Ordinance Granting a Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance Regarding Rear Yard Fencing Abutting the Detention Area on Lots 1 and 2
Council District: Two

3. As Submitted

C. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow New Utility Poles on Illinois Avenue and in the Rear Easement of 720 South Vermont Street
Council District: Two

2. Consider a Motion to Extend the Contract for the Village's Crack Sealing Program

3. Consider an Ordinance Waiving the Formal Bid Process and Authorizing the Village Manager to Execute the Proposals from Newcastle Electric and Advanced Automation & Controls in an Amount not to Exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement
Council District: One

4. As Submitted

D. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

E. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

F. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

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

A. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 26-28, 2026 at 133 S. Roselle Road
Council District: One

B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant with Liquor Service at 3 E. Northwest Highway
Council District: Six

C. Consider an Ordinance Amending the Code of Ordinances Chapter 4, Section 4-54 Liquor Licenses Increasing Class G (Beer & Wine) Liquor Licenses by One for Vamika 25 LLC (dba GJ1 Indian Flavors) Located at 3 E. Northwest Highway
Council District: Six

D. Consider an Ordinance Amending the Code of Ordinances Chapter 4 Alcoholic Beverages, Section 4-52 Classifications; Fees and Section 4-53 Disposition of Fees

E. Consider a Motion for a Preliminary Planned Development for a Thirty-Eight Unit Townhouse Development at 885 W. Dundee Road and 1490 N. Quentin Road

F. Consider an Ordinance Granting a Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance Regarding Rear Yard Fencing Abutting the Detention Area on Lots 1 and 2
Council District: Two

G. Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow New Utility Poles on Illinois Avenue and in the Rear Easement of 720 South Vermont Street
Council District: Two

H. Consider a Motion to Extend the Contract for the Village's Crack Sealing Program

I. Consider an Ordinance Waiving the Formal Bid Process and Authorizing the Village Manager to Execute the Proposals from Newcastle Electric and Advanced Automation & Controls in an Amount not to Exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement
Council District: One

J. Consider an Ordinance Making Technical Changes to the New Code of Ordinances Adopted Pursuant to Ordinance No. O-17-26

K. Consider an Ordinance Amending the 2026 Fee Schedule

L. Consider an Ordinance Amending the 2026 Fine Schedule

X. REPORTS OF STANDING COMMITTEES

A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

APRIL 6, 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

Mayor Schwantz called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Councilman District 1 Greg Langer, Councilman District 2 Scott Lamerand, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 6 Brad Helms
ABSENT :	Councilman District 5 Kollin Kozlowski
ARRIVED :	

Also Present:
Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Deputy Police Chief David Brandwein, Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Human Resources Monika Pandya

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - March 16, 2026

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Doug Myslinski
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

V. MAYOR'S REPORT

A. Consider a Motion Concurring with the Mayor’s Village Council Committee Assignments

Councilman Helms moved to concur with the Mayor's appointment of the Council Committee Chairs and Vice Chairs for the upcoming year.

The Mayor confirmed with the Village Manager that this was the same process as in prior years.

Administration Technology & Community Health
Chair - District 2 Council Member
Vice Chair - District 3 Council Member

Business Finance & Budget
Chair - District 5 Council Member
Vice Chair - District 6 Council Member

Community & Economic Development
Chair - District 3 Council Member
Vice Chair - District 4 Council Member

Fire Policy & Community Information
Chair - District 1 Council Member
Vice Chair - District 2 Council Member

Infrastructure & Environment
Chair - District 6 Council Member
Vice Chair - District 1 Council Member

Police Policy & Code Services
Chair - District 4 Council Member
Vice Chair - District 5 Council Member

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Brad Helms
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

B. Consider a Resolution Re-Appointing Members to Various Village Boards and Commissions

Councilman Myslinski moved to concur with the Mayor's recommended reappointment's:

Planning and Zoning Commission
3-Year Term – Expiring in 2029
Dr. Stephen Fedota
Jan Wood
Cindy J. Roth Wurster

Beautification Commission
2-Year Term – Expiring in 2028
Bob Herbst
Sue Albro
Nancy Robinson

Fire & Police Commission
3-Year Term – Expiring in 2029
Dan Nallen

Fire Pension Board
2-Year Term - Expiring in 2028
James Brandt

Police Pension Board
2-Year Term - Expiring in 2028
Andrew Merz

The Mayor offered his gratitude to all the Committee volunteers.

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Doug Myslinski
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

C. As Submitted

Mayor Schwantz announced upcoming events:

Sunday, April 12: 11:30 AM
11th annual Firefighters Chili Cook-Off
Durty Nellies

Yard Waste Collection
During the week of March 30th, Groot began collecting bagged or bundled yard waste as part of their regular garbage and recycling routes. Yard waste collection will continue until the second full week of December.

April is Distracted Driving Awareness Month
The Palatine Police Department is partnering with the Illinois Department of Transportation, the Illinois State Police and more than 200 local law enforcement agencies to step up enforcement efforts across the state. Law enforcement will boost enforcement efforts, stopping anyone who is texting and driving.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

VII. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE
DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road
Council District: Four

Director of Planning & Zoning Ben Vyverberg reviewed the Special Use Transfer for 770 W. Dundee Road, originally approved in 2014, and explained that Illinois Urgent Care, LLC has acquired the facility, and noted a slight reduction in weekend hours. He confirmed that no other changes were proposed, and noted staff recommended approval.

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Joe Falkenberg
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

B. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. Consider an Ordinance Granting a 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 and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development
Council District: Two

Director of Planning & Zoning Ben Vyverberg discussed the planned development and rezoning to permit the expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union, noting the properties at 746 S. Vermont Street, 136 Illinois Avenue and 116 & 223 E. Illinois Avenue. He explained that 746 S. Vermont Street is planned to be repurposed for a youth center and credit union.

Vyverberg explained that the request seeks final planned development approvals following the preliminary discussion held in 2025, noting the proposed reconfiguration of 746 S. Vermont property and parking updates. He also discussed the 223 E. Illinois Avenue property and referenced a one-year determination associated with it.

Vyverberg noted minor updates to the floor plan and hours of operation, while confirming that the intended use remains consistent with the original preliminary plan. He added that the Planning & Zoning Commission recommended approval, and staff concurred.

Councilman Lamerand commented on the lot at 223 E. Illinois Avenue, emphasizing the desire to retain it because other feasible locations are not available in the area. Vyverberg responded by noting the importance of extra parking spaces in the event of an overflow.

Councilman Lamerand commented on the lot at 223 E. Illinois Avenue, emphasizing the desire to retain it because other feasible locations in the area for overflow parking are limited.

Vyverberg added that keeping the lot would provide important additional parking capacity in the event of overflow.

Resident, Joyce Slavic, 515 S. Benton, spoke about concerns related to parking availability and street congestion.

Councilman Lamerand noted this would provide an estimated additional 150 spaces.

Roman Golasch, 122 W. Palatine, expressed his support for the concept.

Village Manager Reid Ottesen stated that a zoning notice will be sent to nearby residents.

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Jim Schwantz
SECONDER:	Joe Falkenberg
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

2. As Submitted

Councilman Lamerand expressed his appreciation to everyone involved — including the church, police, volunteers, and public works — for their efforts during the recent holiday events.

C. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative

In the absence of Chairman Kozlowski, Vice-Chairman Helms opened the Infrastructure & Environment committee.

Director of Public Works Matt Barry presented information on the road salt purchase planned for next winter, noting that the Village of Palatine is seeking competitive pricing through a state cooperative bid for 3,360 tons of rock salt.

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Joe Falkenberg
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

D. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters

   Village Deputy Manager Hadley Skeffington-Vos discussed the approval of the Transfer and Reallocation of Volume Cap in connection to private activity bond issues, explaining that the State allocates tax-exempt bonding authority to the Village of Palatine for eligible industrial projects, and that any unused allocation is returned to the State.

   Skeffington-Vos also emphasized that the Village has been asked to participate in a program sponsored by the Town of Normal, which creates a mortgage certificate program to support first-time home buyers.

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Jim Schwantz
SECONDER:	Greg Langer
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

2. As Submitted

   Nothing Submitted.

E. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

   Nothing Submitted.

F. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

   Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Brad Helms
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

IX. CONSENT AGENDA

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

The motion was to approve items A. to F.

RESULT:	**MOTION APPROVED BY ROLL CALL**
MOVER:	Scott Lamerand
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

A. Consider a Motion to Approve Warrant 2026 #7

B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road
Council District: Four

Ordinance #O-27-26

C. Consider an Ordinance Granting a 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 and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development
Council District: Two

Ordinance #O-28-25
Ordinance #O-29-26

D. Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative

E. Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters

Ordinance #O-30-26

F. Consider a Motion Adopting the Village of Palatine's Official 2026 Zoning Map

X. REPORTS OF STANDING COMMITTEES

A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

No Report.

B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

No Report.

E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

In the absence of Chairman Kozlowski, Vice-Chairman Helms reported on the Infrastructure & Environment Committee.

F. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Laura Hernandez, Resident, expressed a desire for immigrants not to be forgotten, shared a personal memento, and spoke about her concern regarding ICE.

Melissa Ortega, 107 S. Greeley, discussed Flock and inquired about the availability of viewing locations of cameras. She also requested additional information regarding Flock data.

Village Manager Ottesen noted that Deputy Manager Hadley Skeffington-Vos accessed and displayed Flock data on the website for reference and could share the information with residents after the meeting.

Roman G. Golasch, 122 W. Palatine, referenced an incident that occurred outside of Palatine.

XIV. ADJOURNMENT

RESULT:	**MOTION APPROVED BY VOICE VOTE**
MOVER:	Brad Helms
SECONDER:	Scott Lamerand
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Brad Helms
NAYS:	None

MEETING ADJOURNED AT 7:18 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 26-28, 2026 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2026 Greek Fest on June 26 - 28, 2026.

KEY ISSUES:

- The proposed festival hours are as follows:
  - Friday, June 26: 4 - 11 PM (Drive thru 4 - 9 PM)
  - Saturday, June 27: 3 - 11 PM (Drive thru 3 - 9 PM)
  - Sunday, June 28: Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - Friday, June 26: 4 - 11 PM
  - Saturday, June 27: 3 - 11 PM
  - Sunday, June 28: Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2025 festival.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. They are required to reimburse for any Police services provided at the event. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of Greek Fest, including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:
A motion to approve the waiver of the sound amplification ordinance related to the annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

ATTACHMENTS:
1. St. Nectarios Greek Fest

VILLAGE OF PALATINE

SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
St. Nectarios GreekFest

Exact Address of Event
133 S. Roselle Road, Palatine, IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
June 26, 27 and 28 of 2026	4-11pm, 3-11pm, 12-10pm	120

Phone number/website for publication	Estimated attendance	Last years actual attendance
847-358-5170/www.stnectariosgoc.org	12,000	12,000

Describe the event's community and/or cultural benefit

Sharing Greek food, culture and hospitality with our community.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
St. Nectarios Greek Orthodox Church	[redacted]	
Sponsoring Organization Address	**City**	**Zip**
133 S. Roselle Road	Palatine	60067
Phone Number	**E-Mail**	**Website**
847-358-5170	office@stnectariosgoc.org	www.stnectariosgoc.org

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
[redacted]		

EMERGENCY CONTACT INFORMATION

	E-mail	
[redacted]		
	City	Zip
	Palatine	60067
	Cell Phone Number	Fax Number

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 4/6/26

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event
St. Nectarios GreekFest

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
4pm Friday 6/26	10pm Sunday 6/28

Describe the sound system(s)

Same as previous years

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

Speakers located in SW corner of the front parking lot facing NW away from residential area.

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

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

Public Parking Lot / Property Intended for "Event"

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

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

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
St. Nectarios Greek Orthodox Church

Name of Event
St. Nectarios GreekFest

Date(s) of Event
June 26, 27 and 28 of 2026

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

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

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

SIGNATURE

George Reimnitz	Parish Council Representative	04/06/2026
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

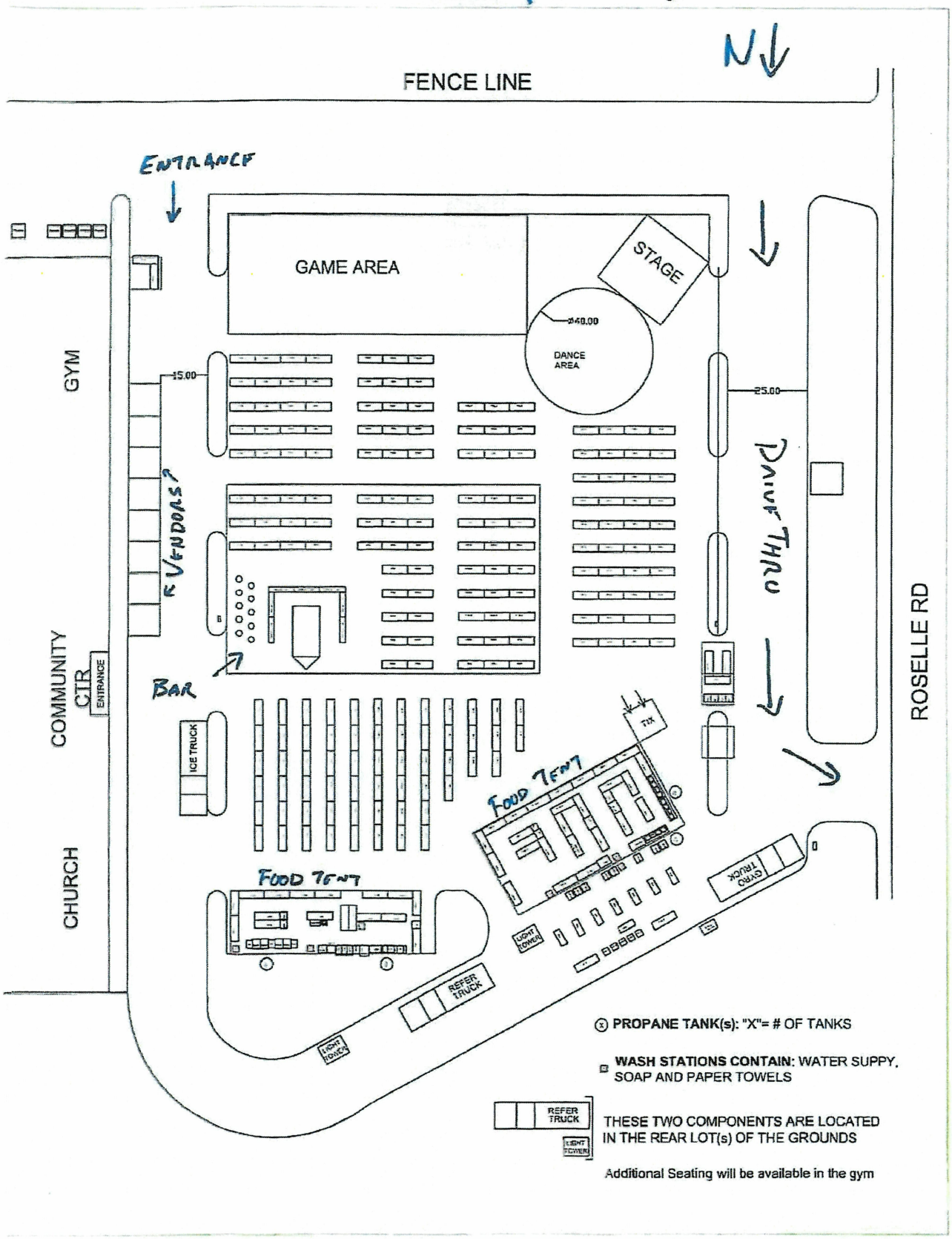
INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

Commercial General Liability - minimum $1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.

~~2025~~ 2026


N
FENCE LINE
ENTRANCE
GAME AREA
STAGE
DANCE AREA
15.00
25.00
GYM
VENDORS
DRIVE THRU
ROSELLE RD
COMMUNITY CTR
ENTRANCE
BAR
ICE TRUCK
TIX
FOOD TENT
FOOD TENT
CHURCH
CRYO TRUCK
LIGHT TOWER
REFER TRUCK
LIGHT TOWER
PROPANE TANK(s): "X"= # OF TANKS
WASH STATIONS CONTAIN: WATER SUPPY, SOAP AND PAPER TOWELS
REFER TRUCK
LIGHT TOWER
THESE TWO COMPONENTS ARE LOCATED IN THE REAR LOT(s) OF THE GROUNDS
Additional Seating will be available in the gym

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant with Liquor Service at 3 E. Northwest Highway

BACKGROUND:
The current Special Use for the Restaurant was originally approved in 2024. Maharshi Patel and Bipin Patel, VAMIKA 25LLC, are seeking to acquire the business and requesting approval of the following:

A Special Use Transfer of Ordinance #O-48-24 to permit the continued operation of the Restaurant with Liquor Service at 3 E. Northwest Highway.

KEY ISSUES:

- The Subject Property is located within the Palatine Retail Center, which is zoned R-1 Single-Family but tied to an underlying Special Use/Planned Development approved in 1972 that follows the Village's B-2 District standards. The Subject Property's zoning allows restaurants with liquor, subject to Special Use approval. The Special Use for the existing restaurant was approved in 2024.
- Services will not change between the previous and proposed businesses. The Petitioner is simultaneously requesting approval for a liquor license to serve beer and wine, which would maintain the same alcohol services as the previous restaurant (which discontinued alcohol sales in 2025).
- When compared to the prior restaurant, the proposed business will operate with a lower daily staff count than the 15 employees of the former restaurant. The proposed business will operate with a maximum of 5 staff and the floor plan reduces the number of restaurant seats and also the corresponding parking requirements.
- The proposed hours of operation are:
    - Monday, Tuesday, Thursday, Sunday: 11:00 AM – 9:00 PM
    - Wednesday: Closed
    - Friday & Saturday: 11:00 AM – 11:00 PM
- The proposed hours do not exceed the previously approved restaurant's hours of operation (11:00 AM - 11:30 PM).
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 3 E. Northwest Highway.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-48-24 to Maharshi Patel and Bipin Patel, VAMIKA 25LLC, to permit the continued operation of the restaurant with liquor service at 3 E. Northwest Highway.

ATTACHMENTS:
1. Aerial Map
2. ORD SUT - 3 E. Northwest Highway
3. EXHIBIT - Floorplan
4. EXHIBIT- Business Plan
5. EXHIBIT - Special Use Transfer Application
6. 2024 SU Ordinance - O-48-24

GISConsortium | 3 E. Northwest Highway



0 300 600 ft

Print Date: 4/8/2026

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.

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-48-24 3 E. NORTHWEST HIGHWAY

WHEREAS, Ordinance # O-48-24 granted a Special Use to permit a restaurant with liquor service, on the property commonly known as 3 E. Northwest Highway; and

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

WHEREAS, since the Village Council did meet on April 13, 2026, to review a request by Maharshi Patel and Bipin Patel, VAMIKA 25LLC, that the Special Use be transferred to permit the continued operation of a restaurant with liquor service, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to Maharshi Patel and Bipin Patel, VAMIKA 25LLC, be approved, without additional amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-48-24 is hereby transferred to Maharshi Patel and Bipin Patel, VAMIKA 25LLC, to permit the continued operation of restaurant with liquor service, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:

1. **That the special use by ordinance #O-48-24 is hereby transferred to Maharshi Patel and Bipin Patel, VAMIKA 25LLC, to permit the continued operation of a restaurant with liquor service.**

DATED: This _____day of _____, 2026

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

APPROVED by me this _____day of _____, 2026

_____

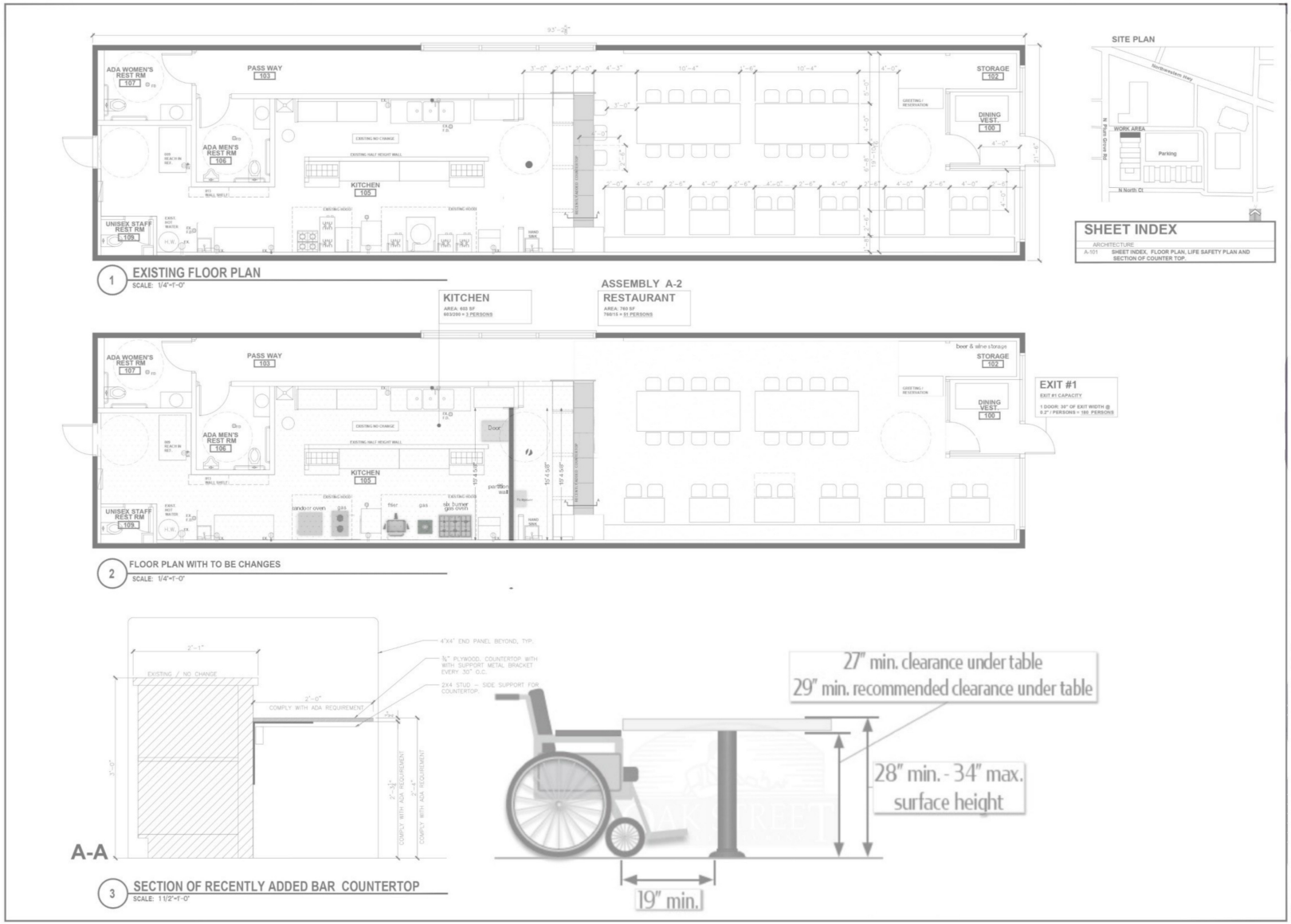
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2026.

_____

Village Clerk



GJ1 Indian Flavors

3E NORTHWEST HWY,PALATINE,IL 60067

BUSINESS DESCRIPTION

GJ1 Indian Flavours

Business Name: GJ1 Indian Flavours
Owners: Maharshi Patel & Bipin Patel
Business Address: 3E Northwest Hwy, Palatine, IL 60067

Business Summary

GJ1 Indian Flavours is a full-service Indian restaurant dedicated to offering authentic and high-quality Indian cuisine in a warm, welcoming, and family-friendly environment. The restaurant will provide both dine-in and take-out services, along with catering options for private events, parties, and corporate gatherings.

Our goal is to create a memorable dining experience by combining traditional Indian flavors with excellent customer service. We aim to serve freshly prepared dishes made from quality ingredients while maintaining consistency, hygiene, and authenticity in every meal.

All food will be prepared on-site in a fully equipped commercial kitchen, strictly following local health and safety regulations. The restaurant is committed to maintaining high standards of cleanliness, food safety, and operational efficiency.

In addition to food service, GJ1 Indian Flavours will offer a selection of canned beer and wine to complement the dining experience.

Staffing Plan

- Weekdays: 4 employees
- Weekends: 5 employees

The team will include kitchen staff and front-of-house staff to ensure smooth operations, efficient service, and customer satisfaction during both regular and peak hours.

Business Hours

- **Monday:** 11:00 AM – 9:00 PM
- **Tuesday:** 11:00 AM – 9:00 PM
- **Wednesday:** Closed
- **Thursday:** 11:00 AM – 9:00 PM
- **Friday:** 11:00 AM – 11:00 PM
- **Saturday:** 11:00 AM – 11:00 PM
- **Sunday:** 11:00 AM – 9:00 PM

Menu Summary

Our menu is designed to offer a diverse selection of traditional Indian dishes along with popular Indo-Chinese options, catering to a wide range of customer preferences.

Appetizers

- Veg Samosa
- Pakoda
- Dahi Puri
- Pani Puri
- Papdi Chaat

Indo-Chinese

- Veg Hakka Noodles
- Chicken Noodles
- Veg Fried Rice
- Chicken Fried Rice

Soups

- Tomato Soup
- Manchao Soup
- Hot & Sour Soup

Breads

- Tandoori Naan
- Garlic Naan
- Chilli Naan
- Roti

Curries

- Kadai Paneer
- Paneer Butter Masala
- Shahi Paneer
- Dal Tadka
- Dal Makhani
- Butter Chicken
- Chicken Tikka Masala
- Chicken Kadai

Rice

- Jeera Rice
- Veg Biryani
- Chicken Biryani

Desserts

- Gulab Jamun
- Ras Malai

Sides

- Papad

- Raita

Beverages

- Canned Beer
- Wine
- Lassi
- Mocktails

Business Vision

GJ1 Indian Flavours aims to become a preferred destination for Indian cuisine in the Palatine area by offering authentic taste, consistent quality, and exceptional service. We strive to build a loyal customer base and expand our presence through catering services and community engagement.

Conclusion

With a strong focus on quality food, customer satisfaction, and efficient operations, GJ1 Indian Flavours is positioned to establish itself as a reliable and popular dining destination. Our combination of traditional recipes, modern service approach, and welcoming atmosphere will ensure a unique and enjoyable experience for all guests.

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
VAMIKA 25LLC DBA GJ1 INDIAN FLAVORS	
Address	City/State/Zip Code
3 E Northwest Hwy, Palatine, IL 60067	
Telephone	Fax
331-203-7497	
Email	
VAMIKA25LLC@GMAIL.COM	
Subject Property Address	
3 E Northwest Hwy, Palatine, IL 60067	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

MAHARSHI PATEL

BIPIN PATEL

Subject Property Address:

3 E Northwest Hwy, Palatine, IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # 0-48-24 be transferred from CHICAGO RAMEN PALATINE to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

WE WILL INSTALLED TANDOOR, GAS AND FRIER.

DRY WALL AND DOOR BETWEEN KITCHEN AND DINNING AREA.

HOURS OF OPERATION-

MONDAY, TUESDAY, THURSDAY,SUNDAY-11AM TO 9PM

WEDNESDAY-CLOSED

FRIDAY,SATURDAY-11AM TO 11PM

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

Signature Page

Petitioner's Signature

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

MAHARSHI PATEL — Name

3/22/2026 — Date



Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Dan Strojny- As Property — Name

03.26.26 — Date



Signature

ORDINANCE NO. O-48-24

AN ORDINANCE GRANTING A SPECIAL USE
3 E. NORTHWEST HIGHWAY

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 20, 2024**

ORDINANCE NO. O-48-24

AN ORDINANCE GRANTING A SPECIAL USE
3 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on May 14, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit restaurant to operate, with a local liquor license, pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance, on the following legally described property:

THE SOUTH 288.41 FEET (EXCEPT THE EAST 183.0 FEET EXCEPT THE WEST 50.0 FEET THEREOF) OF THAT PART OF THE WEST 40 RODS LYING SOUTH OF ROAD AND NORTH OF THE SOUTH 40 RODS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINICPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3 E. Northwest Highway (02-14-101-023-0000).

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

SECTION 1: Special Use to permit restaurant to operate, with a local liquor license, pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. **The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Kenta Ikehata, Keing Corporation, DBA Chicago Ramen Palatine, except as such plans may be changed to conform to the Village Codes and Ordinances.**

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

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

PASSED: This 20 day of May, 2024

AYES: 4 **NAYS:** 0 **ABSENT:** 2 **PASS:** 0

APPROVED by me this 20 day of May, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

20 day of May, 2024

Village Clerk

CHICAGO RAMEN
PALATINE

5/15/2024

Cover Letter

I would like to apply for a liquor license for my newly opening restaurant, Chicago Ramen Palatine. Please see following information.

Name of Business: Keing Corporation DBA Chicago Ramen Palatine

Business Address: 3 E. Northwest Hwy, Palatine, IL 60067

Owner: Kenta Ikehata

Home Address: 560 Aster Ln. Hoffman Estates, IL 60169

Liquor Classification: G (Serving Beer and Wine in the restaurant)

Seating: 40 seating capacity and food and beverage being served.

Square Footage: 1,887 sq.ft. Floor plan of the establishment is attached separately.

Hours of operation: 11:00 am – 11:30 pm

Estimated number of total employees: 15 employees

Chicago Ramen in Des Plaines has been operated since 2020. The sister restaurants are currently opened in Rolling Meadows, Schaumburg, Wheeling, Algonquin, Mundelein, and Park Ridge and Chicago Sushi is also operated in Des Plaines, IL.

The company currently has three liquor licenses under the business name of Chicago Sushi in Des Plaines and Chicago Ramen Annex in Schaumburg, Chicago Ramen Mundelein in Mundelein.

I would like customers to enjoy our food with alcohol and obtain customers' satisfaction.

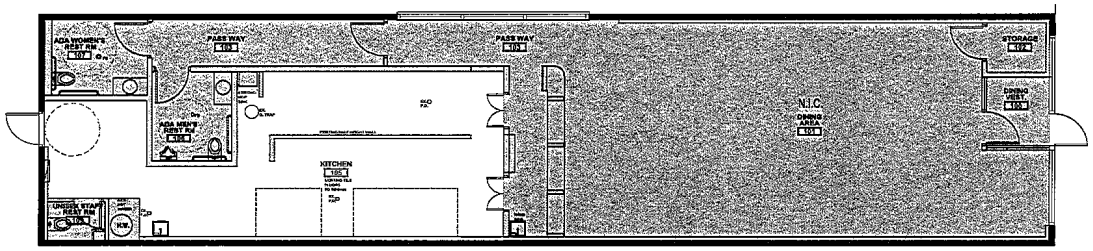
Thank you,

Kenta Ikehata / Owner 

Keing Corporation DBA Chicago Ramen Palatine

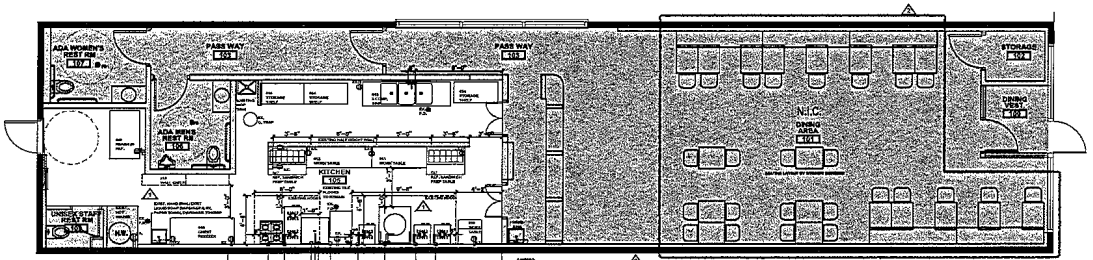
3 E. Northwest Hwy, Palatine, IL 60067

https://chicago-ramen.us



N.I.C - NOT IN CONTRACT

1 **EXISTING FLOOR PLAN**
SCALE: 1/4"-1'-0"



N.I.C - NOT IN CONTRACT

2 **NEW FLOOR PLAN**
SCALE: 1/4"-1'-0"

FOOD SERVICE EQUIPMENT

	NUMBER	NAME	DESCRIPTION	MODEL#	QTY.	MANUFACTURE	MOUNTING	SHOWN HERE	ELEC	GAS	SS
	001	WOK RANGE	17-3/8" W x 30-1/2" D x 34"H	36WOKGNB24	2	COOKING PERFORMANCE GROUP	STAND ALONE			3/4" male	
	002	NOODLE RANGE	36"W x 32"D x 34"H	ARC-1	1	ARC REFRIGERANT EQUIPMENT, INC	STAND ALONE	yes		3/4" male	
	003	STOCK POT STOVE	18"W x 26"D x 22.2"H	361DOSSP18N	1	COOKING PERFORMANCE GROUP	STAND ALONE			3/4" male	
	004	STOCK POT STOVE	18"W x 44"D x 22.2"H	361DOSSP36N	1	COOKING PERFORMANCE GROUP	STAND ALONE			3/4" male	
	005	4 GRILL BURNER	24"W x 36.2"D x 17"H	DNG-4--4--24	1	COOKING PERFORMANCE GROUP	STAND ALONE			3/4" male	
	006	3-2 CMP COMPARTMENT SINK	24"W x 24"D x 43-3/4"H	SC3D3130BFM	1	STELTON	STAND ALONE	left/right	1 1/2"		
	007	REFRIGERATED SANDWICH PREP TABLE	48.75"W x 31"D x 43 3/8"H	1784P48HC	2	AMARTCO	STAND ALONE				
	008	CHEST FREEZER	71.25"W x 28.25"D x 34"H	1777P-28-S	1	GALAXY	STAND ALONE				
	009	REACH-IN REFRIGERATOR	54"W x 33.07"D x 83.5"H	T1RB54HC-1	1	AGAWTG	STAND ALONE				
	010	WORK TABLE	24" W x 30"D x 34"H	BSMT6-3430	1	REGENCY	STAND ALONE				
	011	WORK TABLE	60" W x 30"D x 34"H	BSMT6-3460	1	REGENCY	STAND ALONE				
	012	WORK TABLE	72" W x 30"D x 34"H	BSMT6-3472	1	REGENCY	STAND ALONE				
	013	WALL SHELF	48"W x 12"D x 14"H	BSMW12-1648	2	REGENCY	STAND ALONE				
	014	WALL SHELF	60"W x 24"D x 60"H	43CR5460WSK	3	REGENCY	STAND ALONE				
	015	3 COMPARTMENT SINK	80"W x 24"D x 43 3/4"H	SC3D3130BMLX	1	STELTON	STAND ALONE	left/right	1 1/2"		
	016	ICE MAKER	24"W x 27"D, 358LBS/H	UC-I-150 ASK	1	AMARTCO	STAND ALONE	left		3/4" male	

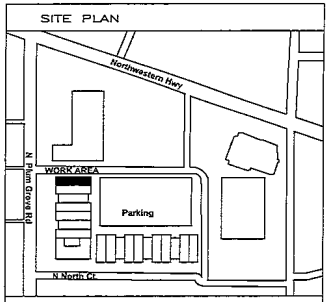
STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH ALL LOCAL GOVERNING CODES AND STANDARDS. I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

LICENSED ARCHITECT BHAN AL-ABOSY 001-020015 STATE OF ILLINOIS

NAME: BHAN AL-ABOSY DATE: 11/15/2023

SITE PLAN



TRADE CONTRACTORS NOTES

1. ALL CONNECTIONS SHOWN ARE THE APPROXIMATE CONNECTION LOCATIONS REQUIRED FOR THE FOOD SERVICE EQUIPMENT BEING FURNISHED BY THE KITCHEN CONTRACTOR AND ALLOWANCES MUST BE MADE TO EXTEND TO THE FINAL CONNECTIONS.
2. ANY CHANGES TO THESE LOCATIONS SHOULD BE VERIFIED WITH THE ARCHITECT OR FOOD SERVICE CONTRACTOR.
3. ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, COLUMNS AND FLOORS. WHERE BASE SIZES ARE SHOWN, THEY SHALL INCLUDE FINISHED SURFACES.
4. TRADES ARE TO MAKE THE FINAL CONNECTIONS FROM ELECTRICAL SERVICE LOCATIONS INDICATED TO EQUIPMENT PER LOCAL CODES.
5. FOR ADDITIONAL INFORMATION REFER TO DETAIL DRAWINGS, MANUFACTURERS SHOP DRAWINGS, SPECIFICATIONS, AND BROCHURE BOOK.
6. VARIOUS TRADES TO BE RESPONSIBLE FOR THE INSTALLATION & FINAL CONNECTION OF ELECTRICAL & PLUMBING COMPONENTS (FAUCETS, WASTES, CONTROL PANELS, ETC.) PROVIDED BY THE FOOD SERVICE EQUIPMENT CONTRACTOR.
7. TRADES SHALL PROVIDE OUTLETS IN EQUIPMENT AS CALLED FOR IN THE FIELD AND DO ALL CONTROL WIRING.
8. VARIOUS TRADES TO FURNISH ANY ADDITIONAL HARDWARE REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT SUCH AS VALVES, STOPS, TRAPS, ENCLOSURES, SWITCHES AND WIRING TO CONTROL EQUIPMENT LIKE SODA AND REMOTE COMPRESSORS, FIRE SYSTEM AND DISPOSERS AS REQUIRED.
9. TRADES SHALL FURNISH CONNECTIONS TO EQUIPMENT SETTING ON COUNTERS THAT DO NOT COME WITH CORD & PLUGS, FROM OUTLET BOX OR RECEPTACLE.
10. TRADES TO CO-ORDINATE W/ FIRE PROTECTION CONTRACTOR AND INSTALL SHUNT TRIPS IN ELECTRICAL PANELS TO SHUT OFF COOKING EQUIPMENT ITEMS IN CONJUNCTION WITH FIRE SYSTEMS AND RUN TO FIRE ALARM AND VALVES.
11. TRADES TO CO-ORDINATE W/FIRE PROTECTION CONTRACTOR AND INSTALL AUTOMATIC FIRE GAS SHUT OFF VALVE IN LINE AND WIRE VALVE TO CONTROL PANEL IF PROVIDED. KITCHEN EQUIPMENT CONTRACTOR TO ADVISE TRADES IF MECHANICAL OR SOLENOID SHUT-OFF VALVE IS BEING PROVIDED.
12. TRADES TO PROVIDE OCTAGONAL 1" BOXES (+36") WITH 3/4" CONDUIT TO ABOVE FINISHED CEILING FOR FIRE PROTECTION SYSTEM REMOTE PULLS. VERIFY LOCATIONS WITH PROPER AUTHORITY.
13. TRADES TO PROVIDE AND INSTALL GAS PRESSURE REGULATOR VALVE FROM 10 LBS. TO 6" W.C. TO INSURE EQUIPMENT TO OPERATE AT PROPER GAS PRESSURE.
14. ALL DIMENSIONS MUST BE VERIFIED AND AGREE WITH THE LATEST ARCHITECTURAL PLAN.
15. TRADES TO VERIFY WITH OWNER/OPERATOR REQUIREMENTS FOR CASH SYSTEM AND TO SUPPLY ALL NECESSARY COMPONENTS FOR ITS PROPER OPERATION.
16. TRADES TO VERIFY W/MECHANICAL ENGINEER AND LOCAL CODES ALL REQUIRED COMPONENTS (SUCH AS GREASE TRAPS, VACUUM BREAKERS ETC.) FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT AND TYPE OF DRAIN CONNECTIONS REQUIRED AND INSTALL ACCORDINGLY.
17. TRADES TO SUPPLY AND INSTALL ALL REQUIRED PRESSURE REDUCING AND REGULATING VALVES REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT.
18. ELECTRICAL OUTLETS AND PIPING ROUGHED UP UNDER ISLAND EQUIPMENT TO BE STUBBED UP A MAXIMUM OF 4" OR LESS NOT TO INTERFERE WITH INSTALLED EQUIPMENT. ALL FLOOR OPENINGS TO BE SEALED WATER TIGHT.
19. VERIFY W/EQUIPMENT MANUFACTURER PROPER PLUMBING CONNECTIONS AND REQUIREMENTS FOR COFFEE MAKERS, BEVERAGE DISPENSERS, AND ICE MAKERS. PROVIDE BACKFLOW AND/OR BPZ VALVES AS REQUIRED BY LOCAL CODES.
20. ALL CONNECTIONS, ELECTRICAL AND PLUMBING, SHALL BE PER STATE AND LOCAL CODES.
21. CONTRACTOR TO VERIFY BUILDING CODE IN REGARD TO ACCEPTABLE DRAIN PIPE MATERIAL. FOODSERVICE DRAINS NEED TO ACCOMODATE TEMPERATURES ABOVE 212°F DRAINAGE SYSTEM NEEDS TO BE DESIGNED ACCORDINGLY

PLUMBING SYMBOLS

●	HW.	HOT WATER LINE STUB
○	CW.	COLD WATER LINE STUB
⊗	DW.	DIRECT WASTE CONNECTION
	FD.	FLUSH FLOOR DRAIN AND GRATE
	IND.	INDIRECT WASTE DRAIN
	FS.	12" SQUARE FLOOR RECEPTOR
●	GAS	GAS SUPPLY LINE STUB
	F.D./F.	FLOOR DRAIN W/ FUNNEL
○	SS.	STEAM SUPPLY
○	CR.	CONDENSATE RETURN
	AFF.	ABOVE FINISHED FLOOR
	FA.	DOWN FROM ABOVE

ELECTRICAL SYMBOLS

	SGR.	SINGLE GROUNDED RECEPTACLE
	DGR.	DUPLEX GROUNDED RECEPTACLE
	DDGR.	DEDICATED DUPLEX GROUNDED RECEPTACLE
	C.O.	CONVENIENCE OUTLET
	SPO.	SPECIAL PURPOSE OUTLET
	DIR.	DIRECT WIRED CONNECTION
	ECS.	ELECTRICAL CONDUIT STUB UP
	JB.	JUNCTION BOX
	SW.	SWITCH
	TEL.	TELEPHONE

ab architecture
A.B. ARCHITECTURE, P.C.
836 Camden Ln., Northfield
Illinois 60093
T: (312) 420 - 6644
E: balabosy@gmail.com

RAMEN NOODLES - PALATINE
3 EAST NORTHWESTERN HWY PALATINE, IL 60067
Kitchen Equipment Plans and Schedule

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	11/15/2023
1	ISSUED FOR REVISION	12/05/2023
2	ISSUED FOR REVISION	01/12/2024
3	ISSUED FOR REVISION	02/26/2024

LICENSED ARCHITECT BHAN AL-ABOSY 001-020015 STATE OF ILLINOIS

DRAWN BY BA
APPROVED BY
JOB NO. 15053
DATE 01/12/24
SHEET NO. FS1.1

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 3 E. NORTHWEST HWY.

◉ ○ ○ ○

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 25TH day of APRIL, A.D. 20 24., and the last publication thereof was made on the 25TH day of APRIL, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of APRIL A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of APRIL A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Consider an Ordinance Amending the Code of Ordinances Chapter 4, Section 4-54 Liquor Licenses Increasing Class G (Beer & Wine) Liquor Licenses by One for Vamika 25 LLC (dba GJ1 Indian Flavors) Located at 3 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a request for a Special Use Transfer for Vamika 25 LLC (dba GJ1 Indian Flavors) located at 3 E. Northwest Highway. The Petitioners and owners, Maharshi Patel and Bipin Patel, wish to apply for a Class G (Beer & Wine) Liquor License for their restaurant. This location was formerly Chicago Ramen, which discontinued their liquor service in 2025. The proposed hours of operation are Sunday - Thursday, 11 AM to 9 PM (Closed on Wednesdays), Friday - Saturday, 11 AM to 11 PM. The permitted hours for a Class G Liquor License are Sunday - Thursday 6 AM to Midnight, Friday - Saturday, 6 AM to 1 AM.

KEY ISSUES:

- Increase the number of Class G (Beer & Wine) Liquor Licenses by one for a total of 14.

BUDGET IMPACT:
The annual fee for a Class G liquor license is $2,746.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:
1. ORD Increase Class G Liq GJ1 Indian Flavors
2. Business Plan and Menu
3. Floor Plan

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS G (BEER AND WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 4, SECTION 4-54 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR VAMIKA 25 LLC LOCATED AT 3 E. NORTHWEST HIGHWAY

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

SECTION 1: That the number of Class G (Beer and Wine) Liquor Licenses shall be increased by one for Vamika 25 LLC for a total of 14 Class G Liquor Licenses, subject to approval of the Liquor Commission.

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

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

PASSED this _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

_____
Village Clerk

BUSINESS DESCRIPTION

GJ1 Indian Flavours

Business Name: GJ1 Indian Flavours
Owners: Maharshi Patel & Bipin Patel
Business Address: 3E Northwest Hwy, Palatine, IL 60067

Business Summary

GJ1 Indian Flavours is a full-service Indian restaurant dedicated to offering authentic and high-quality Indian cuisine in a warm, welcoming, and family-friendly environment. The restaurant will provide both dine-in and take-out services, along with catering options for private events, parties, and corporate gatherings.

Our goal is to create a memorable dining experience by combining traditional Indian flavors with excellent customer service. We aim to serve freshly prepared dishes made from quality ingredients while maintaining consistency, hygiene, and authenticity in every meal.

All food will be prepared on-site in a fully equipped commercial kitchen, strictly following local health and safety regulations. The restaurant is committed to maintaining high standards of cleanliness, food safety, and operational efficiency.

In addition to food service, GJ1 Indian Flavours will offer a selection of canned beer and wine to complement the dining experience.

Staffing Plan

- Weekdays: 4 employees
- Weekends: 5 employees

The team will include kitchen staff and front-of-house staff to ensure smooth operations, efficient service, and customer satisfaction during both regular and peak hours.

Business Hours

- **Monday:** 11:00 AM – 9:00 PM
- **Tuesday:** 11:00 AM – 9:00 PM
- **Wednesday:** Closed
- **Thursday:** 11:00 AM – 9:00 PM
- **Friday:** 11:00 AM – 11:00 PM
- **Saturday:** 11:00 AM – 11:00 PM
- **Sunday:** 11:00 AM – 9:00 PM

Menu Summary

Our menu is designed to offer a diverse selection of traditional Indian dishes along with popular Indo-Chinese options, catering to a wide range of customer preferences.

Appetizers

- Veg Samosa
- Pakoda
- Dahi Puri
- Pani Puri
- Papdi Chaat

Indo-Chinese

- Veg Hakka Noodles
- Chicken Noodles
- Veg Fried Rice
- Chicken Fried Rice

Soups

- Tomato Soup
- Manchao Soup
- Hot & Sour Soup

Breads

- Tandoori Naan
- Garlic Naan
- Chilli Naan
- Roti

Curries

- Kadai Paneer
- Paneer Butter Masala
- Shahi Paneer
- Dal Tadka
- Dal Makhani
- Butter Chicken
- Chicken Tikka Masala
- Chicken Kadai

Rice

- Jeera Rice
- Veg Biryani
- Chicken Biryani

Desserts

- Gulab Jamun
- Ras Malai

Sides

- Papad

- Raita

Beverages

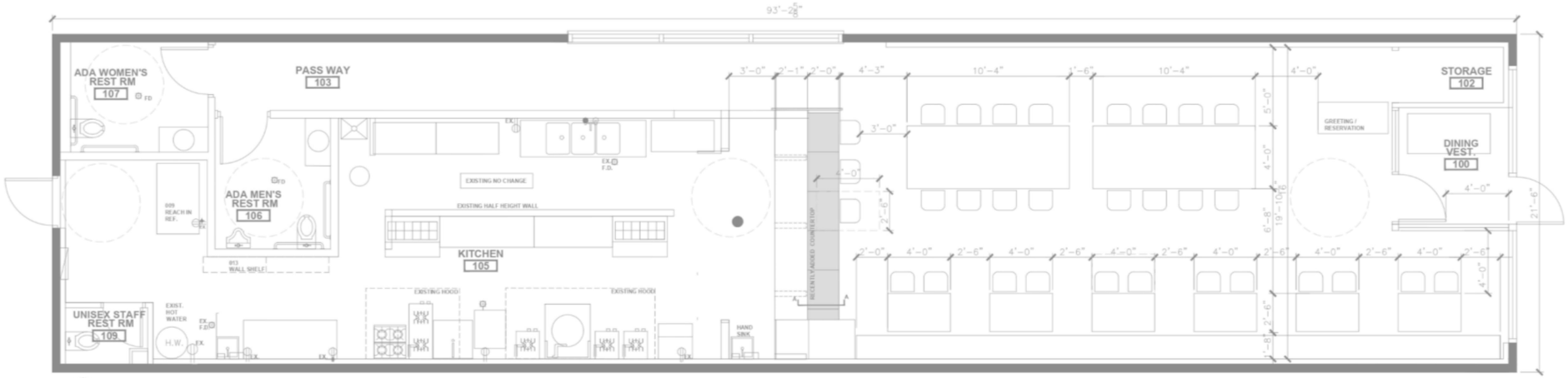
- Canned Beer
- Wine
- Lassi
- Mocktails

Business Vision

GJ1 Indian Flavours aims to become a preferred destination for Indian cuisine in the Palatine area by offering authentic taste, consistent quality, and exceptional service. We strive to build a loyal customer base and expand our presence through catering services and community engagement.

Conclusion

With a strong focus on quality food, customer satisfaction, and efficient operations, GJ1 Indian Flavours is positioned to establish itself as a reliable and popular dining destination. Our combination of traditional recipes, modern service approach, and welcoming atmosphere will ensure a unique and enjoyable experience for all guests.



1 **EXISTING FLOOR PLAN**
SCALE: 1/4"=1'-0"

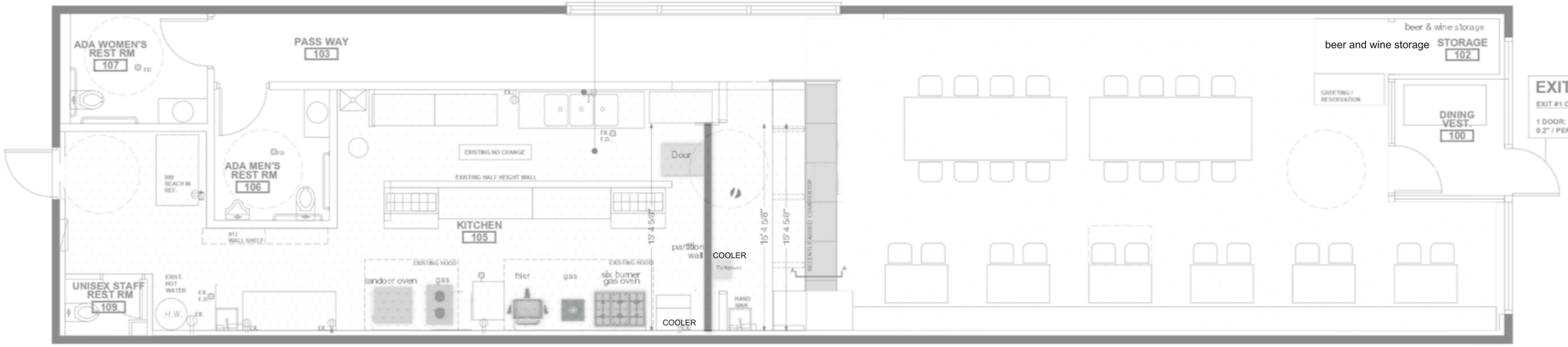


SHEET INDEX

ARCHITECTURE
A-101 SHEET INDEX, FLOOR PLAN, LIFE SAFETY PLAN AND SECTION OF COUNTER TOP.

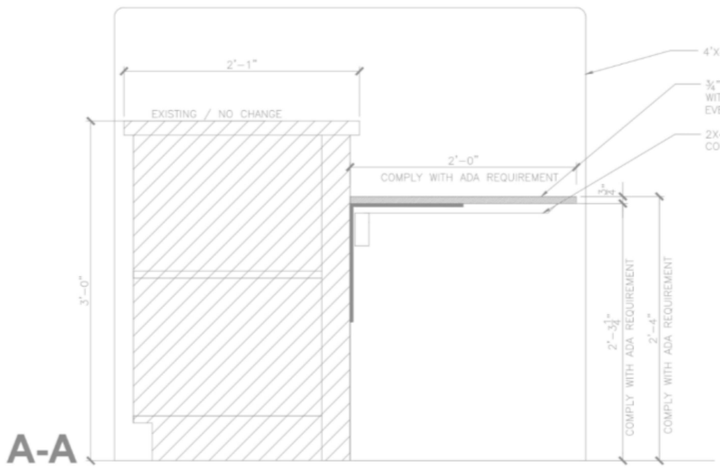
KITCHEN
AREA: 603 SF
603/200 = 3 PERSONS

ASSEMBLY A-2
RESTAURANT
AREA: 760 SF
760/15 = 51 PERSONS

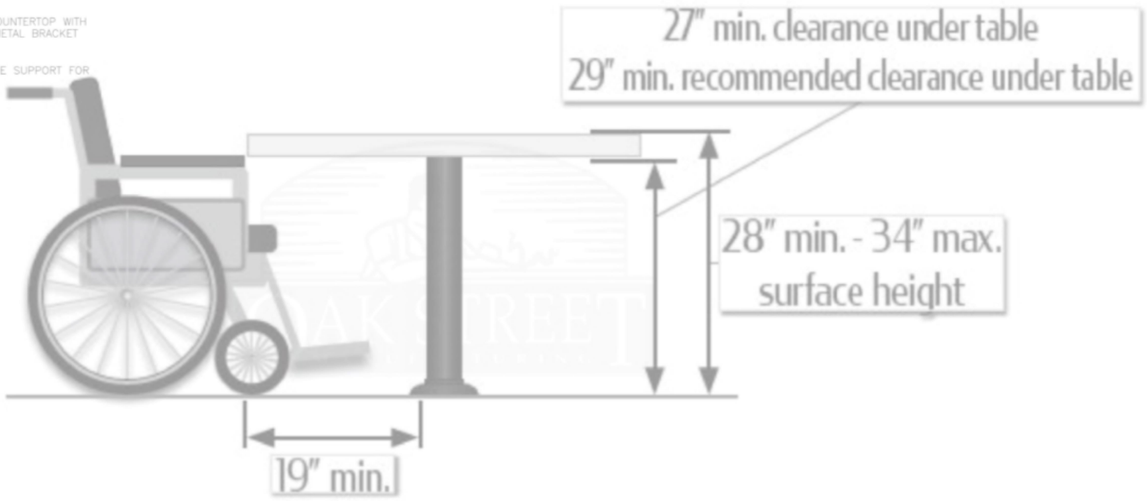


EXIT #1
EXIT #1 CAPACITY
1 DOOR: 36" OF EXIT WIDTH @ 0.2" / PERSONS = 180 PERSONS

2 **FLOOR PLAN WITH TO BE CHANGES**
SCALE: 1/4"=1'-0"



A-A



3 **SECTION OF RECENTLY ADDED BAR COUNTERTOP**
SCALE: 1 1/2"=1'-0"

ab architecture
A.B. ARCHITECTURE, P.C.
838 Camden Ln., Northfield
Illinois 60093
T: (312) 420 - 6644
E: balabosy@gmail.com

CHICAGO RAMEN - PALATINE
COUNTERTOP ADDITION
3 EAST NORTHWESTERN HWY
PALATINE, IL 60067

NO. DESCRIPTION DATE

SIGNATURE

EXPIRES: NOVEMBER 30, 2026

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-005182

DRAWN BY AB
APPROVED BY BA
JOB NO. 0415
DATE 04/17/2025
SHEET NO. A101

LAKE STREET

Consider an Ordinance Amending the Code of Ordinances Chapter 4 Alcoholic Beverages, Section 4-52 Classifications; Fees and Section 4-53 Disposition of Fees

BACKGROUND:
The Village has received several liquor license requests that would require a new classification or modification to an existing classification to meet the request of the establishment/applicant. Staff has reviewed the requests and prepared amendments to Liquor Code to address the classification changes. Specifically, this would create a new classification for temporary special event package sales, allow for modifications to the operations of The Cork at Cook, Cork and Fork as well as make a change to the microbrewery license related to package sales.

Amendments to the fee schedule to account for the new classifications will be made accordingly.

KEY ISSUES:
The following outlines the revisions included with the proposed Code amendments:

- Creation of a Class E-1 (temporary special event package) liquor license.
    - This would allow prepacked sales of craft beverages at a special event that is approved by the Village. This accommodates a request from a proposed vendor at the Farmer's Market. The applicant operates successfully throughout the north shore area and is looking for expansion into Palatine.
- Modifications to Class N (microbrewery) liquor license to allow for the dispensing of beer that has been produced on site or produced in another commonly owned brewery.
- Modification of Class G-2 from beer and wine single-serve package to beer, wine, and limited spirits. The existing G-2 was not utilized, so now it would be modified to allow a Beer and Wine license holder to offer limited craft cocktails and sell wine products that are otherwise available as single servings in the establishment. This would allow the expansion of the Cork.
- Minor formatting revisions are addressed throughout the Section.
- 4-53 was amended to require any semi-annual installment payment to be due on December 15 rather than January 1 for administrative purposes.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 4, Section 4-52 and

Section 4-53 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 4, Section 4-52 and Section 4-53 of the Code of Ordinances.

ATTACHMENTS:
1. ORD. Amendments to Ch. 4 Alcoholic Beverages
2. Exhibit B - Sec._4_52 & 4_53 - Amendments
3. Exhbit A - Amended Sec._4_52 & 4_53

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES, SECTION 4-52 CLASSIFICATIONS; FEES AND SECTION 4-53 DISPOSITION OF FEES OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 4 Alcoholic Beverages of the Village Code to create an E-1 License and modify the G-2 and N Licenses within Section 4-52 Classifications; fees and to modify the semi-annual installment payment to be due December 15 within Section 4-53 Disposition of fees; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 4 of the Village Code pursuant to this Ordinance;

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

Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power, that:

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, is hereby amended by amending Chapter 4, Alcoholic Beverages, Section 4-52 Classifications; fees, and Section 4-53 Disposition of fees which shall be read as indicated on Exhibit "A".

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

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by

a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2026

_____
Village Clerk

Sec. 4-52. Classification; fees.

(a) Licenses shall be and are hereby divided into the following classes:

(1) a. Class "A-1" license (sports and recreation facilities) shall authorize the retail sale of alcoholic liquor on the premises only to sports and recreation facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

b. It shall be unlawful for a holder of a Class A-1 license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the village manager a license to sell or serve alcoholic beverages.

(2) a. Class "B" license (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent of its shelf space used for consumable goods (the term "consumable goods" does not include tobacco and soft drinks), derive more than ten percent of its gross income from consumable goods, and derive more than ten percent of wholesale purchases of consumable goods.

b. In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the village manager's office), providing that no one under the age of 21 years may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 years unless accompanied by a parent or guardian 21 years of age or over.

c. It shall be unlawful for a holder of a Class "B" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

(3) a. Class "B-1" license (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 15,000 square feet of retail floor space, with no more than ten percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the commission. Any change to the primary liquor display area on the approved floor plan shall require commission approval.

c. In addition to the primary liquor display area, a holder of a Class "B-1" license shall be permitted up to three incidental display areas for beer and wine only subject to the village manager's review and approval and shall be indicated on a plan on file with the commission.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-1" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(4) a. Class "B-2" license (general merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 50,000 square feet of floor area, with no more than five percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. A general merchandise store holding a Class "B-2" license shall have a valid state pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the village upon request.

c. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-2" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(5) a. Class "B-3" license (drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 10,000 square feet of floor area, with no more than five percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. A drug store holding a Class "B-3" license shall have a valid state pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the village upon request.

c. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-3" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(6) a. Class "B-4" license (restaurant/convenient store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly prepared on-site food, the sale of gasoline and the sale of general merchandise and other prepackaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of 4,500 square feet of floor area, with no more than ten percent of the floor area used for the display of alcoholic beverages.

b. The establishment shall offer their patrons full and complete meals during hours approved by the commission as a condition of the liquor license. The establishment's full menu shall be on file with the commission.

c. The establishment shall maintain a minimum of 12 gasoline pump stations at all times.

d. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

e. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

f. It shall be unlawful for a holder of a Class "B-4" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

g. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(7) a. Class "C" license (club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

b. It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless

such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(8) a. Class "D" license (restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be issued and retained by those restaurant establishments which a:

~~1.~~ Are in fact operated as restaurants,; and:

1.~~2.~~ Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

b. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant or a veterans organization. Without limiting the generality of the foregoing, limited food service, such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

c. It shall be unlawful for a holder of a Class "D" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

e. Servers aged 19 and 20 years shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said servers are registered pursuant to section 4-43; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have registered or obtained an alcoholic beverage seller and server permit pursuant to section 4-43.

(9) a. Class "E" license (temporary special event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid village liquor license, for a specific function or occasion and for up to four events in a liquor license year to be set by the commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this subsection (9), the term "premises" means the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

b. For each subsequent event after the initial approval, the applicant must submit a plan and notice to the village manager 20 days prior to each event. The village manager may issue the subsequent Class "E" licenses, up to four total in a liquor license year.

c. In the event the village manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the police department as required under section 4-44(b)(12), and because of unavoidable conflicts or other reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by

the full commission, a Class "E" license may be issued upon the signatures of any four commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

d. Temporary licenses may be issued by the commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the commission. Such special licenses shall be issued for a period not to exceed seven days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the commission.

e. It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the village other than as is specifically permitted in the license.

f. It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the village liquor ordinance compliance training course.

g. There shall be an initial application fee as provided in the village fee schedule for a Class "E" license application and then an amount as provided in the village fee schedule for each subsequent license.

(10) a. Class "E - 1" license (temporary special event package) shall authorize the retail sale of alcoholic beverages, in its original package, not for consumption on the premises where sold. Sales shall be limited to special events that are approved by the Village of Palatine and open to the public. As used in this subsection (9.5 (a)), the term "premises" means the entire premises designated in the Class "E - 1" license even though such premises may extend beyond the interior of a building or outdoor space.

The alcoholic beverages sold shall be manufactured by the license holder.

b. It shall be unlawful for the holder of a Class "E-1" license to sell or offer for sale at retail any alcoholic liquor in the village other than as is specifically permitted in the license.

c. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

d. Up to four samples, consisting of no more than one ounce of wine or mixed spirits, may be served to an individual consumer in one day.

e. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

f. It shall be unlawful for a holder of a Class "E-1" license to sell or offer for sale at retail any alcoholic liquor in the village outside of the approved special event operation hours. The annual fee for such license shall be as provided in the village fee schedule.

(11) a. Class "F" license (park district) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by park districts, duly established under the park district code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective park district site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least 48 hours prior notice to the village manager.

b. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(121) a. Class "G" license (beer and wine) shall authorize the retail sale in restaurants only, of beer and wine and alcopop for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

1. Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the commission.

2. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

b. It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m., Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(132) a. Class "G-1" license (seasonal beer and wine) shall authorize the retail sale in restaurants only, of beer, wine and alcopop for consumption on the premises where sold and in conjunction with a sidewalk café license agreement between the restaurant and village or as otherwise authorize by the village council. Such licenses shall be issued to and retained by only those establishments which:

1. Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the commission.

2. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not present on premises.

3. Have a valid outdoor seating license agreement with the village allowing for the use of village right-of-way for the purpose of food service or as otherwise authorized by the village council.

b. It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 9:00 p.m. and 6:00 a.m. The license shall be valid only during the dates allowed by the outdoor seating license agreement, or for those establisments without an outdoor seating license agreement, from April 1 through November 30. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(143) a. Class "G-2" license (beer, wine, and limited spirits) ~~beer and wine single-serve package)~~ shall authorize the retail sale of wine, beer, alcopop and limited spirits for consumption on premises where sold and the retail sale of only wine and craft beer in its original package not for consumption on the premises where sold. All wine and craft beer offered retail sale for consumption off premises shall be a product that is available for purchase for consumption on premises. Such licenses shall be issued to

and retained by only those establishments which~~shall authorize the retail sale in restaurants only, of single-serve beer, wine and seltzer. Consumption on the premises where sold shall be approved by the village manager and such approved site plan shall be on file with the commission. Such licenses shall be issued to and retained by only those establishments which~~:

1. Offer their patrons food service during all hours that the sale of alcohol Is permitted. The establishment's menu (or representative sample menu) shall be on file with the commission and approved by the Village Manager. The menu shall consist of cold and hot foods. All fresh food shall be prepared on the premises.~~Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the commission.~~

2. Have a minimum of 3,500 square feet and offer culinary services and classes with a full, on-site kitchen that occupies a minimum of twenty-five percent (25%) of the premises total square footage. ~~No such license shall be granted to or retained by any establishment in which the facilities for food preparation and other nonalcoholic beverage services are not primarily those of a restaurant.~~

b. It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 a.m. and 11:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.~~It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 9:00 p.m. and 9:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.~~

c. If product sampling is offered, the event shall require advanced registration/reservation. The sampling must comply with the provisions of the Class "PS-1" license other than the square footage requirement. Any violation of the product sampling is a violation of the Class "G-2" license. ~~It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.~~

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to present the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(154) a. Class "H" license (banquet hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use, provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the village fee schedule.

b. The term "banquet hall facility" means a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services, provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

c. It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(16~~5~~) a. Class "K" license (hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class "K" licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room, provided each such cabinet shall be securely locked with a separate key from the room key. Only guests 21 years of age or older at the time of registration shall be issued the separate cabinet key.

b. A Class "K" license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of 5:00 p.m. and 10:00 p.m. Hors d'oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

c. It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

d. The annual fee for such license shall be as provided in the village fee schedule.

(17~~6~~) a. Class "M" license (institutional conference center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an institutional conference center establishment, provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the institutional conference center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an institutional conference center.

b. The term "institutional conference center" means an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

c. It shall be unlawful for a holder of a Class "M" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(178) a. Class "N" license (microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been produced on site, or produced in another commonly owned brewery ~~brewed and produced on site~~ for consumption off the premises and in packaged form only. Holders of a Class "N" license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m., Sunday through Wednesday, and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats.

b. It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m., Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m., Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(198) a. Class "O" license (temporary commercial special events, daily fee) authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

b. Such licenses shall be authorized on a day-to-day basis, but for not more than three consecutive days. Such licenses shall permit not more than 20 days of events per calendar year. Such licenses shall only be authorized to a single user premises.

c. In conjunction with the license application a list of events shall be submitted to the village. Any proposed changes to the approved events following the issuance of a license shall be submitted in writing to the village manager at least seven days prior to the proposed event. The village manager shall be authorized to either approve or deny any proposed changes to the events following the issuance of the license.

d. It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

e. The fee for such licenses shall be as provided in the village fee schedule.

(2019) a. Class "P" license (caterer) shall authorize an establishment to provide catering services.

b. The term "caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the village. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the village. Such licenses shall be issued and retain by those establishments which:

1. The primary business is located in the village's corporate limits.
2. Hold a valid food dealer permit issued by the village.
3. Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to this Code. The department of community services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the commission.

c. Outside caterer.

1. The term "outside caterer" means a caterer whose primary business is located outside of the village's corporate limits, may register with the village by supplying the following information to the village manager for approval:
    (i) Location, date, and time of the catering event; and
    (ii) Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and
    (iii) Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by this Code; and
    (iv) Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and
    (v) Proof of dram shop insurance in an amount equal to that required by the license under this chapter; and
    (vi) Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the department of human services DASA, 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an outside caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the catering event; and
    (vii) Any additional information as required by the village manager.
2. A registered outside caterer may engage in the sale and service of alcoholic liquor on the same terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each outside caterer shall be on a per event basis, with no event exceeding five consecutive days.
3. Any person desiring an outside caterer registration shall file an application therefor, within no less than 14 days before the intended date of the event, to the village manager or designee, upon a form provided by the village manager. The village manager may include additional restrictions or conditions to the approved registration.

d. The annual fee for Class "P" license and registration fee for outside caterer shall be as provided in the village fee schedule.

e. Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the village for at least three years after the event.

f. A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

g. Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on their person a copy of the caterer's liquor license or outside caterer's registration.

h. It shall be unlawful for any person to be employed by a holder of a Class "P" license as a bartender, server, bouncer, identification checker, manager, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(210) a. Class "LC" license (late closing license). Effective July 1, 2022, there shall be no further Class "LC" license (late closing license) issued by the village; however, holders of a Class "LC" license as of June 30, 2022, shall be subject to the following classifications and regulations:

b. Class "LC-1" license (late closing license).

1. For holders of an unconditional Class "LC" license issued prior to January 05, 2005, if the license holder is located within the area bounded by Colfax Street on the north, Palatine Road on the south, the Gateway Center Parking Deck on the west and Plum Grove Road on the east, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m.

2. Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any Class "LC-1" license shall not be transferred to any new operator.

3. The holder of a Class "LC-1" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m., Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

4. Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC-1" licenses issued.

c. Class "LC-2" license (late closing license).

1. For holders of an unconditional Class "LC" license issued prior to January 05, 2005, if the license holder is located north of Dundee Road and east of Rand Road, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the village or deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 3:00 a.m. and 6:00 a.m.

2. Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any Class "LC-2" license shall not be transferred to any new operator.

3. The holder of a Class "LC-2" license may modify the menu of the food to be served after 10:00 p.m., Sunday through Wednesday, and 11:00 p.m., Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

4. Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC-2" licenses issued.

5. The annual fee for such licenses shall be provided in the village fee schedule.

(221) a. Class "PS" license (product sampling) shall authorize product sampling. Only those establishments holding a Class "B" and Class "B-1" liquor license may apply for the Class "PS" license.

b. Holders of a Class "PS" license may conduct product sampling for consumption at the licensed retail location only. Up to ten samples, consisting of no more than one-fourth ounce of distilled spirits, one ounce of wine, or two ounces of beer may be served to a consumer in one day.

c. Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for off-site events in accordance with the following conditions:

1. Approval to conduct product sampling outside the licensed retail premises must be granted by the village manager in writing with whatever conditions the village manager deems appropriate. In addition, the granting of this license shall not give the establishment the right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's Class "B" or Class "B-1" license. Request for approval must be submitted in writing to the village manager not less than 14 days prior to the event.

2. All sampling must be held within the corporate limits of the village.

3. All servers at the events must be registered or permitted pursuant to section 4-43.

d. Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the Class "B" or Class "B-1" liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to this Code, related to all village licenses held by the establishment.

(232) a. Class "PS-1" license (full serving product sampling) shall authorize the sale and full serving size service of products available for retail purchase in the establishment. Only those establishments holding a Class "B" liquor license and with a square footage in excess of 5,000 square feet may apply for the Class "PS-1" license.

b. Holders of a Class "PS-1" license shall have a designated and approved area to conduct product sampling of products available for retail purchase at the licensed retail location and limited special offering products from distributors which may or may not be available for retail purchase.

c. Holders of a Class "PS-1" license shall have a limited food menu, approved by the village manager, available at all times product serving is available. Such menu may consist of pre-packaged foods.

d. It shall be unlawful for a holder of a Class "PS-1" license to sell or offer for sale any alcoholic liquor, or to deliver or permit the consumption of alcoholic liquor on the license premises, between the hours of 9:00 p.m. and 11:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

e. Any violation of the Class "PS-1" license or any conditions related thereto shall also be considered a violation of the Class "B" liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to this Code, related to all village licenses held by the establishment.

(243) a. Class "VG" license (video gaming) shall authorize video gaming on premises. Only those establishments holding a Class "D" or Class "N" liquor license may apply for the Class "VG" license.

b. Eligible applications must demonstrate that, at the time of application, a minimum of 50 percent of all sales for the previous 12 months shall have come from the sale of alcoholic beverages. If

the sale of alcoholic beverages is less than 50 percent of total sales, the establishment is not eligible to apply for, nor be considered, for a Class "VG" license. The 50 percent requirement shall be demonstrated to the village manager to their standard and satisfaction.

c. The number of Class "VG" licenses shall be limited to no more than 11 licenses and issued only to those license holders in existence on July 1, 2023, with licenses expiring on June 30, 2024.

d. Holders of a Class "VG" license may conduct video gaming as an ancillary use on premises in accordance with the following conditions:

1. The establishment must have a video gaming license issued by the state gaming board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq., and shall comply with all provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the state gaming board.

2. The operation of video gaming terminals shall only be permitted during the hours alcoholic liquor sales are permitted pursuant to the underlying Class "D" or Class "N" liquor license.

3. Video gaming shall be located in a separated area that is restricted to persons 21 years of age or older. Applicants shall submit a floor plan for approval by the village that clearly indicates the proposed location of all video gaming terminals. Said video gaming area shall be separated by a permanent opaque barrier with a minimum height of four feet. The floor plan shall include specific information as to the type of barrier to be utilized to separate the area; provided, however, that such barrier shall not obstruct the view of the entrance to the video gaming area which shall be visible to an employee at all times. The entirety of the separated area shall be visible at all times to an employee through live video surveillance. Additionally, a plan shall be approved as part of the application process that demonstrates frequent physical monitoring of the video gaming terminals by an employee in addition to the video surveillance. Notwithstanding the foregoing and to the extent possible, lighting and sounds from the gaming machines shall be contained within the separated area with minimal intrusion to the remainder of the licensed establishment and the video gaming terminals shall not be visible from outside the establishment.

4. The separated area must provide for accessibility in accordance with all applicable codes, including the Americans with Disabilities Act. A floor plan shall be approved by the commission as part of the issuance of the Class "VG" license.

5. The total number of video gaming terminals located in the establishment shall not exceed six.

6. No video gaming signage or advertising of any type or size, including, but not limited to, posters, paper signage, fliers, neon signage, banners, video or audio feed, or any other form of advertisement, shall be allowed on the exterior of the licensed establishment or on the inside of such establishment if such signage is visible from the outside in any way, including, but not limited to, visibility from any street, alley, or public right-of-way within the village.

7. Video gaming is prohibited in any establishment located within 100 feet of any school or place of worship as defined under the Illinois Video Gaming Act, 230 ILCS 40/1 et seq.

8. The establishment must be in good standing with the village for no less than one year prior to its application for a license which allows video gaming. The one-year requirement is satisfied if an otherwise eligible establishment is acquired by a new owner that operates qualified video gaming in other locations in the state. To be in good standing, the licensee shall:

(i) Owe no sums of money to the village at the time of its application nor have been late in payments to the village of any sum owed the village in the previous 12 months prior to date of application;

(ii) Have held a village liquor license;

(iii) Been in continuous bona fide operation under that license for no less than 12 months at the time of its application for the license;

(iv) Have had no legal violations causing a suspension of its liquor or business license in the 12 months prior to its application for the license; and

(v) Be in compliance with all dram shop and video gaming laws, rules and regulations of the village and the state.

e. The commission shall have the authority to waive the requirements in subsections (a)(23)d.8(ii) and (iii) of this section upon a petition by the applicant that demonstrates that the one-year requirement is not necessary.

f. Additionally, holders of a Class "VG" license shall be equipped with video surveillance equipment capable of recording clear continuous video of the separated video gaming area and the outside of the establishment. Video surveillance shall meet the following standards:

1. The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and on all sides of each entry and exit way used by patrons of the licensee for a distance of 25 feet from the point of entry or exit of the licensed establishment. Further video surveillance cameras shall be installed to record all activity in the portion of the licensed premises approved for video gaming. Full video coverage of this area shall be provided; and

2. The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and

3. The video surveillance cameras shall record at a minimum speed of 15 frames per second; and

4. The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including, but not limited to, a computer screen or closed circuit television monitor; and

5. The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including, but not limited to, compact disc, digital video disc or USB thumb drive; and

6. The video surveillance cameras shall be maintained in good working condition; and

7. The video surveillance cameras shall be in operation and recording continuously, 24 hours per day; and

8. The recordings made by video surveillance cameras installed and maintained pursuant to this article shall be indexed by dates and times and preserved for a minimum of 30 days so that they may be made available to the commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing. The licensee shall allow the inspection of the video surveillance equipment and/or all video surveillance content by the police department at any time during regular business hours upon oral or written request and without warrant, subpoena or other legal process. Once licensee receives a request for

inspection or copies of video surveillance, no preserved material shall be deleted without written direction from the police department. Any knowing or intentional violation of this subsection shall constitute sufficient grounds for the revocation of the establishments liquor license; and

9. The licensee shall post signage, in a conspicuous manner and at appropriate locations, notifying the public that video surveillance cameras are in operation.

g. The annual fee for such license shall be provided in the village fee schedule. Additionally, any establishment operating pursuant to a Class "VG" license which allows for and authorizes video gaming must pay an annual fee to the village in the amount as provided in the village fee schedule per video gaming terminal authorized in the establishment.

(b) Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, St. Patrick's Day, and New Year's Eve of every year when such days fall on a Sunday through Wednesday, upon request, provided that two weeks' notice be given to the village manager.

(Code 1976, § 3-35; Ord. No. O-148-06, § 1, 8-21-2006; Ord. No. O-122-08, § 1, 9-2-2008; Ord. No. O-21-09, § 1, 3-2-2009; Ord. No. O-28-09, § 1, 3-9-2009; Ord. No. O-34-10, § 2, 4-19-2010; Ord. No. O-45-10, § 1, 5-3-2010; Ord. No. O-146-10, §§ 2, 3, 12-6-2010; Ord. No. O-159-12, § 1, 12-3-2012; Ord. No. O-64-13, § 1, 6-3-2013; Ord. No. O-21-21, 3-1-2021; Ord. No. O-116-21, 11-1-2021; Ord. No. O-34-22, 4-11-2022; Ord. No. O-15-23, 2-20-2023; Ord. No. O-93-23, 8-14-2023; Ord. No. O-82-24, § 2, 9-16-2024; Ord. No. O-029-25, exh. B, 4-14-2025)

Sec. 4-53. Disposition of fees.

(a) All license fees shall be nonrefundable and paid annually in advance of July 1 in each year, on or before the specific date set forth by the village manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee as provided in the village fee schedule. The license holder may elect to pay in equal semi-annual installments on or before the renewal date set forth above and December 15~~January 1~~ in each year. This method of payment is subject to an administration fee as provided in the village fee schedule on the second installment. Failure to tender good funds for full payment for the proportionate amount due by December 15~~January 1~~ shall constitute grounds for suspension or revocation of the license under section 4-61.

(b) A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within 24 hours of notice from the village of the returned check shall constitute grounds for suspension or revocation of the license under section 4-61.

(c) If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

(Code 1976, § 3-36; Ord. No. O-19-19, 3-11-2019)

Sec. 4-52. Classification; fees.

(a) Licenses shall be and are hereby divided into the following classes:

(1) a. Class "A-1" license (sports and recreation facilities) shall authorize the retail sale of alcoholic liquor on the premises only to sports and recreation facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

b. It shall be unlawful for a holder of a Class A-1 license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the village manager a license to sell or serve alcoholic beverages.

(2) a. Class "B" license (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent of its shelf space used for consumable goods (the term "consumable goods" does not include tobacco and soft drinks), derive more than ten percent of its gross income from consumable goods, and derive more than ten percent of wholesale purchases of consumable goods.

b. In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the village manager's office), providing that no one under the age of 21 years may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 years unless accompanied by a parent or guardian 21 years of age or over.

c. It shall be unlawful for a holder of a Class "B" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

(3) a. Class "B-1" license (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 15,000 square feet of retail floor space, with no more than ten percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the commission. Any change to the primary liquor display area on the approved floor plan shall require commission approval.

c. In addition to the primary liquor display area, a holder of a Class "B-1" license shall be permitted up to three incidental display areas for beer and wine only subject to the village manager's review and approval and shall be indicated on a plan on file with the commission.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-1" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(4) a. Class "B-2" license (general merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 50,000 square feet of floor area, with no more than five percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. A general merchandise store holding a Class "B-2" license shall have a valid state pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the village upon request.

c. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-2" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(5) a. Class "B-3" license (drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of 10,000 square feet of floor area, with no more than five percent of the floor area used for the display of alcoholic beverages and no more than ten percent of its gross income shall be derived from the sale of alcoholic beverages.

b. A drug store holding a Class "B-3" license shall have a valid state pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the village upon request.

c. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for a holder of a Class "B-3" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

f. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(6) a. Class "B-4" license (restaurant/convenient store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly prepared on-site food, the sale of gasoline and the sale of general merchandise and other prepackaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of 4,500 square feet of floor area, with no more than ten percent of the floor area used for the display of alcoholic beverages.

b. The establishment shall offer their patrons full and complete meals during hours approved by the commission as a condition of the liquor license. The establishment's full menu shall be on file with the commission.

c. The establishment shall maintain a minimum of 12 gasoline pump stations at all times.

d. The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the commission. Any change to the liquor display area on the approved floor plan shall require commission approval.

e. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

f. It shall be unlawful for a holder of a Class "B-4" license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

g. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

(7) a. Class "C" license (club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

b. It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless

such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(8) a. Class "D" license (restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be issued and retained by those restaurant establishments which are in fact operated as restaurants, and:

1. Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

b. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant or a veterans organization. Without limiting the generality of the foregoing, limited food service, such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

c. It shall be unlawful for a holder of a Class "D" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

e. Servers aged 19 and 20 years shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said servers are registered pursuant to section 4-43; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have registered or obtained an alcoholic beverage seller and server permit pursuant to section 4-43.

(9) a. Class "E" license (temporary special event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid village liquor license, for a specific function or occasion and for up to four events in a liquor license year to be set by the commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this subsection (9), the term "premises" means the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

b. For each subsequent event after the initial approval, the applicant must submit a plan and notice to the village manager 20 days prior to each event. The village manager may issue the subsequent Class "E" licenses, up to four total in a liquor license year.

c. In the event the village manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the police department as required under section 4-44(b)(12), and because of unavoidable conflicts or other reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full commission, a Class "E" license may be issued upon the signatures of any four

commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

d. Temporary licenses may be issued by the commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the commission. Such special licenses shall be issued for a period not to exceed seven days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the commission.

e. It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the village other than as is specifically permitted in the license.

f. It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the village liquor ordinance compliance training course.

g. There shall be an initial application fee as provided in the village fee schedule for a Class "E" license application and then an amount as provided in the village fee schedule for each subsequent license.

(10) a. Class "E - 1" license (temporary special event package) shall authorize the retail sale of alcoholic beverages, in its original package, not for consumption on the premises where sold. Sales shall be limited to special events that are approved by the Village of Palatine and open to the public. As used in this subsection (9.5 (a)), the term "premises" means the entire premises designated in the Class "E - 1" license even though such premises may extend beyond the interior of a building or outdoor space.

The alcoholic beverages sold shall be manufactured by the license holder.

b. It shall be unlawful for the holder of a Class "E-1" license to sell or offer for sale at retail any alcoholic liquor in the village other than as is specifically permitted in the license.

c. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

d. Up to four samples, consisting of no more than one ounce of wine or mixed spirits, may be served to an individual consumer in one day.

e. It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to section 4-43 to sell alcoholic beverages.

f. It shall be unlawful for a holder of a Class "E-1" license to sell or offer for sale at retail any alcoholic liquor in the village outside of the approved special event operation hours. The annual fee for such license shall be as provided in the village fee schedule.

(11) a. Class "F" license (park district) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by park districts, duly established under the park district code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective park district site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least 48 hours prior notice to the village manager.

b. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless

such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(12) a. Class "G" license (beer and wine) shall authorize the retail sale in restaurants only, of beer and wine and alcopop for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

1. Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the commission.

2. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

b. It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m., Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(13) a. Class "G-1" license (seasonal beer and wine) shall authorize the retail sale in restaurants only, of beer, wine and alcopop for consumption on the premises where sold and in conjunction with a sidewalk café license agreement between the restaurant and village or as otherwise authorize by the village council. Such licenses shall be issued to and retained by only those establishments which:

1. Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the commission.

2. No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not present on premises.

3. Have a valid outdoor seating license agreement with the village allowing for the use of village right-of-way for the purpose of food service or as otherwise authorized by the village council.

b. It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 9:00 p.m. and 6:00 a.m. The license shall be valid only during the dates allowed by the outdoor seating license agreement, or for those establisments without an outdoor seating license agreement, from April 1 through November 30. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(14) a. Class "G-2" license (beer, wine, and limited spirits) shall authorize the retail sale of wine, beer, alcopop and limited spirits for consumption on premises where sold and the retail sale of only wine and craft beer in its original package not for consumption on the premises where sold. All wine and craft beer offered retail sale for consumption off premises shall be a product that is available for purchase for consumption on premises. Such licenses shall be issued to and retained by only those establishments which:

1. Offer their patrons food service during all hours that the sale of alcohol Is permitted. The establishment's menu (or representative sample menu) shall be on file with the commission and approved by the Village Manager. The menu shall consist of cold and hot foods. All fresh food shall be prepared on the premises.

2. Have a minimum of 3,500 square feet and offer culinary services and classes with a full, on-site kitchen that occupies a minimum of twenty-five percent (25%) of the premises total square footage.

b. It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 a.m. and 11:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

c. If product sampling is offered, the event shall require advanced registration/reservation. The sampling must comply with the provisions of the Class "PS-1" license other than the square footage requirement. Any violation of the product sampling is a violation of the Class "G-2" license.

d. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of 21 years from accessing and purchasing alcoholic beverages and to present the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with the commission.

e. It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(15) a. Class "H" license (banquet hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use, provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the village fee schedule.

b. The term "banquet hall facility" means a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services, provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

c. It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(16) a. Class "K" license (hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class "K" licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room, provided each such cabinet shall be securely locked with a

separate key from the room key. Only guests 21 years of age or older at the time of registration shall be issued the separate cabinet key.

b. A Class "K" license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of 5:00 p.m. and 10:00 p.m. Hors d'oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

c. It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

d. The annual fee for such license shall be as provided in the village fee schedule.

(17) a. Class "M" license (institutional conference center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an institutional conference center establishment, provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the institutional conference center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an institutional conference center.

b. The term "institutional conference center" means an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

c. It shall be unlawful for a holder of a Class "M" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

d. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(18) a. Class "N" license (microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been produced on site, or produced in another commonly owned brewery for consumption off the premises and in packaged form only. Holders of a Class "N" license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m., Sunday through Wednesday, and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats.

b. It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m., Monday through Thursday, or during

the hours of 2:00 a.m. and 6:00 a.m., Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on January 1 of every year. The annual fee for such license shall be as provided in the village fee schedule.

c. It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(19) a. Class "O" license (temporary commercial special events, daily fee) authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

b. Such licenses shall be authorized on a day-to-day basis, but for not more than three consecutive days. Such licenses shall permit not more than 20 days of events per calendar year. Such licenses shall only be authorized to a single user premises.

c. In conjunction with the license application a list of events shall be submitted to the village. Any proposed changes to the approved events following the issuance of a license shall be submitted in writing to the village manager at least seven days prior to the proposed event. The village manager shall be authorized to either approve or deny any proposed changes to the events following the issuance of the license.

d. It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

e. The fee for such licenses shall be as provided in the village fee schedule.

(20) a. Class "P" license (caterer) shall authorize an establishment to provide catering services.

b. The term "caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the village. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the village. Such licenses shall be issued and retain by those establishments which:

1. The primary business is located in the village's corporate limits.

2. Hold a valid food dealer permit issued by the village.

3. Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to this Code. The department of community services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the commission.

c. Outside caterer.

1. The term "outside caterer" means a caterer whose primary business is located outside of the village's corporate limits, may register with the village by supplying the following information to the village manager for approval:

(i) Location, date, and time of the catering event; and

(ii) Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and

(iii) Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by this Code; and

(iv) Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and

(v) Proof of dram shop insurance in an amount equal to that required by the license under this chapter; and

(vi) Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the department of human services DASA, 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an outside caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the catering event; and

(vii) Any additional information as required by the village manager.

2. A registered outside caterer may engage in the sale and service of alcoholic liquor on the same terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each outside caterer shall be on a per event basis, with no event exceeding five consecutive days.

3. Any person desiring an outside caterer registration shall file an application therefor, within no less than 14 days before the intended date of the event, to the village manager or designee, upon a form provided by the village manager. The village manager may include additional restrictions or conditions to the approved registration.

d. The annual fee for Class "P" license and registration fee for outside caterer shall be as provided in the village fee schedule.

e. Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the village for at least three years after the event.

f. A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

g. Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on their person a copy of the caterer's liquor license or outside caterer's registration.

h. It shall be unlawful for any person to be employed by a holder of a Class "P" license as a bartender, server, bouncer, identification checker, manager, unless such person is registered or permitted pursuant to section 4-43 to sell or serve alcoholic beverages.

(21) a. Class "LC" license (late closing license). Effective July 1, 2022, there shall be no further Class "LC" license (late closing license) issued by the village; however, holders of a Class "LC" license as of June 30, 2022, shall be subject to the following classifications and regulations:

b. Class "LC-1" license (late closing license).

1. For holders of an unconditional Class "LC" license issued prior to January 05, 2005, if the license holder is located within the area bounded by Colfax Street on the north, Palatine Road on the south, the Gateway Center Parking Deck on the west and Plum Grove Road on the east, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m.

2. Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any Class "LC-1" license shall not be transferred to any new operator.

3. The holder of a Class "LC-1" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m., Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

4. Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC-1" licenses issued.

c. Class "LC-2" license (late closing license).

1. For holders of an unconditional Class "LC" license issued prior to January 05, 2005, if the license holder is located north of Dundee Road and east of Rand Road, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the village or deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 3:00 a.m. and 6:00 a.m.

2. Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any Class "LC-2" license shall not be transferred to any new operator.

3. The holder of a Class "LC-2" license may modify the menu of the food to be served after 10:00 p.m., Sunday through Wednesday, and 11:00 p.m., Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold nonalcoholic beverages. The establishment's full menu and limited menu shall be on file with the commission. Food service (taking orders, making and serving prepared foods) may end no earlier than one hour prior to the establishment's closing time.

4. Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC-2" licenses issued.

5. The annual fee for such licenses shall be provided in the village fee schedule.

(22) a. Class "PS" license (product sampling) shall authorize product sampling. Only those establishments holding a Class "B" and Class "B-1" liquor license may apply for the Class "PS" license.

b. Holders of a Class "PS" license may conduct product sampling for consumption at the licensed retail location only. Up to ten samples, consisting of no more than one-fourth ounce of distilled spirits, one ounce of wine, or two ounces of beer may be served to a consumer in one day.

c. Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for off-site events in accordance with the following conditions:

1. Approval to conduct product sampling outside the licensed retail premises must be granted by the village manager in writing with whatever conditions the village manager deems appropriate. In addition, the granting of this license shall not give the establishment the

right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's Class "B" or Class "B-1" license. Request for approval must be submitted in writing to the village manager not less than 14 days prior to the event.

2. All sampling must be held within the corporate limits of the village.

3. All servers at the events must be registered or permitted pursuant to section 4-43.

d. Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the Class "B" or Class "B-1" liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to this Code, related to all village licenses held by the establishment.

(23) a. Class "PS-1" license (full serving product sampling) shall authorize the sale and full serving size service of products available for retail purchase in the establishment. Only those establishments holding a Class "B" liquor license and with a square footage in excess of 5,000 square feet may apply for the Class "PS-1" license.

b. Holders of a Class "PS-1" license shall have a designated and approved area to conduct product sampling of products available for retail purchase at the licensed retail location and limited special offering products from distributors which may or may not be available for retail purchase.

c. Holders of a Class "PS-1" license shall have a limited food menu, approved by the village manager, available at all times product serving is available. Such menu may consist of pre-packaged foods.

d. It shall be unlawful for a holder of a Class "PS-1" license to sell or offer for sale any alcoholic liquor, or to deliver or permit the consumption of alcoholic liquor on the license premises, between the hours of 9:00 p.m. and 11:00 a.m. The annual fee for such license shall be as provided in the village fee schedule.

e. Any violation of the Class "PS-1" license or any conditions related thereto shall also be considered a violation of the Class "B" liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to this Code, related to all village licenses held by the establishment.

(24) a. Class "VG" license (video gaming) shall authorize video gaming on premises. Only those establishments holding a Class "D" or Class "N" liquor license may apply for the Class "VG" license.

b. Eligible applications must demonstrate that, at the time of application, a minimum of 50 percent of all sales for the previous 12 months shall have come from the sale of alcoholic beverages. If the sale of alcoholic beverages is less than 50 percent of total sales, the establishment is not eligible to apply for, nor be considered, for a Class "VG" license. The 50 percent requirement shall be demonstrated to the village manager to their standard and satisfaction.

c. The number of Class "VG" licenses shall be limited to no more than 11 licenses and issued only to those license holders in existence on July 1, 2023, with licenses expiring on June 30, 2024.

d. Holders of a Class "VG" license may conduct video gaming as an ancillary use on premises in accordance with the following conditions:

1. The establishment must have a video gaming license issued by the state gaming board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq., and shall comply with all provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the state gaming board.

2. The operation of video gaming terminals shall only be permitted during the hours alcoholic liquor sales are permitted pursuant to the underlying Class "D" or Class "N" liquor license.

3. Video gaming shall be located in a separated area that is restricted to persons 21 years of age or older. Applicants shall submit a floor plan for approval by the village that clearly indicates the proposed location of all video gaming terminals. Said video gaming area shall be separated by a permanent opaque barrier with a minimum height of four feet. The floor plan shall include specific information as to the type of barrier to be utilized to separate the area; provided, however, that such barrier shall not obstruct the view of the entrance to the video gaming area which shall be visible to an employee at all times. The entirety of the separated area shall be visible at all times to an employee through live video surveillance. Additionally, a plan shall be approved as part of the application process that demonstrates frequent physical monitoring of the video gaming terminals by an employee in addition to the video surveillance. Notwithstanding the foregoing and to the extent possible, lighting and sounds from the gaming machines shall be contained within the separated area with minimal intrusion to the remainder of the licensed establishment and the video gaming terminals shall not be visible from outside the establishment.

4. The separated area must provide for accessibility in accordance with all applicable codes, including the Americans with Disabilities Act. A floor plan shall be approved by the commission as part of the issuance of the Class "VG" license.

5. The total number of video gaming terminals located in the establishment shall not exceed six.

6. No video gaming signage or advertising of any type or size, including, but not limited to, posters, paper signage, fliers, neon signage, banners, video or audio feed, or any other form of advertisement, shall be allowed on the exterior of the licensed establishment or on the inside of such establishment if such signage is visible from the outside in any way, including, but not limited to, visibility from any street, alley, or public right-of-way within the village.

7. Video gaming is prohibited in any establishment located within 100 feet of any school or place of worship as defined under the Illinois Video Gaming Act, 230 ILCS 40/1 et seq.

8. The establishment must be in good standing with the village for no less than one year prior to its application for a license which allows video gaming. The one-year requirement is satisfied if an otherwise eligible establishment is acquired by a new owner that operates qualified video gaming in other locations in the state. To be in good standing, the licensee shall:

    (i) Owe no sums of money to the village at the time of its application nor have been late in payments to the village of any sum owed the village in the previous 12 months prior to date of application;

    (ii) Have held a village liquor license;

    (iii) Been in continuous bona fide operation under that license for no less than 12 months at the time of its application for the license;

    (iv) Have had no legal violations causing a suspension of its liquor or business license in the 12 months prior to its application for the license; and

    (v) Be in compliance with all dram shop and video gaming laws, rules and regulations of the village and the state.

e. The commission shall have the authority to waive the requirements in subsections (a)(23)d.8(ii) and (iii) of this section upon a petition by the applicant that demonstrates that the one-year requirement is not necessary.

f. Additionally, holders of a Class "VG" license shall be equipped with video surveillance equipment capable of recording clear continuous video of the separated video gaming area and the outside of the establishment. Video surveillance shall meet the following standards:

1. The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and on all sides of each entry and exit way used by patrons of the licensee for a distance of 25 feet from the point of entry or exit of the licensed establishment. Further video surveillance cameras shall be installed to record all activity in the portion of the licensed premises approved for video gaming. Full video coverage of this area shall be provided; and

2. The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and

3. The video surveillance cameras shall record at a minimum speed of 15 frames per second; and

4. The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including, but not limited to, a computer screen or closed circuit television monitor; and

5. The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including, but not limited to, compact disc, digital video disc or USB thumb drive; and

6. The video surveillance cameras shall be maintained in good working condition; and

7. The video surveillance cameras shall be in operation and recording continuously, 24 hours per day; and

8. The recordings made by video surveillance cameras installed and maintained pursuant to this article shall be indexed by dates and times and preserved for a minimum of 30 days so that they may be made available to the commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing. The licensee shall allow the inspection of the video surveillance equipment and/or all video surveillance content by the police department at any time during regular business hours upon oral or written request and without warrant, subpoena or other legal process. Once licensee receives a request for inspection or copies of video surveillance, no preserved material shall be deleted without written direction from the police department. Any knowing or intentional violation of this subsection shall constitute sufficient grounds for the revocation of the establishments liquor license; and

9. The licensee shall post signage, in a conspicuous manner and at appropriate locations, notifying the public that video surveillance cameras are in operation.

g. The annual fee for such license shall be provided in the village fee schedule. Additionally, any establishment operating pursuant to a Class "VG" license which allows for and authorizes video gaming must pay an annual fee to the village in the amount as provided in the village fee schedule per video gaming terminal authorized in the establishment.

(b) Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, St. Patrick's Day, and New Year's Eve of every year when such days fall on a Sunday through Wednesday, upon request, provided that two weeks' notice be given to the village manager.

(Code 1976, § 3-35; Ord. No. O-148-06, § 1, 8-21-2006; Ord. No. O-122-08, § 1, 9-2-2008; Ord. No. O-21-09, § 1, 3-2-2009; Ord. No. O-28-09, § 1, 3-9-2009; Ord. No. O-34-10, § 2, 4-19-2010; Ord. No. O-45-10, § 1, 5-3-2010; Ord. No. O-146-10, §§ 2, 3, 12-6-2010; Ord. No. O-159-12, § 1, 12-3-2012; Ord. No. O-64-13, § 1, 6-3-2013; Ord. No. O-21-21, 3-1-2021; Ord. No. O-116-21, 11-1-2021; Ord. No. O-34-22, 4-11-2022; Ord. No. O-15-23, 2-20-2023; Ord. No. O-93-23, 8-14-2023; Ord. No. O-82-24, § 2, 9-16-2024; Ord. No. O-029-25, exh. B, 4-14-2025)

Sec. 4-53. Disposition of fees.

(a) All license fees shall be nonrefundable and paid annually in advance of July 1 in each year, on or before the specific date set forth by the village manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee as provided in the village fee schedule. The license holder may elect to pay in equal semi-annual installments on or before the renewal date set forth above and December 15 in each year. This method of payment is subject to an administration fee as provided in the village fee schedule on the second installment. Failure to tender good funds for full payment for the proportionate amount due by December 15 shall constitute grounds for suspension or revocation of the license under section 4-61.

(b) A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within 24 hours of notice from the village of the returned check shall constitute grounds for suspension or revocation of the license under section 4-61.

(c) If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

(Code 1976, § 3-36; Ord. No. O-19-19, 3-11-2019)

Consider a Motion for a Preliminary Planned Development for a Thirty-Eight Unit Townhouse Development at 885 W. Dundee Road and 1490 N. Quentin Road

BACKGROUND:
The Subject Property, containing 4.84 acres, is presently located in unincorporated Cook County at the southwest corner of Quentin Road and Dundee Road. The Petitioner (contract purchaser) has applied for a Preliminary Planned Development to allow for a 38-unit townhouse development, with full access to Quentin Road and right-in/right-out access to Dundee Road. This item was initially reviewed by the Planning and Zoning Commission at the February 10th meeting for a 40-unit townhouse development and continued until the March 10th Planning and Zoning Commission meeting. Subsequent to the continuance, the developer reduced the unit count to 38, reduced the impervious surface calculation by 3%, and eliminated the retaining wall at the detention basin and replaced sloped grading. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to allow for a 38-unit townhouse development at 885 W. Dundee Road and 1490 N. Quentin Road

KEY ISSUES:

- The Subject Property, approximately 4.84 acres, is presently located in unincorporated Cook County and the developer (contract purchaser) has applied for Preliminary Planned Development review for a 38-unit rental townhouse development (7.85 units/acre). Historically, the property functioned as a gas station and car wash, until the buildings were demolished, and the site cleared for ultimate redevelopment purposes. The subdivision directly south of the Subject Property, Lakeside Estates, follows the R-2 zoning standards and is located within the Village. Additionally, excepting the property directly west, which is also incorporated, the next subdivision to the west (Lakewood's Aspen Woods Resubdivision along W. Aspen Court) is also within the Village and also follows the R-2 standards. Deer Grove West is part of the Cook County Forest Preserve and is directly across Dundee Road from the Subject Property.
- As part of the Preliminary Planned Development application, the property owners concurrently submitted an annexation application. That application would not be acted upon by the Village Council until the final planned development and related zoning petitions are reviewed by the Village Council, if the Preliminary Planned Development is approved. The Subject Property would become part of Village Council District 1 if the development is ultimately approved.
- Within unincorporated Cook County, the Subject Property maintains a C-3 General Service District zoning designation. Per the Cook County Code, the C-3

district is intended for more intensive service and small business uses. The C-3 district uses are typically located at intersections along major thoroughfares and permits such uses as grocery stores, restaurants, gas stations, movie theaters, professional offices, and community center buildings.

- **Architecture and Design:**
  - The Petitioner is proposing a 38-unit rental townhouse development, with access provided along Dundee Road (right-in/right-out) and Quentin Road (full-access). The overall proposed density is 7.85 units/acres. The 38 units are divided between 10 buildings, with the 8 periphery buildings being 2-stories and the 2 center buildings being 3-stories. All units feature 2-car garages and driveway apron parking for 2-cars. There are also 14 parking spaces located throughout the development area for a total of 166 spaces. The overall parking ratio is 4.37 spaces/unit.
  - The front yard setbacks along Dundee Road and Quentin Road range from 30 to 39 feet.
  - Within the units, there are four different unit types. 16 units are model A; 10 units are model B; 8 units are model C; and 4 units are model D:

Model Type	Square footage	# of Stories	Bedroom/bathroom
A	2,429	2	3/2.5
B	2,206	2	3/2.5
C	2,296	3	3/2.5
D	2,255	3	3/2.5

  - The contemplated building materials include face brick, James Hardie board, lap siding, vinyl windows, and architectural shingles. In addition to the differing unit models, the 10 buildings are a mixture of 3-unit and 4-unit buildings, with the central interior buildings being 5-units. The development narrative indicates anticipated initial rental rates from $3,900-$4,500 a month.
  - The units also provide at-grade patios for the 2-story homes and balconies and patios for the 3-story homes within the center of the site. There is also a transitioning sidewalk connecting the 3-story buildings and sidewalks would be extended along both the Dundee Road and Quentin Road frontages.
  - In addition to the curb cuts along Dundee Road and Quentin Road, a 28-foot wide private drive transitions through the property, with a termination point in the northeast corner of the site, with a 5-foot inset to allow for backing maneuvers for the adjacent driveways. At the southwest corner of the site, there is also a 5-foot turnaround area for the adjacent driveways. This area is also noted as a potential expansion connection for the property directly west of the Subject Property. Staff notes that this property is not part of the proposed development and is under separate ownership, but Staff has recommended the inclusion of an access point

and easement to provide an additional access point for the property directly west of the Subject Property. That property also maintains a C-3 zoning designation in Cook County.

- **Engineering**
    - The Subject Property grades north to south, with an approximately 9-foot grade differential across its 481-foot expanse. The previous gas station and car wash maintained 4 curb-cut access points onto Quentin and Dundee Roads. There is a mountable median in this section of Quentin Road, which will allow vehicles exiting to turn left and north on Quentin Road and access traffic heading west on Dundee Road.
    - Village utilities exist in the area and the proposed engineering plans would connect therein. Village water would be connected and looped from the existing water lines on the south side of Dundee Road and the east side of Quentin Road. The sanitary line would extend and connect to the existing sanitary sewer on the west side of Quentin Road.
    - The stormwater management for the site would generally maintain the existing grades and collect all the stormwater throughout the site. This would be accomplished through a series of storm utility holes and catch basins to transition the stormwater into the stormwater basin/pond in the southeast corner of the site. The Village Engineer has reviewed and conditionally accepted the preliminary engineering plans.
    - The preliminary landscaping and screening plan includes a privacy fence along the southern and western sides of the property, in addition to evergreen/deciduous trees and privacy plantings upon a landscaped berm along the frontages of Dundee and Quentin Roads. Plantings are planned throughout the site, with foundation plantings, and additional trees/shrubs throughout the site.
    - Two existing billboards are present on the property at the northwest and southeast corners of the site. Per Code, billboards and off-site signage are not permitted within the Village. The existing southeast billboard has an expiring lease in a year and would be terminated and removed upon the Petitioner's closing on the property and completion of the lease. The northwest billboard/LED sign has 12-years remaining on the lease. The Petitioner confirms their intention is to not renew the lease and ultimately remove the billboard as soon as is possible. A condition requiring both a security deposit ensuring the removal of the billboard and not allowing any lease interest extensions are proposed in the motion.
- **Village of Palatine 2025 Comprehensive Plan - Future Land Use Map & Legend**
    - The current comprehensive plan envisions an attached single-family development for this property. At 7.85 units/acre, the proposed development is within the typical density levels for similar developments within the Village. Additionally, in 2001, the Village Council adopted a sub-area plan for this property, which indicated that attached single-family uses were appropriate for the site and also envisioned the gas station/car wash remaining. That plan also recommended 40-foot setbacks for those

units abutting single-family residential subdivisions in Palatine (Lake Park Estates) and lower-profile building heights in these areas. The proposed plans provide 40-foot setbacks on the southern and western sides and are 2-stories in height for these areas.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meetings on February 10 & March 10, 2026.

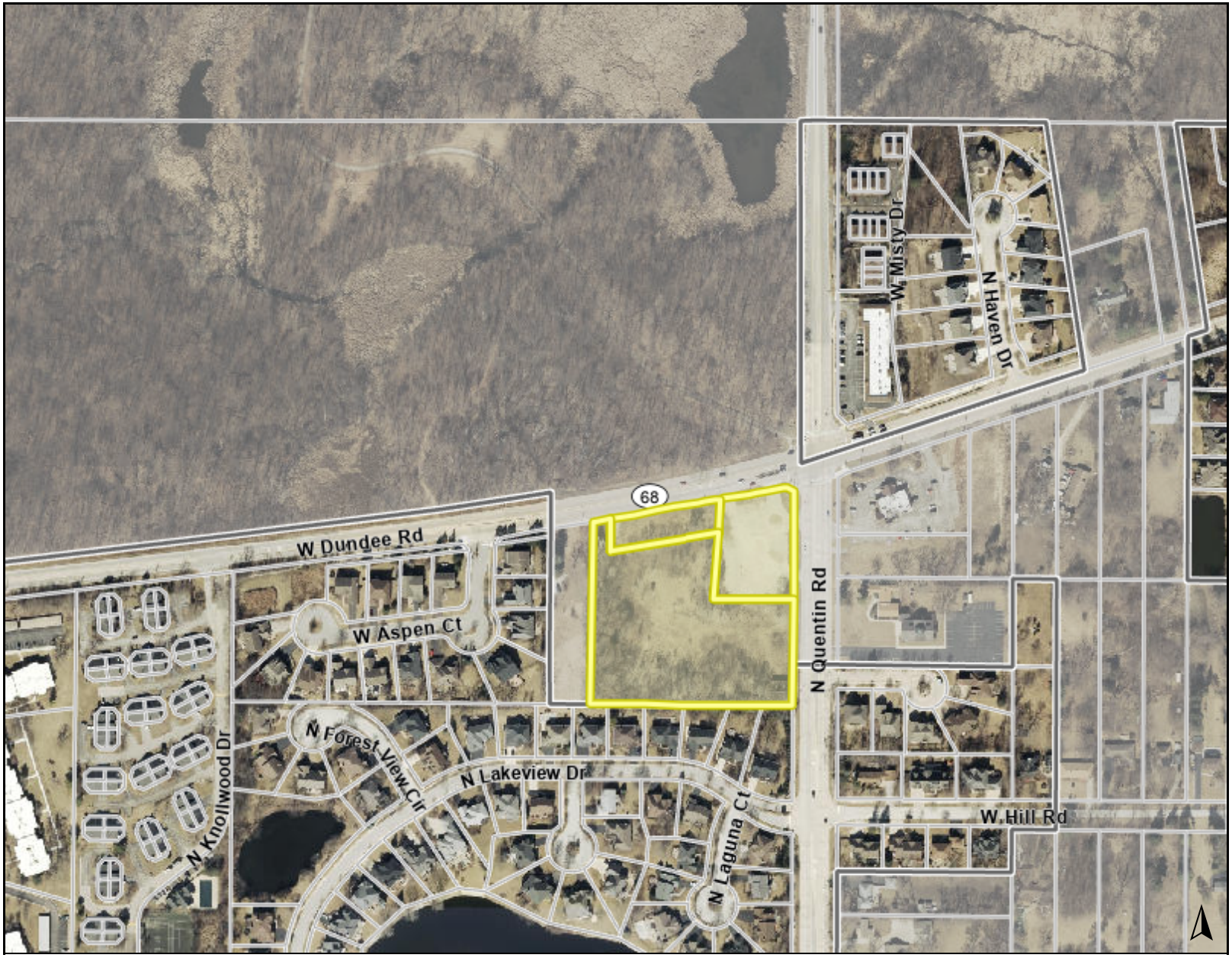
Residents testifying: 8 (2/10/26 meeting) traffic and construction impact questions; support for the proposed use and access to the property; support for the proposed removal of the existing billboards; property values; and rental occupancy questions/concerns; 1 (3/10/26 meeting) — questions about the rental rates for the units.

Vote: The PZC voted 7-1 to approve the preliminary planned development and Staff concurs.

ACTION REQUIRED:
Motion to approve the Preliminary Planned Development at 885 W. Dundee Road and 1490 N. Quentin Road.

ATTACHMENTS:
1. Aerial Map
2. PPD conditions
3. EXHIBIT - REVISED ENGINEERING PLANS - 855 Dundee Civil Issue E 3.4.26 - Preliminary (1)
4. EXHIBIT - REVISED SITE AND ARCHITECTURAL PLANS - 2025-0112-Palatine Townhome PUD Proposal Package 20260306 (2)
5. EXHIBIT - Preliminary Planned Development proposed elevations (1)
6. EXHIBIT - Initial and revised project narrative with plan change summary
7. 2025 Village of Palatine Comprehensive Plan - Quentin & Dundee Roads (1)
8. 2001 COMP PLAN Sub-Area - Quentin and Dundee Roads
9. Plat of Survey (2)
10. PZC 3-10-26 meeting minutes
11. PZC 2-10-26 meeting minutes
12. Public Notice (4)

GISConsortium | 885 W. Dundee Road & 1490 Quentin Road



Legend

0 500 1000 ft

Print Date: 2/5/2026

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.

PRELIMINARY PLANNED DEVELOPMENT CONDITIONS FOR 1490 N. QUENTIN ROAD AND 885 W. DUNDEE ROAD:

1. The Planned Development shall substantially conform to the engineering plans (submitted by BCI, last revised on 3/4/26), architectural plans (submitted by Linden Group, last revised on 3/5/26), elevations, and the project narrative and revised project narrative submitted by Cornersite LLC, except, as such, plans may be changed to conform to Village Codes and Ordinances

2. 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.

3. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit, pursuant to the Code requirements shall be submitted in a manner acceptable to the Director of Planning and Zoning.

4. A separate letter of credit or other acceptable security deposit to the Village, 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. The existing billboard in the southeast corner of the site shall be removed upon the completion of the existing lease and no additional lease extensions shall be allowed.

5. 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.

6. 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, including the roadway easement in the southwest corner of the property, which could provide access for the property directly west of the subject property, and any required maintenance language, all in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

7. Recording fees in the amount of $600 shall be submitted.

8. 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.

9. All required extra agency (e.g., IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.

10. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.

11. 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.

12. 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.

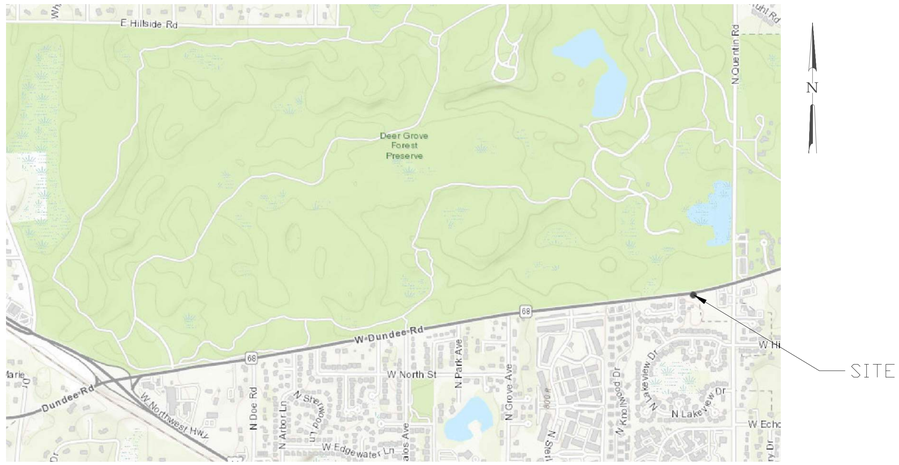
BENCHMARK INFO
SITE BENCHMARK IS ON THE SOUTH BOLT OF THE FIRE HYDRANT NORTH OF THE NORTH PROPERTY LINE ELEV. 794.39 NAVD 88

NEW TOWNHOUSE DEVELOPMENT
855 DUNDEE RD., PALATINE, IL
PRELIMINARY PLANS

SECTION: 9
TOWNSHIP: 42N
RANGE: 10E

PIN(S):
02-09-203-(008 THRU 010)-0000

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY
3. DEMOLITION PLAN
4. PHASE – I –SOIL EROSION & SEDIMENTATION CONTROL PLAN
5. PHASE – II –SOIL EROSION & SEDIMENTATION CONTROL PLAN
6. SWPPP (NOT INCLUDED)
7. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
8. PROPOSED UTILITIES PLAN – OVERALL SITE
9. PROPOSED PLAN & PROFILES (NOT INCLUDED)
10. TRIBUTARY AREA & INUNDATION EXHIBITS (NOT INCLUDED)
11. GEOMETRIC PLAN – OVERALL SITE
12. AUTOTURN EXHIBIT
13. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE A (NOT INCLUDED)
14. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE B (NOT INCLUDED)
15. MAINTENANCE OF TRAFFIC PLAN – WORK ZONE C(NOT INCLUDED)
16. CONSTRUCTION NOTES (NOT INCLUDED)
18. STANDARD DETAILS (NOT INCLUDED)
20. IDOT DETAILS(NOT INCLUDED)
21. IDOT CROSS–SECTIONS(NOT INCLUDED)
25. CCHD DRAINAGE AREA EXHIBIT(NOT INCLUDED)
26. CCHD CROSS–SECTIONS(NOT INCLUDED)

AERIAL MAP



N

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE	W	W
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		W
WATER VALVE		V
GRADE	x 697.33	697.65
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		CO
DOWNSPOUT (ROOF DRAINS)	DS	DS
WATER B. BOX		BB
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		CF
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB		M/C XXX.XX B/C XXX.XX

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

PROJECT NARRATIVE

GENERAL: NEW TOWNHOUSE DEVELOPMENT WITH UTILITY MAINS AND STORMWATER MANAGEMENT

AREA SUMMARY:
SITE AREA: 4.843 ACRES
DISTURBED AREA OF SITE: 4.843 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA>3AC.) IS A REQUIREMENT PER MWRD, AND VOLUME CONTROL (DISTURBED AREA AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: NEW SANITARY MAIN IS PROPOSED FOR TOWNHOUSE SERVICES TO CONNECT TO.

SOILS/INFILTRATION RATE: REFER TO GEOTECHNICAL REPORT.

GROUNDWATER ELEVATION: ~13 FEET BELOW GRADE PER GEOTECHNICAL REPORT.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
ENGINEER:		B	PRELIMINARY PLANS/REVISED SITE PLAN	9-5-25
ENGINEER:		C	PRELIMINARY PLANS/REVISED SITE PLAN	11-10-25
TECHNICIAN:		D	PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	1-7-26
		E	PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	3-4-26

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DESIGN FIRM NO. 184.005857.0002

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TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

855 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS

SHEET NUMBER
1

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE EAST 516.94 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DUNDEE ROAD (AS WIDENED) AND WEST OF THE WEST LINE OF QUINTEN ROAD (AS WIDENED) , IN COOK COUNTY, ILLINOIS.

KNOWN AS: **885 W. DUNDEE ROAD, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER:
02 - 09 - 203 - 008 - 0000
02 - 09 - 203 - 009 - 0000
02 - 09 - 203 - 010 - 0000

AREA=210,940.87 SQ.FT OR 4.84 ACRES

NOTE:
ELEVATION DETERMINED BY GPS METHOD

CALL JULIE TOLL FREE 1-800-892-0123

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

LEGEND ABBREVIATIONS

SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
C=	CONC. CURB
G=	CONC. GUTTER
T/W=	TOP OF WALL
(R)	RECORD DATA
(M)	MEASURED DATA



PROJECT STAFF		ISSUE	REVISIONS	DATE
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EXISTING TOPOGRAPHY

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
2

REMOVE EXISTING APRONS

EXISTING UTILITY POLE TO BE RELOCATED FOR NEW DRIVEWAY, COORDINATE WITH UTILITY COMPANY

INVESTIGATE IF THERE IS EXISTING SEPTIC FIELD SYSTEM IN THIS PARCEL. TO BE REMOVED IN ACCORDANCE WITH STATE REQUIREMENTS

SITE BENCH MARK
ELV=794.39' (NAVD 88)
DESCRIPTION : TOP OF SOUTH BOLT ON FIRE HYDRANT

W. DUNDEE ROAD

83' R.O.W. (IDOT) HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

ASPHALT PAVEMENT

CONC. CURB & GUTTER

10" WATER MAIN LINE

N80°07'29"E 456.88

19.06
S61°32'33"E

SEPTIC FIELD EASEMENT PER DOC/ #99452040

PIN #02 - 09 - 203 - 010 - 0000

PIN #02 - 09 - 203 - 009 - 0000

PIN #02 - 09 - 203 - 008 - 0000

PIN #02 - 09 - 203 - 003 - 0000

WEST LINE OF THE EAST 516.94' FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-42-10

N0°03'39"W 410.85'

S0°03'39"E 481.08'

N89°52'56"W 466.94'

N88°10'10"E 182.99'

S0°07'E 230.00'

S20°17'19"W 230.00'

BILLBOARD SIGN

BILLBOARD TO REMAIN

REMOVE CULVERT

CULVERT ELV=784.89' Ø=12"

REMOVE TREE (TYP.)

REMOVE CONC. WALL

REMOVE CULVERT

REMOVE BILLBOARD

REMOVE EXISTING APRONS

12" WATERMAIN LOCATION SHOWN PER PALATINE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD

12" WATER MAIN LINE (PER ATLAS)

12" STORM SEWER

SANITARY SEWER

N. QUENTIN ROAD

100' R.O.W. (CCDOTH) HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

CONC. CURB & GUTTER

ASPHALT PAVEMENT

100.00' (CCDOTH ROW)

W. ANTHONY DR.

CHURCH DW

TRAFFIC LIGHT BOX

UTILITY BOX

CONC. WALL

WOOD FENCE IS 2.50'S & 0.78'W

FOUND IRON PIPE 0.26'N & 0.22'W

FOUND IRON PIPE 0.08'S & 0.07'E

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-42-10

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

INLET RIM=788.39' INV=FULL OF DIRT

INLET RIM=789.01' INV=FULL OF DIRT

INLET RIM=790.32' INV=FULL OF DIRT

INLET RIM=790.58' INV=FULL OF DIRT

INLET RIM=791.04' INV=788.44'

SANITARY MANHOLE RIM=790.72' INV=780.63'

STORM MANHOLE RIM=789.84' INV=774.84'

STORM MANHOLE RIM=791.39' INV=775.79'

CATCH BASIN RIM=791.10' INV=786.12'

SANITARY MANHOLE RIM=792.00' INV=776.94'

INLET RIM=789.30' INV=784.37'

STORM MANHOLE RIM=788.64' INV=777.17'

STORM MANHOLE RIM=785.50' INV=777.39'

INLET RIM=785.08' INV=779.05'

INLET RIM=783.86' INV=776.56'

CATCH BASIN RIM=784.38' INV=779.18'

CULVERT ELV=778.38' Ø=24"

STORM MANHOLE RIM=784.23' INV=778.22'

INLET RIM=784.01' INV=778.22'

CULVERT ELV=780.88' Ø=8"

CULVERT ELV=779.26' Ø=24"

SANITARY MANHOLE RIM=782.55' INV=775.73'

SANITARY MANHOLE RIM=783.78' INV=775.80'

0 15' 30' 75'

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
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DEMOLITION & TREE PRESERVATION PLAN

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
3

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE – I

1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE LANDWEHR ROAD FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS) WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

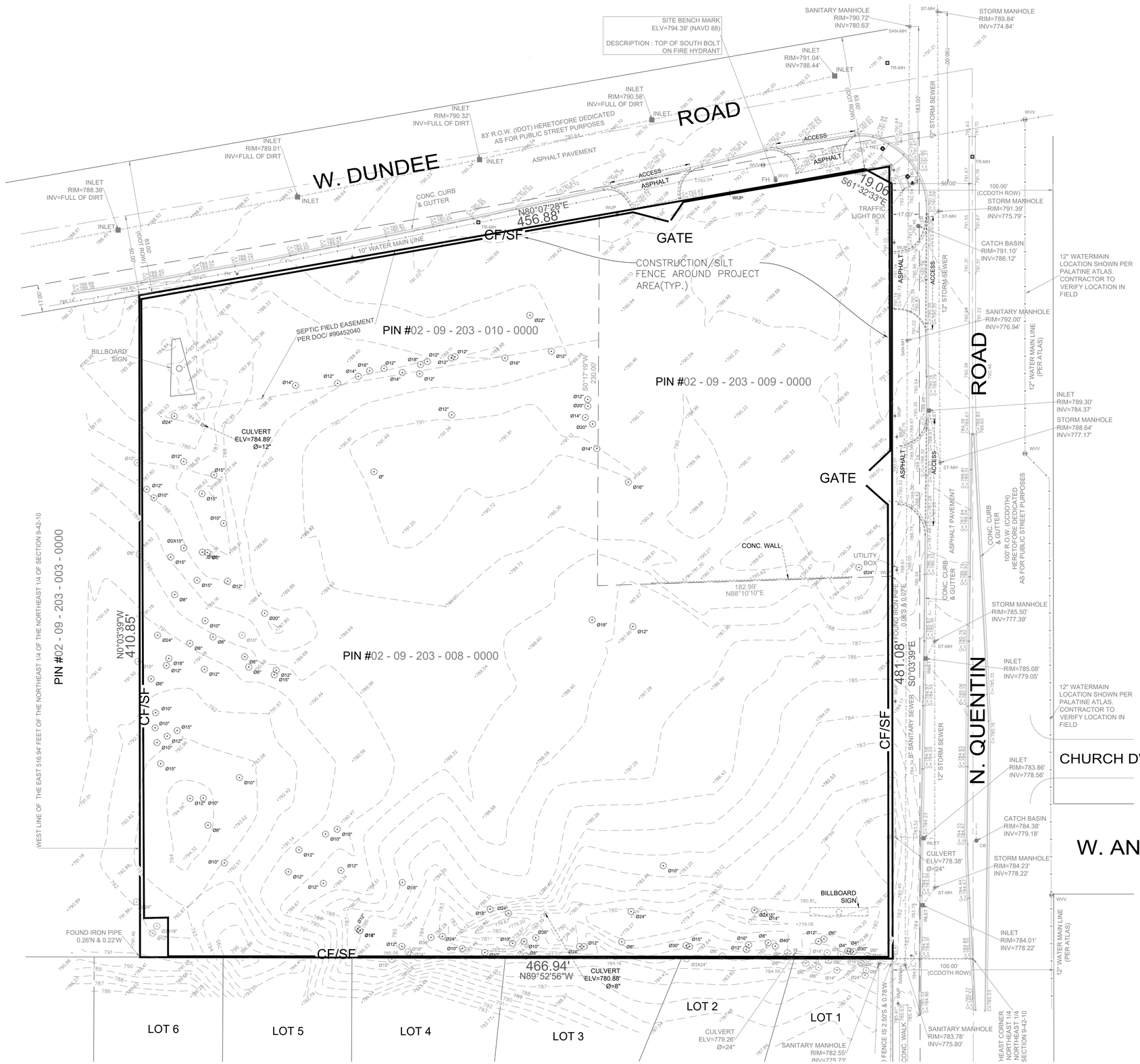
DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
8. BEGIN CLEARING AND GRUBBING THE SITE.
9. BEGIN GRADING THE SITE.

PHASE-II

1. CONSTRUCT DETENTION FACILITIES.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. 12" MINIMUM OF SOIL/SEDIMENT TO BE REMOVED FROM BOTTOM OF DETENTION FACILITIES (EXCAVATE TO NATIVE SOIL) PRIOR TO BEING BROUGHT TO FINAL GRADE WITH INSTALLATION OF ENGINEERED SOIL MIXTURE
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
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ENGINEER:		C	PRELIMINARY PLANS/REVISED SITE PLAN	11-10-25
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PHASE - I -SOIL EROSION & SEDIMENTATION CONTROL PLAN

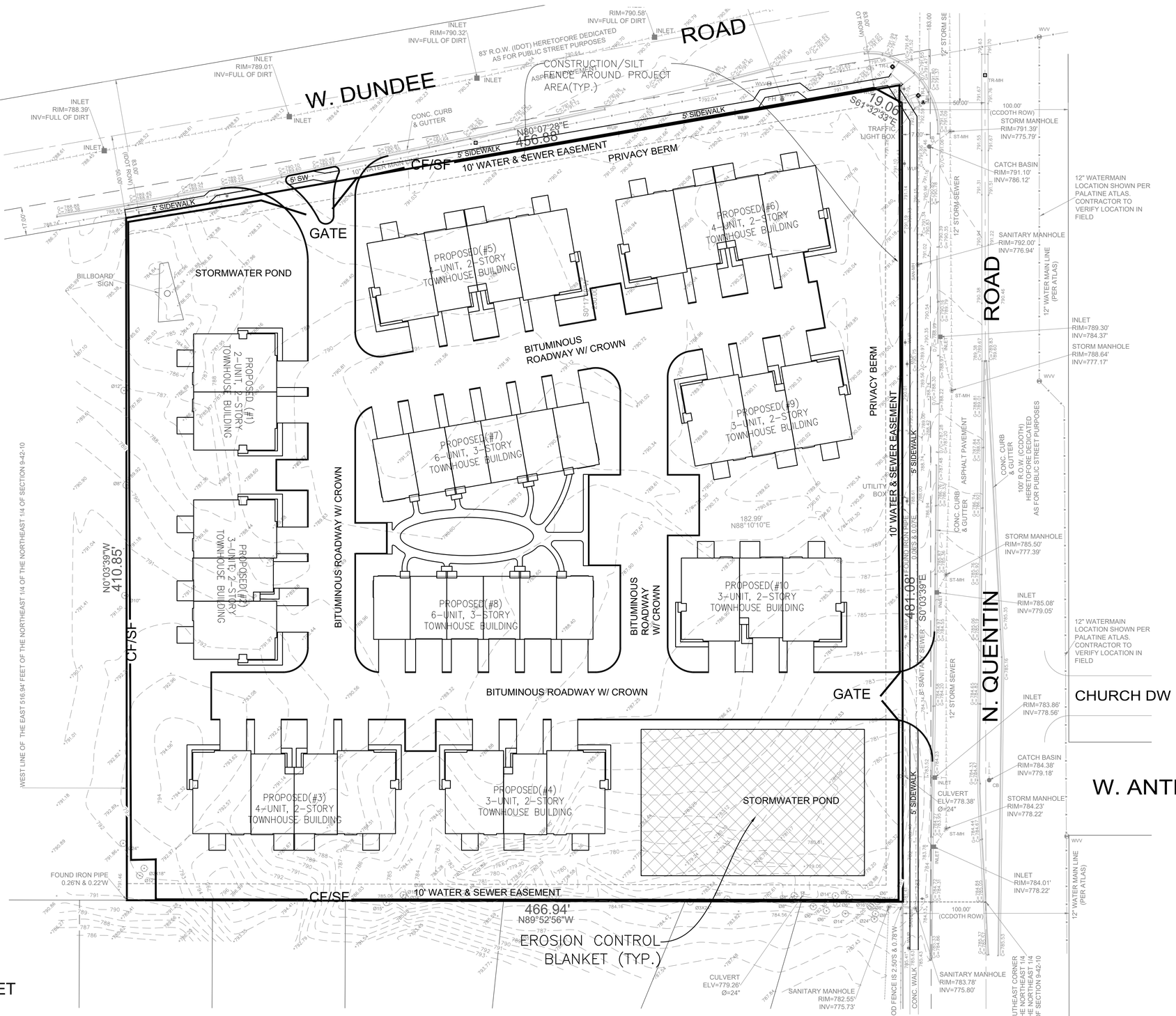
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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=40'-0

SHEET NUMBER

4



EROSION CONTROL BLANKET

FILTER BASKET

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
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PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

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BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER

5

STORMWATER POLLUTION PREVENTION PLAN

A COPY OF THIS PLAN, ALONG WITH ALL INSPECTION REPORTS, WILL BE KEPT AT THE SITE AT ALL TIMES.
THE PERMITEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THE PERMIT COVERAGE EXPIRES OR IS TERMINATED.

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
PROPOSED NORTHGATE ESTATES SUBDIVISION SITE IMPROVEMENT PLAN – 2420-50 LANDWEHR RD., NORTHBROOK, COOK COUNTY, IL.

PROJECT DESCRIPTION:
A NEW 7 UNIT SUBDIVISION DEVELOPMENT TO BE CONSTRUCTED ON PROPERTY WITH TWO EXISTING HOUSES.

TOTAL SITE AREA = 3.541 ACRES

TOTAL AREA DISTURBED = 3.541 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION = 0.705

SOILS: VARIES, PREDOMINATELY SILTY CLAY LOAM

RECEIVING WATERS: --

EXISTING SITE CONDITIONS: TWO PROPERTIES WITH EXISTING HOUSES

ADJACENT/OFFSITE AREAS: EXISTING SINGLE FAMILY RESIDENCES TO NORTH, WEST AND SOUTH. A STREET (LANDWEHR RD.) LIES TO THE EAST.

REFER TO IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT FOR ADDITIONAL SITE INFORMATION.

EROSION AND SEDIMENT CONTROLS

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT, AND THIS SWPPP.

STABILIZATION PRACTICES:

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE
TEMPORARY SEEDING AND MULCHING SHALL OCCUR WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY LAND DISTURBING ACTIVITIES.
EROSION CONTROL BLANKETS SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE SEEDING OF SLOPES 6:1 OR GREATER.

STRUCTURAL PRACTICES:

INLET FILTERS SHALL BE INSTALLED IN EXISTING DRAINAGE STRUCTURES PRIOR TO ANY GROUND DISTURBING ACTIVITIES.
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF PROPOSED GRADES AT THE ENTRANCE LOCATION.

STORM WATER MANAGEMENT

REFER TO THE IMPROVEMENT PLANS FOR PROPOSED SUBDIVISION DEVELOPMENT AND THE STORMWATER MANAGEMENT CALCULATIONS FOR ADDITIONAL INFORMATION

RUNOFF:
THE SITE DRAINS TO THE STORM SEWER LOCATED ON LANDWEHR RD..

VELOCITY DISSIPATION
THE SITE UTILIZES THE STORM SEWER.

WASTE DISPOSAL

ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE SITE FOR DISPOSAL IN PERMITTED DISPOSAL FACILITIES. THE PROJECT SITE WILL BE KEPT CLEAR OF ALL HUMAN AND CONSTRUCTION DEBRIS. NO BUILDING MATERIALS, GAS OR OIL SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. A SECURELY LIDDED DUMPSTER WILL BE PROVIDED FOR STANDARD SOLID WASTE.

HAZARDOUS WASTE WILL BE DISPOSED OF AS SPECIFIED BY THE VILLAGE OF NORTHBROOK, THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, OR THE MANUFACTURER OF THE MATERIAL, WHICH EVER IS STRICTER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL HAZARDOUS WASTE PRODUCED AS A PART OF THIS CONSTRUCTION PROJECT.

SANITARY WASTE WILL BE COLLECTED IN PORTABLE UNITS AND DRAINED AS SPECIFIED BY THE VILLAGE OF NORTHBROOK.

ANY SPILLED OIL, GAS, OR OTHER CONSTRUCTION MATERIAL WILL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOIL WILL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.

A SINGLE CONCRETE WASHOUT AREA WILL BE DESIGNATED BY THE CONTRACTOR FOR USE DURING THE DURATION OF THE PROJECT. THE WASHOUT AREA WILL BE DUG OUT OR BERMED UP TO CONTAIN ALL WASHOUT MATERIAL. ALL AFFECTED SOILS AND CONCRETE SPOILS WILL BE REMOVED FROM THE SITE UPON COMPLETION OF THE CONCRETE PLACEMENT ACTIVITIES.

OTHER REQUIREMENTS

THE VILLAGE OF NORTHBROOK CODE WILL GOVERN ALL EROSION CONTROL AND STORMWATER MANAGEMENT OPERATIONS.

IF ANY SITE AREA IS TO REMAIN DISTURBED FOR OVER 14 DAYS THEN 7 DAYS AFTER THE LAST DISTURBANCE THE CONTRACTOR MUST INITIATE STABILIZATION MEASURES.

NO FUEL OR OIL WILL BE STORED ON-SITE WITHOUT PROPER CONTAINMENT AND WRITTEN PERMISSION FROM THE VILLAGE OF NORTHBROOK.

THE CONTRACTOR WILL PREVENT OFF-SITE TRACKING OF SEDIMENTS. IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT, FURTHER MEASURES MUST BE IMPLEMENTED. ANY SEDIMENT LEFT ON THE PUBLIC ROADWAY WILL BE CLEANED OFF EVERY NIGHT.

DUST CONTROL, IF DEEMED NECESSARY BY THE VILLAGE ENGINEER, WILL BE DONE BY MEANS OF A WATER TRUCK SPRAYING WATER ON THE SURFACE OF THE SITE.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THIS SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER MAIN AND FIRE HYDRANT FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- UNCONTAMINATED GROUND AND SURFACE WATER FROM DEWATERING EXCAVATIONS AND DETENTION BASINS
- DUST CONTROL WATER

ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING DRAINAGE DITCH ALONG LANDWEHR RD.

PROPOSED SUBDIVISION DEVELOPMENT DEMOLITION AND RECONSTRUCTION SCHEDULE OF CONSTRUCTION

1. INSTALL SILT FENCE AND EROSION CONTROL MEASURES.
2. CONSTRUCT IMPROVEMENTS.
3. COMPLETE RESTORATION.
4. REMOVE TEMPORARY EROSION CONTROL MEASURES.

CCDOTH NOTES

a. CARE IS TO BE TAKEN SO AS NOT TO DAMAGE ANY OF THE EXISTING TRAFFIC SIGNAL CONDUITS, FIBER CABLES, AND EQUIPMENT. IF ANY OF THE TRAFFIC SIGNAL CONDUITS, CABLES, AND/OR EQUIPMENT IS DAMAGED, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE CONDUITS, CABLES, AND/OR EQUIPMENT AT NO COST TO THE COUNTY.
b. THE COUNT IS NOT PART OF J.U.L.I.E. FOR LOCATION OF TRAFFIC SIGNAL EQUIPMENT, CONTACT THE MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND LANDSCAPING DIVISION AT (312)630-1730.
c. FOR THE LOCATION OF UNDERGROUND COUNTY MAINTAINED FACILITIES, SEE COUNTY SPECIAL PROVISION "TRAFFIC SIGNAL WORK GENERAL".

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD AND EFFECTIVE OPERATING CONDITIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REGULAR INSPECTIONS REQUIRED BY THE NPDES GENERAL PERMIT #2 INCLUDING RECORDING AND KEEPING A RECORD OF EACH INSPECTION. THIS PROCESS WILL CONTINUE UNTIL FINAL STABILIZATION IS ACHIEVED AND A NOTICE OF TERMINATION IS RECEIVED BY THE OWNER. INSPECTIONS WILL BE PERFORMED AND RECORDED BY QUALIFIED INDIVIDUALS TRAINED BY THE GENERAL CONTRACTOR AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

BASED ON THE RESULTS OF THE INSPECTIONS, MODIFICATIONS NECESSARY SHALL BE IMPLEMENTED WITHIN 7 DAYS OF THE INSPECTION.

ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. ANY NECESSARY REPAIRS WILL BE INITIATED IMMEDIATELY.

SEDIMENT BUILDUP WILL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.

SEDIMENT BUILDUP WILL BE REMOVED FROM OTHER EROSION CONTROLS AS NEEDED TO MAINTAIN STORMWATER FLOW THROUGH THE SITE AND AVOID SEDIMENT FROM BYPASSING THE EROSION CONTROLS.

EROSION CONTROL MEASURES WILL BE REPAIRED, MAINTAINED, OR INCREASED AT THE DIRECTION OF THE LOCAL SOIL AND WATER CONSERVATION DISTRICT, THE VILLAGE OF NORTHBROOK OR THE PARK DISTRICT'S ENGINEER.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT SHALL SUMMARIZE THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN TO SOLVE ANY PROBLEMS OBSERVED. THE INSPECTION REPORT SHALL BE SIGNED BY A QUALIFIED INDIVIDUAL PER NPDES GENERAL PERMIT NO. 2.

INSPECTION REPORTS SHALL BE RETAINED AS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS AFTER FINAL STABILIZATION AND A NOTICE OF DISCONTINUATION HAS BEEN SUBMITTED TO THE DEPARTMENT.

CONTRACTOR'S CERTIFICATION

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

GENERAL CONTRACTOR

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

_____

SUB-CONTRACTOR #1

_____

SUB-CONTRACTORS RESPONSIBILITY

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

USE ADDITIONAL SHEETS FOR ADDITIONAL SUB-CONTRACTORS.
EACH SHEET WILL HAVE THE PROJECT NAME AND LOCATION AS DESCRIBED IN THE SITE DESCRIPTION ON THIS SHEET.
EACH ADDITIONAL SUB-CONTRACTOR WILL PROVIDE THEIR RESPONSIBILITY, COMPANY NAME, ADDRESS AND PHONE NUMBER, PRINTED NAME AND TITLE, SIGNATURE AND DATE.
THIS INFORMATION WILL BE KEPT WITH THIS PLAN.

OWNERS'S CERTIFICATION

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

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
ENGINEER:		B	PRELIMARY PLANS/REVISED SITE PLAN	9-5-25
ENGINEER:		C	PRELIMARY PLANS/REVISED SITE PLAN	11-10-25
TECHNICIAN:		D	PRELIMARY PLANS/REVISED PER VILLAGE COMMENTS	1-7-26
		E	PRELIMARY PLANS/REVISED PER VILLAGE COMMENTS	3-4-26

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SWPPP

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER

6

SITE BENCH MARK
ELV=794.39' (NAVD 88)

DESCRIPTION : TOP OF SOUTH BOLT ON FIRE HYDRANT

W. DUNDEE ROAD

ASPHALT PAVEMENT

83' R.O.W. (IDOT) HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

CONC. CURB & GUTTER

10" WATER MAIN LINE

N80°07'28"E 456.88'

N89°52'56"W 466.94'

N0°03'39"W 410.85'

S0°03'39"E 481.08'

WEST LINE OF THE EAST 516.94' FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-42-10

N. QUENTIN ROAD

W. ANTHONY DR.

CHURCH DW

SANITARY MANHOLE
RIM=790.72'
INV=780.63'

STORM MANHOLE
RIM=789.84'
INV=774.84'

INLET
RIM=791.04'
INV=788.44'

INLET
RIM=790.58'
INV=FULL OF DIRT

INLET
RIM=790.32'
INV=FULL OF DIRT

INLET
RIM=789.01'
INV=FULL OF DIRT

INLET
RIM=788.39'
INV=FULL OF DIRT

12" STORM SEWER

12" WATERMAIN LOCATION SHOWN PER PALATINE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD

STORM MANHOLE
RIM=791.39'
INV=775.79'

CATCH BASIN
RIM=791.10'
INV=786.12'

SANITARY MANHOLE
RIM=792.00'
INV=776.94'

12" WATER MAIN LINE (PER ATLAS)

INLET
RIM=789.30'
INV=784.37'

STORM MANHOLE
RIM=788.64'
INV=777.17'

STORM MANHOLE
RIM=785.50'
INV=777.39'

INLET
RIM=785.08'
INV=779.05'

D/C 784.67
G 784.55
MEET

CATCH BASIN
RIM=784.38'
INV=779.18'

STORM MANHOLE
RIM=784.23'
INV=778.22'

INLET
RIM=784.01'
INV=778.22'

SANITARY MANHOLE
RIM=783.78'
INV=775.80'

OUTHEAST CORNER THE NORTHEAST 1/4 THE NORTHEAST 1/4 OF SECTION 9-42-10

BUILDING #1 T/F 789.5 G/S 789.0

BUILDING #2 T/F 790.5 G/S 790.0

BUILDING #3 T/F 790.00 G/S 789.50

BUILDING #4 T/F 789.0 G/S 788.5

BUILDING #5 T/F 790.0 G/S 789.5

BUILDING #6 T/F 789.0 G/S 788.5

BUILDING #7 T/F 790.0 G/S 789.5

BUILDING #8 T/F 789.0 G/S 788.5

BUILDING #9 T/F 789.0 G/S 788.5

BUILDING #10 T/F 789.0 G/S 788.5

STORMWATER POND W/ RETAINING WALLS 785.00 HWL 778.50 BOTTOM

HWL 785

T/W 788.0
B/W 786.0

D/C 790.17
G 790.10

D/C 790.47
G 790.40
MEET

D/C 789.72
G 789.65

D/C 789.30
G 789.23
MEET

D/C 784.27
G 784.20
MEET

784.9 SW

784.7 SW
CULVERT
ELV=778.38'
Ø=24"

784.5 SW

785.0 SW

785.6 MEET

CULVERT
ELV=779.26'
Ø=24"

FOUND IRON PIPE
0.26'N & 0.22'W

FOUND IRON PIPE
0.05'S & 0.07'E

FOUND IRON PIPE
0.26'S & 0.78'W

FOUND IRON PIPE
2.50'S & 0.76'W

TRAFFIC LIGHT POLE

BILLBOARD SIGN

UTILITY POLE

TR-MH

ST-MH

SAN-MH

WVV

CB

INLET

50.00'

100.00' (CCDOTH ROW)

7.00'

183.00'

100.00'

6.3%

6.7%

7%

15'

30'

SANITARY SEWER

STORM SEWER

WATER MAIN

'ODD FENCE IS 2.50'S & 0.76'W

CONC. WALK

STORMWATER MANAGEMENT & GRADING DESIGN TO BE FINALIZED DURING DETAILED DESIGN

0 15' 30' 75'

N

REVISIONS	ISSUE	DATE
PRELIMINARY PLANS	A	8-19-25
PRELIMINARY PLANS/REVISED SITE PLAN	B	9-5-25
PRELIMINARY PLANS/REVISED SITE PLAN	C	11-10-25
PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	D	1-7-26
PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	E	3-4-26

PROJECT STAFF

PROJECT MANAGER: W. HEPBURN, P.E.

ENGINEER:

ENGINEER:

TECHNICIAN:

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PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
855 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
7

Townhouse Development, SW Corner of Dundee & Quentin, Palatine

Date: 3.4.26

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Entire Lot	210,941	4.843		
Building	0	0.000	49,497	1.136
Hardscapes	0	0.000	58,066	1.333
Impervious Area	0	0.000	107,563 50.99%	2.469
Pervious Area	210,941	4.843	103,378	2.373

Increase in Impervious Area **2.469 Ac.**
Disturbed area of the Site = **4.843 Ac.**

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Townhouse Development - Dundee & Quentin **PERMIT NUMBER:**

LOCATION: SW Corner of Dundee & Quesntin, Palatine **DATE:** 11.10.25

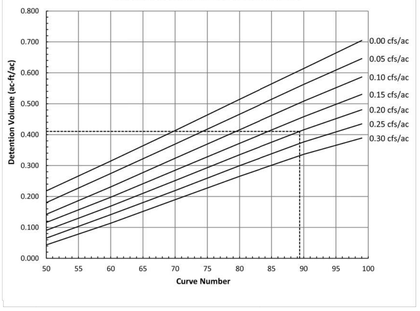
DEVELOPMENT INFORMATION

1. Detained Area	4.843	acres
2. Curve Number	89.37	
3. Actual Release Rate	**0.969**	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**1.988**	ac-ft

NOMOGRAPH



4/7/2022

DETENTION VOLUME

1) **Southeast Pond Surface Ponding (HWL: 785.00)** (6' Ponding)

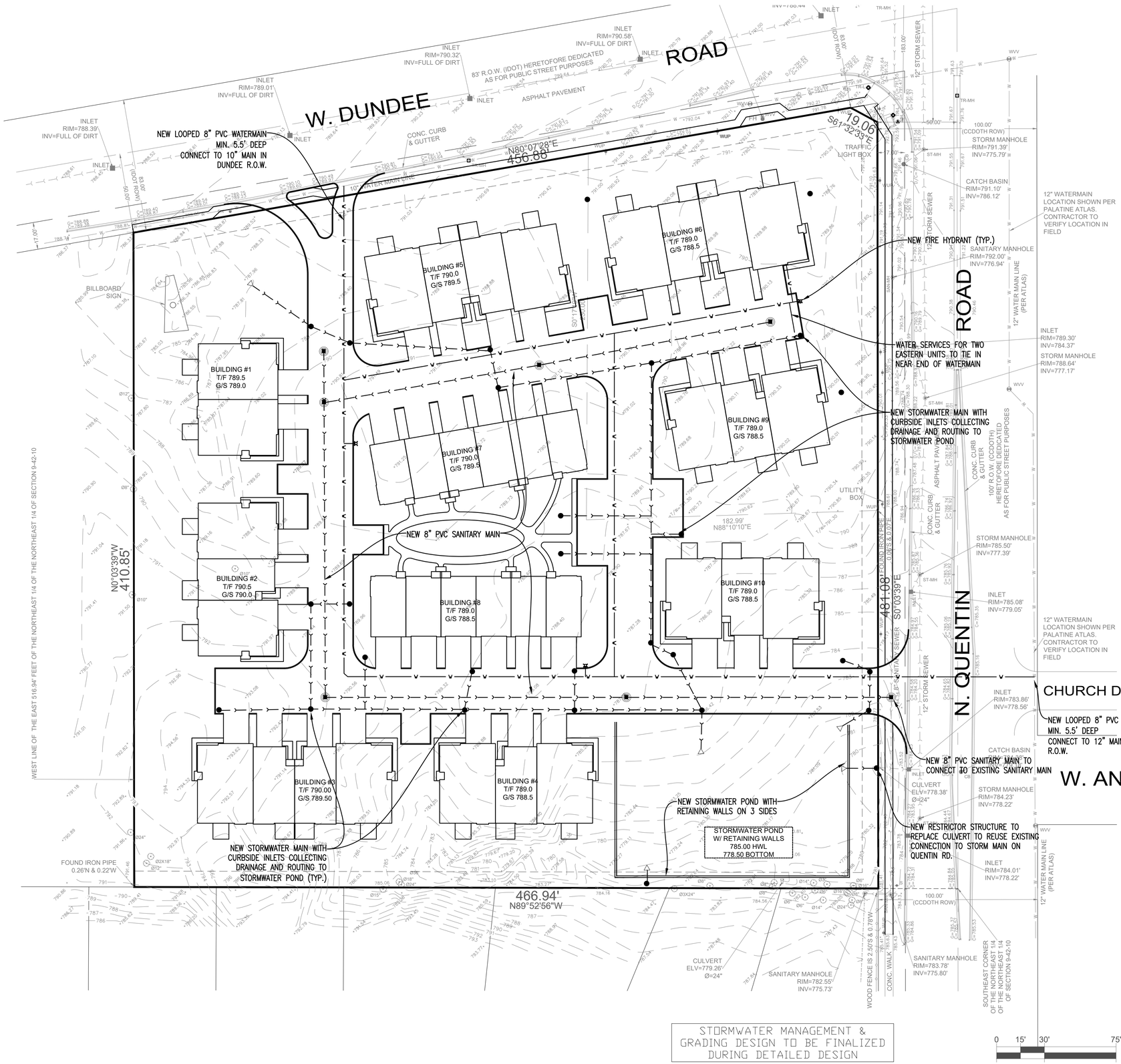
Elevation	Area (sq. ft.)	Avg. Area	Depth	Vol. (cu.ft.)
785.00	13,326			
		13,109	1.00	13,109
784.00	12,891			
		12,674	1.00	12,674
783.00	12,456			
		12,238	1.00	12,238
782.00	12,019			
		11,802	1.00	11,802
781.00	11,584			
		11,367	1.00	11,367
780.00	11,149			
		10,931	1.00	10,931
779.00	10,712			
		10,604	0.50	5,302
778.50	10,495			
				77,420

2) **Northwest Pond Surface Ponding (HWL: 785.0)** (4' Ponding)

Elevation	Area (sq. ft.)	Avg. Area	Depth	Vol. (cu.ft.)
785.00	3,857			
		3,408	1.00	3,408
784.00	2,959			
		2,550	1.00	2,550
783.00	2,140			
		1,820	1.00	1,820
782.00	1,500			
		1,237	1.00	1,237
781.00	974			
				9,015

3) **Pipe Storage**

Pipe Size	Length (ft.)	Unit Volume	Vol. (cu.ft.)
8	0	0.349	0.00
10	0	0.545	0.00
12	1050	0.785	824.67
15	0	1.227	0.00
18	0	1.767	0.00
36	0	7.069	0.00
48	0	12.566	0.00
			825



STORMWATER MANAGEMENT & GRADING DESIGN TO BE FINALIZED DURING DETAILED DESIGN

REVISIONS		DATE
PRELIMINARY PLANS	A	8-19-25
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PRELIMINARY PLANS/REVISED SITE PLAN	C	11-10-25
PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	D	1-7-26
PRELIMINARY PLANS/REVISED PER VILLAGE COMMENTS	E	3-4-26

PROJECT STAFF

PROJECT MANAGER:	W. HEPBURN, P.E.
ENGINEER:	
ENGINEER:	
TECHNICIAN:	

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DESIGN FIRM NO. 184.005857.0002

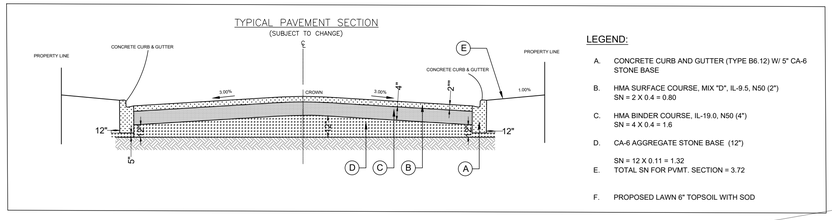
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PROPOSED UTILITY PLAN
OVERALL SITE
855 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
8



LEGEND:

A. CONCRETE CURB AND GUTTER (TYPE B6.12) W/ 5" CA-6 STONE BASE

B. HMA SURFACE COURSE, MIX "D", IL-9.5, N50 (2")
SN = 2 X 0.4 = 0.80

C. HMA BINDER COURSE, IL-19.0, N50 (4")
SN = 4 X 0.4 = 1.6

D. CA-6 AGGREGATE STONE BASE (12")

SN = 12 X 0.11 = 1.32

E. TOTAL SN FOR PVMT. SECTION = 3.72

F. PROPOSED LAWN 6" TOPSOIL WITH SOD

SITE BENCH MARK
ELV=794.39' (NAVD 88)

DESCRIPTION : TOP OF SOUTH BOLT ON FIRE HYDRANT

W. DUNDEE ROAD

83' R.O.W. (IDOT) HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

ASPHALT PAVEMENT

CONC. CURB & GUTTER

INLET
RIM=789.01'
INV=FULL OF DIRT

INLET
RIM=788.39'
INV=FULL OF DIRT

INLET
RIM=790.32'
INV=FULL OF DIRT

INLET
RIM=790.58'
INV=FULL OF DIRT

INLET
RIM=791.04'
INV=788.44'

SANITARY MANHOLE
RIM=790.72'
INV=780.63'

STORM MANHOLE
RIM=789.84'
INV=774.84'

N80°07'28"E
456.88'

S81°32'33"E
19.06'

TRAFFIC LIGHT BOX

5' SIDEWALK

10" WATER MAIN LINE

10' WATER & SEWER EASEMENT

PRIVACY BERM

5' SW

100.00' (IDOT ROW)

17.00'

50.00'

183.00'

12" STORM SEWER

100.00' (CCDOTH ROW)

STORM MANHOLE
RIM=791.39'
INV=775.79'

CATCH BASIN
RIM=791.10'
INV=786.12'

12" WATERMAIN LOCATION SHOWN PER PALATINE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD

SANITARY MANHOLE
RIM=792.00'
INV=776.94'

12" WATER MAIN LINE (PER ATLAS)

INLET
RIM=789.30'
INV=784.37'

STORM MANHOLE
RIM=788.64'
INV=777.17'

ROAD

N. QUENTIN

ASPHALT PAVEMENT

CONC. CURB & GUTTER

100' R.O.W. (CCDOTH) HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

STORM MANHOLE
RIM=785.50'
INV=777.39'

INLET
RIM=785.08'
INV=779.05'

12" WATERMAIN LOCATION SHOWN PER PALATINE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD

CHURCH DW

INLET
RIM=783.86'
INV=778.56'

CATCH BASIN
RIM=784.38'
INV=779.18'

CULVERT
ELV=778.38'
Ø=24"

STORM MANHOLE
RIM=784.23'
INV=778.22'

W. ANTHONY

INLET
RIM=784.01'
INV=778.22'

12" WATER MAIN LINE (PER ATLAS)

100.00' (CCDOTH ROW)

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-42-10

SANITARY MANHOLE
RIM=783.78'
INV=775.80'

BILLBOARD SIGN

STORMWATER POND

R45.00'

40.00'

R25.00'

PROPOSED(#1)
2-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#2)
3-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#3)
4-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#4)
3-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#5)
4-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#6)
4-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#7)
6-UNIT, 3-STORY
TOWNHOUSE BUILDING

PROPOSED(#8)
6-UNIT, 3-STORY
TOWNHOUSE BUILDING

PROPOSED(#9)
3-UNIT, 2-STORY
TOWNHOUSE BUILDING

PROPOSED(#10)
3-UNIT, 2-STORY
TOWNHOUSE BUILDING

BITUMINOUS ROADWAY W/ CROWN

R16.00'

19.00'

28.00'

30.00'

9.00'

182.99'
N88°10'10"E

481.08'
S0°03'39"E

UTILITY BOX

FOUND IRON PIPE
0.06'S & 0.07'E

8" SANITARY SEWER

12" STORM SEWER

CONC. WALK

WOOD FENCE IS 2.55'S & 0.78'W

CULVERT
ELV=779.26'
Ø=24"

SANITARY MANHOLE
RIM=782.55'
INV=775.73'

N0°03'39"W
410.85'

WEST LINE OF THE EAST 516.94' FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9-42-10

FOUND IRON PIPE
0.26'N & 0.22'W

10' WATER & SEWER EASEMENT

466.94'
N89°52'56"W

40.63'

N

0 15' 30' 75'

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
ENGINEER:		B	PRELIMARY PLANS/REVISED SITE PLAN	9-5-25
ENGINEER:		C	PRELIMARY PLANS/REVISED SITE PLAN	11-10-25
TECHNICIAN:		D	PRELIMARY PLANS/REVISED PER VILLAGE COMMENTS	1-7-26
		E	PRELIMARY PLANS/REVISED PER VILLAGE COMMENTS	3-4-26

BCI
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rwalker@bonoconsulting.com
DESIGN FIRM NO. 184.010697-0002

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SEVEE & MAHER ENGINEERS
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4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

SITE PLAN & GEOMETRIC PLAN

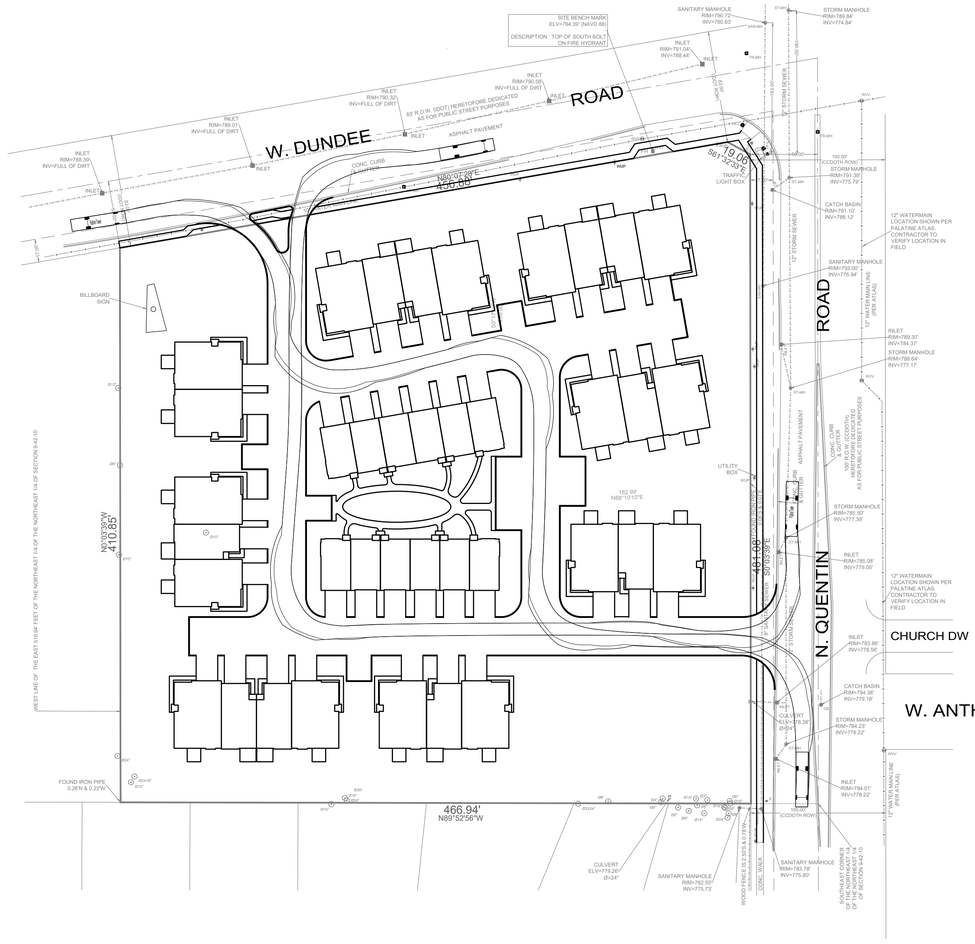
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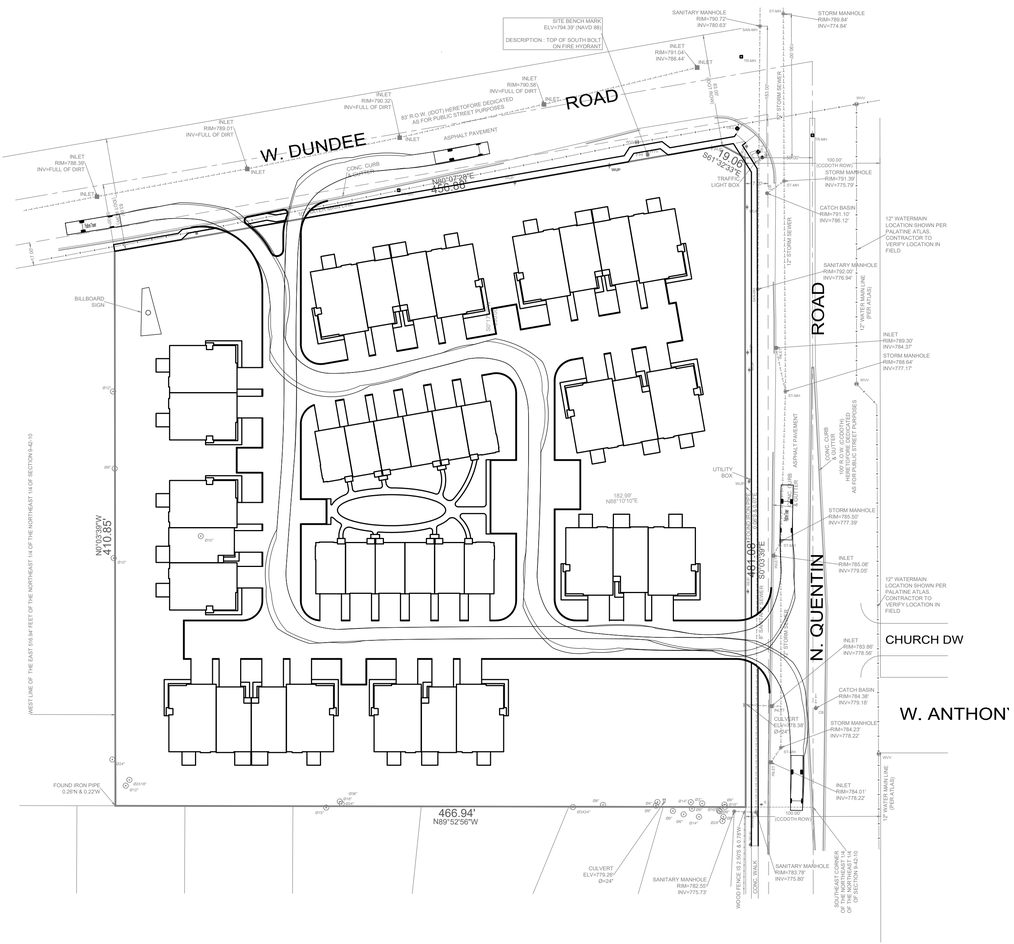
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BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

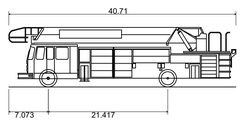
SHEET NUMBER
11

FIRE TRUCK TURNING EXHIBIT - ENTERING FROM DUNDEE



FIRE TRUCK TURNING EXHIBIT - ENTERING FROM QUENTIN





Paltine Tower	
Overall Length	40.710ft
Overall Width	8.930ft
Overall Body Height	10.685ft
Min Body Ground Clearance	1.025ft
Track Width	8.930ft
Lock-to-lock time	6.00s
Max Wheel Angle	50.00°

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	A	PRELIMINARY PLANS	8-19-25
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ENGINEER:		C	PRELIMARY PLANS/REVISED SITE PLAN	11-10-25
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		E	PRELIMARY PLANS/REVISED PER VILLAGE COMMENTS	3-4-26

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SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=20'-0

SHEET NUMBER

12



1 S-1.0 **PROPOSED SITE PLAN**

0 1' 3' 5'

SCALE: 1" = 30'-0"

SITE DATA BASED ON EXISTING R-3 MULTI-FAMILY ZONING DISTRICT

REQUIRED	PROPOSED	CODE REQUIRED
TOTAL LAND AREA	210,941 SF 4.84 AC	5,000 SF PER D/U
UNIT COUNT	38	
DENSITY	7.85 DU/AC	
YARDS		
FRONT	30'-0"	30 FEET
SIDE	40'-0"	25 FEET FOR CORNER LOTS 6'-0" ONE SIDE 16' TOTAL FOR INT. LOTS
REAR	40'-0"	40 FEET MIN
FAR	0.45	0.50 MAX
LOT COVERAGE	50.99%	50% MAX
BUILDING HEIGHT	± 34'-0"	50 FEET MAX OR 4 STORIES
PARKING		
GARAGE	76	
DRIVEWAY	76	
GUEST	14	
TOTAL	166 CARS (4.37 CARS / UNIT)	2.25 CARS / UNIT

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PROPOSED PALATINE TOWNHOMES

N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-14-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
DATE

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ARCHITECTURAL
SITE PUD

SHEET NAME

S-1.0

SHEET

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Xrefs: LINDEN GROUP INC.



2-STORY
PROPOSED FRONT ELEVATION - 4-UNIT BUILDING

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



2-STORY
PROPOSED REAR ELEVATION - 4-UNIT BUILDING

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

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PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

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10-27-2025	PS	REVISED SITE

2025-0112
PROJECT NUMBER

10-27-2025
DATE

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PROPOSED
2 STORY
4 UNIT
ELEVATIONS

SHEET NAME

A-1.0

SHEET

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2-STORY
PROPOSED FRONT ELEVATION - 3-UNIT BUILDING

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



2-STORY
PROPOSED REAR ELEVATION - 3-UNIT BUILDING

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

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE

2025-0112
PROJECT NUMBER

10-27-2025
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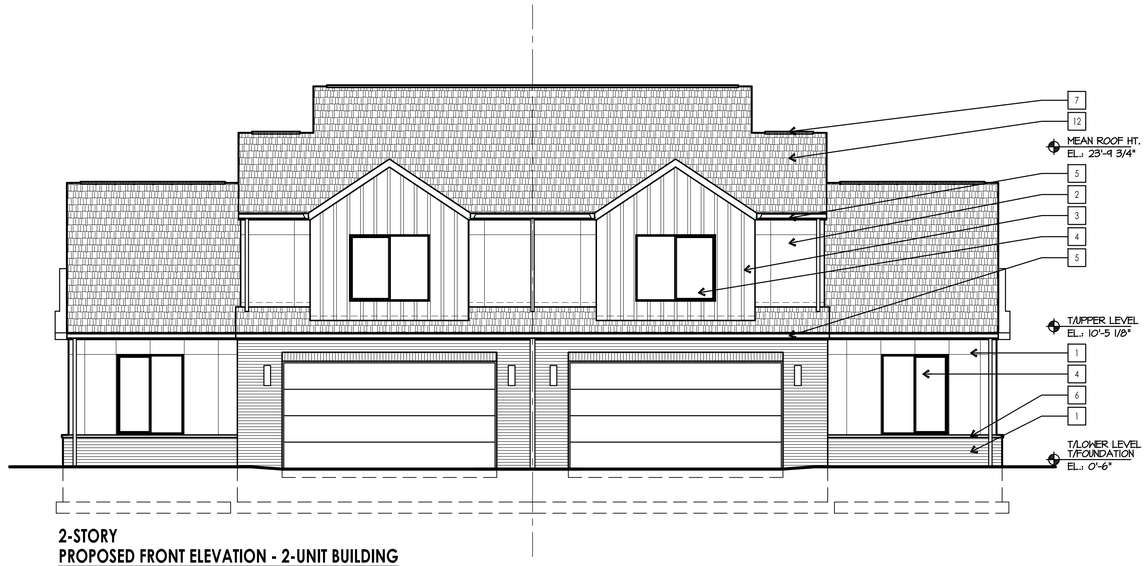
PROPOSED
2 STORY
3-UNIT
ELEVATIONS

SHEET NAME

A-1.1

SHEET

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2-STORY
PROPOSED FRONT ELEVATION - 2-UNIT BUILDING

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



2-STORY
PROPOSED REAR ELEVATION - 2-UNIT BUILDING

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

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
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PROPOSED
2 STORY
2-UNIT
ELEVATIONS

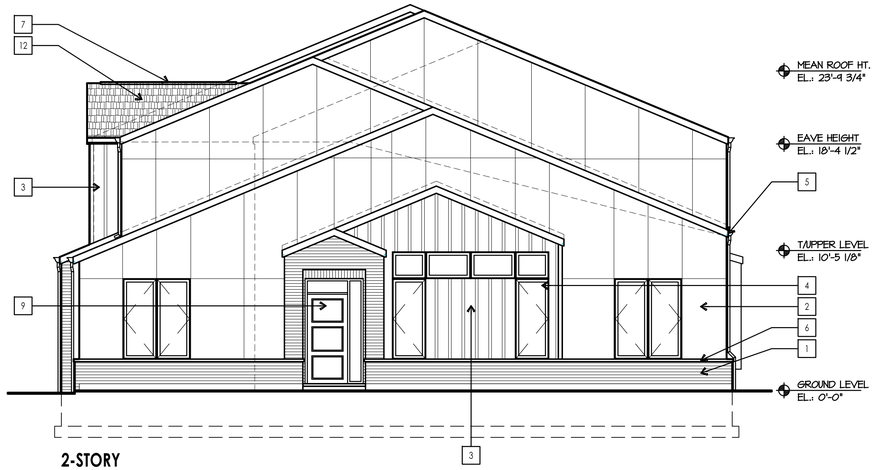
SHEET NAME

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ELEVATION KEY NOTES

1	FACEBRICK
2	JAMES HARDIE REVEAL PANEL CLADDING
3	JAMES HARDIE BOARD & BATTEN CLADDING
4	VINYL WINDOWS
5	PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
6	2-1/4" C.S. SILL
7	RIDGE VENT
8	PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
9	INSULATED ENTRY DOOR WITH TRANSOM
10	PREFINISHED INSULATED OVERHEAD DOOR
11	WALL-MOUNTED LIGHT FIXTURE
12	ASPHALT ARCHITECTURAL SHINGLES
13	PRE-FINISHED METAL GUARDRAIL SYSTEM



2-STORY
PROPOSED SIDE ELEVATION UNIT A

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

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10.16.2025	PS	ZONING REVIEW
10.27.2025	PS	REVISED SITE
3.5.2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
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PROPOSED
2 STORY
SIDE ELEVATION

SHEET NAME

A-1.3

SHEET

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3 STORY
PROPOSED FRONT ELEVATION - 6-UNIT BUILDING

3/16" = 1'-0"



3 STORY
PROPOSED REAR ELEVATION - 6-UNIT BUILDING

3/16" = 1'-0"

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
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PROPOSED
3 STORY
6 UNIT
ELEVATIONS

SHEET NAME

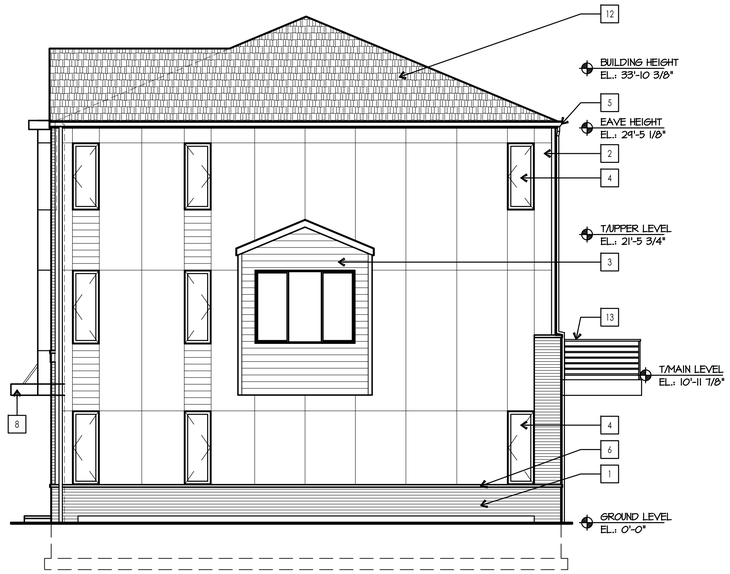
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ELEVATION KEY NOTES

1	FACEBRICK
2	JAMES HARDIE REVEAL PANEL CLADDING
3	JAMES HARDIE BOARD & BATTEN CLADDING
4	VINYL WINDOWS
5	PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
6	2-1/4" C.S. SILL
7	RIDGE VENT
8	PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
9	INSULATED ENTRY DOOR WITH TRANSOM
10	PREFINISHED INSULATED OVERHEAD DOOR
11	WALL-MOUNTED LIGHT FIXTURE
12	ASPHALT ARCHITECTURAL SHINGLES
13	PRE-FINISHED METAL GUARDRAIL SYSTEM



3-STORY
PROPOSED SIDE ELEVATION UNIT D

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

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PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION

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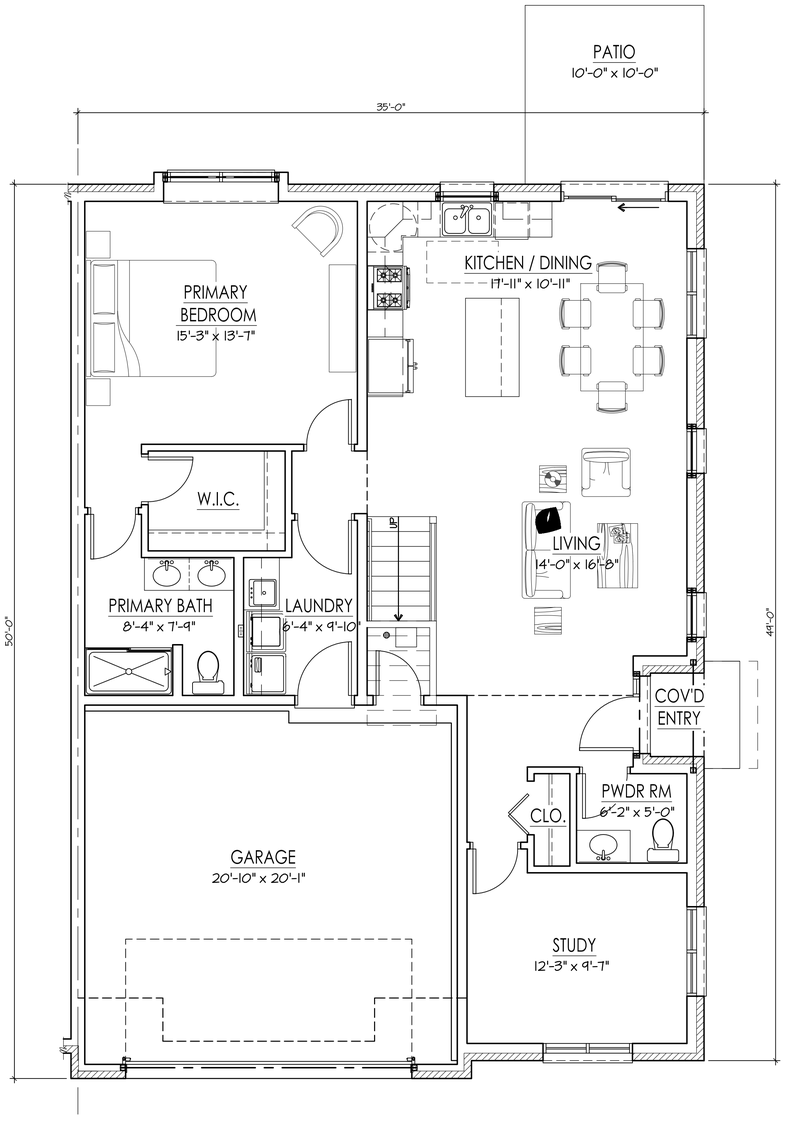
PROPOSED
3 STORY
SIDE ELEVATION

SHEET NAME

A-1.5

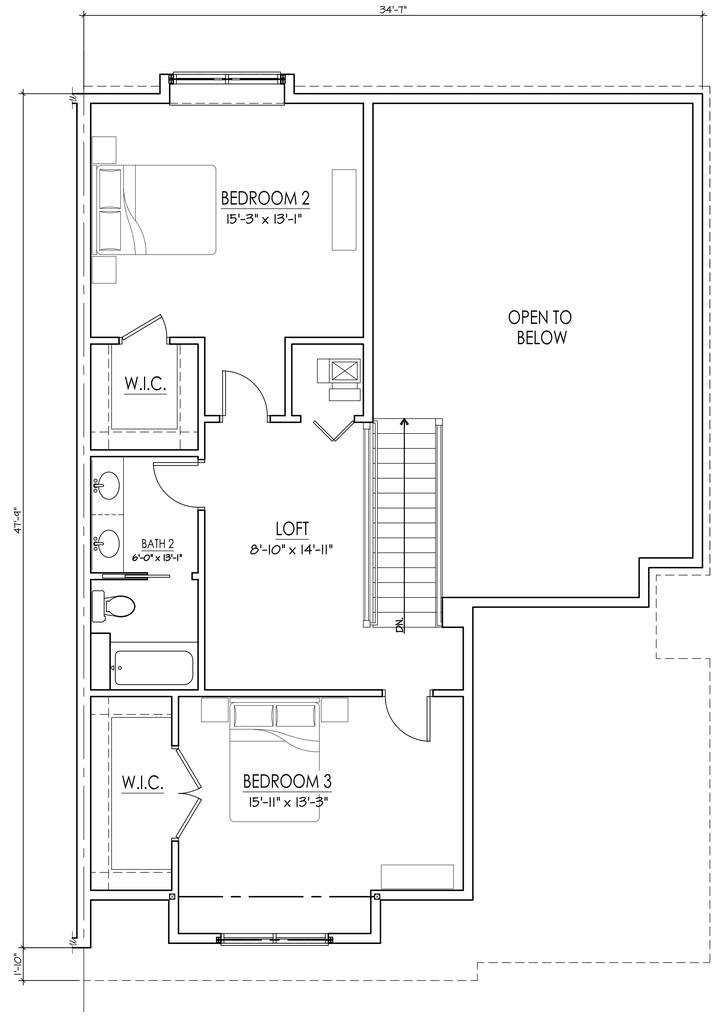
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UNIT - A
FIRST FLOOR PLAN

1/4" = 1'-0" 1,589 SF



UNIT - A
SECOND FLOOR PLAN

1/4" = 1'-0" 840 SF

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N Quentin Rd and W Dundee Rd, Palatine, Illinois

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PS/KK
DRAWN BY

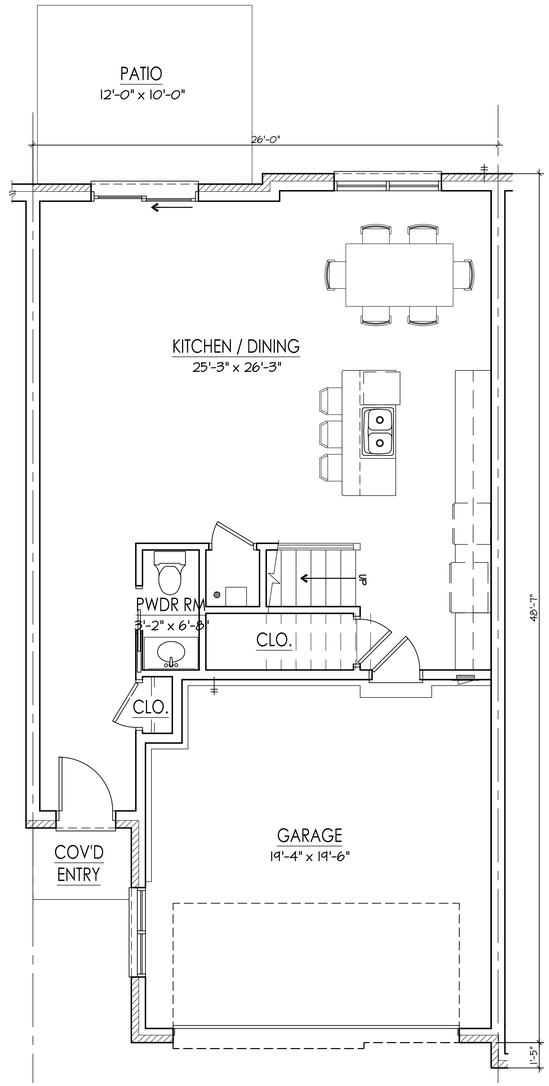
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UNIT A
FLOOR PLANS

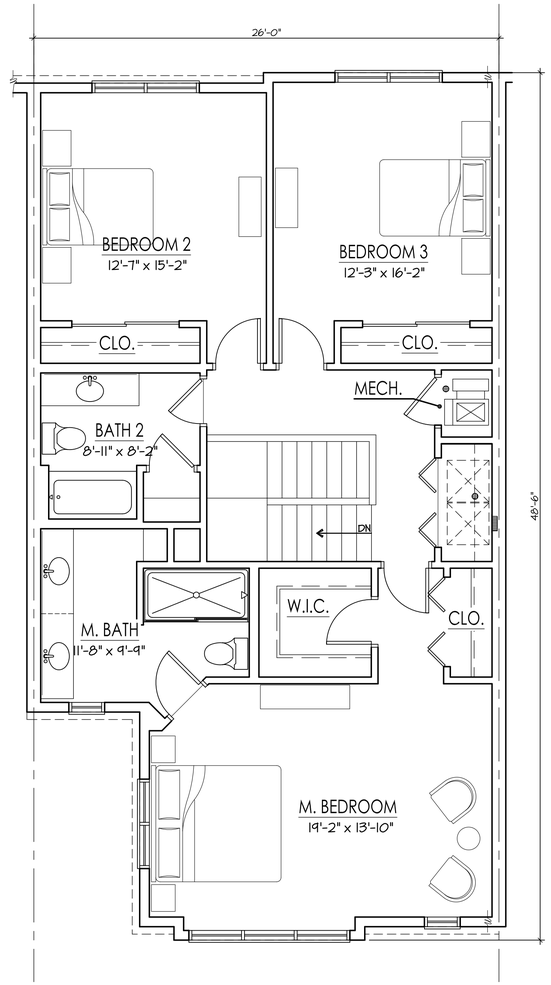
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UNIT B-FIRST FLOOR PLAN

1/4" = 1'-0" 1,102 SF



UNIT B-SECOND FLOOR PLAN

1/4" = 1'-0" 1,104 SF

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LANDSCAPE ARCHITECTURE
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ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE DRAWN DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

PS/KK
DRAWN BY

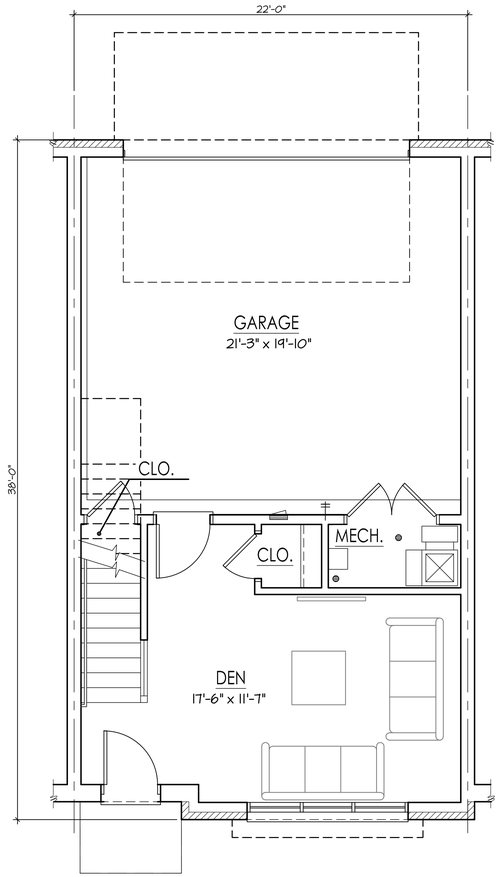
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FINAL REVIEW

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UNIT B
FLOOR PLANS

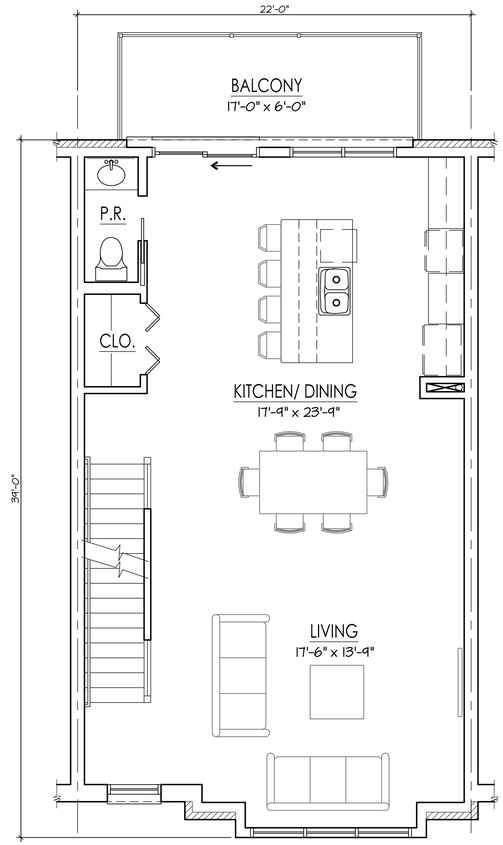
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current users GROUP INC



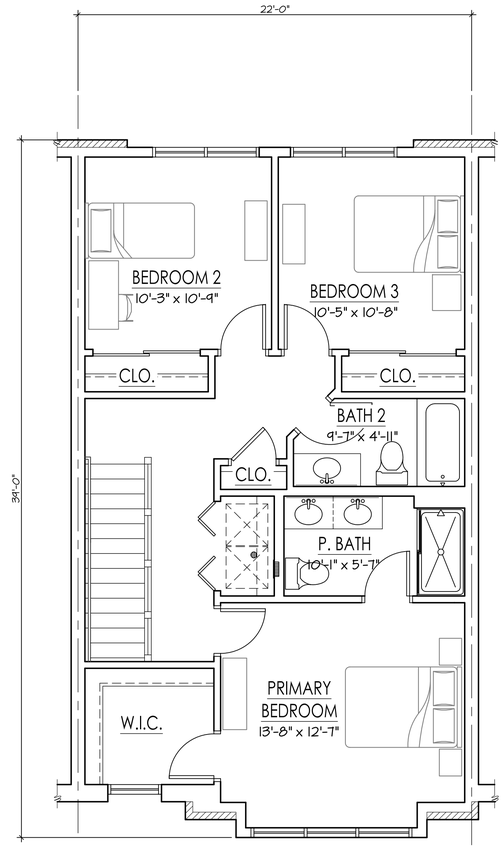
UNIT C-LOWER LEVEL FLOOR PLAN

1/4" = 1'-0" — 760 SF



UNIT C-MAIN LEVEL FLOOR PLAN

1/4" = 1'-0" — 713 SF



UNIT C-UPPER LEVEL FLOOR PLAN

1/4" = 1'-0" — 713 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE | DRAWN | DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

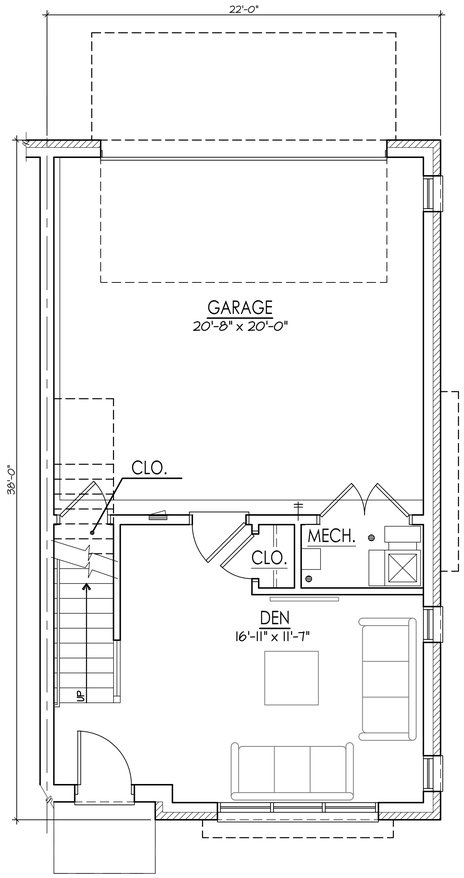
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UNIT - C
FLOOR PLANS

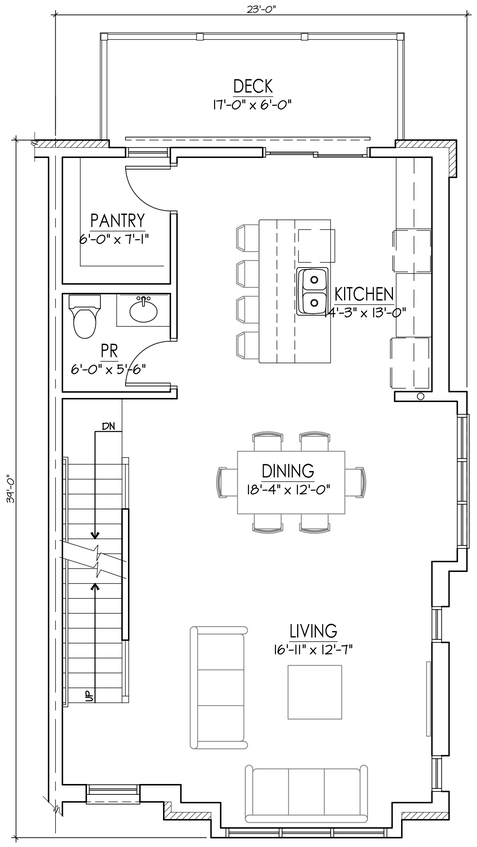
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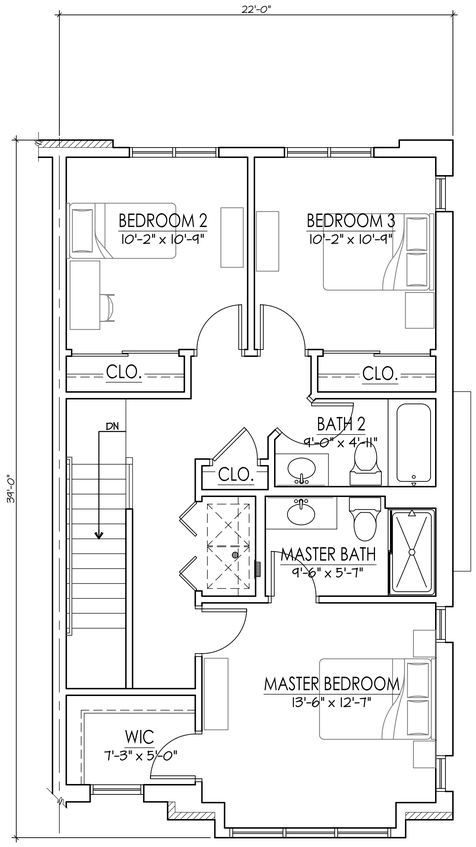
UNIT D-LOWER LEVEL FLOOR PLAN

1/4" = 1'-0" 734 SF



UNIT D-MAIN LEVEL FLOOR PLAN

1/4" = 1'-0" 765 SF



UNIT D-UPPER LEVEL FLOOR PLAN

1/4" = 1'-0" 751 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE
DRAWN
DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

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DRAWN BY

SF
FINAL REVIEW

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UNIT - D
FLOOR PLANS

SHEET NAME
A-3D
SHEET

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Contact Linden Group Inc.



CASEMENT WINDOWS
BRONZE FRAME

JAMES HARDIE
RICH ESPRESSO
SMOOTH LAP SIDING

JAMES HARDIE
COBBLESTONE
HARDIE TRIM BATTEN BOARDS
& HARDIE PANEL



OVERHEAD GARAGE DOOR
MOCHA BROWN
CLOPAY OR EQUAL

ALUMINUM AWNING
DARK BROWN
CHESTERFIELD AWNING CO.
OR EQUAL

ALUMINUM DECK
RAILING
BURNISHED BRONZE
TREX OR EQUAL

COMPOSITE DECKING
TIDE POOL
TREX OR EQUAL











Townhomes at Deer Grove

PROJECT NARRATIVE

885 Dundee Rd/1490 Quentin Rd

Developer Cornersite, LLC (the "Developer") is the contract purchaser of the 4.87 acre site located at the southwest corner of Dundee Road and Quentin Road currently located in unincorporated Cook County (the "Property"). The Property, comprised of three separate parcels and commonly known as 885 Dundee Rd, Palatine is currently zoned C3 General Service District in unincorporated Cook County. Through the use of a PUD substantially in accordance with the R3 zoning district, we are proposing to rezone the property and annex it into the Village of Palatine for the purpose of constructing a 42-unit rental townhome community. We believe the proposed use and density fits in well with the existing neighborhood and will help meet the growing demand for attached built-for-rent housing.

Although the property is currently unincorporated and not located within village boundaries, it is designated as Single Family Attached zoning in the Palatine Future Land Use Map accompanying the 2025 Comprehensive Plan. Additionally, the site is designated as an "Opportunity Site" for future annexation and development. With several existing multifamily and townhome developments along both Dundee and Quentin Roads, the project will blend in nicely with the existing built environment.

The most recent use of the +/- 1 acre of the property nearest to the corner was as a gas station with two curb cuts each on both Dundee and Quentin roads within 200 feet of the intersection. We propose to close the existing curb cuts in favor of one access point on each road. After consultation with a traffic engineer at BLA, Inc., we determined that the best approach would be to install a right-in/right-out access on Dundee Rd (controlled by IDOT) approximately 450 feet west of the intersection and a full access drive on Quentin Rd (controlled by CDOT) approximately 450 feet south of the intersection and aligned opposite the full access entrance to Holy Resurrection Orthodox Church.

There are currently two billboards installed on the Property leased to the Lamar Companies. The one in the southeast corner is on a one year lease, so we plan to terminate the lease upon closing of the acquisition of the property. However, there are approximately twelve years remaining the LED sign at the northwest corner of the property along Dundee Rd. Our intent is to terminate the lease for the LED sign with Lamar at the earliest possible opportunity.

As proposed, the project will consist of 42 townhomes spread across six 2-story and three 3-story buildings set amongst landscaped drives and courtyards. The bulk and density, including all setbacks, conform entirely with those prescribed for the R3 zoning district. Maximum height will be 35' for 3-story buildings and 22' for the 2-story buildings. Exterior cladding will consist of fiber cement siding with masonry accents. All units will be three-bedroom, two and a half bath townhomes with attached 2-car garages. An additional 84 "Driveway" parking spots behind each units' garage and 16 additional guest parking

spaces scattered are included throughout the site yielding a total of 178 spaces for a parking ratio of 4.24 spaces per dwelling unit.

As is the case with most attached single-family dwellings outside of the village center, units abutting public roads will have both pedestrian and vehicular access facing the interior of the site rather than the public road. Building height and rear setbacks of the front-loaded 2-story buildings are designed to mimic that of the single-family homes they back up to in order to minimize the impact on neighboring residents. A landscaped berm will serve to provide an appealing streetscape while adding privacy to the residents' rear yards, as is consistent with surrounding community. The three, rear-loaded 3-story buildings will face an interior landscaped courtyard while efficiently sharing the interior drives with the 2-story front-loaded units.

Each 3-bedroom townhome will range in size from 1722—2122 square feet (excluding garage) and feature a 2-car attached garage at grade, modern open living spaces, three bedrooms, two full baths and a powder room. The end units on the 2-story buildings will feature first floor primary suites and a study, while all 3-story units include a first floor bonus room ideal for a home office, gym or play room. The development is expected to appeal to everyone from those just starting families, young empty-nesters looking to downsize and anyone seeking a convenient location in an area with outstanding amenities and public schools. Initial rents are expected to range from $3900-$4500 per month.

The architecture will be in the "Transitional" style, consistent with high-end suburban townhome design featuring a combination of fiber cement panel and full bed masonry. It's designed to blend into the neighborhood context which features single family homes to the south and west, commercial and institutional uses to the east and the expansive Deer Grove Forest Preserve to the north.

All interior drives and courtyards will be extensively landscaped and hardscaped. Stormwater management will meet both Village and MWRD detention requirements through surface detention in the southeast and northwest corners. A retaining wall will be incorporated at the larger basin adjacent to Quentin Rd. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

In anticipation of potential future expansion to include the +/- 1 acre property directly to the west of the subject property, the site plan allows the potential for the interior drive isles to be extended to the west to incorporate that site should the opportunity allow.

Cornersite, LLC and SFP Properties, LLC (www.sfpproperties.com) are affiliated real estate investment, property management and development firms with over a 20+ years experience in commercial and residential development, management and operations. We have recently completed rental townhome communities in Highland Park (www.425bloom.com), Mount Prospect (www.lionsparkrow.com) and Northbrook (www.pointedrive.com).

CornerSite

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

RE: Townhomes at Deer Grove – 885 W. Dundee Road – PZC Revisions

Dear Ben,

Thank you for the continued review and additional input. Below is a summary of changes made to the site plan and density in order to address the comments we received from the commission and the community at the hearing on February 12th.

1. 2 units have been removed, bringing the project to 38 total units.
2. One unit has been removed from Building 1 located at the northwest corner of the property closest to the billboard, replacing a 3 unit building in lieu of the previous 2 unit building. This will create a larger buffer between the proposed building and the existing billboard and
3. One unit has been removed from building 4 located at the southeast corner of the property closest to the surface detention pond, replacing a 4 unit building with a a 3 unit building.
4. Removed retaining wall on north side of detention pond in southeast corner and replacing it with sloped grading. Additional hedges and landscape buffer will be installed along north end. Retaining wall to remain on south, east and west sides of detention pond.
5. Increased size of small surface detention area in the northwest corner.
6. Decreased impervious surface coverage by 3%
7. Retained all guest parking spots.

Thank you for your additional consideration and attention and we look forward to continuing to work with you on this project.

Best Regards,



David Schwartz

847-230-1344

CornerSite

schwartz@cornersitellc.com

OPPORTUNITY SITE 5:
QUENTIN RD AND DUNDEE RD

Existing Conditions

This corner property is not currently part of the Village of Palatine or served by municipal utilities. However, it represents another opportunity to introduce attached single-family residential units into the Village. The northeast corner at the intersection of two busy roadways lends itself to a prominent residential amenity building, which is shown on the concept drawing with a small community green space behind it. Seventeen townhome units are shown in a series of six buildings surrounding a central pocket park. Established neighborhoods with detached single-family homes surround the site, so the concept introduces trees and green space to provide adequate buffering.

Any future redevelopment plans would be part of an annexation agreement establishing how the site would be served with utilities and public services, as well as designating an appropriate zoning district for the property.

Development Objectives

- **Residential Development.** Develop a residential use that compliments the surrounding residential neighborhood, mirroring the size and scale of nearby buildings.
- **Buffering and Landscaping.** Provide ample screening surrounding the site so as not to interfere with surrounding neighborhoods. Provide landscaped green space for future residents.
- **Annexation.** Annex the site into the village with an annexation agreement that establishes how the site would be served by utilities and public services.

Concept Highlights

1. Ranch or Traditional-Style Townhomes
2. Central Pocket Park
3. Amenity Building
   - » Adjacent community green space

Existing Conditions









Amenity Space and Townhome Examples

ORDINANCE NO. 0-155-01

ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE PROPERTY AT THE SOUTHWEST CORNER OF QUENTIN AND DUNDEE ROAD

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine On November 12th, 2001

ORDINANCE NO. 0-155-01

AN ORDINANCE
AMENDING THE COMPREHENSIVE PLAN FOR A SUB-AREA PLAN FOR THE PROPERTY AT THE SOUTHWEST CORNER OF QUENTIN AND DUNDEE ROAD

WHEREAS, the Comprehensive Amendment to the Village of Palatine Comprehensive Plan was adopted by Ordinance #O-34-90 on March 26, 1990 and amended by Ordinance #0-117-94 on August 22, 1994, Ordinances #0-155-94 and #0-163-94 on October 24, 1994, Ordinance #0-25-95 on March 27, 1995, Ordinance #0-36-95 on April 24, 1995, 0-41-95 on May 8, 1995, 0-67-95 on July 10, 1995, 0-74-95 on July 24, 1995, 0-4-96 on January 8, 1996 and 0-79-99 on June 28, 1999; and

WHEREAS, a document entitled Village of Palatine Comprehensive Plan, dated January 15, 1990 and prepared by Camiros, Ltd. and Lenet Design Group, was attached to Ordinance #0-34-90 as Exhibit "C"; and

WHEREAS, a public hearing was held by the Plan Commission, pursuant to notice, on October 16, 2001 to review amending the Palatine Comprehensive Plan to establish a sub-area plan addressing Land Use, and Traffic and Engineering Issues at the southwest corner of Quentin and Dundee Roads.

WHEREAS, the Plan Commission has recommended revisions to the Comprehensive Plan in its Findings of Fact; and

WHEREAS, the Community and Economic Development Committee of the Village Council has recommended revisions to the Comprehensive Plan;

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: The Official Comprehensive Plan, as adopted by Ordinance #O-34-90, is hereby amended to establish a sub-area plan addressing Land Use, and Traffic and Engineering Issues at the southwest corner of Quentin and Dundee Roads, subject to the following conditions:

1. **The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.**

2. **Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).**

3. **Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.**

4. **Stormwater detention should be provided for all developments.**

5. **All proposed streets should meet Village standards.**

6. **Sewer and water should be extended across all lot frontages.**

SECTION 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

PASSED: This 12th **day of** November**, 2001**

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

APPROVED by me this 12th **day of** November**, 2001**

Jack Wagner

PRO-TEM **Mayor of the Village of Palatine**

ATTESTED and FILED in the office of the Village Clerk this

12th **day of** November**, 2001**

Margaret P Dunn

Village Clerk

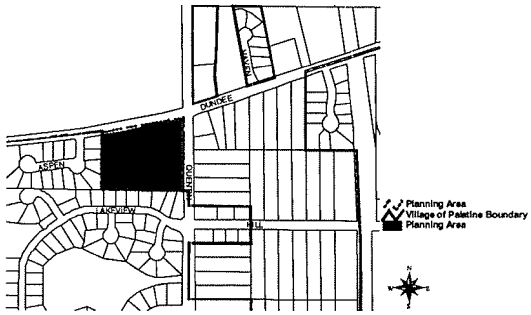
SOUTHWEST CORNER OF DUNDEE & QUENTIN ROAD

Comprehensive Plan Amendment

BACKGOUND

The Village regularly amends the Comprehensive Plan to ensure compliance with the most current development trends. The Village of Palatine is requesting to have the comprehensive plan designation for the southwest corner of Dundee and Quentin amended. The Comprehensive Plan currently designates the property for commercial development.

Study Area



The subject site is located at the southwest corner of Quentin Road and Dundee Road and is approximately 6 acres in area. The site is currently improved with a Mobil gas station at the northeast corner, and office/residential use to the west. The remaining 3.8 acres are unimproved. To the south of the site is the Lakeside Estates Planned Development which consist of 86 single family detached homes.

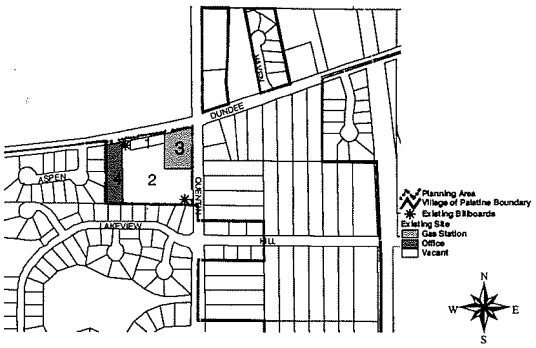
The purpose of this report is to analyze the existing property and make recommendations for future development. The following items will be discussed:

- Existing Uses
- Existing Zoning
- Engineering
- Recommendations for development

Existing Uses

The subject site is currently improved with a Mobil Gas Station on a 1.1 acre parcel and an office/residential use on the 1 acre parcel to the west. The remaining 3.9 acres are unimproved except for two billboards which are located at the northwest and southeast corners of the site.

Existing Uses



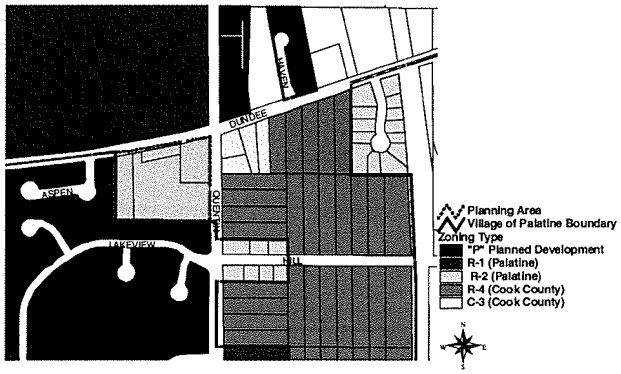
The following is a breakdown of the site:

Parcel #	Area	Land Use
1	.3 acres	Vacant
2	3.6 acres	Vacant
3	1.1 acres	Gas Station
4	1 acre	Office/Res.
TOTALS	**6 acres**	

Existing Zoning

The subject site is currently unincorporated and zoned C-3 General Business District in Cook County Illinois. The Cook County description for the C-3 Zoning is as follows: "The C-3 District provides for the location of most services and many small businesses found in the area. **It is not as compatible with residential areas as C-1 or C-2 classifications.** Some permitted uses include: Automobile service stations, restaurants, theaters and animal hospitals. The current property can build on the parcel under Cook County Jurisdiction, however the site may need Village services such as sewer and water.

Existing Zoning

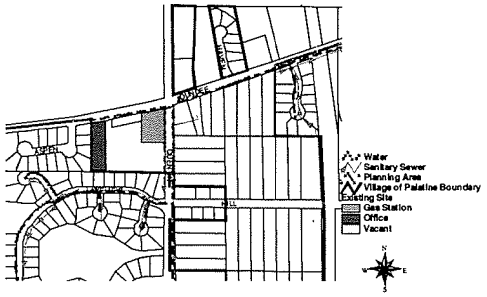


The following map shows the zoning of the existing property as compared to adjacent properties.

Engineering

Since much of the existing site is unimproved and is outside the jurisdiction of the Village of Palatine, it lacks the necessary sewer and water services. The nearest connection to Village Services is located to the east in the Quentin Road right-of-way. The attached map shows those services.

Existing Utilities

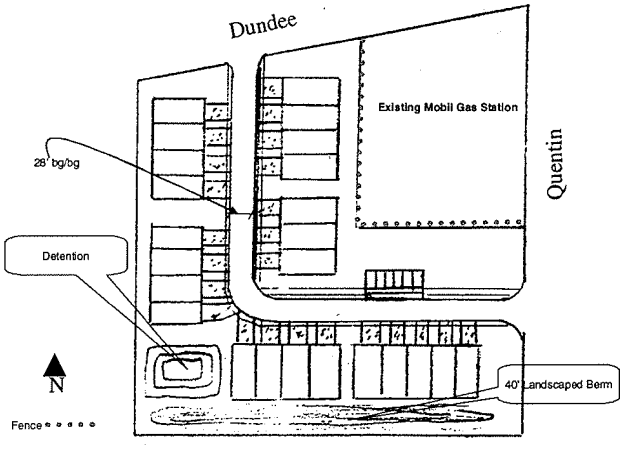


Recommendation

The following are recommendations for future land uses and engineering issues including watermain system, stormwater drainage and sanitary sewer systems.

Land Uses

The following recommendations were made for future land uses in the study area.



- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.

- Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7

dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).

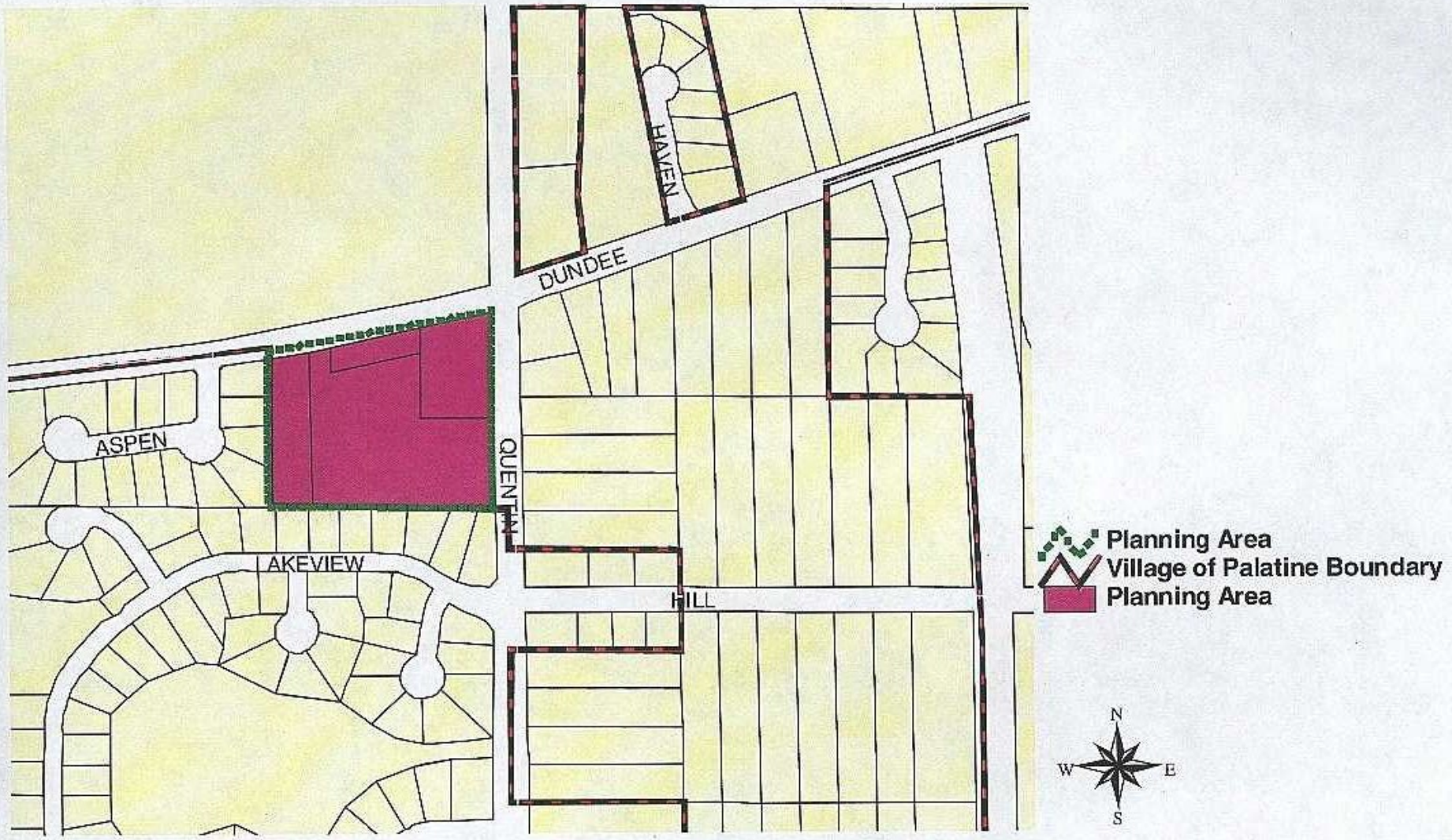
- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.

Engineering Issues

The following recommendations were made to address engineering issues pertaining to existing and proposed development in the study area.

- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards.
- Sewer and water should be extended across all lot frontages.

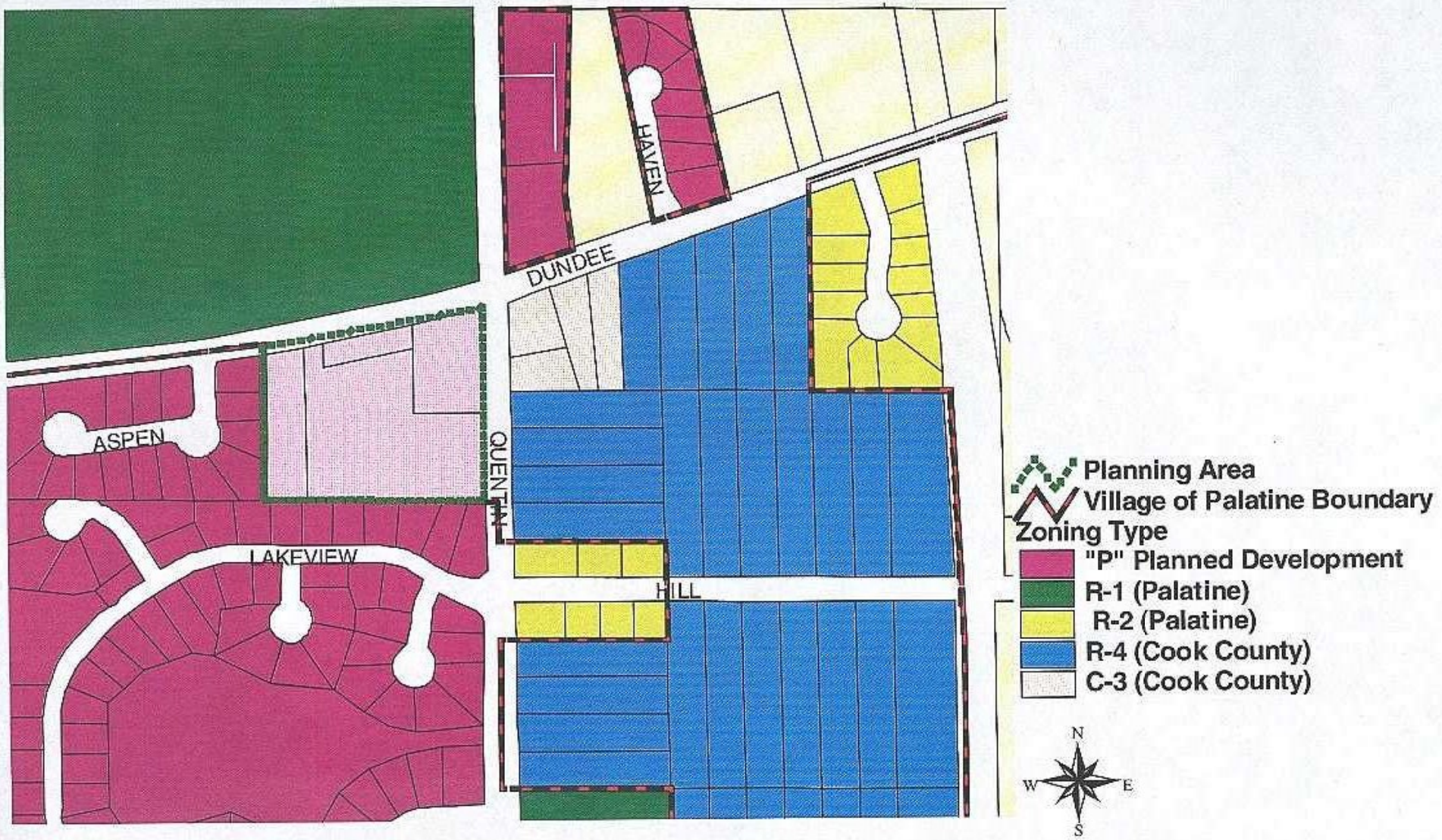
Study Area


HAVEN
DUNDEE
ASPEN
QUENTIN
LAKEVIEW
HILL
Planning Area
Village of Palatine Boundary
Planning Area
N
W
E
S

Existing Uses



Existing Zoning



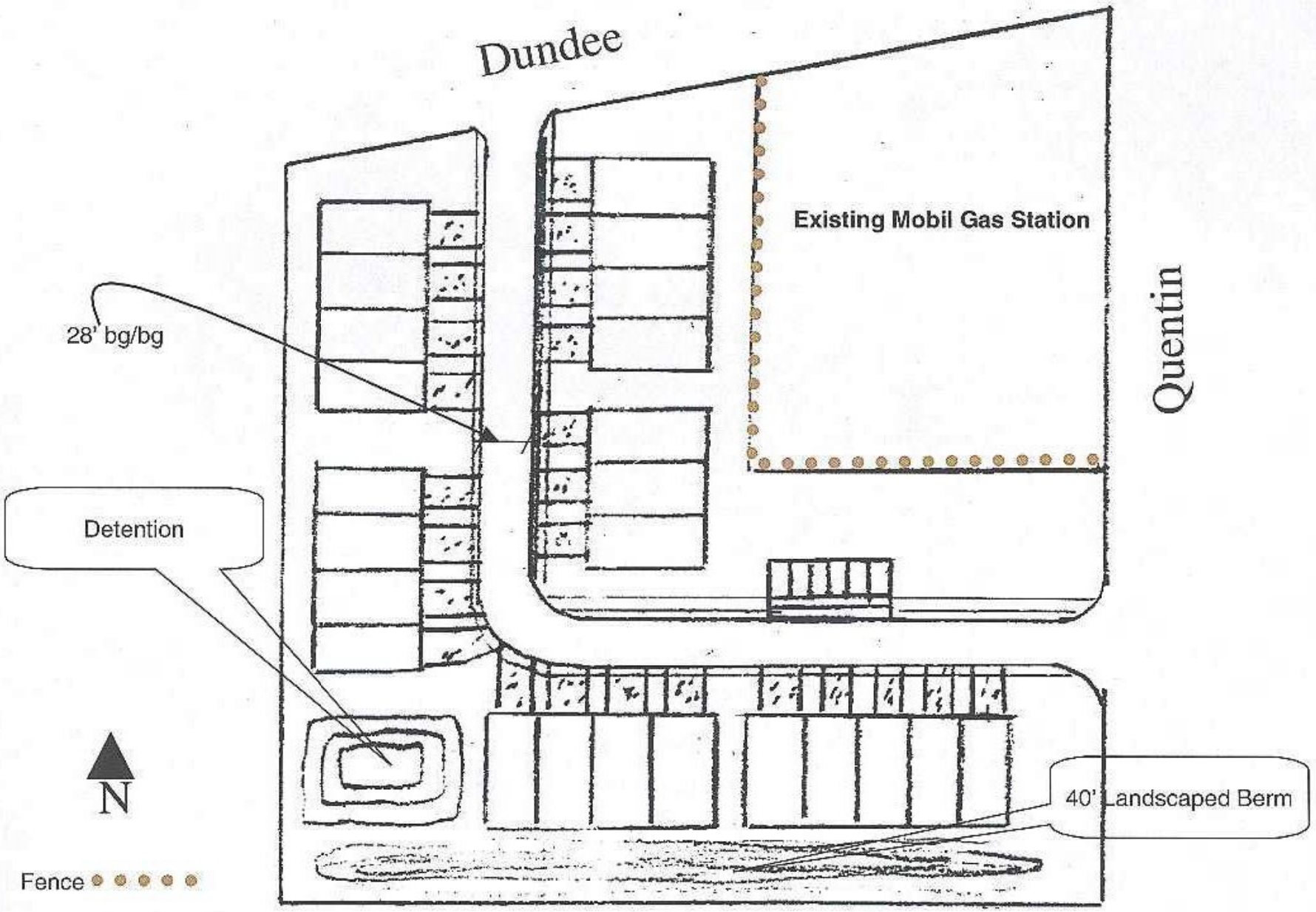
Existing Utilities



Water
Sanitary Sewer
Planning Area
Village of Palatine Boundary

Existing Site
Gas Station
Office
Vacant

N
W
E
S


Dundee
Existing Mobil Gas Station
Quentin
28' bg/bg
Detention
N
40' Landscaped Berm
Fence

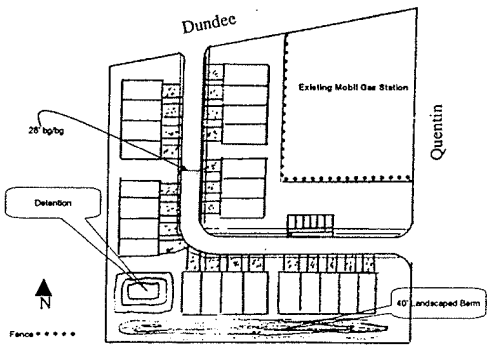
Report of Public Hearing – Docket P-01-83 – Southwest corner of Dundee and Quentin rds.
The notice of public hearing was read by the chairman. The petitioner in Docket P-01-83, The Village of Palatine, seeks consideration for an amendment to the Comprehensive Plan for a Sub-area plan for five acres at the southwest corner of Dundee and Quentin rds.

The following petitioner's exhibits were introduced:
1. Planning Area Map
2. Existing Land Uses Map
3. Existing Zoning Map
4. Existing Utilities Map
5. Example Site Plan

Stilling said the current comprehensive plan calls for commercial development of the parcel which is now improved with a gasoline service station at the northeast corner. The remaining 3.8 acres is unimproved. Lakeside Estates, a single family development of 86 detached homes, is located to the south. He noted that the land is not currently in Palatine. It is zoned C3 for services and small businesses in the county which their zoning ordinance classifies as "not compatible with residential."

Since much of the site is unimproved and outside the village's jurisdiction, it lacks sewer and water services. Nearest village services are in Quentin rd.

Staff Recommendation
Land Uses
The following recommendations were made for future land uses in the study area.



- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
- Development on the unimproved 3.9 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the south (See the attached example site plan).
- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.
- The existing billboard signs shall be removed.

Engineering Issues
The following recommendations were made to address engineering issues pertaining to existing and proposed development in the study area.
- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards and pavement widths.
- Sewer and water should be extended across all lot frontages.

Discussion
Miller said he would recommend that the parcel be developed as an office park.
Stilling responded that office parks are not very viable. Townhomes would provide a good buffer from the gas station, he added.

Hansen said he is concerned that the single family lot adjacent on the west is not included as part of this planning area. "It's an island," he said.

All residents who wished to address the petition were sworn in.

Jim Rados, 1285 N. Shoreside, President of the Lakeside Homeowners Association, said the neighbors would oppose a commercial development here. They would like it to be some sort of residential.

Laymon noted that it would be impossible to turn left out of this parcel onto Dundee.

Bill Buchanan, 1308 Lakeview dr., said there is an empty store at Caribou. On down Dundee, little pockets of empty stores exist in the small shopping centers, he added. He feels residential development would be better than commercial. Residents oppose restaurant development, because they attract wildlife from the forest preserve. He said he would prefer high end townhomes.

Bob Curran, 1300 N. Lakeview dr., said the history of the area shows that the wetlands have been filled and trees cut down. Keeping it residential would create a great buffer he added. He said that numerous accidents occur at that corner.

Gerald Maddux, 1200 Lakeview, said he would prefer future development to be residential.

Tom Paar, 1292 Lakeview dr., said he prefers residential over commercial. He is concerned about density.

The public hearing closed at 10:25 p.m.

RECOMMENDATION
Miller moved, Kolar seconded that the plan commission recommend to the village council that it approve an amendment to the Comprehensive Plan for a Sub-area plan for five acres at the southwest corner of Dundee and Quentin rds.

Such approval shall be applied to wording proposed by staff, as amended at this meeting. Wording shall be changed in bullet #2 under "Land Uses" to read: "Development on the unimproved 3.9 acres should consist of residential with density of no more than seven units per acre. A minimum 40 foot landscaped buffer, including a berm, shall be provided from the existing single family located to the south."

Unanimously carried.

Finding of Fact
The parcel adjacent to the west should be part of this planning area.

After communications. the meeting adjourned at 10:40 p.m.

Natalie Meyer McKenzie
secretary

TYPE: ORDINANCE **SUBMITTED BY:** COMMUNITY DEVELOPMENT **DATE:** 11/5/01
DESCRIPTION: Consider an amendment to the Comprehensive Plan for a Sub-Area Plan for the property at the southwest corner of Quentin and Dundee.

(Village of Palatine) District 3 (upon annexation)

VILLAGE GOAL:

- ☐ *Financially Stable Government*
- X *Cost Effective Services Responsive to Citizens*
- X *Open Government w/ Involved Citizens*
- ☐ *Safe Place to Live*
- ☐ *Downtown as a Community Focal Point*
- ☐ *Regional Partnerships*

COMMITTEE ACTION: UNANIMOUS APPROVAL **DATE:** 11-5-01

BACKGROUND: The Village regularly amends the Comprehensive Plan to ensure compliance with the most current development trends. The Staff is requesting to have the comprehensive plan designation for the southwest corner of Dundee and Quentin amended. The Comprehensive Plan currently designates the property for commercial development.

The purpose of the report is to analyze the existing property and make recommendations for future development. The attached report discusses the following:

- Existing Uses
- Existing Zoning
- Engineering
- Recommendations for development

KEY ISSUES:

Parcel Size	**6 acres**
Current Land Uses	**Mobil Gas Station, Office/residential & 2 billboards**
Current Zoning	**C-3 General Business District in Cook County- Some permitted uses include: Automobile service stations, restaurants, theaters and animal hospitals.**

- Because the site is in unincorporated Cook County, it is not served by Village Sewer and Water.

Staff Recommendations

- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
- Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).
- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.
- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards.
- Sewer and water should be extended across all lot frontages.

ALTERNATIVES:

1. Recommend approval of the Sub Area Plan
2. Do not recommend approval of the Sub Area Plan

RECOMMENDATION:

Public Hearing: 10/16/01 Plan Commission Meeting
Residents Testifying: 4
Concerns: Potential Commercial Development and it should be developed with residential.
Vote: Unanimous approval, subject to the conditions in the attached Ordinance. Staff concurs with this recommendation

ACTION REQUIRED: Motion to recommend approval of an Ordinance amending the comprehensive plan for the property at the southwest corner of Quentin and Dundee.



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
C=	CONC. CURB
G=	CONC. GUTTER
T/W=	TOP OF WALL
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY:	
CORNERSITE,LLC	
SCALE : 1" = 30'	
DATE :JULY 18, 2025	
FILE No.:	
2025 - 32217	DATE / REVISION

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE EAST 516.94 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DUNDEE ROAD (AS WIDENED) AND WEST OF THE WEST LINE OF QUINTEN ROAD (AS WIDENED) , IN COOK COUNTY, ILLINOIS.

KNOWN AS: **885 W. DUNDEE ROAD, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER:
02 - 09 - 203 - 008 - 0000
02 - 09 - 203 - 009 - 0000
02 - 09 - 203 - 010 - 0000

AREA=210,940.87 SQ.FT OR 4.84 ACRES

NOTE:
ELEVATION DETERMINED BY GPS METHOD

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 18, A.D. 2025.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

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 PRELIMARY 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 Planing 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

storage of cars and vehicles. He indicated that he did not believe the request would negatively affect surrounding properties and expressed support for the petition.

Commissioner Kolososki stated that the proposed landscaping would provide substantial screening. He referenced existing environmental conditions in the area, including traffic congestion and vehicle emissions along Rand Road, and acknowledged the unfortunate circumstances but did not believe the request would create additional negative impacts beyond existing conditions.

Commissioner Fedota noted the small residential footprint within an area predominantly surrounded by commercial uses, buffered by landscaping, and located along a commercial corridor. He stated that the proposal represents an appropriate and balanced land use between commercial and residential development.

Chairman Wood stated that she carefully weighed the request and expressed familiarity with the area and its context. She acknowledged resident concerns regarding visual impacts, including views from patios and balconies, and considered public safety, property values, and general welfare. She noted that the property is zoned for such uses and is surrounded by similar development, and that alternative commercial or warehouse uses would also present similar concerns. She indicated that the site may benefit from improved landscaping and buffering over time and expressed understanding of the neighbors' concerns, while recognizing the zoning and land use context of the area.

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 2, 2026

RESULT:	**APPROVED**
MOVER:	Schubert
SECONDER:	Fedota
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. Prelininary Planned Development to allow a 40-unit townhouse development at 885 W. Dundee Road and 1490 N. Quentin Road - **THIS ITEM WAS CONTINUED UNTIL THE MARCH 10, 2026 PLANNING AND ZONING COMMISSION MEETING**

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**

Mr. Vyverberg provided background on the subject property, approximately 4.8 acres, currently located in unincorporated Cook County. The developer (contract purchaser) has submitted an application for Preliminary Planned Development review to allow for a 40-unit rental townhouse development (8.26 dwelling units per acre).
Historically, the property operated as a gas station and car wash for many years. The gas station improvements were demolished, and the site was cleared in preparation for redevelopment.
The subdivision directly south of the subject property, Lakeside Estates, is located within the Village. Additionally, with the exception of the property directly west, the adjacent subdivision along W. Aspen Court (Lakewood's Aspen Woods Resubdivision) is also incorporated within the Village, with both subdivisions following R-2 zoning standards. Deer Grove–West, part of the Cook County Forest Preserve, is located directly across W. Dundee Road from the subject property.
As part of the Preliminary Planned Development application, the property owners have also submitted an annexation application. That application will not be acted upon by the Village Council until the Final Planned Development and related zoning petitions are reviewed by the Village Council at a future date.

Sworn in petitioners:
Lawrence Freedman, Attorney for Petitioner
Ash, Anos, Freedman & Logan
95 Revere Drive, Northbrook, Illinois

David Schwartz, Developer / Contract Purchaser
Cornersite LLC
3190 Doolittle Drive, Northbrook, Illinois

Mr. Freedman stated that he is familiar with the subject property at Quentin Road and Dundee Road, noting that it was previously developed and zoned under Cook County jurisdiction. He indicated that the intent of the petition is to annex the property into the

Village of Palatine and rezone it to a Planned Development (PPD), which would allow the Village to exercise regulatory control through an annexation agreement and provide an additional level of enforceability for both the Village and the property owner.

Mr. Schwartz stated that Cornersite LLC is a development firm with experience in retail and residential projects, including the Starbucks development on Northwest Highway. He discussed the firm's track record with recent rental developments in other communities, including a project in Arlington Heights. He indicated that the typical rental range for similar developments is approximately $3,900 to $4,500 per month, with a target market of empty nesters and young professional couples, including individuals working from home.
Mr. Schwartz presented aerial imagery of the subject property and discussed the surrounding land uses. He stated that the development team reached out to the vacant property owners to the west regarding a potential acquisition, but that property was not available for sale.
Mr. Schwartz reviewed the Comprehensive Plan and discussed the existing billboards located on the property. He stated that one billboard is subject to a short-term lease and would be removed, and the second billboard is subject to a long-term lease of approximately ten years. He discussed access rights associated with the billboard lease and noted that full access to the development would be from Quentin Road, with right-in/right-out access from Dundee Road.
Mr. Schwartz presented the preliminary site plan and stated that the development team has worked with Village staff to refine the design. He noted that the Village expressed concerns regarding density and massing, and that several units were removed from earlier versions of the plan. He stated that the design was modified to reduce the "wall effect" through building orientation, the use of three side-facing buildings, berming, and landscaping. He further noted that access to the property to the west was considered as part of the planning process.
Mr. Schwartz presented floor plans for two-story and three-story units and described how the buildings would be arranged to avoid a continuous wall effect. He stated that each unit would have two parking spaces and reviewed the total parking count for the development.
Mr. Schwartz also presented preliminary elevations and aerial renderings and discussed the proposed building materials, which he described as traditional in character. He stated that the development team is excited about the project and believes it will be a high-quality addition to the area.

Commissioner Schubert asked about the proximity of the billboard to the proposed townhomes.
Mr. Schwartz stated the billboard is approximately 15–20 feet from the townhomes and noted that the pitch of the roofline prevents overlap with the roof structure.

Commissioner Friedman asked whether the billboard was drawn to scale on the plans, noting it appeared to overlap the patio area.
Mr. Schwartz stated he would verify the scale on the drawing and confirmed the billboard is well above the roofline.

Commissioner Schubert asked whether the billboard would be removed when the lease expires.
Mr. Freedman stated that the annexation agreement will prohibit renewal or extension of the lease and that the billboard will be removed upon lease expiration.

Commissioner Friedman asked whether the billboard lease includes an easement and inquired about the nature of the billboard.
Mr. Freedman confirmed the billboard is electronic and subject to a long-term lease agreement.

Commissioner Friedman asked about the proposed stormwater management location and whether detention could be relocated to the southwest corner of the site.
Mr. Schwartz stated that poor soil conditions exist in that portion of the site and that it is largely unbuildable. He noted that safety measures such as fencing and landscape screening may be incorporated.

Commissioner Friedman expressed concern about vehicles backing into traffic near the roadway and potential safety issues.
Commissioner Friedman asked about pedestrian connectivity and ADA-accessible routes from the development to public sidewalks.
Mr. Schwartz stated the site plan is preliminary and acknowledged the connectivity issue, indicating it may be addressed near the corner of the internal drive line.

Commissioner Friedman asked whether steeper parking lot slopes are common in similar developments compared to gradual grading.
Mr. Schwartz stated that grading solutions are developed with civil engineers and reflect existing natural grade conditions.

Commissioner Friedman asked whether Dundee Road is designated as emergent wetlands and if preservation requirements were identified.
Mr. Schwartz stated that wetlands were not identified in their research.

Commissioner Bettenhausen asked whether the former gas station site met EPA remediation requirements.
Mr. Schwartz confirmed that all required environmental remediation was completed.

Commissioner Bettenhausen expressed concern regarding driveway width and safety, noting the 19-foot minimum aisle width and potential unloading conflicts in the street.
Mr. Schwartz stated the drive aisles meet Palatine code requirements, exceed industry standards, and are compliant with Village standards.

Commissioner Bettenhausen raised concerns about the three-story townhome elevations, noting the rear façades face perimeter properties and appear visually un-engaging.

Mr. Schwartz stated the orientation is intentional to preserve privacy and courtyard-facing living spaces, explaining that reversing the orientation would result in driveway-facing units.

Commissioner Kolososki asked how many dwelling units per acre were proposed.
Mr. Schwartz stated the density is 8.26 dwelling units per acre.

Commissioner Kolososki stated the site appears overcrowded and expressed concern that maximizing density may reduce overall quality and guest parking availability.
Commissioner Bettenhausen referenced a 2001 ordinance indicating 6–7 dwelling units per acre and stated the proposed density of 8.2 units per acre is excessive.
Mr. Freedman stated the density is comparable to other developments within the Village.

Chairman Wood asked whether the units would remain rental properties.
Mr. Vyverberg stated they are proposed as rental units and would require a condominium plat and Village approval to convert to ownership units.
Mr. Freedman stated the development will remain under single ownership and is not proposed as for-sale units.

Chairman Wood asked whether an HOA would be established.
Mr. Schwartz stated the property would be owner-managed and professionally maintained.

Chairman Wood asked about snow removal planning.
Mr. Schwartz stated snow removal would be professionally managed and that dense developments are routinely serviced without operational issues.

Chairman Wood asked whether traffic impacts had been evaluated.
Mr. Schwartz stated that on a roadway with approximately 20,000 vehicles per day, the project would not create a significant traffic impact.

Chairman Wood asked about typical household occupancy per unit.
Mr. Schwartz stated the typical occupancy is approximately two persons per unit, primarily empty nesters and young professionals, with minimal children.

Commissioner Friedman asked whether on-site maintenance staff would be present.
Mr. Schwartz stated maintenance would be provided on-call and by appointment.

Chairman Wood asked about rental occupancy at similar developments.
Mr. Schwartz stated the Mount Prospect project was completed in 2024 and is fully rented, with rents ranging from approximately $3,400 to $4,500.

Commissioner Kolososki asked about density comparisons to other projects.

Mr. Schwartz stated a separate project consists of 1.7 acres with higher density and lower parking ratios, noting no operational issues.

Chairman Wood asked about the landscaping and buffering plan.
Mr. Schwartz stated a 4–5 foot berm is proposed along Dundee and Quentin Roads and that final landscaping plans will exceed minimum code requirements.
Mr. Vyverberg provided additional information, including site photos, private drive measurements, parking ratios, utility access, zoning context, comprehensive plan consistency, and traffic impact analysis. He stated the use is consistent with long-standing comprehensive plan recommendations and comparable developments within the Village.

Public Testimony:

Dina Kaner, 777 W. Anthony Drive, asked about the anticipated construction timeframe and whether the development would be a gated community. She stated the intersection of Quentin Road and Dundee Road is difficult to navigate and noted frequent accidents, adding that both roadways are narrow and congested.

Vince Delugio, attorney for the owners of the vacant property to the west, 1000 George Street, Barrington, stated he represents the owners of 885 W. Dundee Road (Kathleen Delugio and Vincent Delugio). He stated the owners support redevelopment efforts but requested coordination with their property. He asked that a full development package be considered and requested efforts to incorporate access and connectivity to the adjacent vacant parcel.

Vincent Delugio, Sr., co-owner of the adjacent vacant property, stated that previous development efforts were unsuccessful due to access and fire department requirements. He expressed interest in future redevelopment of his property and requested that the proposed development provide roadway access through the subject site. He raised concerns regarding wetlands, drainage, stormwater runoff impacts onto his property, density, and how the proposed layout may affect future development potential.

Kathleen Delugio raised concerns regarding incorrect property addressing in the plans and issues related to billboard placement and lighting impacts.

A representative of the Delugio family requested that any development plan include coordinated access to the adjacent property and a comprehensive, unified site approach.

Frank Hannon, 1289 Shoreside Court, stated he is a resident of the subdivision south of the subject property. He expressed support for the development, stating the site has been an eyesore for many years. He noted concerns regarding the south-facing elevations but stated the project would be a positive improvement and not a low-quality development.

Larry Tartakovsky, 777 W. Anthony Drive, expressed concerns regarding stormwater retention and overflow protection. He stated the development would increase traffic congestion.

James Burg, 933 W. Aspen Court, stated concerns regarding property values, density, compatibility with surrounding single-family homes, and the introduction of multi-family development in the area. He asked whether the project would include subsidized or affordable housing units and stated the density does not fit the surrounding neighborhood.

Tim Walsh, 913 W. Aspen Court, echoed prior concerns regarding building height, density, rental occupancy, and community compatibility. He stated concerns that renters may not maintain properties to the same standard as owners and requested reconsideration of the scale and density of the development.

Dina Kaner returned to the podium and reiterated concerns regarding three-story buildings and height impacts.

Petitioner Response:

Lawrence Freedman, attorney for the petitioner, stated that the anticipated construction timeframe is approximately 18–20 months from the start of site work. He clarified that the development would not be a gated community and confirmed there would be no affordable or subsidized units included in the project.

David Schwartz, developer, stated that the project is intended to be rental-only, managed by the owner rather than an HOA. He emphasized that the design and layout consider the surrounding properties and that the three-story units are placed thoughtfully to minimize impacts on adjacent homes.

Commissioner Friedman asked whether the petitioner had considered cross-access to the vacant property to the west. Mr. Schwartz stated that while the developers are willing to cooperate, they cannot guarantee full access; however, they would work with the Village and adjacent property owners to make the connection compatible with site constraints.

James Burg asked about the timeframe to reach construction. Mr. Vyverberg replied that the timeframe depends on completion of all necessary permits and approvals, and that final site plan approval would follow the preliminary review.

Chairman Wood asked the petitioner to address concerns regarding density and property values. Freedman stated that the plan is preliminary and that adjustments to aisle widths or layout could be made at the final development stage, but the number of units would likely remain unchanged. He noted that the billboard is under a long-term lease and not under the petitioner's control, so its removal cannot be guaranteed before the lease expires.

Commissioner Noonan asked Mr. Vyverberg to clarify the difference between preliminary and final planned development approvals for the benefit of the residents. Mr. Vyverberg explained that preliminary approval establishes the general layout and

concept, while final approval requires detailed engineering, landscaping, architecture, and other plans to ensure compliance with Village standards.

Commissioner Fedota asked about the difference in height between the two- and three-story buildings. Schwartz confirmed the three-story units are only marginally taller than the two-story units and designed to minimize visual impact.

Commissioner Friedman requested to see renderings of similar developments completed by the petitioner to better visualize the design. Schwartz presented examples, emphasizing the thoughtful layout, scale, and design appeal of the buildings.

Commissioner Cavanaugh asked if the petitioner's presentation materials would be included in the Village Council packet. Mr. Vyverberg confirmed that the presentation would be included and encouraged residents to review it to understand how the development would appear in practice.

Chairman Wood asked for confirmation of the total acreage for the development. The petitioner stated the site is approximately 4.8 acres.

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. A 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. The construction schedule and timing of construction for the 3-unit building in the northwest corner of the property shall be determined in a manner acceptable to the Village of Palatine and in consideration of the adjacent existing billboard on 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.
4. 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 and Village Engineer. The plat should include all necessary easements and any required maintenance language, in a manner acceptable to the Village Engineer.
5. Recording fees in the amount of $600 shall be submitted.
6. 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.
7. All required extra agency (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.
8. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.
9. 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.
10. 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.

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

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

DISCUSSION:

Commissioner Fedota stated that while the site is tight, the footprint is manageable. He noted that the project is designed as rentals managed by the owner, not an HOA. Although tight, it fits the plan and multiple homes could be accommodated. As a preliminary plan, it is a doable project.

Commissioner Kolososki stated the site feels too tight and compressed. While the concept is acceptable, it could be improved. He indicated he would not vote in favor as presented.

Chairman Wood stated that the development is too compressed for the area. She expressed concern about rental density and emphasized the need for more space. She noted that the project does not currently fit with surrounding development and could be redesigned with less density.

Commissioner Friedman stated he is comfortable with the project. He noted that the developer team provides a strong vision that helps visualize the final outcome. He acknowledged the thoughtful design of the two-story units around the perimeter,

which minimizes end-to-end impacts. He expressed concern regarding the stormwater solution and the billboard, stating that it is not appropriate for a residential area and would not want residents living under the sign.

Final Vote / Outcome:

The first motion to approve the Preliminary Planned Development subject to staff conditions was denied by a vote of 5-3.

Following the denial, a second motion was made to deny the project. During discussion, the petitioner's attorney, Lawrence Freedman, requested that the item be tabled and continued to the next meeting to allow the petitioners an opportunity to address the issues and make any necessary changes.

Chairman Wood announced that the item would be continued to the March 10, 2026, Village Plan Commission meeting.

RESULT:	**MOTION TO APPROVE - FAILED**
MOVER:	FEDOTA
SECONDER:	CAVANAUGH
AYES:	Tim Schubert, Stephen Fedota, Eric Friedman
NAYES:	Jan Wood, Kevin Cavanaugh, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

RESULT:	**MOTION TO CONTINUE TO 3/10/2026 - APPROVED**
MOVER:	FRIEDMAN
SECONDER:	NOONAN
AYES:	Jan Wood, Kevin Cavanaugh, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	Tim Schubert, Stephen Fedota, Eric Friedman

V. PUBLIC COMMENT

No one came forward

VI. ADJOURNMENT

RESULT:	**APPROVED TO ADJOURN - 10:45PM**
MOVER:	Noonan
SECONDER:	Fedota
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES:	None

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, February 10, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary Planned Development to allow a 40-unit townhouse development

The now vacant property is located at the southwest corner of Quentin Road and Dundee Road and consists of 3 separate lots, is commonly known as 1490 N. Quentin Road and 885 W. Dundee Road.

The Petitioner is requesting a Preliminary Planned Development to allow a 40-unit rental townhouse development. The proposed development would include 10 separate buildings, with a combination of 2 and 3-story buildings. The property is located in unincorporated Cook County and the developer submitted an annexation application, as part of the Preliminary Planned Development petition.

The above petition has been filed by David Schwartz, Cornersite, developer and contract purchaser of the property, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PPD-000014-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 22nd day of January 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 1490 N. Quentin, 885 W. Dundee 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 22ND day of JANUARY, A.D. 20 26., and the last publication thereof was made on the 22ND day of JANUARY, A.D. 20 26.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY A WENZL
Notary Public, State Of Illinois
Commission No. 532167
My Commission Expires August 06, 2029

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 22ND day of JANUARY A.D., 20 26.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of JANAURY A.D., 20 26.

My commission expires the 6TH day of AUGUST A.D., 20 29.

Consider an Ordinance Granting a Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance Regarding Rear Yard Fencing Abutting the Detention Area on Lots 1 and 2

BACKGROUND:
The Subject Property consists of the 6-lot Estates at Arcadia Planned Development, which was approved in 2024 and is under construction. Detention for the development is provided in the rear yards of Lots 1 and 2 and maintained through stormwater drainage easements therein. Condition #3 of the Planned Development Ordinance (#O-98-24) indicated that no privacy fencing would be allowed to abut the detention basin and that only wrought-iron style fencing would be permitted. The developer is proposing an alternate fencing type in the rear yards of Lots 1 and 2, abutting the detention basin and is therefore requesting the following:

Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance (#O-98-24) to allow an alternate fencing type in the rear yards of Lots 1 and 2

KEY ISSUES:

- The Estates at Arcadia Planned Development provides stormwater detention through an easement area in the rear yards of Lots 1 and 2. Prior subdivision approvals for these lots, not involving the current developer, managed the stormwater for the subdivision through an outlot detention area and not part of an easement on individual lots. In all the approvals (prior and current), a fencing condition was included in the Planned Development Ordinances, which limited any fencing abutting the detention area to be of an open wrought-iron style.
- The developer and his engineer have proposed an alternate fencing material in the rear yards of Lots 1 and 2. In lieu of the required wrought-iron style fencing, a 6-foot shadowbox fence is proposed along the periphery of these lots, with a 5-6-foot tall wrought-iron style fence separating the rear yards of Lots 1 and 2.
- The Village Engineer does not object to the proposed fencing material on the periphery of Lots 1 and 2 and the detention easement and is also satisfied with the wrought-iron style fence proposed between these lots.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Estates at Arcadia Planned Development Ordinance for the rear yard fencing abutting the detention area on Lots 1 and 2.

ACTION REQUIRED:
A motion to approve the Minor Amendment to the Planned Development Ordinance for the Estates at Arcadia Planned Development.

ATTACHMENTS:
1. Aerial Map
2. ORD MINOR AMENDMENT - Estates at Arcadia
3. EXHIBIT - Estates at Arcadia - Minor Amendment fencing site plan
4. ORD - Estates at Arcadia Planned Development

GISConsortium | Estates at Arcadia Subdivision



Legend

0 300 600 ft

Print Date: 10/8/2024

Notes

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR PLANNED DEVELOPMENT AMENDMENT TO AMEND THE ESTATES AT ARCADIA PLANNED DEVELOPMENT ORDINANCE #O-98-24 TO AMEND CONDTION #3 AND IDENTIFY THE PERMITTED FENCING TYPE, MAXIMUM HEIGHT, AND PERMITTED LOCATIONS FOR THE PROPERTY AT
274 AND 286 W. MICHIGAN AVENUE

WHEREAS, Estates at Arcadia Planned Development Ordinance through Condition #3 restricted the fencing, which abuts the detention area to be of a wrought iron style material; and

WHEREAS, Condition #3 further indicated that "…no privacy fencing shall be permitted abutting the detention basin and any fencing abutting the detention basin shall be of ab open wrought-iron style."; and

WHEREAS, the developer is proposing to allow up to a 6-foot shadowbox style fencing along the periphery of the rear yards of Lots 1-2 and a 5-6 foot tall wrought-iron style fence in between the rear yards of Lots 1-2; and

WHEREAS, Staff has reviewed the proposed Minor Amendment and proposed changes to the fencing type and material and does not object to the Minor Amendment;

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

SECTION 1: That a Minor Amendment to Planned Development Ordinance #O-98-24, is hereby approved to allow up to a 6-foot shadowbox style fence, along the periphery of the rear yards of Lots 1-2 and a 5-6 foot tall wrought-iron style fence in between the rear yards of Lots 1-2.

1. **The permitted locations and elevation shall substantially conform to the attached fencing site plan and elevations, except as such may be changed to conform with Village Codes and Ordinances.**

All other conditions and requirements of Ordinance #O-98-24, as amended, shall remain in effect.

SECTION 2: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This _____ day of _____, 2026

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____
APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

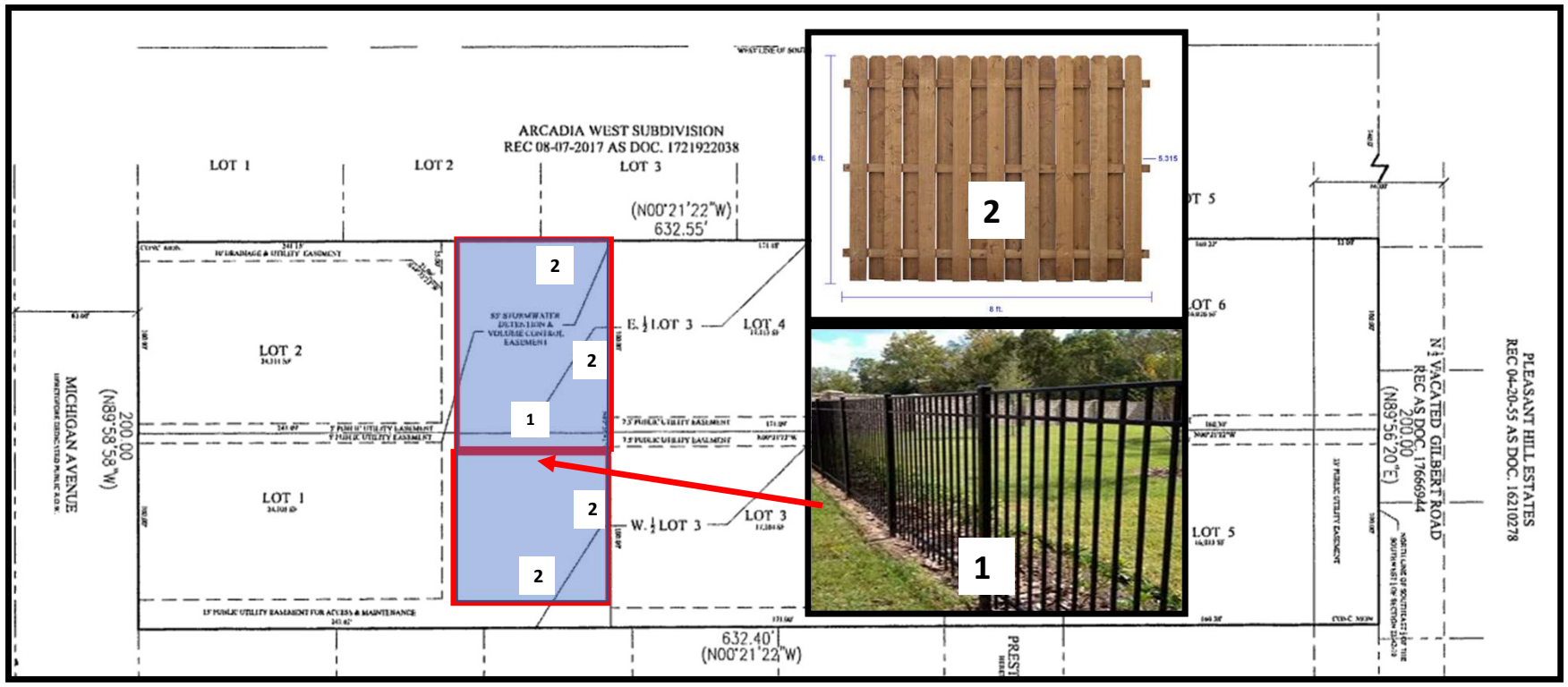
ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2026

_____
Village Clerk

Estates at Arcadia Planned Development Approved Condition:

3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin. Any fencing abutting the detention basin shall be of an open wrought iron style.

The Petitioner is requesting a Minor Amendment to allow a 6-foot cedar shadowbox fence (#2) on the periphery of lots 1-2 (rear yards) and a 5-6-foot wrought-iron style fence (#1), separating the rear yard of the lots.



Prepared by and return to:
Village of Palatine
Clerk's Office
200 E. Wood St.
Palatine, IL 60067

2531727013

Doc# 2531727013 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
Monica Gordon
Cook County Clerk's Office
Date: 11/13/2025 1:56 PM
PAGE: 1 of 36

ORDINANCE NO. O-98-24

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 274 & 286 W. MICHIGAN AVENUE (ESTATES AT ARCADIA SUBDIVISION)

PIN: 02-22-406-020-0000
02-22-406-025-0000

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine On November 4, 2024

ORDINANCE NO. O-98-24

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 274 & 286 W. MICHIGAN AVENUE (ESTATES AT ARCADIA SUBDIVISION)

WHEREAS, upon petition of owners of said property, hearings were held by the Planning and Zoning Commission of the Village of Palatine on October 22, 2024 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit the a 6-lot single-family residential development, on the following legally described property:

> LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) AND THE VACATED SOUTH ½ OF GILBERT ROAD AND THE VACATED PORTION OF W. MICHIGAN AVENUNE, BOTH ADJOINING LOTS 2 AND 3, IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 274 and 286 W. Michigan Avenue

PIN #s: 02-22-406-020-0000 and 02-22-406-025-0000

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

SECTION 1: That the Preliminary and Final Planned Development approval to permit a 6-lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies and Associates, INC. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.

2. All lots within the Estates at Arcadia Subdivision shall follow the Village's R-1B zoning regulations.

3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin. Any fencing abutting the detention basin shall be of an open wrought iron style.

4. A Homeowners Association, and corresponding declarations, shall be created for the maintenance of the detention area and the access easement. The declarations shall also include conditions related to the fencing restrictions outlined in condition 3 of this ordinance and maintenance of the landscape plan within the engineering plans. The declarations shall also include a requirement to perform a maintenance inspection of the detention area at the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village prior to the recording of the Plat of Subdivision or the issuance of any permits.

5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer

6. A Planned Development letter of credit in the amount of $60,000 ($10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.

7. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.

8. Any construction activity or improvements within the Michigan Avenue right-of-way shall be coordinated with the Village Engineer and the Village's Public Works Director to accommodate the Village reconstruction of the street. This may include compensation in lieu of some improvement costs.

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

SECTION 2: That the petition for Preliminary and Final Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 4th day of November 2024

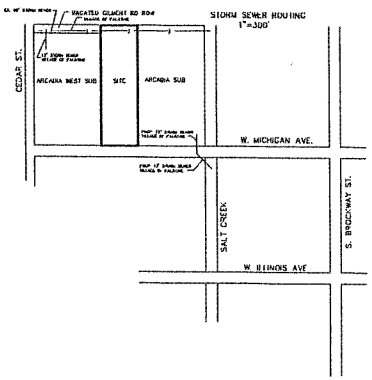
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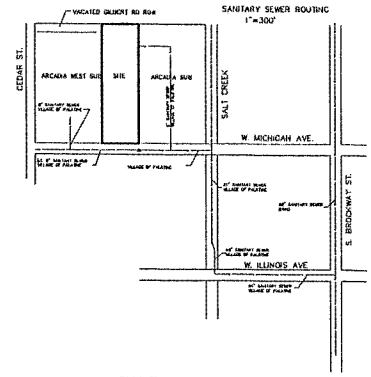
APPROVED by me this 4th day of November 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 4th day of November 2024.

Village Clerk



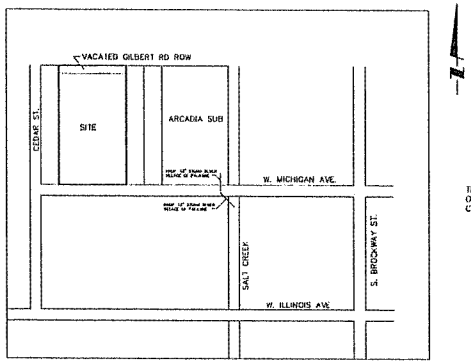


PUBLIC IMPROVEMENT PLANS
FOR
ESTATES AT ARCADIA
PALATINE, IL
BY
GWR BUILDERS, INC.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. MWRD GENERAL NOTES
4. DEMOLITION PLAN
5. PAVING PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. WATERMAIN/SANITARY PROFILE
9. EROSION CONTROL PLAN
10. EXHIBIT R
11. DRAINAGE EXHIBIT
12. DETAILS
13. DETAILS
14. DETAILS
15. DETAILS
16. DETAILS

BENCHMARK
CHISELED SQUARE ON THE SE CORNER OF THE HEADWALL IN THE MICHIGAN AVE. R.O.W. 75 FEET SOUTH OF THE PUBLIC WORKS ENTRANCE.
NAVD88 ELEVATION 726.64



LOCATION MAP

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X AS SHOWN ON FIRM 17031C0181J DATED AUGUST 8, 2009 AND DOES NOT CONTAIN ANY FEDERALLY REGULATED FLOOD HAZARD AREAS.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER UNDERDRAIN WATERMAIN GAS INT CABLE ELECTRIC	S U W G I C E	S U W G I C E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE		
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT		
UTILITY POLE		
SOIL BORINGS	N/A	
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL	X	N/A
PAVEMENT REMOVAL		N/A
P.C.C.		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN STROKES AND UNSHOWN LINES INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42674

PREPARED FOR:
GWR BUILDERS, INC.
47 N. BOTHWELL ST.
PALATINE, IL

TIMOTHY J. SPIES 62-42674 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

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REVISIONS

DRAWN BY:	L.I.S.	JOB NO.	5873
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	09-26-24

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 16 SHEETS

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS EXACTLY SIX (6) INCHES ABOVE GRADE. THE TOP EIGHTEEN (18) INCHES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THEIR LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "X" SHALL SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE DIMENSIONAL MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER BOS OCCUPANCY IS REACHED.
8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE OF PALATINE WITHIN VILLAGE LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENT CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND/OR DEBRIS BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTAIN SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE DETENTION POND AND OTHER HAY BALES OR SILT FENCE WILL BE USE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS III OR THICKER CONFORMING TO ASTM C-76, WITH ENCLOSED JOINTS (ASTM C-443).
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE. VILLAGE OF PALATINE LOCATION, SIZE & INVERT OF
6. ALL STORM SEWERS DISCHARGING ON THE GROUND SHALL BE INSTALLED WITH FLARED END SECTIONS AND TRASH/SAFETY GRATES

WATER MAIN

1. ALL WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A-21.51 AND WITH JOINTS CONFORMING TO ANSI A-21.11. THE WATER MAIN SHALL BE CEMENT-LINED IN ACCORDANCE WITH ANSI A-21.4, BITUMINOUS COATED
2. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ALL 6", 8",10" & 12" VALVES SHALL BE RESILIENT WEDGE VALVES AND BE FURNISHED MECHANICAL JOINTED, WITH CAST IRON BODY, BRONZE MOUNTED, BRONZE TRIMMED, DOUBLE DISC PATTERN, WITH NON-RISING STEM AND BE DESIGNED FOR 300 POUNDS WORKING PRESSURE. ALL VALVES SHALL OPEN LEFT.
5. ALL WATER MAIN SHALL BE PRESSURE TESTED TO 150 POUNDS STATIC PRESSURE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PALATINE
6. MAXIMUM ALLOWABLE LEAKAGE SHALL BE 4 GALLONS PER INCH OF PIPE DIA. /1000 FT. OF PIPE/24 HRS. PER CITY REQUIREMENTS. TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS FOR PRESSURE TESTING AND DISINFECTION OF WATER MAINS AND WATER SERVICES WITHIN THE VILLAGE OF PALATINE
7. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAIN AND GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE VILLAGE OF PALATINE. CHLORINATION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE VILLAGE ENGINEER AND WATER DEPARTMENT.
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED. A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
9. THE WATER SERVICE PIPE SHALL BE 1 1/2" DR TYPE K COPPER COMMUNATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE
10. NO OBJECT MAY BE CONSTRUCTED, MAINTAINED, OR INSTALLED WITHIN 48 INCHES OF A FIRE HYDRANT; NO INLETS, BUSHES, WALLS, OR OTHER OBSTACLES WHICH MAY RISE ON WHERE THE USE OF A FIRE HYDRANT WILL BE PERMITTED.
11. HYDRANTS SHALL BE PAINTED WITH APPROVED PAINT
12. ALL FIRE HYDRANTS SHALL BE MUELLER "DETURION" BREAK AWAY STYLE TRAFFIC DESIGN. SAID HYDRANTS SHALL HAVE A 5-1/4 INCH VALVE OPENING, 8-INCH DIAMETER STANDPIPE, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE, ALL WITH NATIONAL/ STANDARD THREADS. HYDRANTS SHALL HAVE SIX FOOT DEPTH OF BURY AND BE FURNISHED MECHANICAL JOINTED. THE SIZE OF THE INLET CONNECTION SHALL BE SIX INCH. ON THE SIX INCH LINE CONNECTING THE HYDRANT TO THE MAIN SHALL BE PLACED A SIX-INCH GATE VALVE AND HOHRAY BOX, MUELLER #H-10360 OR EQUAL. THE OPERATING NUT SHALL BE THE NATIONAL STANDARD OF 1-1/2 INCH PENTAGON MEASURED FROM POINT TO OPPOSITE FLAT. HYDRANTS SHALL OPEN COUNTER CLOCKWISE. ALL PUBLIC HYDRANTS SHALL BE FURNISHED RED IN COLOR, AND SHALL BE PLACED SO THAT THE CENTER OF THE PUMPER NOZZLE IS 24 TO 36 INCHES ABOVE THE GROUND LINE. A POLE OF 1/2 CUBIC YARD VOLUME SHALL BE DUG AT EACH HYDRANT AND FILLED WITH WASHED GRAVEL TO ACT AS A DRAIN. HYDRANTS TO CONFORM TO AWWA C-502.
13. FIRE HYDRANTS SHALL BE PLACED 4 TO 7 FEET FROM THE BACK OF CURB TO THE FACE OF HYDRANT, WITH 5 FEET BEING THE PREFERRED DISTANCE, AS SHOWN ON THE DETAIL. HYDRANTS SHALL NOT HAVE LESS THAN 36" CLEARANCE BETWEEN THE BACK OF CURB AND THE NEAREST PART OF THE HYDRANT AND MIN. 2' FROM SIDEWALK.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212 ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVALENT TO CLASS I OR APPROVED EQUAL
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) INSTALL AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE (BROKEN SECTION - B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED. A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE RELEASED AND THE PIPES CLEAN OF DEBRIS BEFORE THE VILLAGE ENGINEER/WRITTEN (TYPED) LOGS MUST BE SUBMITTED TO THE VILLAGE SHOWING CORRECT MH-MH LENGTHS AND DEFLECTIONS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. PLANS FOR CONFLICTS WITH THE VILLAGE OF PALATINE PUBLISHED'S BOOKS THE VILLAGE STANDARDS SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

STREET LIGHTING

1. STREET LIGHT POLES AND HYDRANTS SHALL BE CONSTRUCTED AT LOCATIONS SHOWN ON THE ENGINEERING DRAWINGS. THE TYPE OF POLE AND MANNER SHALL BE ACCEPTABLE TO THE VILLAGE. CATALOG CUTS MUST BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY MATERIALS.
2. NO UNDERGROUND SPLICES WILL BE ALLOWED. ALL SPLICES SHALL BE MADE IN THE BASES OF THE LIGHT POLES OR IN HANDHOLES USING 3M SPLICE KIT.
3. CONDUIT SHALL BE BURIED A MINIMUM OF 30 INCHES BELOW THE PROPOSED GRADE.
4. CABLE LENGTHS SHALL INCLUDE SLACK AS REQUIRED.
5. THE CONTRACTOR SHALL COORDINATE THE CONNECTION AND SERVICE POINTS WITH COMMONWEALTH EDISON COMPANY.
6. NO. 8 BARE COPPER GROUND WIRE SHALL BE INSTALLED IN TRENCH, 6" ABOVE LIGHTING CABLE.
7. ALL LIGHTING CABLE SHALL BE #3WG IN 1-1/4" UNI DUCT. ALL ELECTRIC CABLE SHALL BE INSTALLED IN 2" DIA. GALVANIZED STEEL CONDUIT UNDER ALL PAVEMENT CROSSINGS.
8. ALL CBC IS TO BE INSTALLED WITH PROTECTIVE BUSHING ON ENDS.
9. 2" CBC TO EXTEND A MINIMUM OF 6" ON EITHER SIDE OF DRIVEWAYS, SIDEWALKS & STREET CROSSINGS.
10. IF DRIVEWAY LOCATIONS ARE UNKNOWN AT THE TIME OF CONSTRUCTION, THEN CONDUIT SHALL BE EXTENDED TO INCLUDE THE ENTIRE LOT LENGTH.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER, AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING ON DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF 1.0.0.T. CLASS SI CONCRETE AND SHALL BE TO STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OR STANDARD SPECIFICATIONS, CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOLDED FIBER EXPANSION JOINTS WITH 1/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-4340-B W/GRATE & SOLID COVER AS REQUIRED	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE TYPE A	R-1712 SOLID COVER W/ 4 CONCEALED PICKHOLES	R-1712 SOLID COVER W/ 4 CONCEALED PICKHOLES	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL. ALL GRATES SHALL BE HINGED TYPE, AS APPLICABLE. ALL COVERS SHALL HAVE TWO PENTAGON HEAD BOLTS SEALING GASKETED WITH CONCEALED PICKHOLES.

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	PUSH FIT, ASTM D-3212, GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	PUSH FIT, ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	52 CLASS ANSI A-21.51 C151/A21.1	PUSH/GYMAX ASTM D-3139

NOTE: MINIMUM REQUIREMENT: ALL SEWER PIPES BE LAID ON ELECTRONIC LASER WITH BATH AND GRADES SLOPE REQUIRED FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION ON EROSION CONTROL MATTING DURING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED. SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE within 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE Within 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & METTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATELY.
ALL SWALES SHALL BE PROTECTED BY MUCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

NOTE:

FOR TEMPORARY SEEDING USE PERENNIAL RYEGRASSAT THE RATE OF 25 LBS./ACRE. PLANT EARLY SPRING UNTIL SEPT. 30. FERTILIZE WITH ONE FERTILIZER MIXTURE IN TOP 2-4 INCHES OF TOPSOIL. USE 10-10-10 FERTILIZER AT RATE OF 300 LBS/ACRE.
FOR PERMANENT SEEDING USE KENTUCKY BLUE GRASSAT RATE OF 80 LBS./ACRE. PLANT EARLY SPRING TO MAY 30 OR AUGUST 1 TO SEPT. 1 FERTILIZE 1 YEAR AFTER PLANTING WITH 10-20-10 FERTILIZER AT RATE OF 500 LBS./ACRE.

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REVISIONS

DRAWN BY: TJS | JOB NO. 5378
DESIGNED BY: TJS | SCALE:
CHECKED BY: TJS | DATE: 09-26-24

GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 2 OF 16 SHEETS

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG),

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIANETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

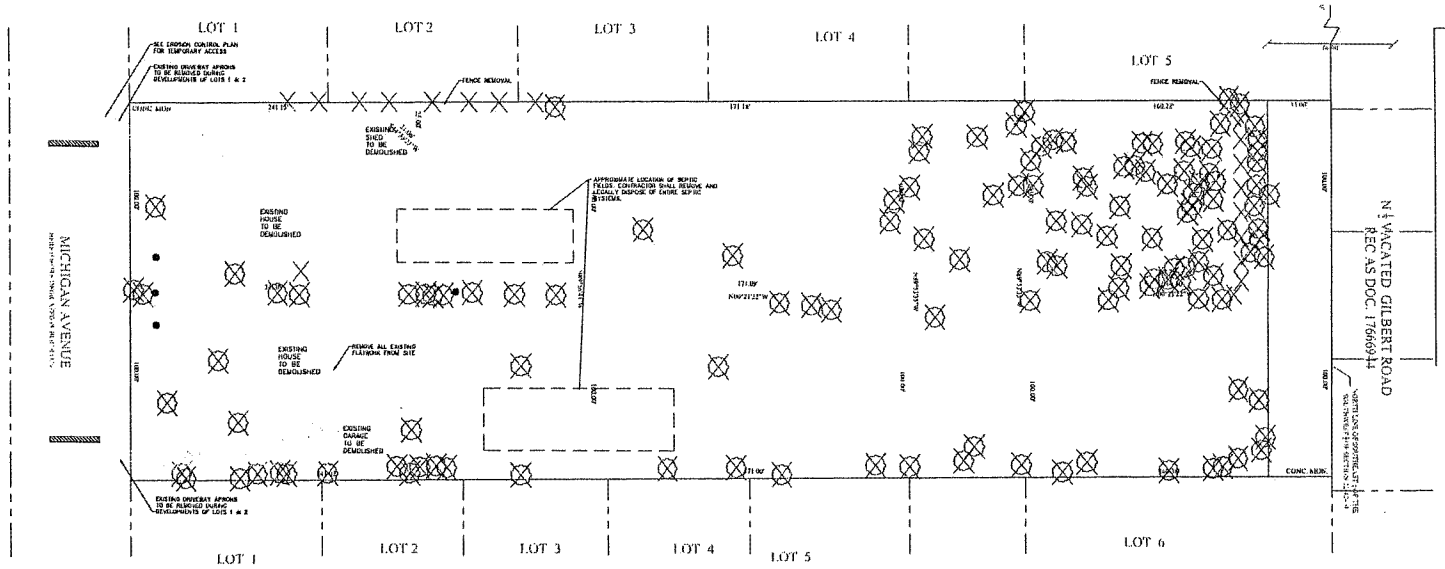
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REVISIONS

DRAWN BY: TJS | JOB NO. 5378
DESIGNED BY: TJS | SCALE:
CHECKED BY: TJS | DATE: 09-26-24

MWRD GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 3 OF 16 SHEETS



DEMOLITION NOTES

1. Remove and cap existing wells and/or septic fields, tanks, etc if any, from site conforming to IEPA and Cook County Department of Health requirements.
2. Remove all existing structures that are not to be reused from site.
3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer. Remove all on-site service lines.
4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
5. All existing building elements, including foundations, shall be removed from the site.
6. Remove all trees on site unless specifically noted otherwise.
7. All abandoned or plugged sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or monitor plug.
8. Engineer is not aware of any septic on site. Should any septic be found, abandoned tanks shall be filled with granular material or removed.

LEGEND

EXISTING OLD PAVEMENT TO BE REMOVED

TREE/FENCE REMOVAL

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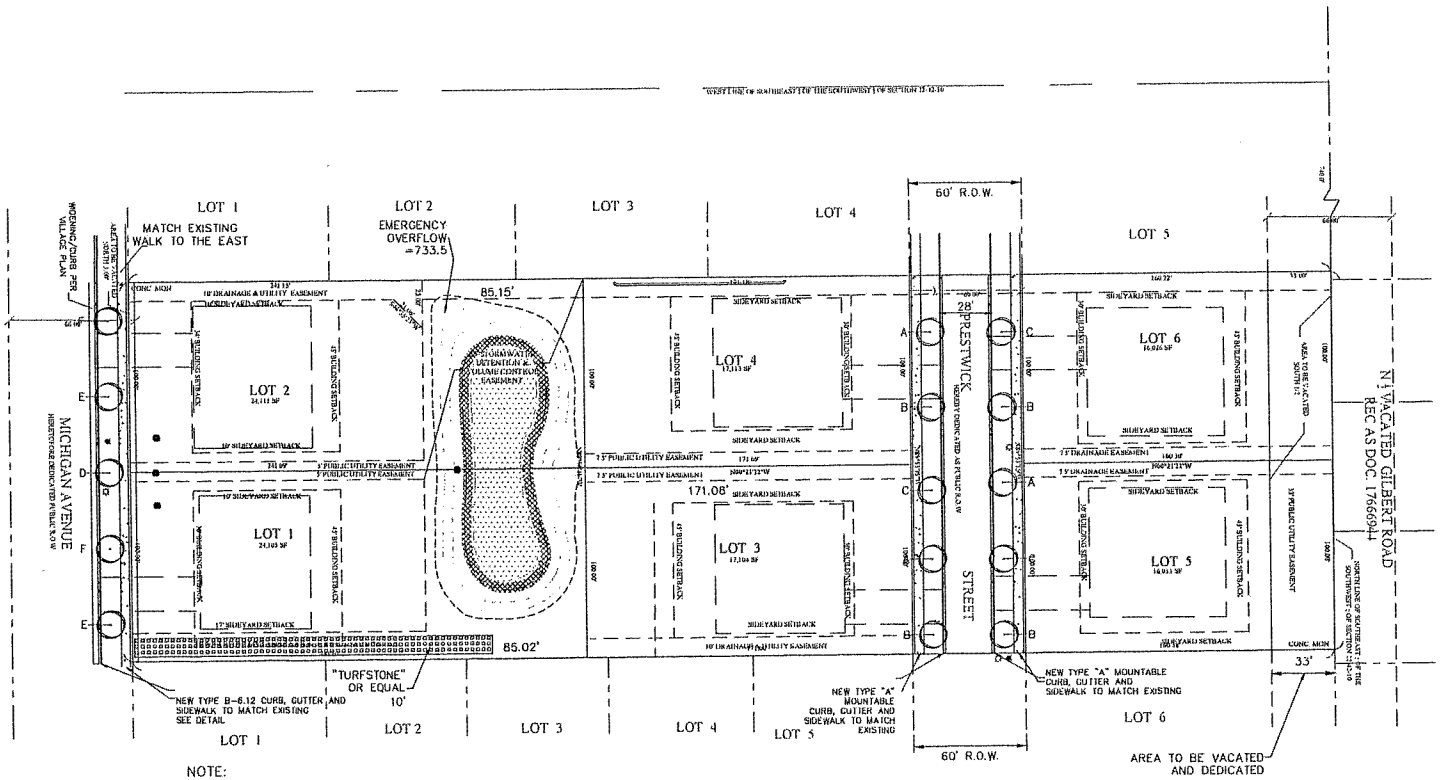
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REVISIONS

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5378
SCALE: 1"=30'
DATE: 09-26-24

DEMOLITION PLAN
ESTATES AT ARCADIA

SHEET NO. 4 OF 16 SHEETS



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

0 15 30 60
1:30

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PAVING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03, Street Pavement Standards
4. All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. The pavement section designs indicated are minimum values only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the project's Soils Engineer and / or the project's Structural Engineer.
7. Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate site access. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
9. Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
10. Pavement sections to be as follows:
11. Prestwick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superpave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50.
    c. 13" CA-6 base course, Grade B or 9.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development, respectively.
13. Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
14. Protect existing off-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement information and requirements.
19. Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

LEGEND

- PROPOSED CONCRETE WALK (4" THICK)
- PROPOSED BITUMINOUS PAVEMENT-HEAVY DUTY -SEE DETAIL 8/SHT 13
- "TURFSTONE" SEE DETAIL 3/SHT 12
- VOLUME CONTROL AREA EMERGENT LINE PLANTING -SEE DETAIL 2/SHT 12
- EMERGENT SEEDING -SEE DETAIL 2/SHT 12
- WET PRAIRE/PRAIRE SEEDING -SEE DETAIL 2/SHT 12
- DEPRESSED CURB

STREET TREE KEY
A = 2-1/2" STATE STREET MAPLE
B = 2-1/2" AMERICAN SCENTY LINDEN
C = 2-1/2" CRIMSON KING MAPLE
D = 2-1/2" HEDGE MAPLE
E = 2-1/2" ARMIR MAPLE
F = 2-1/2" TATARIAN MAPLE
G = 6'-8" BLUE SPRUCE

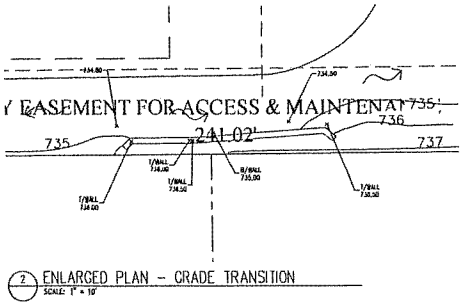
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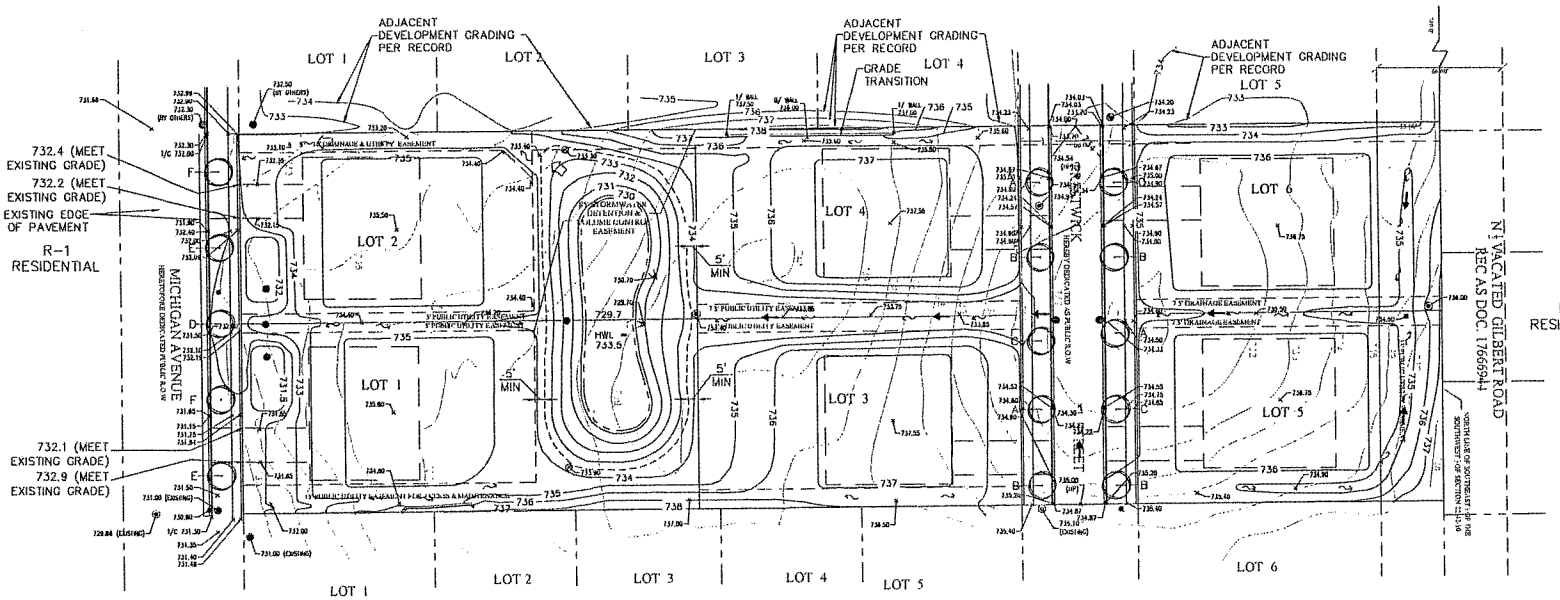
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PAVING PLAN
ESTATES AT ARCADIA

SHEET NO. 5 OF 16 SHEETS



2 ENLARGED PLAN – GRADE TRANSITION
SCALE: 1" = 10'



R-1
RESIDENTIAL
PUD

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

NOTE:
ADJUST DRIVEWAYS AS REQUIRED TO MEET FUTURE BUILDING AND GARAGE ARCHITECTURAL DESIGN

0 15 30 60
1:30

GRADING NOTES:
1. Contractor shall review geotechnical information as listed on the cover page.
2. Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
5. Storm structure rim elevation at curbs refer to flow line elevation.
6. Final grading shall match existing grades at all property lines unless approved otherwise by and with Village Engineer (see Sheet C3.0A).
7. Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
8. Maximum side yard slope shall be 10%.
9. Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
10. Coordinate finial individual lot grading with final house designs for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
11. Provide grading for positive drainage with in buildable area.

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GRADING PLAN
ESTATES AT ARCADIA

SHEET NO. 6 OF 16 SHEETS

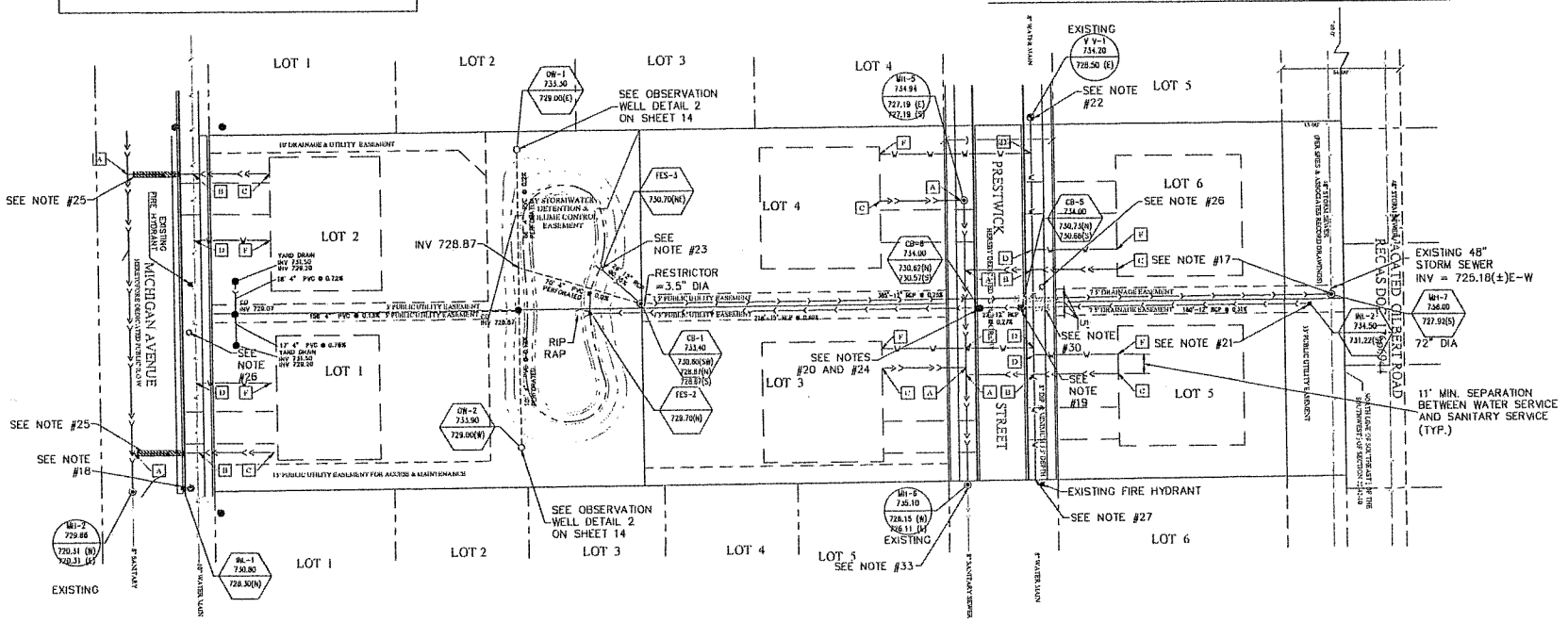
UTILITY SERVICE INVERT SCHEDULE

Lot	A Sanitary Inv. at Service	B Sanitary Inv. at Crossing	C Sanitary Inv. at House	D Water T/P at Service	E Water T/P at Crossing	F Water T/P at House
1	720.41	723.82	728.00	727.01	N/A	728.50
2	721.20	724.49	728.50	727.41	N/A	729.00
3	726.58	N/A	731.00	729.50	730.36	731.50
4	727.19	N/A	731.00	728.73	N/A	731.50
5	726.55	728.09	730.00	729.50	N/A	730.50
6	726.94	728.29	730.00	729.36	N/A	730.50

ELEVATIONS ARE CALCULATED, CONTRACTOR SHALL VERIFY ELEVATIONS IN FIELD.

UTILITY NOTES:

1. All utility improvements shall conform with current Village standards.
2. Storm structure rim elevations at curbs refer to flowline elevation.
3. See utility details for additional information.
4. All utilities within 5 feet of and within proposed sidewalks, roads, driveways, etc. shall have trench backfill.
5. Contractor to locate existing utilities prior to construction. Engineer shall be notified of any conflict prior to construction.
6. Minimum cover on all water mains shall be 5'-6".
7. Hydrant leads shall be min. 6" in diameter.
8. All storm manhole covers shall be open grate, unless indicated otherwise.
9. All storm sewers shall be constructed of RCP, minimum Class IV. Joints shall be rubber ring, conforming to ASTM C-361
10. The Contractor shall locate any existing field tiles encountered and shall connect to the proposed storm drainage system.
11. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to the continuation of work.
12. Sanitary Sewer shall be 8" Diameter, PVC SDR 26, minimum slope 0.35%.
13. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to continuation of work.
14. Contractor shall review all utilities for consistency with final grades prior to placement of pavement curbs, walks and topsoil.
15. The Contractor shall keep a set of "Approved" Construction Plans on the job site, and shall maintain a legible record on said plans of all items that may deviate from the proposed improvements, including any modifications / deviations in; mains, services, structures, pavement, alignments, etc. as well as any field tile encountered, or other notable site conditions. Information shall be sufficient so that all manholes, wyes and services, valve boxes, curb boxes, etc. can be located in the field. Upon completion of the Contractor's work, said plans and information shall be provided to the Engineer for preparation of record "As-Built" plans.
16. When a sanitary service crosses above a water main, the sanitary service shall be water main quality pipe (DIP or PVC ASTM D-2241) at least 10 feet on each side of the crossing.
17. Manhole (MH-7) is to have a standard type 1 GL frame and grate.
18. Inlet (INL-1) is to have a "Neenah" R-3278-A with a sinusoidal grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" R-3278-A grate or equal.
20. Catch basin (CB-6) is to have a standard type 1 GL frame and grate.
21. Inlet (INL-2) is to have a "Neenah" R4340-B grate or equal.
22. Connect to existing watermain.
23. Install a trash and safety grate on flared end section (FES-3).
24. Catch basin (CB-6) is required to have a removable hood. See Detail 1 on Sheet C9.1.
25. Saw cut and trench for sanitary service to lots 1 and 2. Confirm actual location at time of construction.
26. Street lights are to be a minimum of 4'-0" from utility service. Coordinate location of water main with street light prior to installation of cables.
27. Connect to existing watermain.
28. Provide itemized line item bid for separate bid of proposed Arcadia West sewer main.
29. When a storm sewer crosses above a watermain, the storm sewer is to be constructed with a watermain quality in accordance with the Standard Specification for Water and Sewer Main Construction in Illinois.
30. Owner shall comply with all recommendations of ASTM standards and the AIWRDGC as it regards to the maintaining and observation period of on-site observation wells #1 and #2.
31. Per "Soil Investigation" report #22311 dated October 27, 2016, note 2
    "Certain precautions will be required if a basement construction is contemplated with respect to surface water seepage which could later result in hydrostatic up lift and lateral pressure in walls (floor element), therefore, it is recommended that a perimeter drain be installed around the entire exterior of the basement. The drain pipes should be sanded with filter sock which will act as a filter to prevent the migration of clay particles into the drain system."
32. Detention and restrictor is for local detention.
33. Watertight rubber boots conforming to ASTM C923 shall be used where 8 inch sanitary sewers enter existing manholes.
34. Proposed homes shall have the sump pumps discharge to the interior of the subdivision if not connected to the storm sewer.
35. All sanitary manholes shall have a Type 1 Gasket GL, frame and grate. (Neenah R1713 self-sealing)



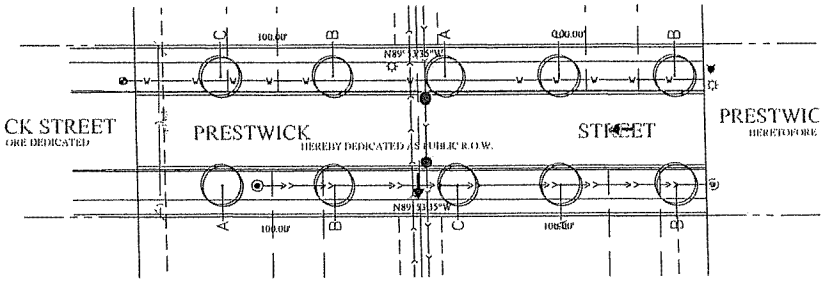
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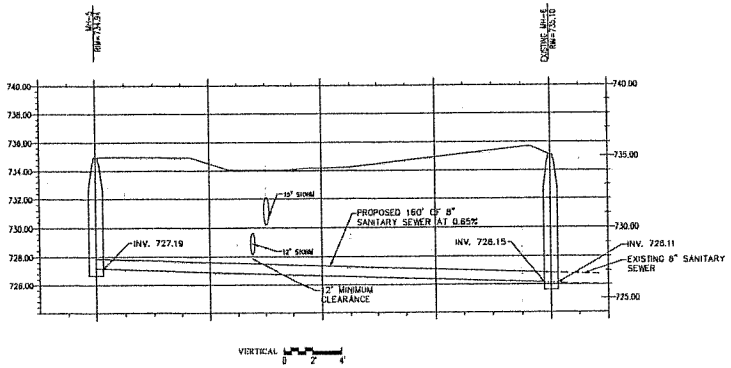
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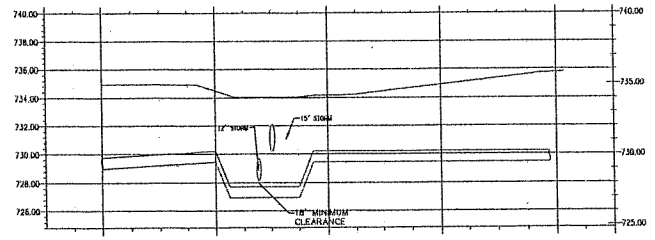
UTILITY PLAN
ESTATES AT ARCADIA

SHEET NO. 7 OF 16 SHEETS



1 PLAN – UTILITY – PRESTWICK STREET

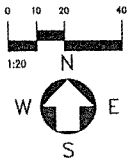




5 PROFILE – WATER – PRESTWICK STREET

HORIZONTAL 0 10' 20'

VERTICAL 0 2' 4'



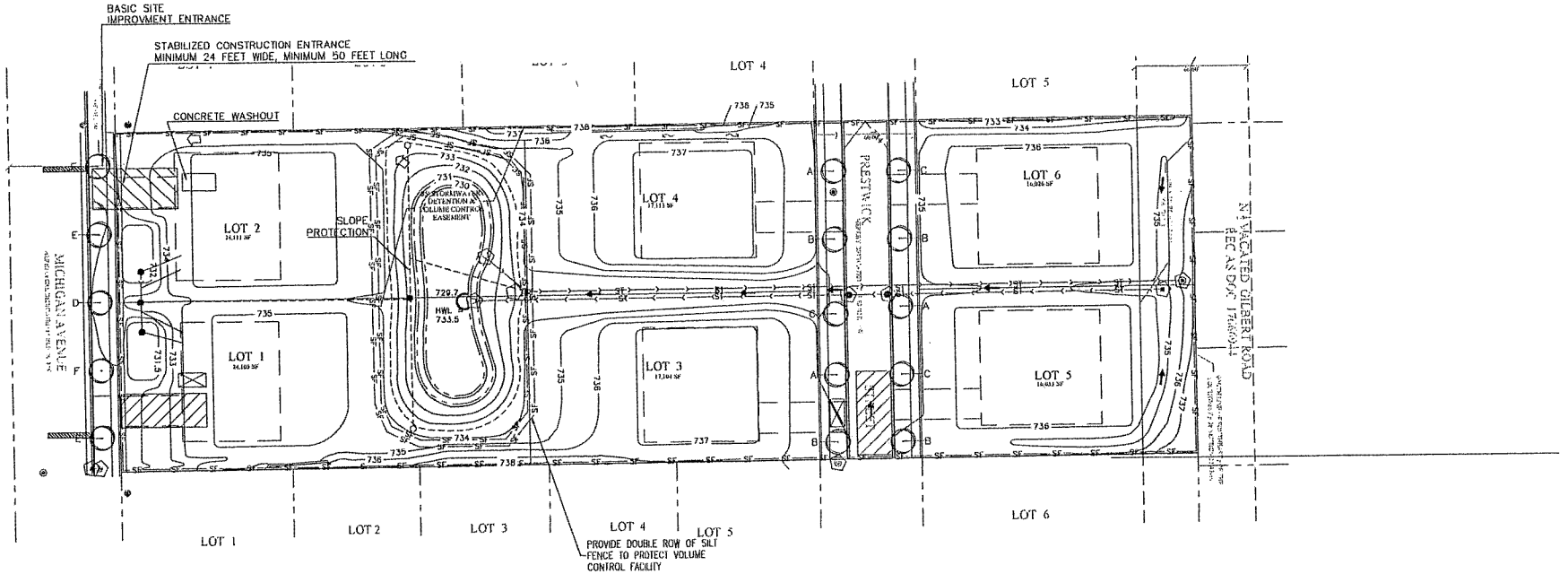
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WATERMAIN/SANITARY SEWER PROFILE
ESTATES AT ARCADIA

SHEET NO. 8 OF 16 SHEETS



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1:30

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LEGEND

- INLET PROTECTION
- SILT FENCE
- STORM SEWER
- SLOPE PROTECTION
- C — CULVERT INVERT PROTECTION
- PROPOSED ENTRANCE/EXIT CONTROL (STABILIZED CONSTRUCTION ENTRANCE)
- CONCRETE WASHOUT

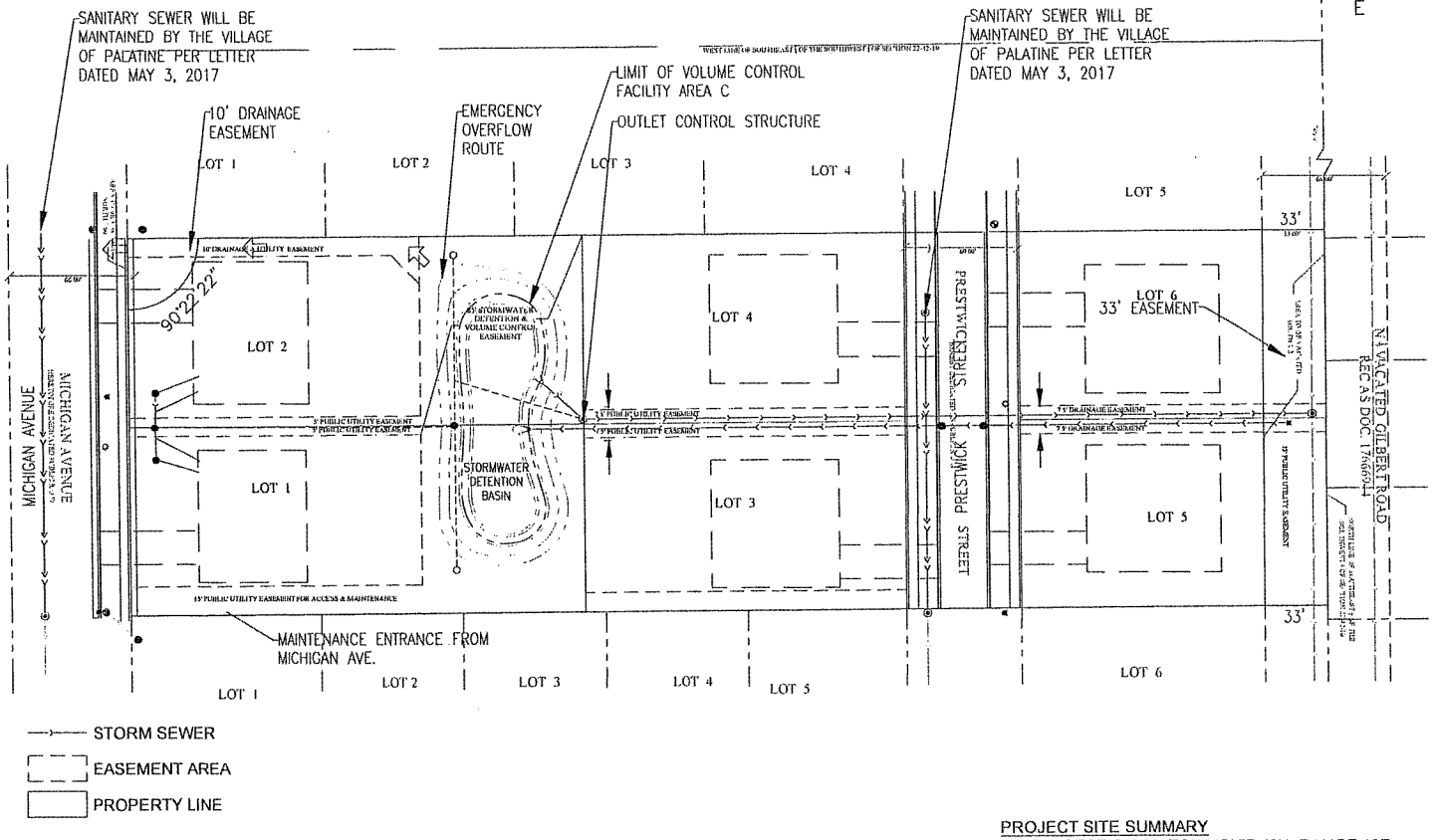
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EROSION CONTROL
ESTATES AT ARCADIA

SHEET NO. 9 OF 16 SHEETS



MAINTENANCE PLAN FOR CARRAIG SUBDIVISION

The Owner of the Carraig Subdivision, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

1. General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankment/Emergency Overflow Structure
- Inspect embankments for settlement and erosion
- Remove woody growth from the embankment
- Any breaks, hire Registered Professional Engineer for design resolution
- Seed and sod any eroded areas
- Signs of piping (leakage) or seepage, repair
- Stabilize emergency overflow structure if erosion observed
- Remove obstructions blocking emergency overflow spillway

Vegetated Areas

- Regular mowing to control vegetation, no cutting of native vegetation Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair and reseed
- Any ice damage to outlet of pipe, repair if necessary
- Condition of trash racks, remove debris
- Outlet channel conditions downstream

Access for Maintenance Equipment

- Remove any obstructions placed in maintenance easements

Safety Features

- Access controls to hazardous areas
- Fences
- Loose or damaged posts
- Loose or broken wires
- Condition of gates
- Signs

Detention Volume

- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- Surface of permeable pavement shall be cleaned with low-pressure power washer.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- Appropriate sign age shall be repaired if damaged or illegible.

4. Stormwater Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern.

Storm Inlets/Manholes

- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts

- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Restore riprap at outfalls if erosion observed
- Restore riprap at outfalls
- Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- Remove any obstructions that have been placed in the drainage path
- Seed and sod any eroded areas
- Restore riprap as necessary
- Regrade to provide positive drainage as necessary
- Regular mowing to control vegetation

5. Vegetated Areas

- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair.
- Check for invasive vegetation, remove when possible.
- Regular mowing to control vegetation: it is recommended that native vegetation remain uncut.
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction

- Perform manhole inspections once every five years, make repairs as necessary.
- Perform sewer inspections once every five years, make repairs as necessary.
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 22, TOWNSHIP 42N, RANGE 10E
PROPERTY ADDRESS: 274 AND 286 W. MICHIGAN AVENUE, PALATINE, IL. 60067
PROPERTY INDEX NUMBER(S): 02-22-406-020 AND 02-22-406-025
TOTAL CONTIGUOUS OWNERSHIP: 2.89 ACRES
PROJECT AREA: 2.89 ACRES

	REQUIRED	PROVIDED
STORMWATER/FLOODPLAIN SUMMARY	(AC-FT)	(AC-FT)
VOLUME CONTROL	0.067	0.10

EXHIBIT R

CARRAIG SUBDIVISION
274 AND 286 W. MICHIGAN AVENUE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

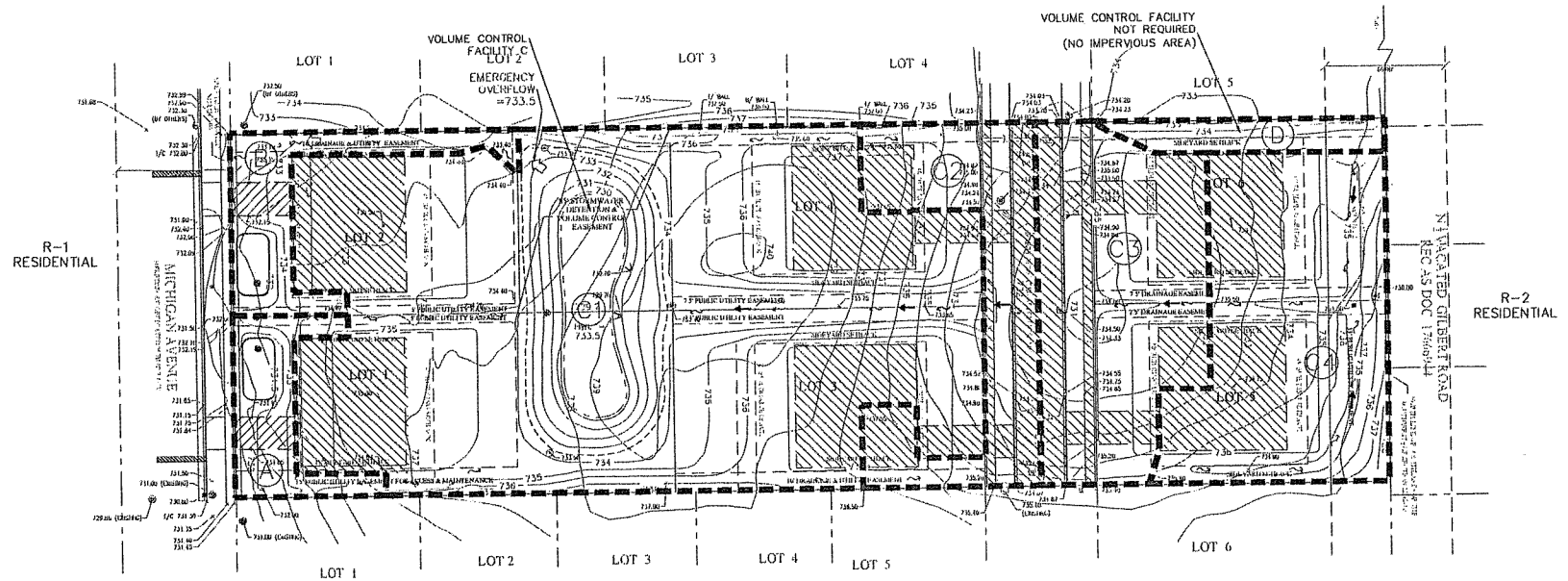
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EXHIBIT R
ESTATES AT ARCADIA

SHEET NO. 10 OF 16 SHEETS



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

R-1 RESIDENTIAL PUD

0 15 30 60

W S N E

LEGEND

- C2 — DRAINAGE AREA
- IMPERVIOUS AREA TRIBUTARY TO VOLUME CONTROL FACILITY A OR B
- IMPERVIOUS AREA TRIBUTARY TO VOLUME CONTROL FACILITY C
- DRAINAGE DIVIDE

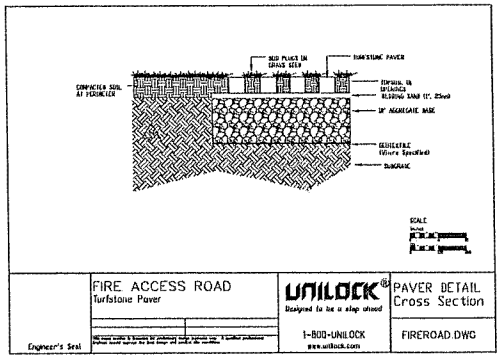
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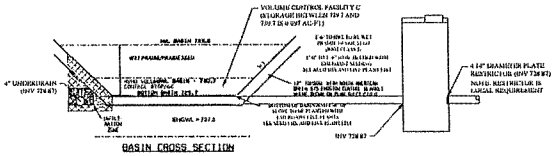
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DRAINAGE EXHIBIT
ESTATES AT ARCADIA

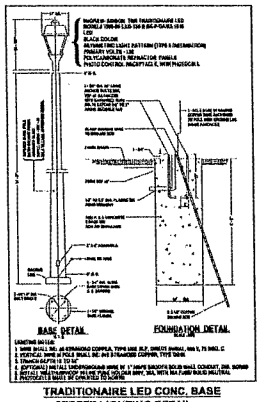
SHEET NO. 11 OF 16 SHEETS



3 TURFSTONE
SCALE: N.T.S.
NOTE: "TURFSTONE" OR APPROVED EQUAL

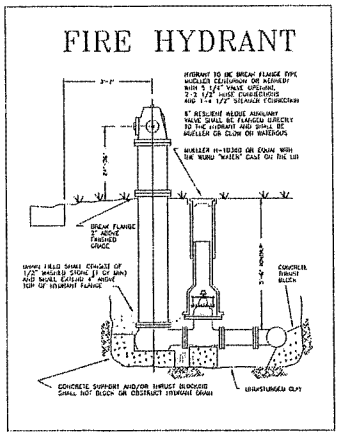


2 POND SECTION
SCALE: N.T.S.

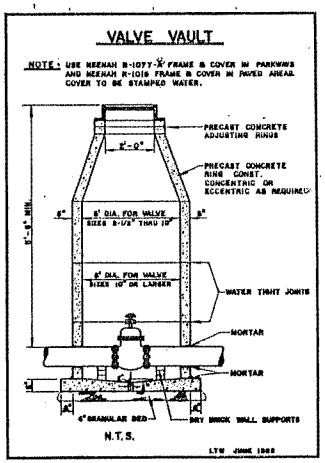


TRADITIONAIRE LED CONC. BASE
STREET LIGHTING DETAIL

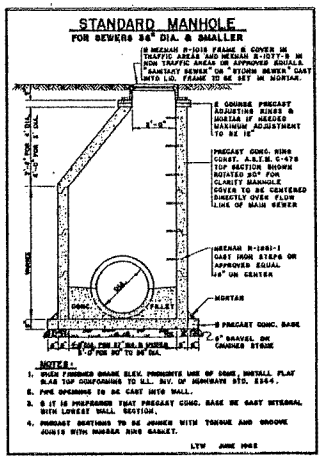
4 STREET LIGHTING
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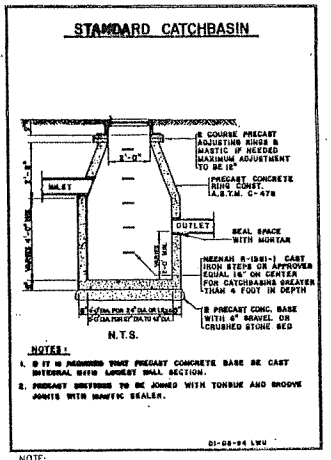
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6 VALVE VAULT
SCALE: N.T.S.

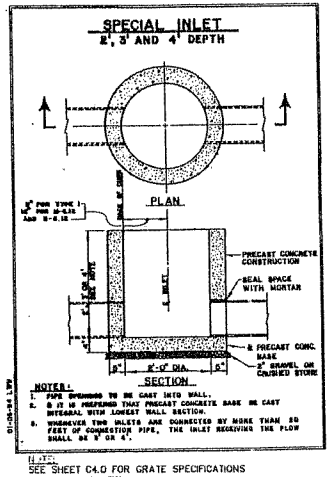


7 STANDARD MANHOLE
SCALE: N.T.S.
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

8 STANDARD CATCHBASIN
SCALE: N.T.S.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

9 SPECIAL INLET
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

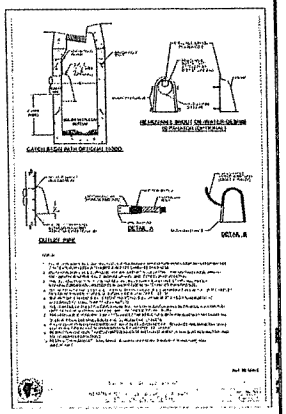
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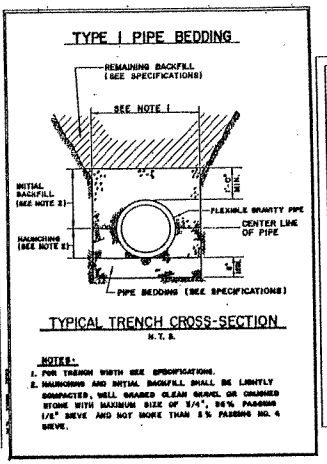
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DETAIL SHEET
ESTATES AT ARCADIA

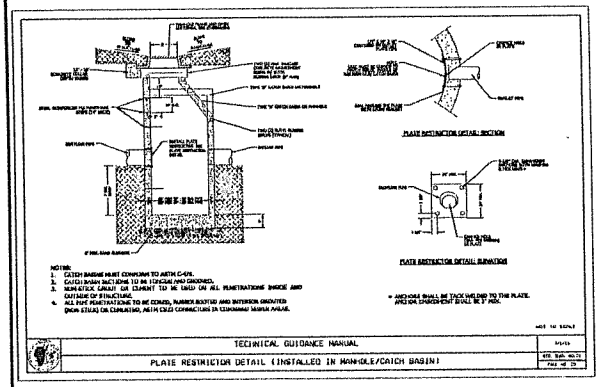
SHEET NO. 12 OF 16 SHEETS



1 REMOVABLE HOOD BASIN
SCALE: N.T.S.



2 TYPE I PIPE BEDDING
SCALE: N.T.S.



3 RESTRICTOR DETAIL
SCALE: N.T.S.
NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.

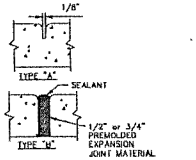
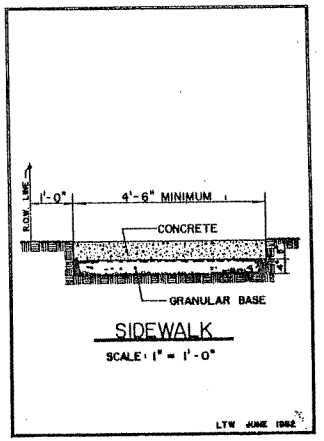
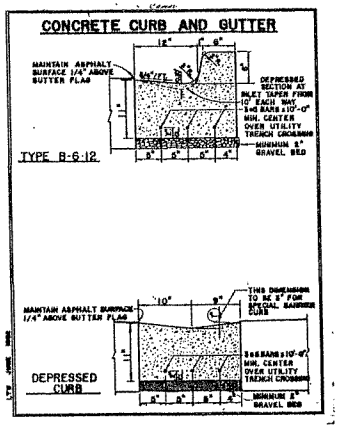


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	5'-0" CENTER TO CENTER ON SIDEWALK AND PARALLEL TO CURBS.
B	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, SIMILAR STRUCTURES, AND AT 50' INTERVALS.

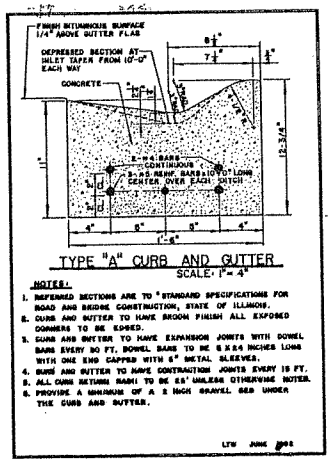


NOTES:
1. CONCRETE SHALL BE CLASS SI WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI.
2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS:
   5' ON-CENTER JOINT SPACING UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS:
   1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES AND ABUTTING CONCRETE CURBING OR PAVEMENT.
   3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50'
4. EXPANSION JOINTS SHALL BE USED TO ISOLATE PCC PANEL SLABS WHEN FRAME CASINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.

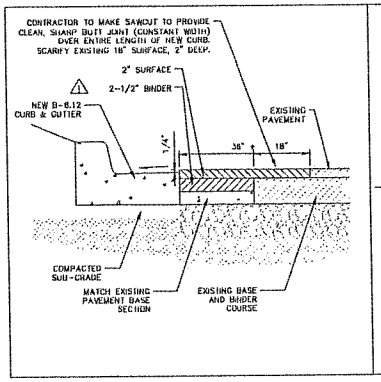
5 SIDEWALK DETAIL
SCALE: N.T.S.



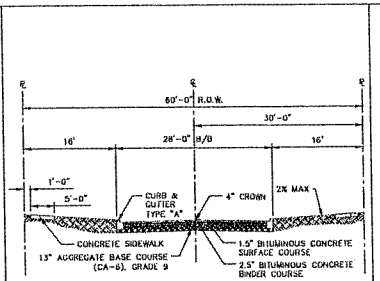
6 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



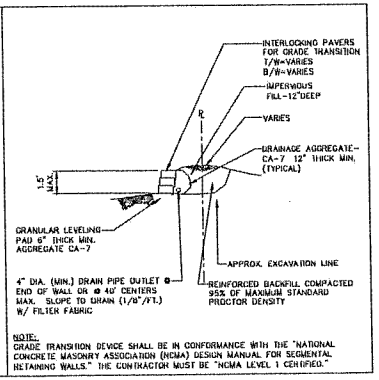
7 TYPE "A" CURB AND GUTTER
SCALE: N.T.S.



8 (9.1) PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
SCALE: N.T.S.
NOTE: AT MICHIGAN AVENUE



9 ROAD CROSSING CONNECTION
SCALE: N.T.S.



NOTE:
GRADE TRANSITION DEVICE SHALL BE IN CONFORMANCE WITH THE "NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS." THE CONTRACTOR MUST BE "NCMA LEVEL 1 CERTIFIED."

10 GRADE TRANSITION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

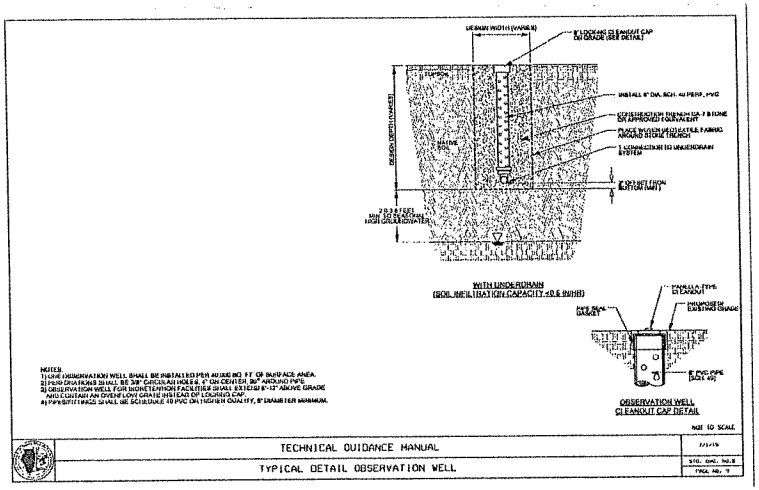
SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

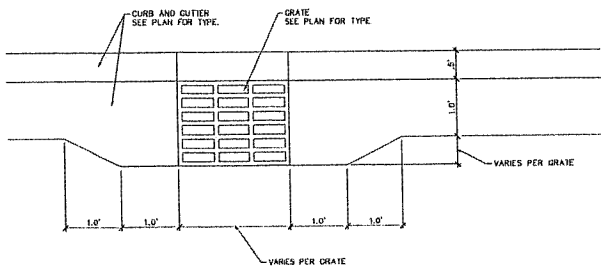
DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=40'
CHECKED BY: TJS	DATE: 09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

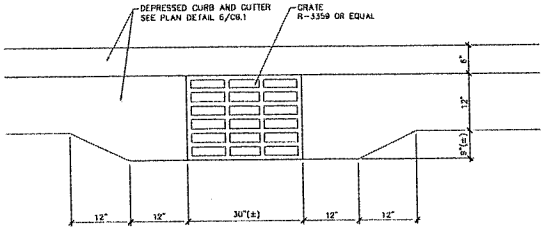
SHEET NO. 13 OF 16 SHEETS



2 OBSERVATION WELL
SCALE: N.T.S.



3 CURB AND GUTTER MODIFICATION
SCALE: N.T.S.



4 DEPRESSED CURB AND GUTTER MODIFICATION
SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

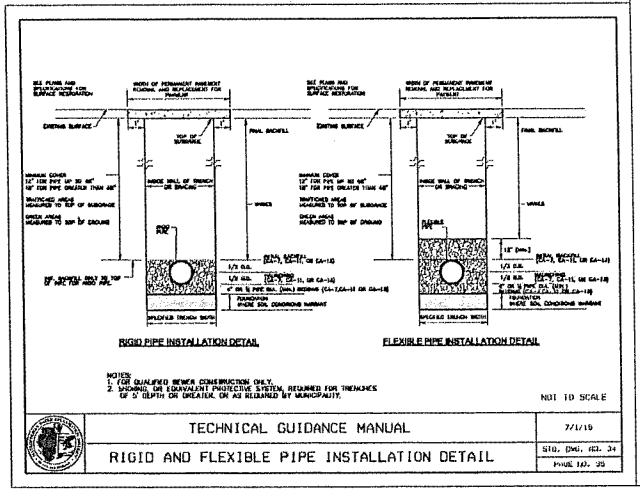
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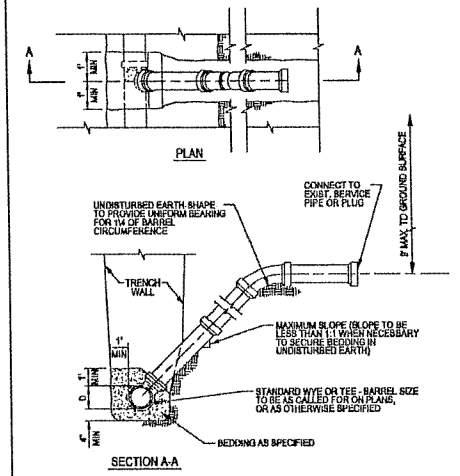
DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS
JOB NO.	5378
SCALE:	
DATE:	09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

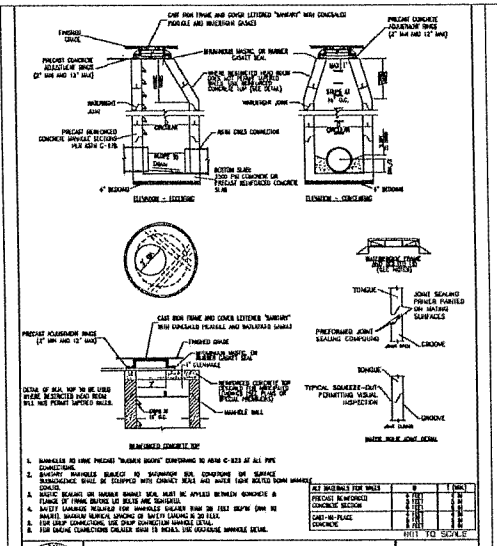
SHEET NO. 14 OF 16 SHEETS



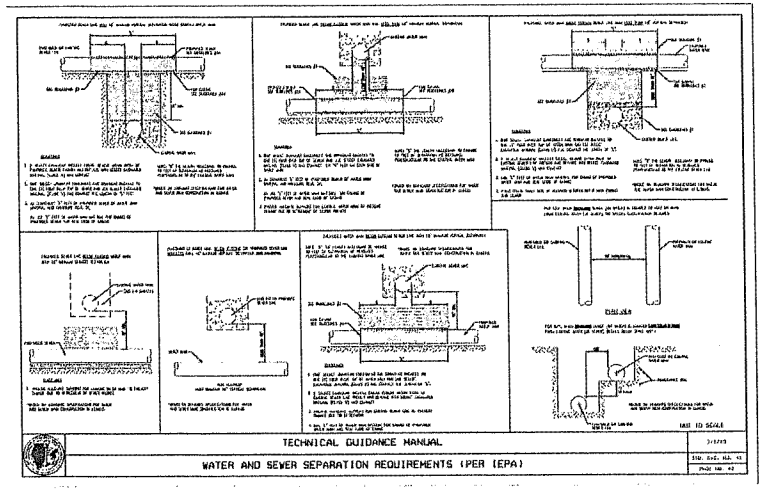
TECHNICAL GUIDANCE MANUAL	7/1/19
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
	PAGE NO. 35



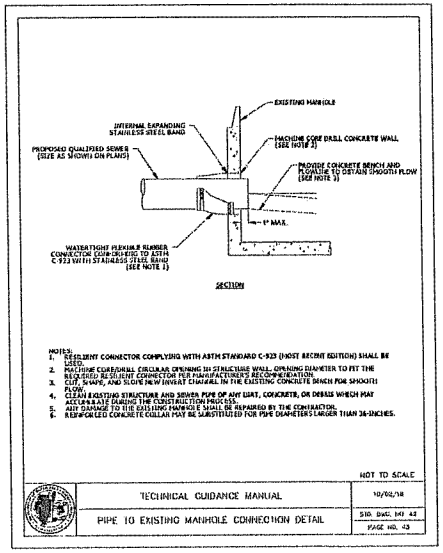
TECHNICAL GUIDANCE MANUAL	7/1/19
TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO. 38
	PAGE NO. 39



TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO. 59
	PAGE NO. 48



TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 43
	PAGE NO. 43

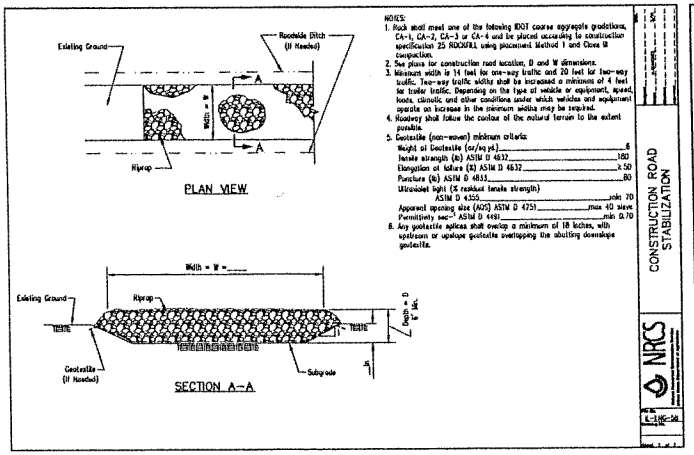


TECHNICAL GUIDANCE MANUAL	10/02/18
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
	PAGE NO. 43

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REVISIONS

DRAWN BY: TJS	JOB NO. 5378	DETAIL SHEET ESTATES AT ARCADIA	SHEET NO. 15 OF 16 SHEETS
DESIGNED BY: TJS	SCALE: 1"=40'		
CHECKED BY: TJS	DATE: 09-26-24		



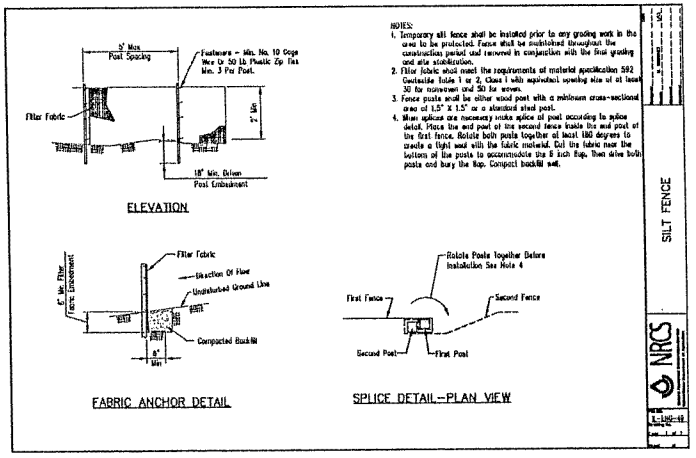
NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class B compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5. Geotextile (non-woven) minimum criteria:

Weight of Geotextile (oz/sq yd)	6
Tensile strength (lb) ASTM D 4632	180
Elongation at failure (%) ASTM D 4632	≥ 50
Puncture (lb) ASTM D 4833	80
Ultraviolet light (% residual tensile strength) ASTM D 4355	min 70
Apparent opening size (AOS) ASTM D 4751	max 40 sieve
Permittivity sec^{-1} ASTM D 4491	min 0.70

6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.

CONSTRUCTION ROAD STABILIZATION

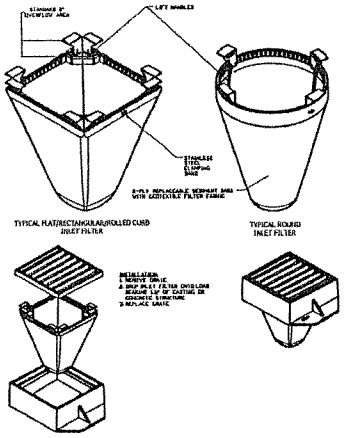
NRCS



NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 8 inch flap. Then drive both posts and bury the flap. Compact backfill well.

SILT FENCE

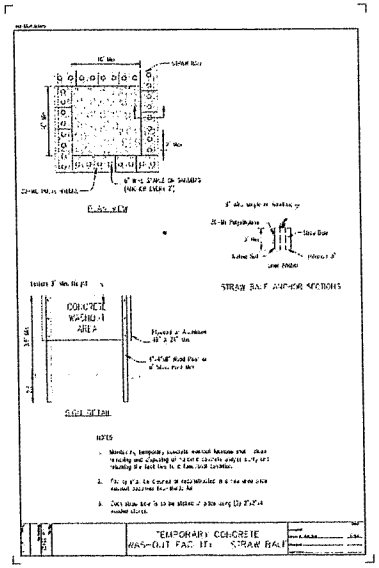
NRCS

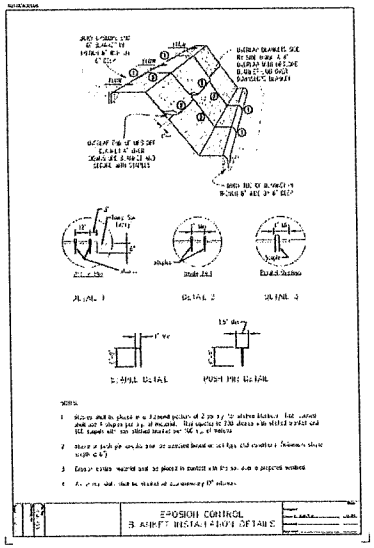


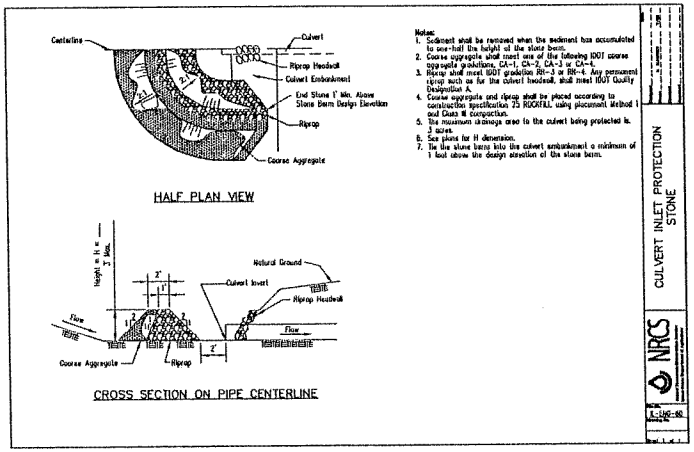
1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

2 SILT FENCE
SCALE: NTS

3 INLET FILTER PROTECTION
SCALE: NTS







Notes:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class B compaction.
5. The maximum drainage area to the culvert being protected is 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

CULVERT INLET PROTECTION STONE

NRCS

4 CONCRETE WASHOUT
SCALE: NTS

5 EROSION CONTROL BLANKET
SCALE: NTS

6 CULVERT INLET PROTECTION
SCALE: NTS

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

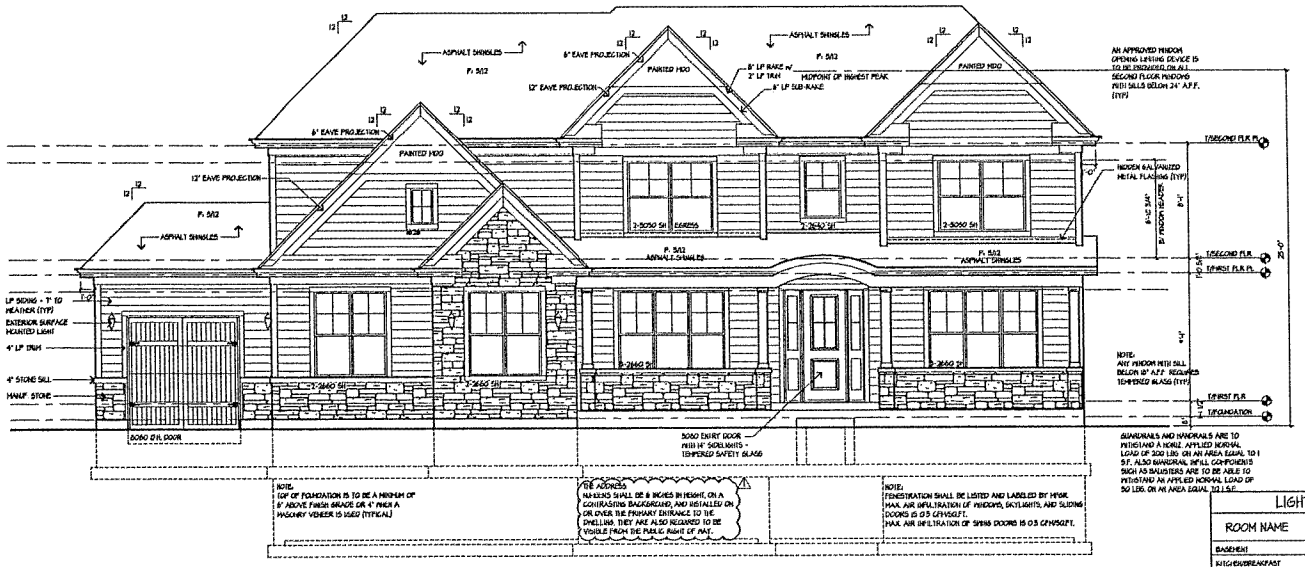
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REVISIONS

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS
JOB NO.	5378
SCALE:	
DATE:	09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 16 OF 16 SHEETS



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR. TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 5'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATH/SHOWER, SILL HEIGHTS BELOW 18", ENT. DOORS AND WINDOWS IW IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1x8 FASCIA AND WITH 1x10 FREEZE BOARD UNLESS OTHERWISE NOTED.
13. 1x3 ON 1x8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR IV 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR.
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT w/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1x2 EDGE BOARD OVER 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

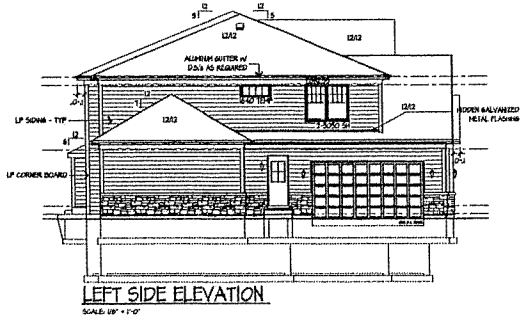
INDICATES LP SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTES: ALL WINDOW SIZES ARE FELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL

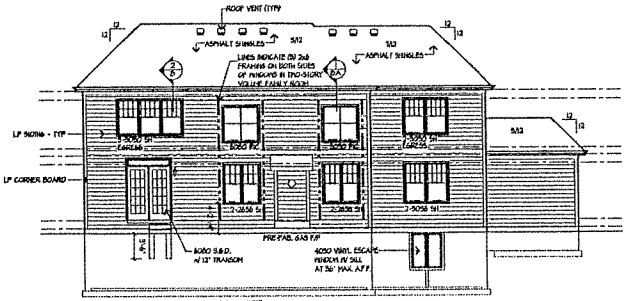
LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	3098 S.F.	31.2	43.0	31.2	43.0	--	--
NEIGHBORBREAKFAST	46 S.F.	23.2	60.4	11.6	30.2	--	--
DINING ROOM	223 S.F.	11.8	45.8	5.9	22.8	--	--
STUDY	201 S.F.	11.4	30.2	5.7	15.1	--	--
FLEX ROOM	201 S.F.	10.1	30.2	5.1	15.1	--	--
FAMILY ROOM	560 S.F.	30.4	55.2	15.2	27.6	--	--
RECREATION ROOM	261 S.F.	28.8	30.2	14.4	15.1	--	--
FYER.	54 S.F.	--	3.8	--	2.9	81 CFM	100 CFM
MASTER BATH	185 S.F.	--	10.8	--	--	46.5 CFM	200 CFM
MASTER BEDROOM	264 S.F.	21.2	49.4	10.6	24.7	--	--
BEDROOM #2	111 S.F.	14.8	21.8	7.5	10.8	--	--
BEDROOM #3	208 S.F.	16.6	21.8	8.3	10.8	--	--
BEDROOM #4	202 S.F.	16.2	21.8	8.1	10.8	--	--
BATH #2	42 S.F.	--	--	--	--	85 CFM	100 CFM
BATH #3	91 S.F.	--	--	--	--	46 CFM	100 CFM



LEFT SIDE ELEVATION

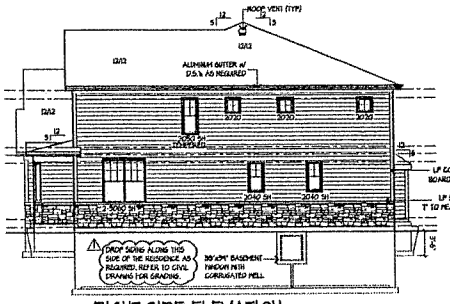
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: MAX. U-FACTOR OF .30 FOR FENESTRATION. ALL NEW WINDOWS AND GLASSED DOORS MUST BEAR MANUFACTURERS STICKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

STATE OF ILLINOIS
001-008343
FREDERICK E GILMORE
EXPIRATION 11/30/23
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

01-11-22

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FAIA
Fellow of the American of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
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ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore
FredeRick Gilmore, Architect
3480 Gallant Fox Drive
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847 431 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2

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NOTES:

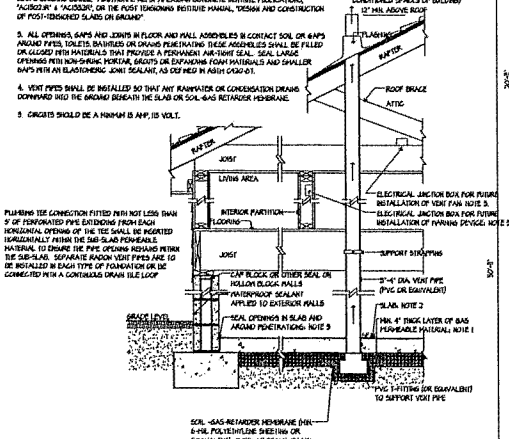
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.2R" & "ACI302.1R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND"

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BASHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-01.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

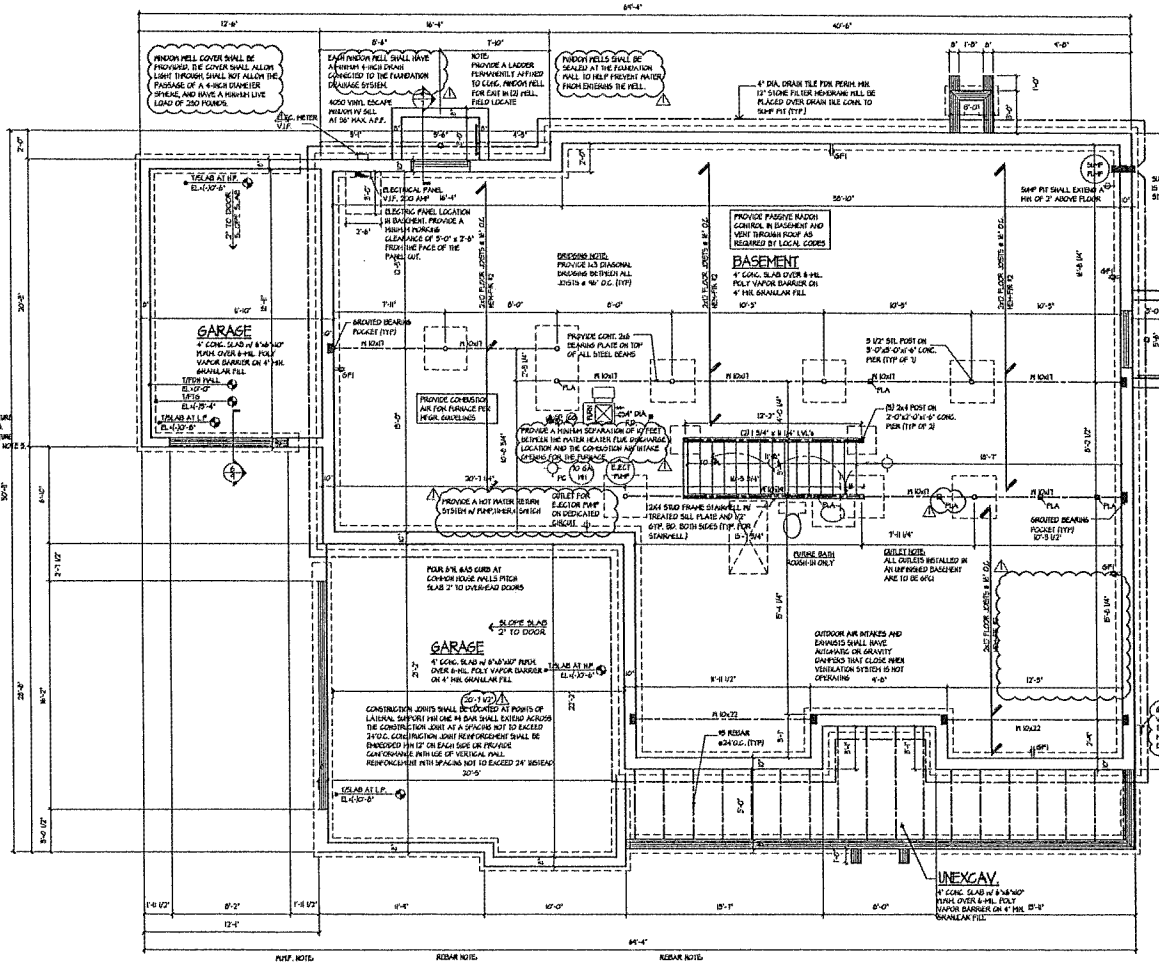
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PLUMBING TEE CONNECTION FITTED WITH NOT LESS THAN 5' OF PERFORATED PIPE EXTENDING FROM EACH HORIZONTAL OPENING OF THE TEE SHALL BE INSERTED HORIZONTALLY WITHIN THE SUB-SLAB PERMEABLE MATERIAL TO ENSURE THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB. SEPARATE RADON VENT PIPES ARE TO BE INSTALLED IN EACH TYPE OF FOUNDATION OR BE CONNECTED WITH A CONTINUOUS DRAIN TILE LOOP

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
FLA = POINT LOAD ABOVE

2052 SQ.FT.

PUMP NOTE: DOUBLE MIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

REBAR NOTE: NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE: A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE EXTENSION REQUIRED TO DEVELOP THE BAR TENSION LAP. SECTION R403.5.4 OF THE 2009 IRC

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6" WWM/MWM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.
2. TYPICAL GRAPL:
2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEARS ON SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SOILS AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
19. BOTTOM OF STEEL COLUMNS INSIDE A GAR SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FOUNDATION PLAN
21. PROVIDE (2) 48" LONG #4 REBAR TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

001-008243
FREDERICK
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These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes

01-14-21

NO	DESCRIPTION	DATE
1	VILLAGE REVISIONS	03-18-21
2	FAMILY WORKSHOP REVISIONS	03-17-22

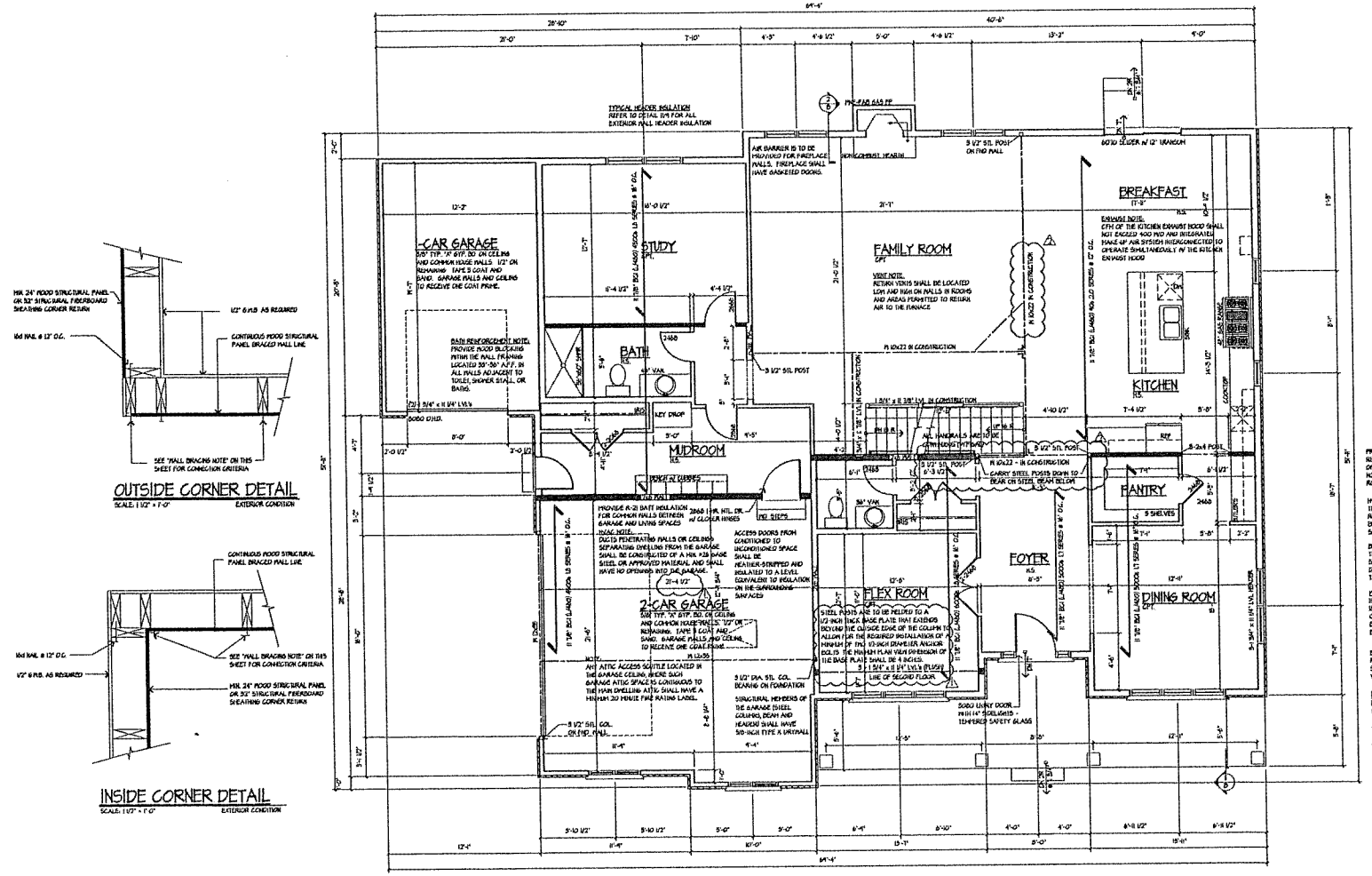
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OUTSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION

INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION

FIRST FLOOR PLAN

FIRST FLR. 2,161 SF.
SECOND FLR. 2,003 SF.
TOTAL= 4,163 SF.
GARAGE 751 SF.

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

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BALUSTERS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUN OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2x6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BEHIND THE DUCT & EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE MIN. JOIST REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-0"	1	1
> 3'-0" TO 5'-0"	2	2
> 5'-0" TO 8'-0"	3	3
> 5'-0" TO 8'-0"	3	3
> 8'-0" TO 10'-0"	3	3
> 10'-0" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	5	4
> 14'-0" TO 16'-0"	5	4
> 16'-0" TO 18'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR; DUCTS OUTSIDE CONDITIONED SPACES;
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST; LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #28 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 5" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 5" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 5" IN DIAMETER OR GREATER, AND R-4.2 WHERE LESS THAN 5" IN DIAMETER.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 5 1/2" NOMIN.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2x4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" (HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR. RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x FRAMING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x3"x5/16" ANGLES UNLESS OTHERWISE NOTED.

ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM, INITIALLY PROGRAMMED HAM TO 78 DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NON WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALINGS - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEMS PIPING - HOT DEGREES OR 120 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SHALL BE OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 70% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

FREDERICK E GILMORE, EXPIRATION 11/30/22

FREDERICK E. GILMORE 07-14-21

NO.	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-16-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

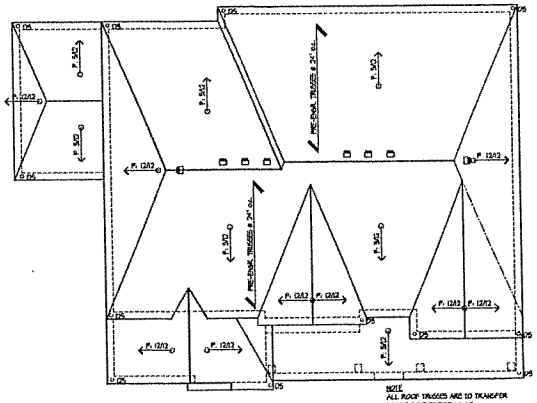
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ROOF PLAN

SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 8.61 SQ. FT. FREE AREA REQUIRED TOTAL
8.61 X 144 = 960.48 SQ. IN. /2 = 480.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (20 SOFFIT VENTS REQUIRED)

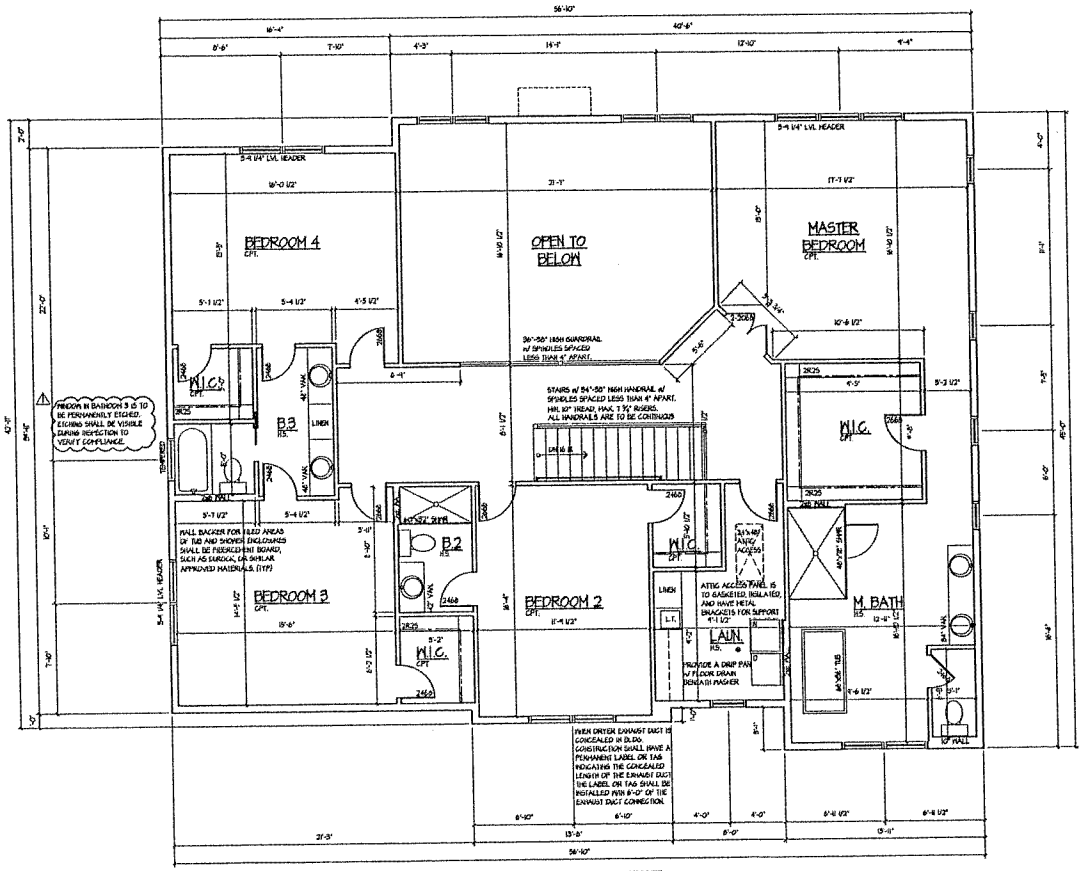
GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.60 SQ. IN.
96.60/24 = 4.02 (5 SOFFITS VENT REQUIRED)

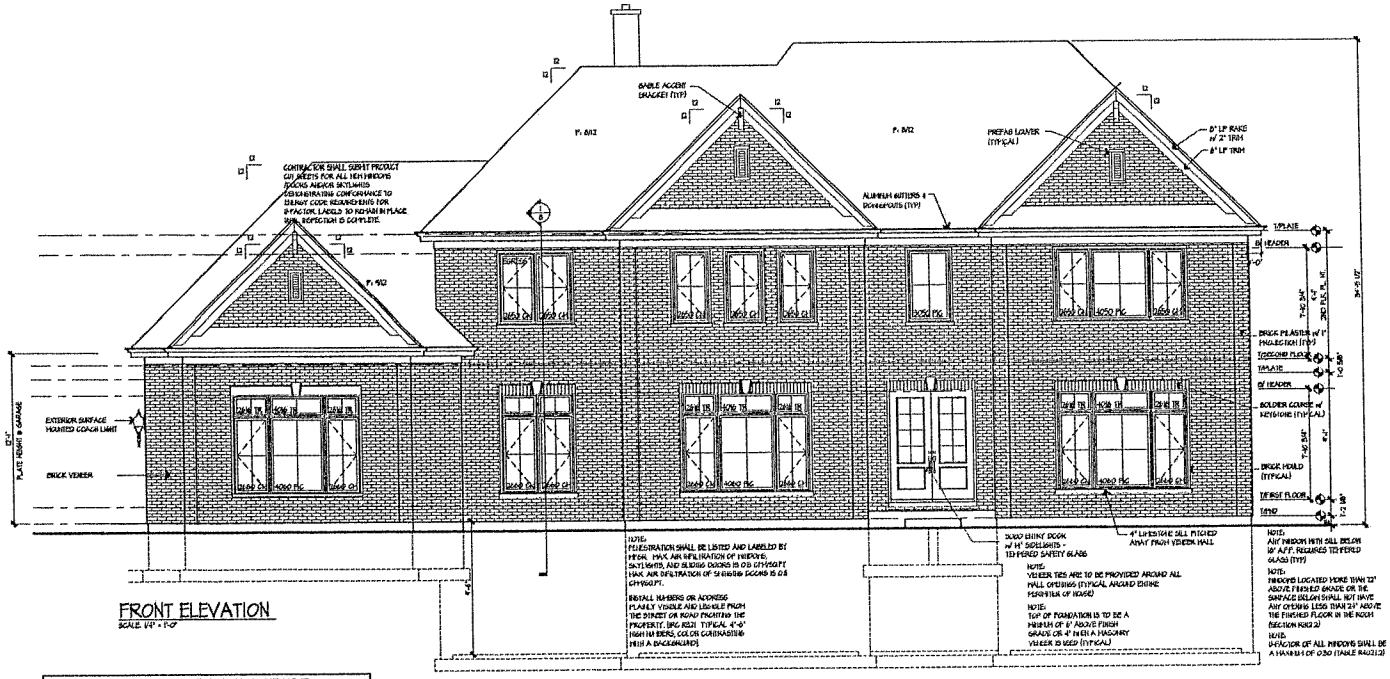
OVERFRAMING

GARAGE ROOF - SINGLE BAY AREA
216 SQ. FT. OF ATTIC AREA TO BE VENTED
216 X 1/300 = .72 SQ. FT. FREE AREA REQUIRED TOTAL
.72 X 144 = 103.9 SQ. IN. /2 = 51.0
51.0/60 = 0.12 ROOF VENTS REQUIRED)
51.0/24 = 2.13 (3 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE


BEDROOM 4
OPT.
OPEN TO BELOW
MASTER BEDROOM
OPT.
W.I.C.
OPT.
B3
LINEN
B2
LINEN
W.I.C.
OPT.
W.I.C.
OPT.
BEDROOM 3
OPT.
W.I.C.
OPT.
BEDROOM 2
OPT.
LAUN.
M. BATH
W.I.C.
OPT.
5-9 1/4" LVL HEADER
5-9 1/4" LVL HEADER
5-9 1/4" LVL HEADER
36"-36" HIGH GUARDRAIL w/ SPINDLES SPACED LESS THAN 4" APART.
STAIRS w/ 34"-38" HIGH HANDRAIL w/ SPINDLES SPACED LESS THAN 4" APART. MIN. 10" TREAD, MAX. 7 3/4" RISERS. ALL HANDRAILS ARE TO BE CONTINUOUS
FREDDIE IN BATHROOM 3 IS TO BE PERMANENTLY ETCHED. ETCHING SHALL BE VISIBLE DURING INSPECTION TO VERIFY COMPLIANCE
WALL BACKER FOR TILED AREAS OF TUB AND SHOWER ENCLOSURES SHALL BE FIBERCEMENT BOARD, SUCH AS EUROCIA, OR SIMILAR APPROVED MATERIALS. (TYP.)
ATTIC ACCESS PANEL IS TO BE GASKETED, INSULATED, AND HAVE METAL BRACKETS FOR SUPPORT
PROVIDE A DRIP PAN w/ FLOOR DRAIN BENEATH WASHER
PWDR
LIN.
L.T.
W.H.
OPT.
LAUN.
SHELVES
LINEN
LINEN
W.I.C.
OPT.
W.I.C.
OPT.
W.I.C.
OPT.

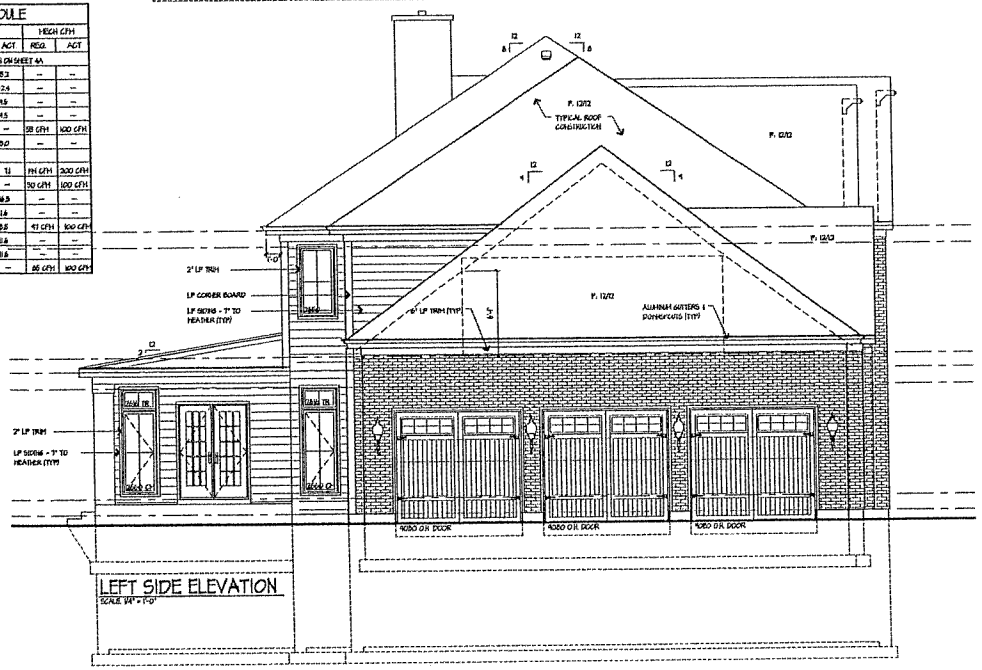


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	REFER TO FINISHED BASEMENT PLAN ON SHEET 4A						
KITCHEN/BREAKFAST	521 SF.	43.2	108.4	21	35.2	--	--
FAMILY ROOM	364 SF.	43.2	102.8	20.8	47.4	--	--
DINING ROOM	297 SF.	20.8	54.0	10.8	14.5	--	--
OFFICE	141 SF.	8.3	54.0	5.7	14.5	--	--
FOYER	90 SF.	--	--	--	--	50 CFM	100 CFM
MEDIA ROOM	104 SF.	10.28	28.0	9.28	19.0	--	--
MASTER BATH	136 SF.	8.0	14.2	5.5	7.1	90 CFM	200 CFM
MASTER BATH PC	20 SF.	--	--	--	--	50 CFM	100 CFM
MASTER BEDROOM	255 SF.	20.5	45.6	10.2	14.3	--	--
EN-SUITE	149 SF.	8.1	24.3	8.6	11.6	--	--
BATH	84 SF.	5.2	7.1	2.8	5.2	50 CFM	100 CFM
BEDROOM 2	120 SF.	14.6	24.4	7.3	11.6	--	--
BEDROOM 3	120 SF.	12.8	24.4	6.5	11.6	--	--
BATH 2	37 SF.	--	--	--	--	50 CFM	100 CFM

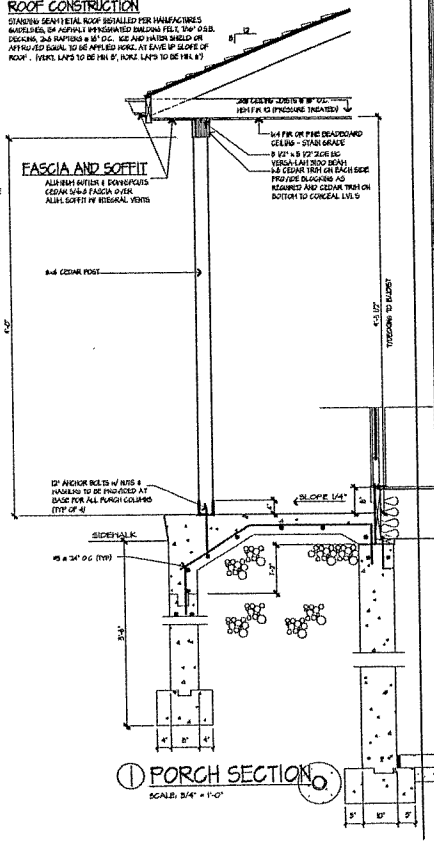
* BALANCE OF LIGHT AND/OR VENT TO BE BY ARTIFICIAL MEANS



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURES SPECIFICATIONS, ON ASPHALT IMPREGNATED UNDERLAYMENT FELT, 7/16" O.S.B. DECKING, 2x6 RAFTERS @ 16" O.C. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF. (VERT. LAPS TO BE MIN 6", HORZ. LAPS TO BE MIN 6")



① PORCH SECTION
SCALE: 3/4" = 1'-0"

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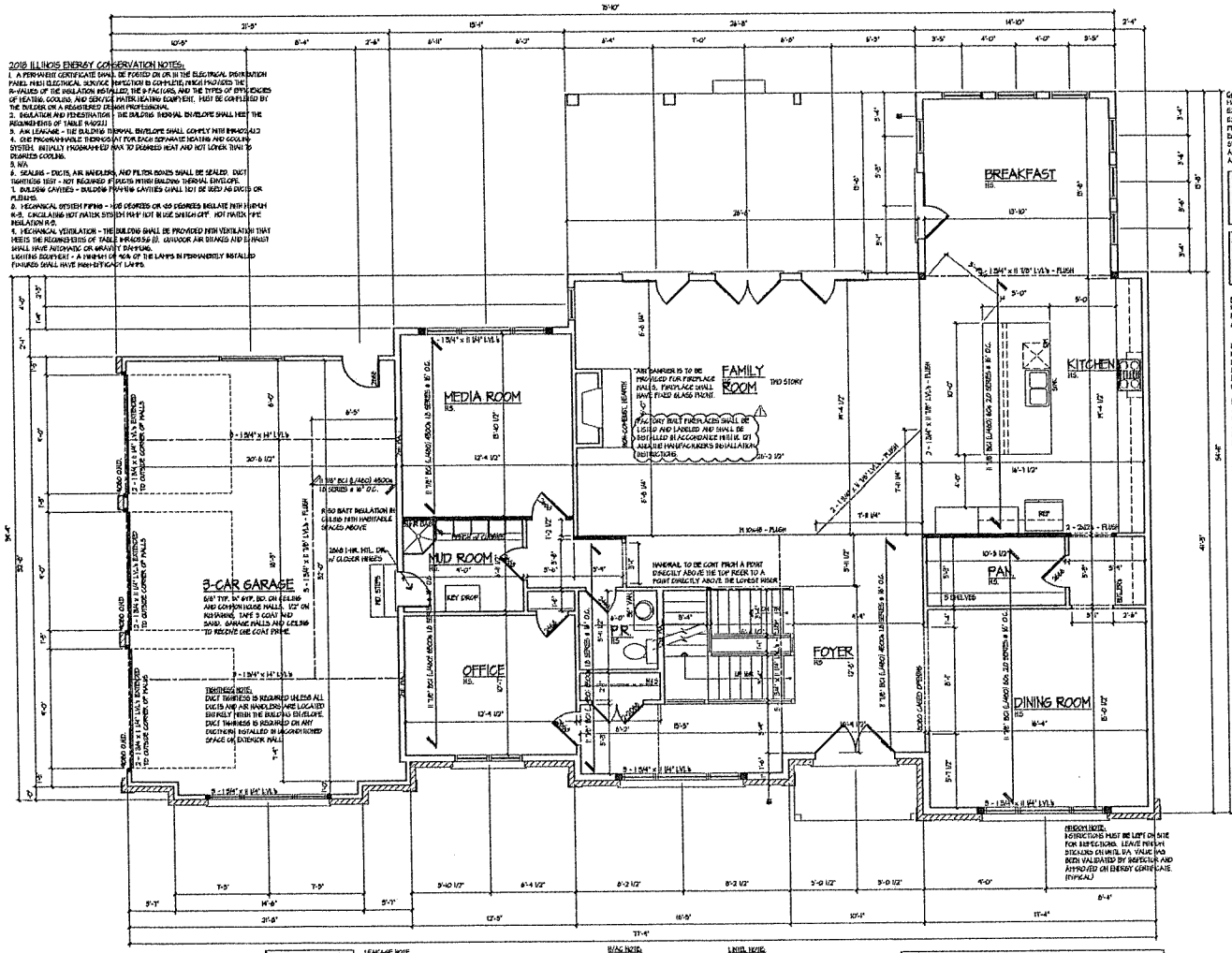
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LICENSED ARCHITECT
MATTHIAS JANS
01-19349
exp. 11/30/20

REVISION DATES
DATE
04/20/20

PROJ. START 04/23/20
RBC
JOB # 20XXX

2



FIRST FLOOR PLAN

FIRST FLR.	3860 S.F.	SCALE: 1/4" = 1'-0"
SECOND FLR.	1244 S.F.	
GARAGE	728 S.F.	
TOTAL=	4014 S.F.	
		BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LARGE EQUIPMENT.

ALL INTERIOR WALLS ARE 2 X 4" UNLESS OTHERWISE NOTED

PER I.R.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IMC OR IRC. AUTOMATIC AIR BRAKES AND DAMPERS SHALL HAVE ADHAMIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION

HVAC NOTE:
R51 R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, ANDVOR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TEST. LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE ANGLE LINTEL REINFORCED WITH EXISTING 12" BEYOND EACH SIDE OF OPENING.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
3'-1" TO 5'-0"	2	2
5'-1" TO 8'-0"	3	2
8'-1" TO 10'-0"	4	2
10'-1" TO 12'-0"	5	3
12'-1" TO 14'-0"	6	3
14'-1" TO 16'-0"	7	3
16'-1" TO 18'-0"	8	4
18'-1" TO 20'-0"	9	4
20'-1" TO 22'-0"	10	4

2018 ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH R402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO 68DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - HOT DEGREES OR 120 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM MAY NOT BE USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE M1505.4.3 (1). OUTDOOR AIR DRAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

COOKTOP NOTE:
R1503.4 MAKE-UP AIR REQUIRED.
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

CORNER NOTE:
WHERE A MIN. 24" HOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "STHD14" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 23" WOOD STRUCTURAL PANEL IS USED. CONNECTION CRITERIA IS AS COMMON NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH BLOCKING NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 35"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SHALL BE LABELED. WINDOWS IN FRACTION SHALL BE 0.20 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

NOTE:
ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER, FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED MORE THAN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2" WIDE (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION R602.6)

ALL BEDROOM OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE SILL SHALL NOT BE MORE THAN 44" A.F.F. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".

WINDOWS AND SLIDING GLASS DOORS ARE LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.

SUPPLY DUCTS IN ATTICS TO BE INSULATED WITH R8 WHERE 5" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 5" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 8" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 5" IN DIAMETER.

TYPICAL HEADER INSULATION
REFER TO DETAIL 4 & 5/S10 FOR ALL EXTERIOR WALL HEADER INSULATION

NOTE:
ANY ATTIC ACCESS SCUTTLE LOCATED IN THE GARAGE CEILING, WHERE SUCH GARAGE ATTIC SPACE IS CONTINUOUS TO THE MAIN DWELLING ATTIC SHALL HAVE A MINIMUM 20 MINUTE FIRE RATING LABEL.

ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26GA GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, ANDVOR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST. LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

TRUSS NOTE:
TRUSS CALCULATIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U/A VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE (TYPICAL)

THERMAL NOTE:
DUCT TIGHTNESS IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE. DUCT TIGHTNESS IS REQUIRED ON ANY DUCTWORK INSTALLED IN UNCONDITIONED SPACE OR EXTERIOR WALL

FIRE BARRIER NOTE:
FIRE BARRIER IS TO BE PROVIDED FOR FIREPLACE WALLS. FIREPLACE WALL HAVE FIXED GLASS PANEL

FIRE RATED BATT INSULATION NOTE:
FIRE RATED BATT INSULATION SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ICC APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS

HANDRAIL NOTE:
HANDRAIL TO BE CONT FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER

R-50 BATT INSULATION NOTE:
R-50 BATT INSULATION IN CEILING WITH HABITABLE SPACES ABOVE

GARAGE NOTE:
5/8" TYP. 5/4" GYP. BD. ON CEILING AND COMMON HOUSE WALLS. 1/2" ON REMAINING. TAPE & COAT AND SAND. GARAGE WALLS AND CEILING TO RECEIVE ONE COAT PAINT.

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EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JANS
01-10159
EXPIRES 11/30/20

REVISION DATES
DATE I
1 04/20/20

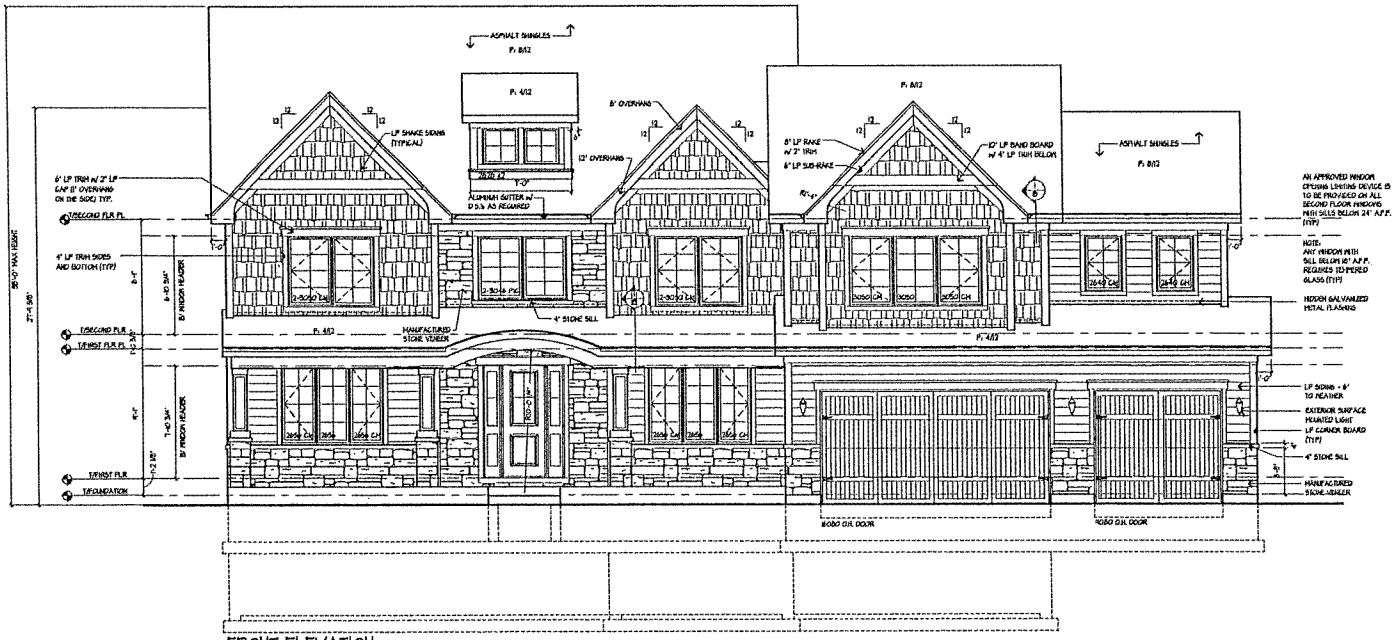
FINAL START
04/21/20

REC

JOB #
20XXX

5

EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067
MATTHIAS JANS ARCHITECT
602 ACADEMY DR. NORTHBROOK, IL 60062
PROJ. START 04/2020
JOB # 2000X
9
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPEN TO BELOW
MASTER BEDROOM
M. BATH
EN-SUITE
BEDROOM 2
BEDROOM 3
B2
LAUN.
W.I.C.
BATH



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALKWAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR. TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHS/SHOWER, SILL HEIGHTS BELOW 60", DOORS AND WINDOWS IN W IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1x8 FASCIA AND WITH 1x10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1x6 ON 1x8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	1006 S.F.	51.2	43.0	51.2	45.0	--	--
KITCHEN/BREAKFAST	455 S.F.	38.4	60.4	18.2	30.2	--	--
DINING ROOM	148 S.F.	13.8	45.6	7.4	22.8	--	--
OFFICE	158 S.F.	12.6	30.2	6.3	15.1	--	--
FAMILY ROOM	457 S.F.	36.6	138.6	18.3	69.4	--	--
FYDR.	34 S.F.	--	--	--	--	5 CFM	100 CFM
MASTER BATH	108 S.F.	--	21.60	--	8.6		200 CFM 100 CFM
MASTER BEDROOM	296 S.F.	23.6	44.40	12.5	20.1	--	--
EN-SUITE	171 S.F.	14.8	21.60	7.8	15.80	--	--
BEDROOM #3	184 S.F.	14.1	34.80	7.4	15.80	--	--
BEDROOM #4	184 S.F.	14.7	34.80	7.4	15.80	--	--
BEDROOM #5	161 S.F.	13.4	21.60	6.7	13.80	--	--
JACK & JILL	42 S.F.	--		--		63 CFM	100 CFM
BATH	60 S.F.	--		--		90 CFM	100 CFM
BATH #2	31 S.F.	--		--		46 CFM	100 CFM

STANDARD ELEVATION NOTES

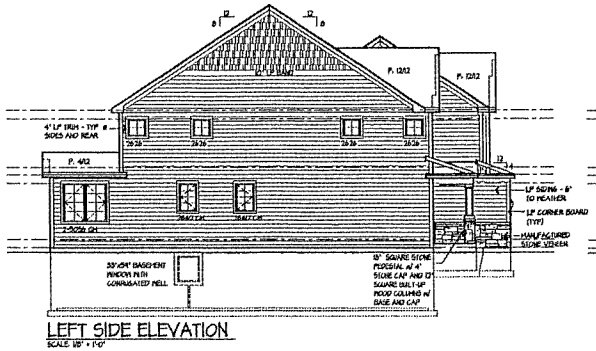
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT W/ MATERIAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND HOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
  1x3 EDGE BOARD OVER 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

INDICATES LP HORIZONTAL SIDING

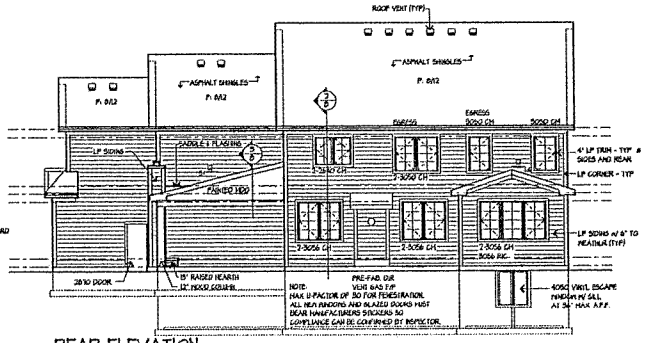
HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE ANDERSON - SERIES 100 SINGLE HUNG



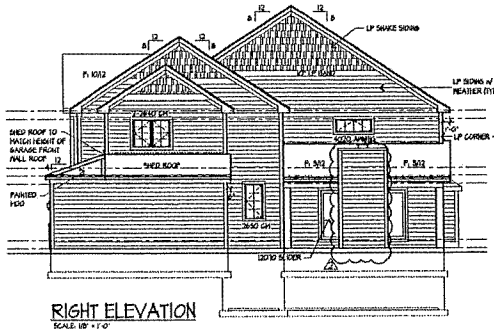
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-009245 FREDERICK E. GILMORE LICENSED ARCHITECT

NO.	SUBMISSION	DATE
	PERMIT	06-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

Rick Gilmore, FAIA
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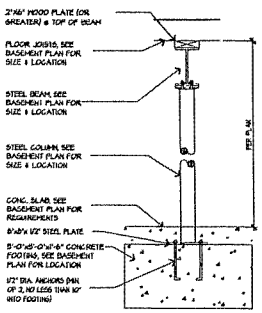
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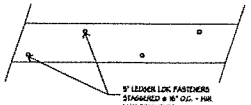
BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

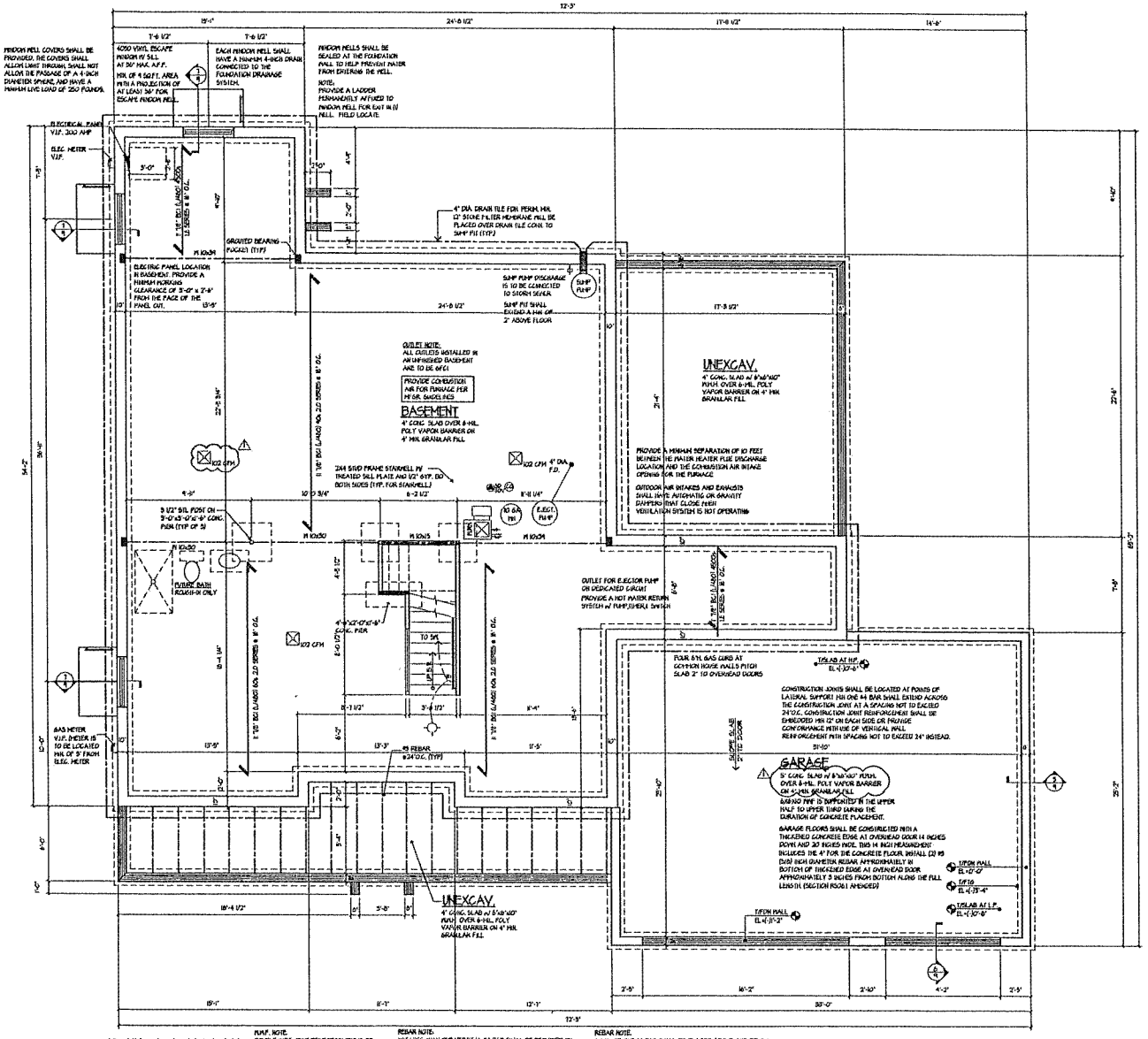
1. TYPICAL BASEMENT/GARAGE SLAB: 4" CONC. SLAB W/ 6"x6"xW1.4xW1.4 WWM ON 6 MIL POLY VAPOR BARRIER OVER MIN 4" GRAVEL FILL ON COMPACTED EARTH.
2. TYPICAL GRAVEL: 3" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB: 4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "TAP STRIP" ON TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 3'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEARS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
19. BOTTOM OF STEEL COLUMNS (INSIDE 4 CUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FOUNDATION PLAN.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

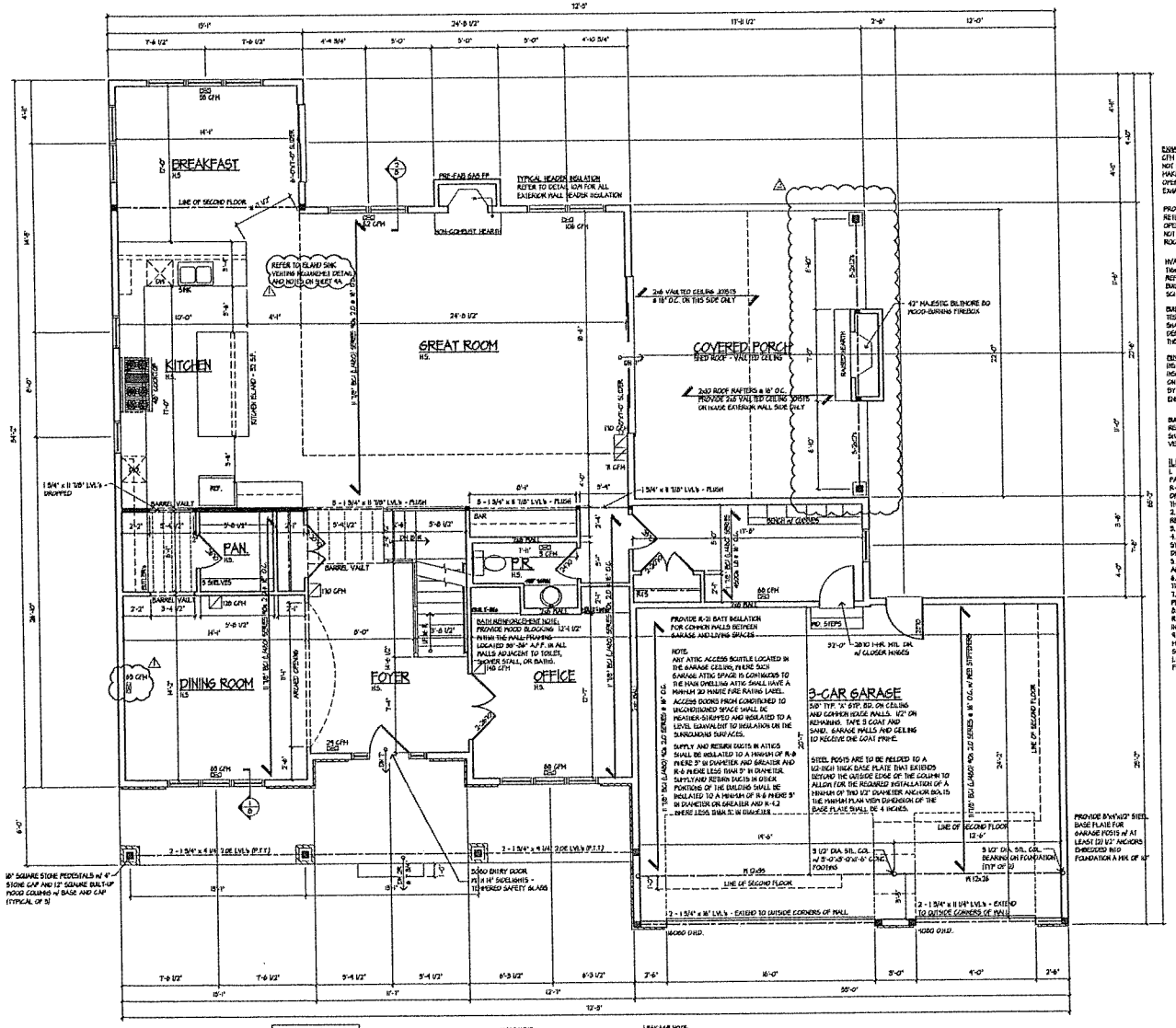


① GARAGE COL. DETAIL
SCALE: 3/4" = 1'-0"



② LVL's FASTENING DETAIL
SCALE: 3/4" = 1'-0"


WINDOW WELL COVERS SHALL BE PROVIDED. THE COVERS SHALL ALLOW LIGHT THROUGH, SHALL NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, AND HAVE A MINIMUM LIVE LOAD OF 250 POUNDS.
4050 VINYL ESCAPE WINDOW W/ SILL AT 36" MAX. A.F.F. MIN. OF 5 SQ.FT. AREA WITH A PROJECTION OF AT LEAST 36" FOR ESCAPE WINDOW WELL.
EACH WINDOW WELL SHALL HAVE A MINIMUM 4-INCH DRAIN CONNECTED TO THE FOUNDATION DRAINAGE SYSTEM.
WINDOW WELLS SHALL BE SEALED AT THE FOUNDATION WALL TO HELP PREVENT WATER FROM ENTERING THE WELL.
NOTE: PROVIDE A LADDER PERMANENTLY AFFIXED TO WINDOW WELL FOR EGRESS WINDOWS WELL. FIELD LOCATE.
ELECTRICAL PANEL V.I.F. 300 AMP
ELEC. METER V.I.F.
4" DIA DRAIN TILE FOR PERIM. MIN. 12" STONE FILTER MEMBRANE WILL BE PLACED OVER DRAIN TILE CONN. TO SUMP PIT (TYP.)
GROUTED BEARING POCKET (TYP.)
ELECTRIC PANEL LOCATION IN BASEMENT. PROVIDE A MINIMUM WORKING CLEARANCE OF 3'-0" x 2'-6" FROM THE FACE OF THE PANEL CVI.
SUMP PUMP DISCHARGE IS TO BE CONNECTED TO STORM SEWER
SUMP PIT SHALL EXCEED A MIN. OF 2" ABOVE FLOOR
SUMP PUMP
OUTLET NOTE: ALL OUTLETS INSTALLED IN AN UNFINISHED BASEMENT ARE TO BE GFCI
PROVIDE COMBUSTION AIR FOR FURNACE PER MFGR. SPECS REQ.
BASEMENT
4" CONC. SLAB OVER 6-MIL POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
UNEXCAV.
4" CONC. SLAB W/ 6"x6"xW2.9 WWM OVER 6-MIL POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE
OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING
2X4 SYP# FRAME STAIRWELL W/ TREATED SILL PLATE AND 1/2" GYP. BD. BOTH SIDES (TYP. FOR STAIRWELL)
3 1/2" STL POST ON 3'-0"x3'-0"x1'-6" CONC. PIER (TYP OF 3)
FUTURE BATH ROUGH-IN ONLY
OUTLET FOR EJECTOR PUMP OR DEDICATED CIRCUIT PROVIDE A HOT WATER RETURN SYSTEM w/ PUMP/THERM SWITCH
4'-0"x2'-0"x1'-6" CONC. PIER
TO SPA
FOUR 8 SQ. FT. GAS LOUVERS AT FOUNDATION WALLS PITCH SLAB 2" TO OVERHEAD DOORS
CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF LATERAL SUPPORT MIN ONE #4 BAR SHALL EXTEND ACROSS THE CONSTRUCTION JOINT AT A SPACING NOT TO EXCEED 24" O.C. CONSTRUCTION JOINT REINFORCEMENT SHALL BE EMBEDDED MIN 12" ON EACH SIDE OR PROVIDE CONFORMANCE WITH USE OF VERTICAL WALL REINFORCEMENT WITH SPACING NOT TO EXCEED 24" INSTEAD.
SLOPE SLAB 2" TO DOOR
GARAGE
5" CONC. SLAB W/ 6"x6"xW2.9 WWM OVER 6-MIL POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
4x4x30 POST IS SUPPORTED IN THE UPPER HALF TO UPPER THIRD DURING THE DURATION OF CONCRETE PLACEMENT.
GARAGE FLOORS SHALL BE CONSTRUCTED WITH A THICKENED CONCRETE EDGE AT OVERHEAD DOOR 4 INCHES DOWN AND 30 INCHES WIDE. THIS 14 INCH MEASUREMENT INCLUDES THE 4" FOR THE CONCRETE FLOOR. INSTALL (2) #5 OVER INCH DIAMETER REBAR APPROXIMATELY IN BOTTOM OF THICKENED EDGE AT OVERHEAD DOOR APPROXIMATELY 3 INCHES FROM BOTTOM ALONG THE FULL LENGTH. (SECTION R506.1 AMENDED)
UNEXCAV.
4" CONC. SLAB W/ 6"x6"xW2.9 WWM OVER 6-MIL POLY VAPOR BARRIER ON 4" MIN. GRANULAR FILL
GAS METER V.I.F. METER IS TO BE LOCATED MIN. OF 3' FROM ELEC. METER
#5 REBAR @ 24" O.C. (TYP.)
102 CFM
103 CFM
100 CFM F.D.
80 GAL WH
E.EJECT. PUMP
TYP. 8" CONC. FOUNDATION WALL W/ #5 REBAR @ 24" O.C.
TYP. 12" CONC. FOUNDATION WALL W/ #5 REBAR @ 24" O.C.
TYP. 10" CONC. FOUNDATION WALL W/ #5 REBAR @ 24" O.C.
TYP. 8" CONC. FOUNDATION WALL W/ #5 REBAR @ 24" O.C.
TYP. 10" CONC. FOUNDATION WALL W/ #5 REBAR @ 24" O.C.
TYP. 12



FIRST FLOOR PLAN

FIRST FLR.	2086 S.F.	SCALE: 1/4" = 1'-0"
SECOND FLR.	2304 S.F.	
TOTAL=	4322 S.F.	
GARAGE =	841 S.F.	

• BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 2 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

HVAC NOTE: R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE: ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4", PROVIDE DOUBLE MIN. JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2x6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN

HVAC NOTE: DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAGE SHEET METAL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

HVAC NOTE: AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

LEAKAGE NOTE: BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 7 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL

CERTIFICATE NOTE: A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-1"	2	2
> 5'-1" TO 8'-0"	2	2
> 8'-0" TO 10'-4"	2	3
> 10'-4" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

EXHAUST NOTE: GTH OF THE KITCHEN EXHAUST HOOD SHALL NOT EXCEED 400 WD AND INTERLOCKED MAKE-UP AIR SYSTEM INTERCONNECTED TO OPERATE SIMULTANEOUSLY W/ THE KITCHEN EXHAUST HOOD.

PROVIDE MIN. AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS, AND GARAGE(S).

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

CERTIFICATE NOTE: INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR DAMPERS AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH R402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING
5. NON WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - HDS DEGREES OR 65 DEGREES ISOLATE WITH MINIMUM R-8 CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE M1507.3.3.1(1) OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH EFFICACY LAMPS.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 SPF@ @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 5 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED
4. 3-2x12 MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. VERIFY MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRADES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 IN 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x3 1/2"x5/16" ANGLES UNLESS OTHERWISE NOTED.

FREDERICK E GILMORE LICENSED ARCHITECT ILLINOIS 001-008193

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes

Frederick E. Gilmore

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-29-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-13-23

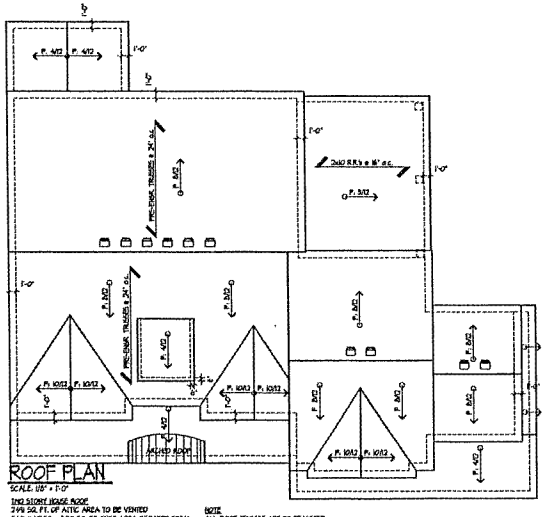
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ROOF PLAN

SCALE: 1/8" = 1'-0"

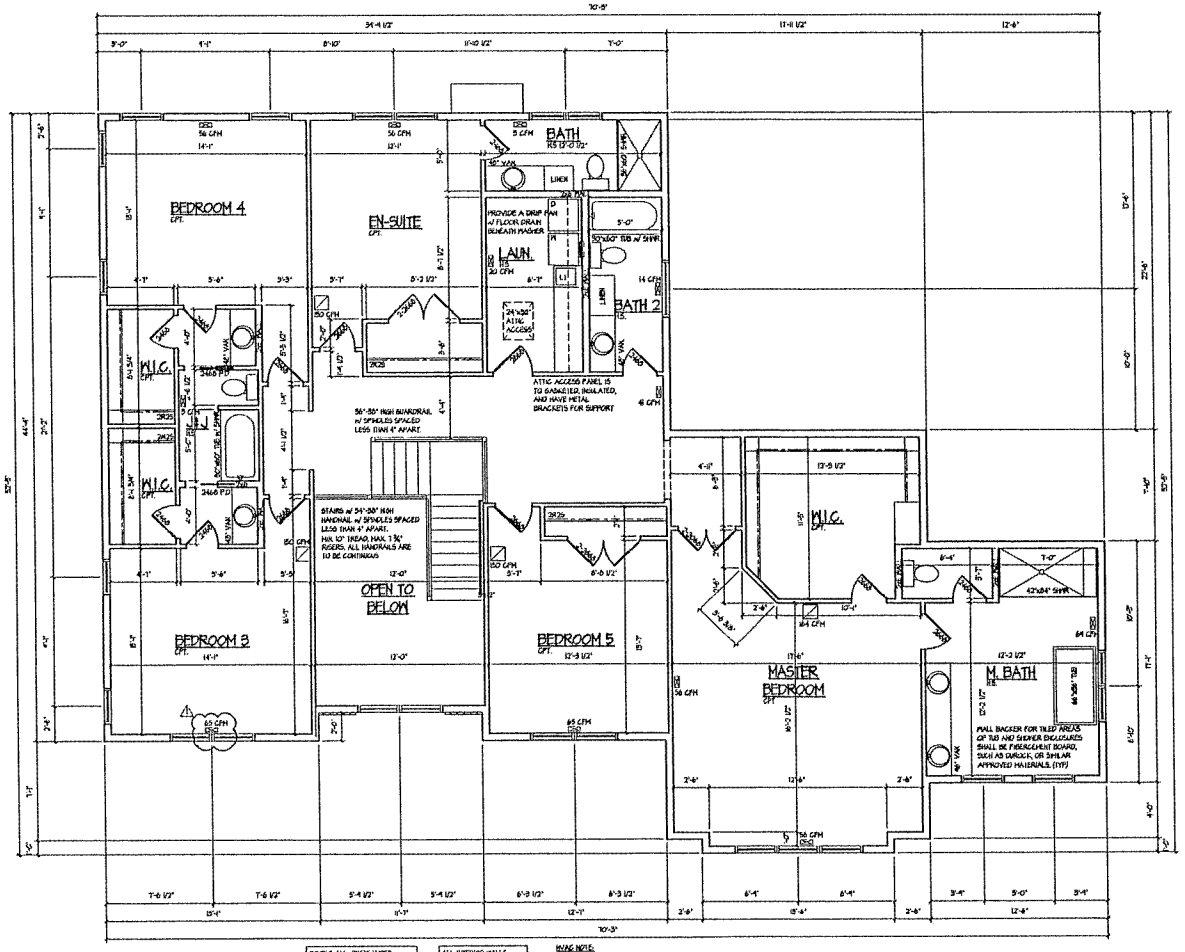
2ND STORY HOUSE ROOF:
249 SQ. FT. OF ATTIC AREA TO BE VENTED
249 X 1/300 = 830 SQ. FT. FREE AREA REQUIRED TOTAL
830 X 144 = 119,520 SQ. IN. /2 = 5976
9418/150 = 119.120 ROOF VENTS REQUIRED
9418/24 = 244 (25 SOFFIT VENTS REQUIRED)

GARAGE ROOF:
228 SQ FT. OF ATTIC AREA TO BE VENTED
228 X 1/300 = .36 SQ. FT. FREE AREA REQUIRED TOTAL
.76 X 144 = 109.4 SQ. IN.
109.4/24 = 4.6 (5 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ROOFS WITH SLOPE EQUAL TO OR GREATER TO 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING

ALL RAKE OVERHANGS ON GABLES ARE 8" ON THE TOP PORTION AND 12" ON THE BOTTOM - SEE FRONT ELEVATION - SHEET 3



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL SOLE PLATES

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUN OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF DUCTWORK OR WITHIN THE DUCT IF EXTERIOR FINISH

WHEN DRYER EXHAUST DUCT IS CONCEALED IN BLDG. CONSTRUCTION SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF THE EXHAUST DUCT. THE LABEL OR TAG SHALL BE INSTALLED WITHIN 6'-0" OF THE EXHAUST DUCT CONNECTION

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 SIZED @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONED PARTITIONS ARE 3 1/2" NOMINAL
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 8'-1/2" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR SIZES, LINTELS ARE TO BE 3 1/2"x3 1/2"x5/16" ANGLES UNLESS OTHERWISE NOTED

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These drawings were prepared under my supervision and to the best of my knowledge, they comply to all applicable codes

001-003243
FREDERICK E GILMORE
REGISTERED LICENSE
EXPIRATION

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-16-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	02-22-23

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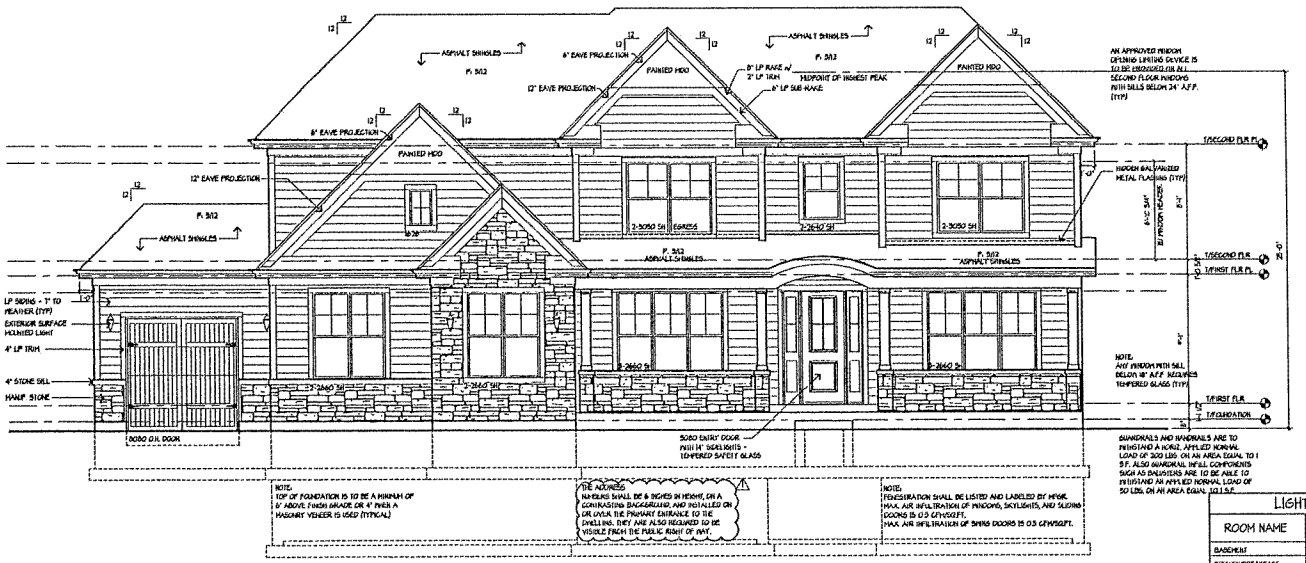
ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED IN BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE 2" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATH/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING TO BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X6 FASCIA AND W/ 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



FRONT ELEVATION

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

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ASPHALT FASCIA
- ALUMINUM SOFFIT W/ INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND ROOF TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1x2 EDGE BOARD OVER 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

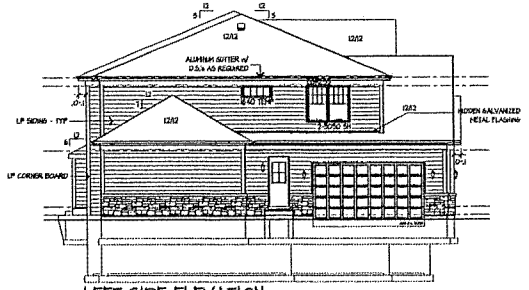
INDICATES LP SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE FELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL

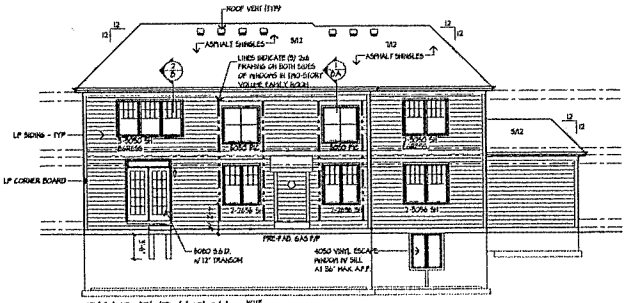
LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	2095 SF.	5.12	15.0	5.12	15.0	--	--
KITCHEN/BREAKFAST	465 SF.	35.2	80.4	16.6	30.2	--	--
DINING ROOM	322 SF.	11.8	15.6	5.9	22.8	--	--
STUDY	218 SF	11.4	30.2	5.7	15.1	--	--
FLEX ROOM	301 SF.	16.1	30.2	8.1	15.1	--	--
FAMILY ROOM	350 SF.	30.4	56.7	15.2	21.6	--	--
RECREATION ROOM	361 SF.	28.8	30.2	14.4	15.1	--	--
PWDR.	34 SF.	--	5.8	--	2.9	51 CFM	100 CFM
MASTER BATH	183 SF.	--	10.6	--	--	183 CFM	200 CFM
MASTER BEDROOM	264 SF.	21.2	44.9	10.6	20.1	--	--
BEDROOM #2	171 SF.	14.8	21.6	7.3	13.8	--	--
BEDROOM #3	206 SF.	16.6	21.6	8.3	13.8	--	--
BEDROOM #4	202 SF.	16.2	21.6	8.1	13.8	--	--
BATH #2	42 SF.	--		--		83 CFM	100 CFM
BATH #3	31 SF.	--		--		46 CFM	100 CFM



LEFT SIDE ELEVATION

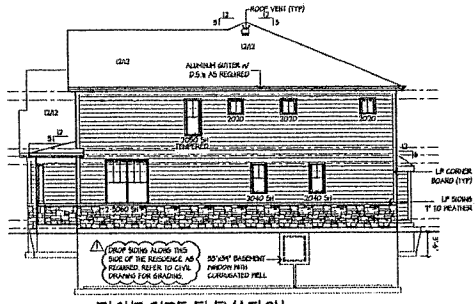
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: MAX U-FACTOR OF .30 FOR FENESTRATION. ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR MANUFACTURERS STICKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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FREDERICK E GILMORE LICENSED ARCHITECT ILLINOIS EXPIRATION 11/30/12

01-11-21

NO	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-19-21
2	FAMILY ROOM STOVE SIGNAL	01-11-22

NOTES:

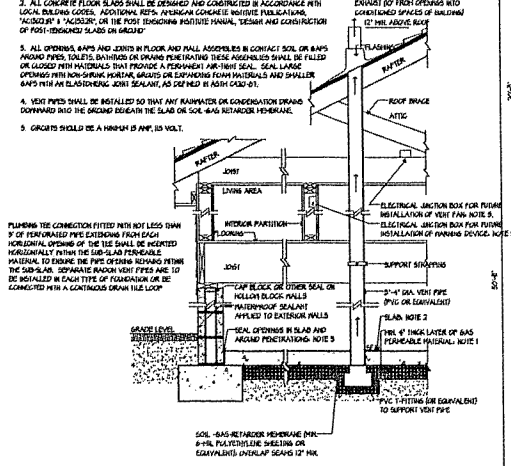
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI302.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND"

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-01.

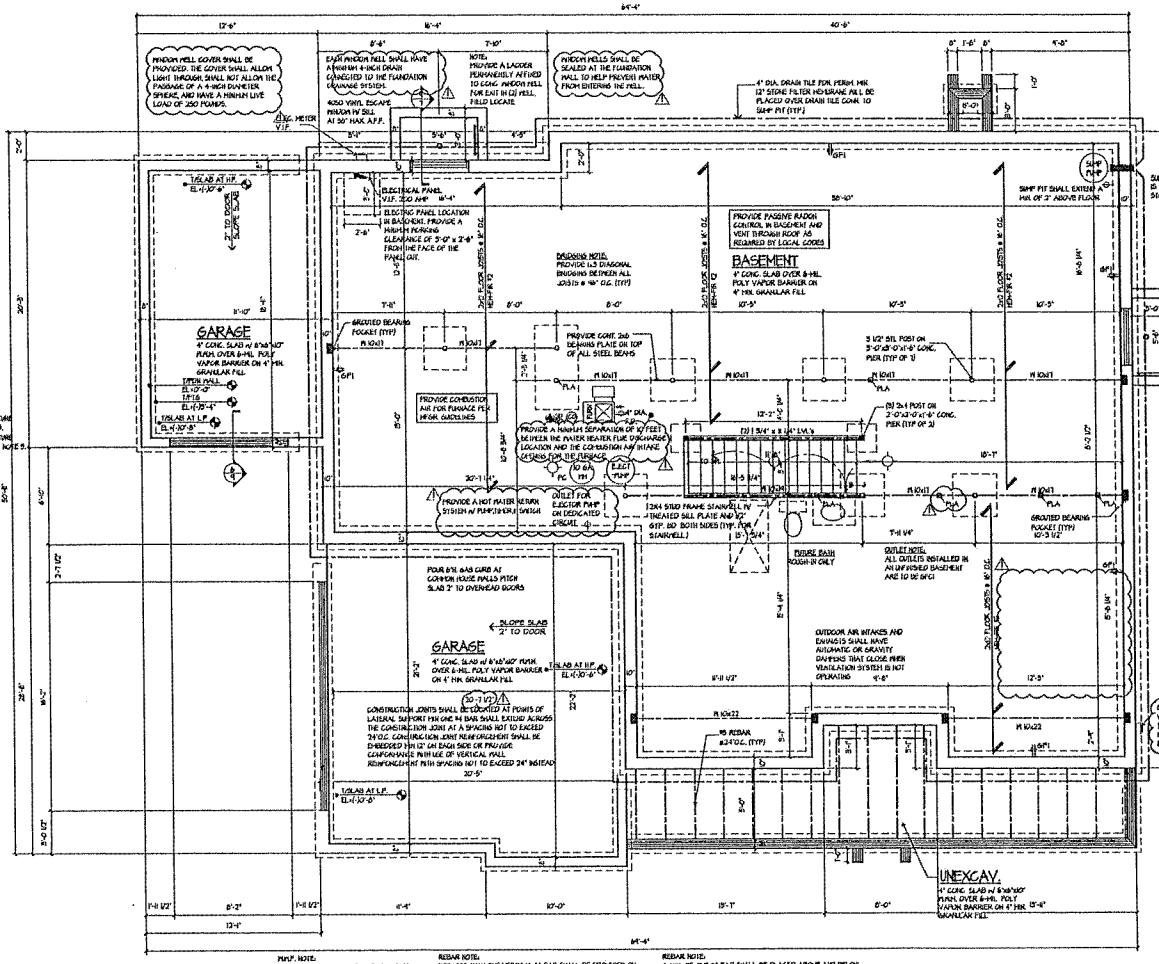
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL GAS RETARDER MEMBRANE.

5. GROUTS SHOULD BE A MINIMUM 15 MPF, 115 VOLT.



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
FLA = POINT LOAD ABOVE

3052 SQ.FT.

MNF. NOTE: DOUBLE RISE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP.)

REBAR NOTE: NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE: A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.W. SECTION R608.4.4 OF THE 2009 IRC

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6"WWM/RWM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.
2. TYPICAL GRADE:
2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SOIL AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATION.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
19. BOTTOM OF STEEL COLUMNS INSIDE GARAGE SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FOUNDATION PLAN
21. PROVIDE (2) 48" LONG #5 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

FREDERICK GILMORE
001-006111
REGISTERED
ARCHITECT
ILLINOIS
ILLINOIS
07-19-21

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-16-21
2	FAMILY ROOM & STEEL BEAMS	01-13-22

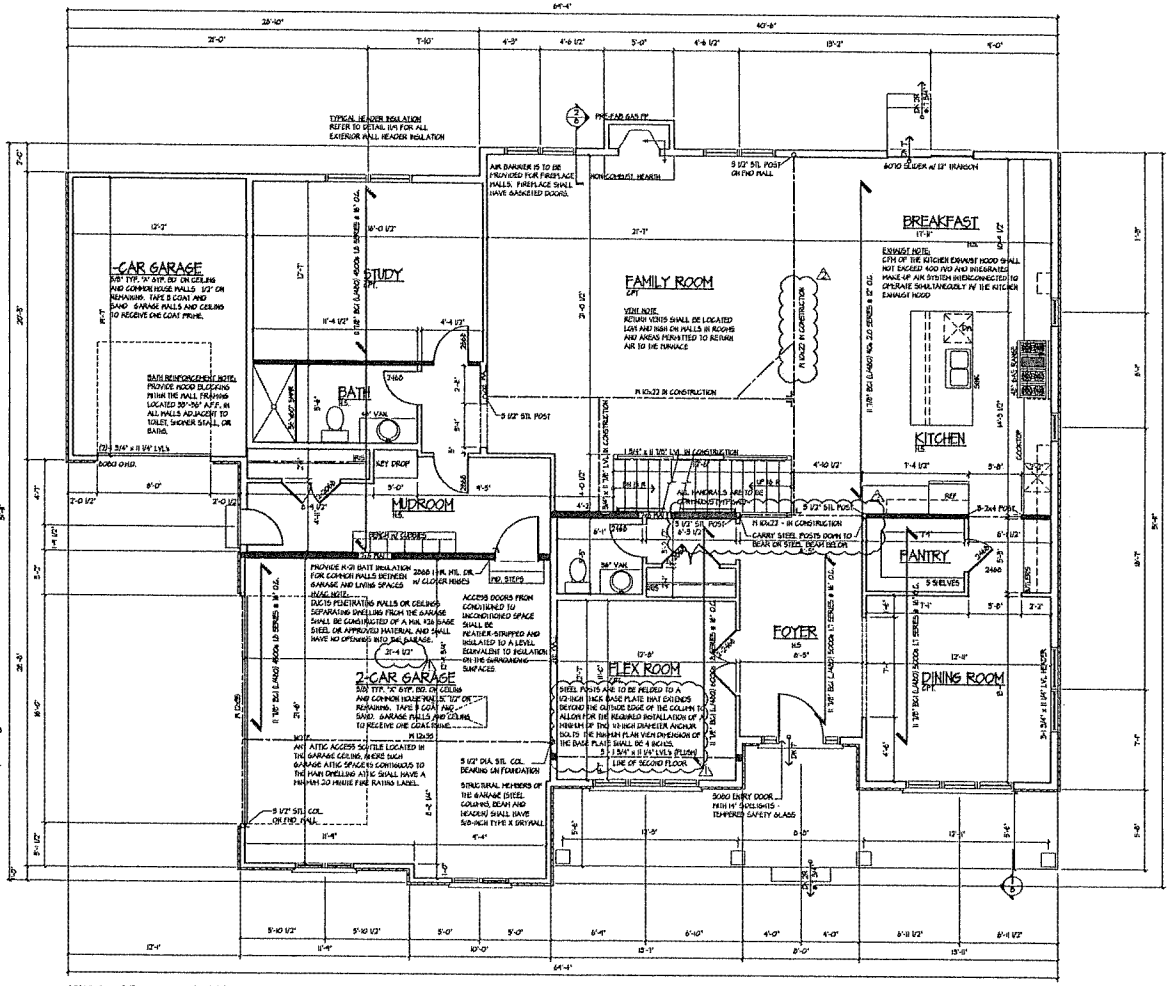
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Fellow of the American Institute of Licensed Architects

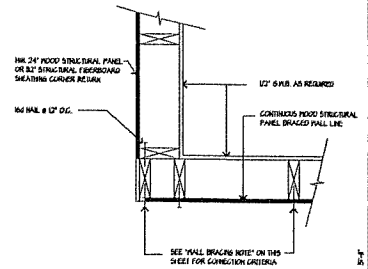
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
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ARLINGTON HEIGHTS, ILLINOIS 60004

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FredeRick Gilmore, Architect
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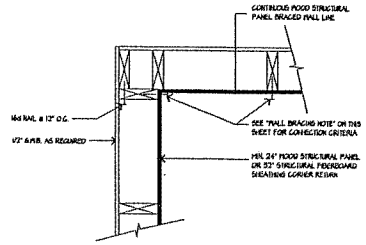
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OUTSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION

FIRST FLOOR PLAN

FIRST FLR. 2141 SF.
SECOND FLR. 2,009 SF.
TOTAL= 4150 SF.
GARAGE 731 SF.

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

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

ALL PLUMBING WALLS THAT FALL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2x6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OR BUILDING OR BETWEEN THE DUCT + EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE PIPE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-8"	1	1
3'-8" TO 5'-0"	1	2
5'-0" TO 5'-6"	2	2
5'-6" TO 8'-0"	2	3
8'-0" TO 10'-6"	3	3
10'-6" TO 12'-0"	3	3
12'-0" TO 13'-0"	3	3
13'-0" TO 14'-0"	3	4
14'-0" TO 16'-0"	3	4
16'-0" TO 18'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PRESCRIPTIVE R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWL SPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES;
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 1/2in GYPSUM BOARD. TAPE & COAT AND SAND GARAGE WALLS AND CEILING TO RECEIVE ONE COAT PRIME. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.

LIGHTING NOTE:
A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS, AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

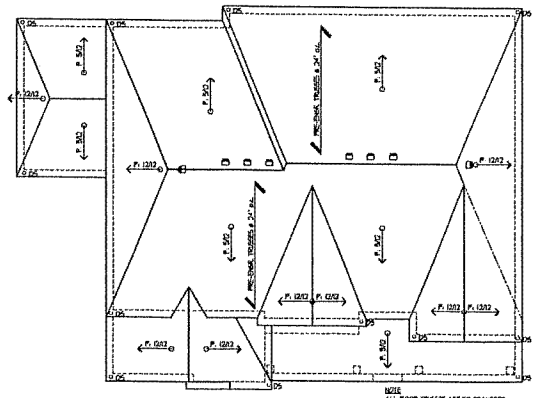
ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTION R402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 70 DEGREES COOLING
5. NON WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - 105 DEGREES OR 105 DEGREES INSULATE WITH MINIMUM R-0. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE M1507.3.3 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED
4. 3-2x12's MIN AT EACH END OF ALL B



ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

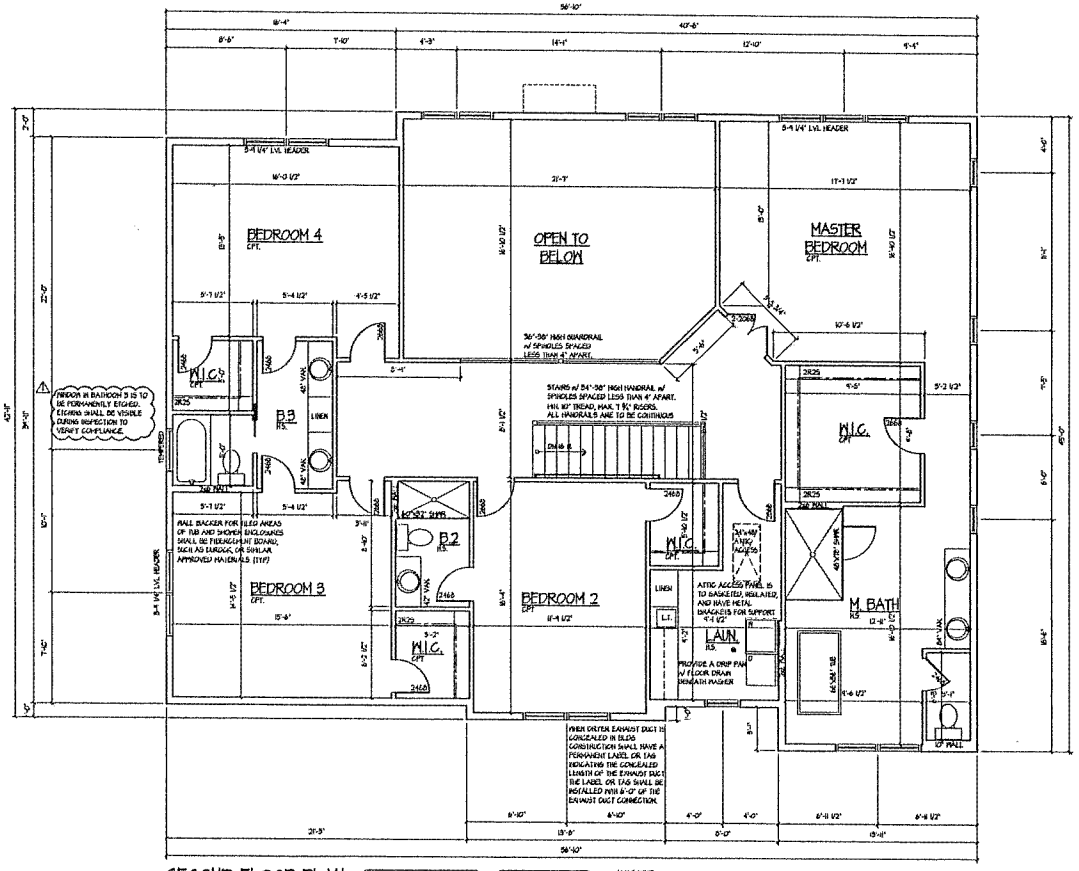
NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

OVERHANGS

TWO STORY HOUSE ROOF
2003 SQ FT OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.67 SQ. FT. FREE AREA REQUIRED TOTAL
6.67 X 144 = 960.48 SQ. IN. /2 = 480.24
480.24/62 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (20 SOFFIT VENTS REQUIRED)

GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

GARAGE ROOF - GABLE BAY AREA
214 SQ. FT. OF ATTIC AREA TO BE VENTED
214 X 1/300 = .83 SQ. FT. FREE AREA REQUIRED TOTAL
.83 X 144 = 120.4 SQ. IN. /2 = 6.1.0
6.1.0/60 = 1.1 (2 ROOF VENTS REQUIRED)
6.1.0/24 = 2.5 (3 SOFFITS VENT REQUIRED)



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF DUCTING ON BETWEEN THE DUCT & EXTERIOR FINISH

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL SOLE PLATES

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS, INCLUDING THE WALL AT THE BASEMENT BATHROOM REMODEL

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDESIGNED PARTITIONS ARE 5 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED
4. 3-2x6's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR. RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 IN 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

001-008243
FREDERICK E GILMORE
ILLINOIS
EXPIRATION 11/30/21

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

07-14-21

NO	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-19-21
2	FAMILY ROOM STEEL BEAM	08-17-21

Rick Gilmore, FAIA
Fellow of the American Institute of Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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FredeRick Gilmore, Architect
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www.gilmorearchitects.com

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of an Ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 4th day of November, 2024 and that said ordinance was deposited and filed in the office of the Village Clerk on the 4th day of November, 2024.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said ordinance was as follows:

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

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 11th day of November, 2024.

(S E A L)

Margaret R. Duer
Palatine Village Clerk

Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow New Utility Poles on Illinois Avenue and in the Rear Easement of 720 South Vermont Street

BACKGROUND:
Commonwealth Edison (ComEd) has applied for a permit to install two new utility poles; one in the Illinois Avenue right-of-way and one in the rear easement of 720 South Vermont Street. This installation was requested by ComEd to help improve the power quality and reduce voltage drops on various circuits in the area.

KEY ISSUES:

- As a utility company, ComEd is subject to the requirements of Chapter 16 and may not place any above-ground structures within the right-of-way unless approved by the Village Council. The new poles require that a variance be granted.
- The proposed two new poles will have capacitor banks installed that are designed to improve the power quality and reduce voltage drops on various circuits in the area.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Ordinance.

ACTION REQUIRED:
Motion to approve the ordinance granting Commonwealth Edison a variation from Chapter 16 of the Village's Code of Ordinances to allow the installation of new utility poles in the Illinois Avenue right-of-way and at 720 South Vermont Street.

ATTACHMENTS:
1. GIS Brockway
2. GIS Vermont
3. Village of Palatine_ROW-023827-2026 Deviance Request Letter-signed_v1 (1)
4. Pole & Equipment
5. Ordinance ComEd

GISConsortium | Proposed Com Ed New Pole Loction on Illinois Ave



Legend

0 150 300 ft

Print Date: 3/5/2026

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

Notes

GISConsortium | Proposed Com Ed New Pole Location in South Vermont St Easement



Legend

0 250 500 ft

Print Date: 3/5/2026

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Notes

February 23, 2026

George Ruppert
Engineer
Village of Palatine
148 W Illinois Ave
Palatine, IL 60067

RE: ROW-023827-2026 / ComEd ROW Variance Request
WO#18109029 / 4P230627

Mr. Ruppert,

HBK Engineering, LLC and Commonwealth Edison are submitting the below ROW Variance Request for work under Palatine# ROW-023827-2026 (ComEd WO# 18109029). It is understood that the undersigned representative may need to attend a village council meeting on behalf of this permit application.

The following reasons are provided for the request for ROW variance:

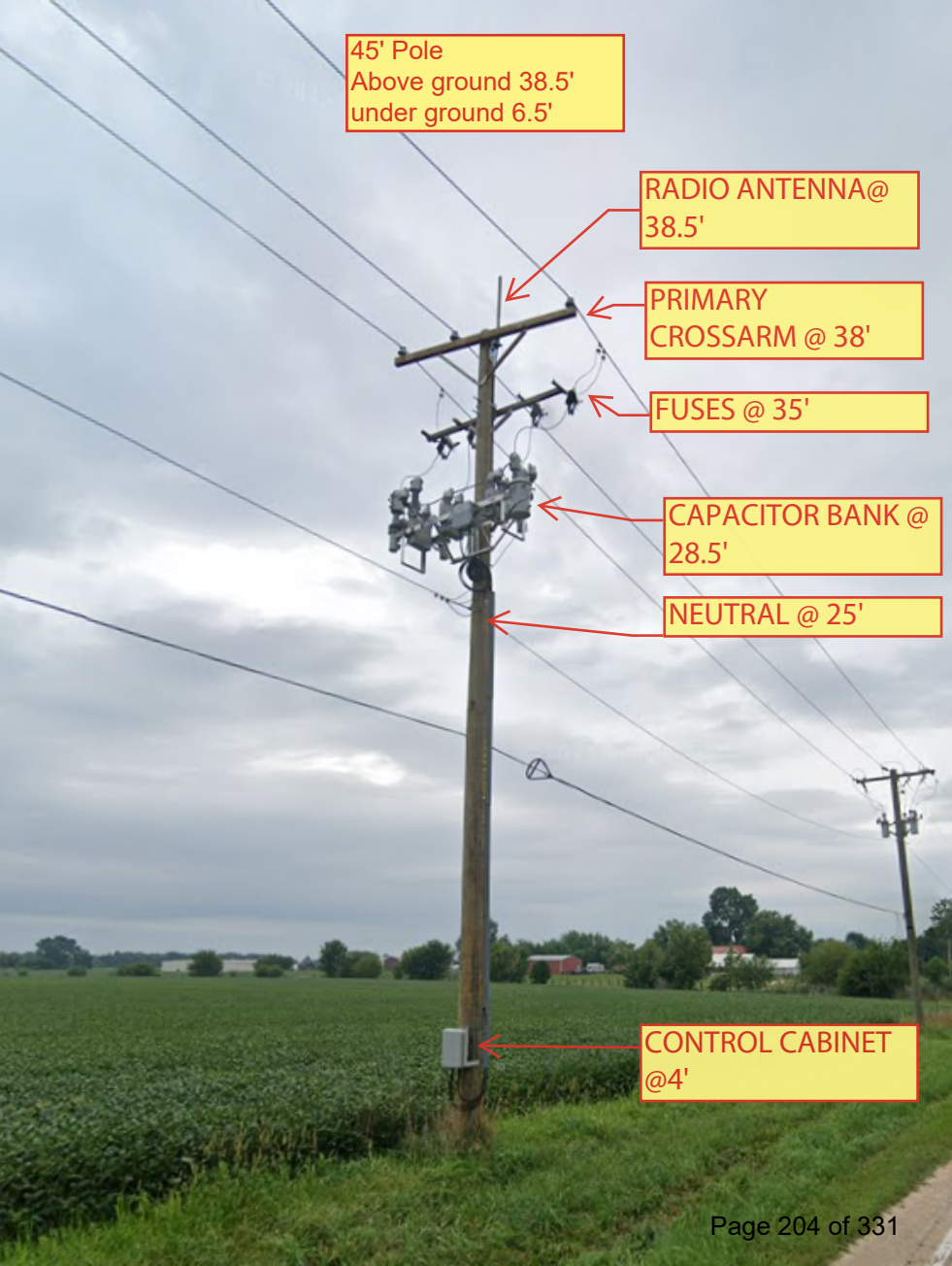
ComEd is improving the power quality and reducing voltage drop on various circuits in their customer area that need improvement. To accomplish this, ComEd is proposing the installation of Capacitor Banks at LOC 1 and 3, as detailed in the TED plans and aerials. Both locations will require new poles installations due to their distance from the station and the height required per ComEd Construction Standards. We have considered many alternatives and checked adjacent poles, and this is the best possible solution.

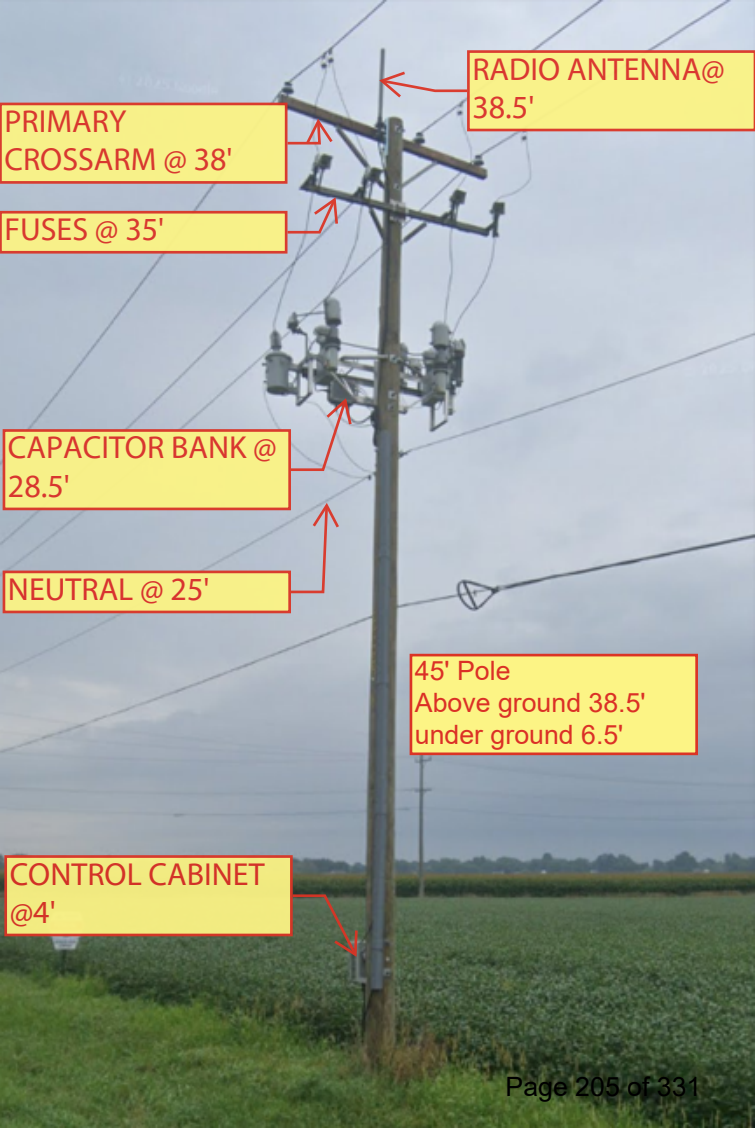
If you have any questions or require further details, please feel free to contact me via phone or email at 779-231-0781, deji.akosile@comed.com.

Sincerely,

Oladeji Akosile

Oladeji Akosile
Principal Project Manager


45' Pole
Above ground 38.5'
under ground 6.5'
RADIO ANTENNA@ 38.5'
PRIMARY CROSSARM @ 38'
FUSES @ 35'
CAPACITOR BANK @ 28.5'
NEUTRAL @ 25'
CONTROL CABINET @4'


RADIO ANTENNA@ 38.5'
PRIMARY CROSSARM @ 38'
FUSES @ 35'
CAPACITOR BANK @ 28.5'
NEUTRAL @ 25'
45' Pole
Above ground 38.5'
under ground 6.5'
CONTROL CABINET @4'

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO ALLOW COMMONWEALTH EDISON TO INSTALL TWO NEW UTILITY POLES TO BE LOCATED IN THE RIGHT-OF-WAY ON ILLINOIS AVENUE EAST OF BROCKWAY STREET AND IN THE REAR EASEMENT OF 720 SOUTH VERMONT STREET WITHIN THE VILLAGE OF PALATINE

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on April 13, 2026

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO ALLOW COMMONWEALTH EDISON TO INSTALL TWO NEW UTILITY POLES TO BE LOCATED IN THE RIGHT-OF-WAY ON ILLINOIS AVENUE JUST NORTH OF BROCKWAY STREET AND IN THE REAR EASEMENT OF 720 SOUTH VERMONT STREET WITHIN THE VILLAGE OF PALATINE

WHEREAS, pursuant to the Right-of-Way Ordinance (Chapter 16 Section 16-16) of the Village of Palatine Code of Ordinances, prohibits the installation of any above ground facilities within the right-of-way; and

WHEREAS, the Village has received a request by Commonwealth Edison (ComEd) for authorization to install two new utility poles to be located on Illinois Avenue east of Brockway street and in the rear easement of 720 South Vermont street; and

WHEREAS, the new utility poles, located in the right-of-way and easements within the Village limits, requires that a Variance be granted by the Village Council; and

WHERAS, pursuant to Chapter 16 Section 16-16 of the Code of Ordinances provides that the Mayor and Village Council can approve a Variance for said above ground facility.

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

SECTION ONE: A Variation to allow Commonwealth Edison (ComEd) to install two new utility poles to be located on Illinois Avenue east of Brockway street and in the rear easement of 720 South Vermont street is hereby granted.

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

PASSED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2026

_____

Village Clerk

Consider a Motion to Extend the Contract for the Village's Crack Sealing Program

BACKGROUND:
Thirty-eight sections of streets have been identified for crack sealing this year, amounting to approximately 22,000 pounds of material.

KEY ISSUES:

- In 2023, the contract was awarded to SKC Construction, Incorporated of Elgin, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the second potential extension.
- Pricing would increase approximately 12.1% from the 2024 contract price.

BUDGET IMPACT:
Funds in the amount of $40,000 have been appropriated in the Public Works Operating Budget for crack sealing. $700 is proposed to be redirected from savings on contractual snow and ice control services from the light winter to accommodate this pavement maintenance.

RECOMMENDATION:
Staff recommends that the contract with SKC Construction for the Crack Sealing Program be extended for 2026.

ACTION REQUIRED:
Motion to extend the contract with SKC Construction, Incorporated of Elgin, Illinois for the Crack Sealing Program for 2026 in the amount of $40,700.

ATTACHMENTS:
1. 2026 Crack Sealing Program Price Comparisons for Contract Renewal
2. 2026 Crack Sealing Program Street List

BT 2613

VILLAGE OF PALATINE

BID OPENING

DATE:	
TIME:	
PLACE:	

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

Price Comparisons for Contract Renewal

FOR

2026 CRACK SEALING PROGRAM

DPW - 2613

SHEET 1 OF 1

COMPUTED BY KML

				Engineer's Estimate		Average 2023 Bid Prices +5%		Median 2023 Bid Prices +5%		SKC Construction, Inc. 5.1% increase from 2023 to 2024 per 4/5/2024 renewal		SKC Construction, Inc. 12.1% increase from 2024 to 2026 per 3/5/2026 renewal	
ITEM NO.	**DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
A	CRACK FILLING	LBS	22,000	3.66	80,520.00	$3.50	$77,000.00	$3.31	$72,820.00	$1.65	$36,300.00	$1.85	$40,700.00
	TOTALS				**80,520.00**		**$77,000.00**		**$72,820.00**		**$36,300.00**		**$40,700.00**
					PROPOSAL GUARANTEE								
					COMMENTS		**-3,520.00** below ENG estimate		**-7,700.00** below ENG estimate		**-44,220.00** below ENG estimate		**-39,820.00** below ENG estimate

VILLAGE OF PALATINE
2026 CRACK SEALING PROGRAM STREET LIST

	STREET	FROM	TO
1	CEDAR STREET	ILLINOIS AVENUE	PALATINE ROAD
2	ELM STREET	ILLINOIS AVENUE	DORSET AVENUE
3	ANDERSON DRIVE	ROHLWING ROAD	WILLIAMS DRIVE
4	ROHLWING ROAD	NORTHWEST HIGHWAY	PALATINE ROAD
5	CARPENTER DRIVE	CLARK DRIVE	DEAD END WEST
6	WHYTECLIFF ROAD	ROSELLE ROAD	MIDDLETON AVENUE
7	CEDAR STREET	ILLINOIS AVENUE	CUL-DE-SAC SOUTH
8	VIRGINA LAKE COURT	CARPENTER DRIVE	CUL-DE-SAC
9	BRIGHTON LANE	BEDFORD DRIVE	WHYTECLIFF ROAD
10	BLOOMFIELD COURT	ROCKLEDGE DRIVE	CUL-DE-SAC WEST
11	ROCKLEDGE DRIVE	PARKSIDE DRIVE	SLIPPERY ROCK DRIVE
12	LONGVIEW LANE	QUENTIN ROAD	ELM STREET
13	GREENWOOD AVENUE	LINCOLN STREET	PALATINE ROAD
14	GREENWOOD AVENUE	PALATINE ROAD	NORTHWEST HIGHWAY
15	KENILWORTH AVENUE	NORTHWEST HIGHWAY	FOREST AVENUE
16	LINDEN AVENUE	LINCOLN STREET	PALATINE ROAD
17	IMPERIAL COURT	IMPERIAL COURT	CUL-DE-SAC
18	IMPERIAL COURT	WEST GLADE ROAD	BOTHWELL STREET
19	JOYCE AVENUE	WINSTON DRIVE	PATRICIA LANE
20	KENILWORTH AVENUE	DEAD END WEST	PATRICIA LANE
21	BEL AIRE TERRACE	POMPANO LANE	TAHOE TRAIL
22	GREENWOOD AVENUE	POMPANO LANE	TAHOE TRAIL
23	MARSHALL COURT	OLD HICKS ROAD	CUL-DE-SAC EAST
24	ASTER AVENUE	OLD HICKS ROAD	CAPRI DRIVE
25	IRIS DRIVE	ASTER AVENUE	ZINNIA LANE
26	ZINNIA LANE	LAUREL DRIVE	IRIS DRIVE
27	LAKEVIEW DRIVE	QUENTIN ROAD NORTH	QUENTIN ROAD SOUTH
28	OAK RIDGE COURT	LAKEVIEW DRIVE	CUL-DE-SAC
29	FOREST VIEW COURT	LAKEVIEW DRIVE	CUL-DE-SAC
30	LAGUNA COURT	LAKEVIEW DRIVE	CUL-DE-SAC
31	LAKEVIEW COURT	LAKEVIEW DRIVE	CUL-DE-SAC
32	ROSEWOOD COURT	LAKEVIEW DRIVE	CUL-DE-SAC
33	SHORESIDE COURT	LAKEVIEW DRIVE	CUL-DE-SAC
34	PLUM GROVE ROAD	CUNNINGHAM DRIVE	RUSSET WAY
35	WILLMETTE ROAD	ROHLWING ROAD	TWIN LAKES DRIVE
36	IRIS DRIVE	ZINNIA LANE	LILLY LANE
37	LAUREL DRIVE	ASTER AVENUE	LILLY LANE
38	SHERWOOD COURT	SHERWOOD LANE	CUL-DE-SAC

RED = MAINS

Consider an Ordinance Waiving the Formal Bid Process and Authorizing the Village Manager to Execute the Proposals from Newcastle Electric and Advanced Automation & Controls in an Amount not to Exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement

BACKGROUND:
The Countryside Pump Station is one of the four major pump stations operating our water system. It has the original motor control center (MCC) from the construction of the station in 1983. A motor control center is an assembly to control all electric motors for the pumps at the station. It consists of multiple enclosed sections having a common power feed. Each section contains a combination starter which in turn consists of motor starters, fuses, circuit breakers, and power disconnects.

The Countryside Pump Station has two (2) 2,000 gallons per minute (gpm) variable frequency drive pumps, one (1) 2,000 gallons per minute (gpm) constant speed pump, one (1) 250 gallons per minute (gpm) constant speed pump, one (1) 250 gallons per minute variable frequency drive booster pump and one (1) 700 gallons per minute (gpm) variable frequency drive pump. The expected life cycle of a motor control center is 20 years.

This would be the preferred time to install electrical surge protection. Countryside is not currently protected from surges in electricity. During lightning strikes or power surges from ComED, a spike of electricity can surge through the station and damage the pump drives.

KEY ISSUES:

- A two-vendor design/build selection process is recommended as the Village has limited schematics on the original station electrical plans and needs these repairs integrated with our existing water system controls.
- Newcastle Electric Incorporated has done extensive work with the water pumping and sanitary lift stations for the Village. They have been identified as the most qualified design/build vendor based on prior repairs to a motor control center at another pump station.
- Advanced Automation & Controls has been the Village’s integrator with the supervisory controls and data acquisition (SCADA) system since its inception. Their specific knowledge and familiarity with the system operation will be fundamental in working with Newcastle Electric during the replacement.
- The cost breakdown is as follows: Advanced Automation Labor / Integration and Material, $74,135; Newcastle Electric Removal and Replacement $88,000; Surge Protection $14,500; with a total cost of $176,635.

BUDGET IMPACT:
Funding is available in the 2026 Water Capital Fund to accommodate this work.

RECOMMENDATION:
Staff recommends approving the Ordinance waiving the formal bid process and authorizing the Village Manager to execute the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635.

ACTION REQUIRED:
Approval of an Ordinance to waive the formal bid process and authorize the Village Manager to execute the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement.

ATTACHMENTS:
1. Bid Waiver Ordinance
2. Countryside MCC Proposals

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE WAIVER OF THE FORMAL BID PROCESS AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROPOSALS FROM NEWCASTLE ELECTRIC AND ADVANCED AUTOMATION & CONTROLS IN AN AMOUNT NOT TO EXCEED $176,635

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village requires four fully operational pump stations to deliver water to the system for fire protection and domestic use; and

WHEREAS, the motor control center which provides all control to electric motors for the pumps at the Countryside Pump Station is over 40 years old with starters, fuses, circuit breakers and power disconnect which have surpassed their expected service life; and

WHEREAS, Advanced Automation & Controls and Newcastle Electric have been the Village's integrator of pump control equipment and software through the supervisory controls and data acquisition (SCADA) system since its inception in 2009 and can undertake this system while maintaining integration between other pump stations and the water system; and

WHEREAS, staff recommends waiving the competitive bidding process and contracting with Advanced Automation & Controls and Newcastle Electric for a total expenditure of $176,635; and

WHEREAS, the Village CY26 budget has $225,000 allocated for the project; and

WHEREAS, it is imperative to have operational consistency and Advanced Automation & Controls and Newcastle Electric have knowledge of our integrated security system and understanding of the equipment, wiring, alerting, and alarming.

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: The Village Council authorizes and directs the Village Manager to waive the formal bidding procedures for the Countryside Water Pumping Motor Control Center Replacement and Surge Arrestor Installation.

SECTION 2: The Village Council authorizes the award of a contract consistent with the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635.

SECTION 3: The Village Manager, or anyone designated by him, be and hereby is authorized, on behalf of the Village, to execute such contracts consistent with the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION 5: That any provision of the Village Code or any state statute that conflicts with this Ordinance shall be superseded to the extent permitted through the exercise of the Village's home rule authority and only to the extent necessary to implement and enforce the provisions of this Ordinance.

PASSED: This _____ of _____, 2026

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

APPROVED by me this _____ of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2026

_____
Village Clerk

QUOTATION

Phone 815.578.0655
Fax 815.578.0677

Advanced Automation & Controls, Inc.

780 Ridgeview Drive
McHenry, IL 60050

Name	Jay Kernan	JOB NUMBER:	NA
Company	Village of Palatine		
Address		REFERENCE:	MCC Upgrade
Phone Number		LOCATION:	Countryside PS
Fax Number			
		PROPOSAL DATE:	March 16, 2026

■ AS SPECIFIED ☐ AS EQUAL ☐ F.O.B. FACTORY PRICES DO NOT INCLUDE SALES OR USES TAXES

☐ AS ALTERNATIVE ☐ TRSP. PREPAID TERMS: NET -30 DAYS PER ATTACHED TERMS AND CONDITIONS

ITEM	QUAN	DESCRIPTION	TOTAL PRICE
	1	Advanced Automation and Controls, Inc. is pleased to provide the following quotation to provide an MCC upgrade for the Villages Countryside Pumping Station. Below is a breakdown of material and labor required for the project, provided by AAC. **Material:** ➢ Qty. 1 – Eaton Freedom Series Motor Control Center. **Labor:** ➢ Integration of new MCC at Countryside PS. **Notes:** ➢ Removal of old MCC and Installation of new MCC is to be provided by New Castle Electric. ➢ IL Sales Tax Exempt ➢ Shipping Cost Not Included	Total Price Lump Sum: **$74,135.00 (Labor and Material)**

		If you should have any or require further information, please do not hesitate to call.	

ACCEPTED THIS _____ DAY OF March, 2026

_____

BY: _____

PRICE FIRM FOR 30 DAYS

SUBMITTED THIS: _____

Advanced Automation & Controls, Inc. BY:

Thomas Otto, COO / Principal

_____



NEWCASTLE ELECTRIC INC.
1505 INDUSTRIAL DR ITASCA IL 60143
PHONE 630-773-0171 FAX 630-773-0183
EMAIL mikem@ncelectric.net

P R O P O S A L

February 14th, 2026

Village of Palatine
200 E Wood St
Palatine IL 60067

We hereby propose to furnish all electrical material and labor necessary to complete the electrical work described below for the premises at COUNTRYSIDE PUMP STATION, 1033 W NORTHWEST HIGHWAY, PALATINE, IL 60007 for the amount of EIGHTY EIGHT THOUSAND DOLLARS ($88,000.00)

Payments to be made every thirty days as job progresses. This bid is based on current material prices and may need to be adjusted at time of work. Any alterations or additions involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate .The quote is based on the following scope of work .

Furnish labor and material necessary to remove and replace the MCC at Countryside pumping station.
MCC furnished by others.
Project to include review of manufacturers submittals.
Assistance in placing purchase order for new MCC.
Tagging of wiring in old MCC prior to demolition.
Remove overhead raceway as needed.
Demolition of existing MCC.
Installation of new MCC structures.
Reconnect wiring, check phase rotation as needed.
Work with AAC to reconnect controls.
Includes power monitoring voltage taps and CT's per AAC direction.
Work with AAC to restart controls/MCC
Update asbuilts as needed.
Scada work by others.

Permit and or utility fees by others if required. None anticipated.
All work done during normal work hours.
We take exception to any project specifications, drawings or requirements that were not presented to us prior to this proposal.

.

Respectfully submitted, Newcastle Electric Inc.

Per Michael Maloney_____

Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

Date_____Signature_____



NEWCASTLE ELECTRIC INC.
1505 INDUSTRIAL DR ITASCA IL 60143
PHONE 630-773-0171 FAX 630-773-0183
EMAIL mikem@ncelectric.net

P R O P O S A L

February 17th, 2026

Village of Palatine
200 E Wood St
Palatine IL 60067

We hereby propose to furnish all electrical material and labor necessary to complete the electrical work described below for the premises at COUNTRYSIDE PUMP STATION, 1033 W NORTHWEST HIGHWAY, PALATINE, IL 60007 for the amount of FOURTEEN THOUSAND FIVE HUNDRED DOLLARS ($14,500.00)

Payments to be made every thirty days as job progresses. This bid is based on current material prices and may need to be adjusted at time of work. Any alterations or additions involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate .The quote is based on the following scope of work .

Furnish labor and material necessary to add surge protective devices at Countryside pumping station. Five SPD's in total
One MGD-200VDA buss connected downstream of the main and fuse protected.
The unit has an auxiliary contact available for SCADA.
Four MGC-100 RP, one at each VFD connected at a point between the load side of the breaker and the line side of the VFD. Also fuse protected.
Permit and or utility fees by others if required. None anticipated.
All work done during normal work hours.
We take exception to any project specifications, drawings or requirements that were not presented to us prior to this proposal.

.
Respectfully submitted, Newcastle Electric Inc.
Per Michael Maloney_____
Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

Date_____Signature_____

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 26-28, 2026 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2026 Greek Fest on June 26 - 28, 2026.

KEY ISSUES:

- The proposed festival hours are as follows:
  - Friday, June 26: 4 - 11 PM (Drive thru 4 - 9 PM)
  - Saturday, June 27: 3 - 11 PM (Drive thru 3 - 9 PM)
  - Sunday, June 28: Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - Friday, June 26: 4 - 11 PM
  - Saturday, June 27: 3 - 11 PM
  - Sunday, June 28: Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2025 festival.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. They are required to reimburse for any Police services provided at the event. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of Greek Fest, including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:
A motion to approve the waiver of the sound amplification ordinance related to the annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

ATTACHMENTS:
None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant with Liquor Service at 3 E. Northwest Highway

BACKGROUND:
The current Special Use for the Restaurant was originally approved in 2024. Maharshi Patel and Bipin Patel, VAMIKA 25LLC, are seeking to acquire the business and requesting approval of the following:

A Special Use Transfer of Ordinance #O-48-24 to permit the continued operation of the Restaurant with Liquor Service at 3 E. Northwest Highway.

KEY ISSUES:

- The Subject Property is located within the Palatine Retail Center, which is zoned R-1 Single-Family but tied to an underlying Special Use/Planned Development approved in 1972 that follows the Village's B-2 District standards. The Subject Property's zoning allows restaurants with liquor, subject to Special Use approval. The Special Use for the existing restaurant was approved in 2024.
- Services will not change between the previous and proposed businesses. The Petitioner is simultaneously requesting approval for a liquor license to serve beer and wine, which would maintain the same alcohol services as the previous restaurant (which discontinued alcohol sales in 2025).
- When compared to the prior restaurant, the proposed business will operate with a lower daily staff count than the 15 employees of the former restaurant. The proposed business will operate with a maximum of 5 staff and the floor plan reduces the number of restaurant seats and also the corresponding parking requirements.
- The proposed hours of operation are:
    - Monday, Tuesday, Thursday, Sunday: 11:00 AM – 9:00 PM
    - Wednesday: Closed
    - Friday & Saturday: 11:00 AM – 11:00 PM
- The proposed hours do not exceed the previously approved restaurant's hours of operation (11:00 AM - 11:30 PM).
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 3 E. Northwest Highway.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-48-24 to Maharshi Patel and Bipin Patel, VAMIKA 25LLC, to permit the continued operation of the restaurant with liquor service at 3 E. Northwest Highway.

ATTACHMENTS:
None

Consider an Ordinance Amending the Code of Ordinances Chapter 4, Section 4-54 Liquor Licenses Increasing Class G (Beer & Wine) Liquor Licenses by One for Vamika 25 LLC (dba GJ1 Indian Flavors) Located at 3 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a request for a Special Use Transfer for Vamika 25 LLC (dba GJ1 Indian Flavors) located at 3 E. Northwest Highway. The Petitioners and owners, Maharshi Patel and Bipin Patel, wish to apply for a Class G (Beer & Wine) Liquor License for their restaurant. This location was formerly Chicago Ramen, which discontinued their liquor service in 2025. The proposed hours of operation are Sunday - Thursday, 11 AM to 9 PM (Closed on Wednesdays), Friday - Saturday, 11 AM to 11 PM. The permitted hours for a Class G Liquor License are Sunday - Thursday 6 AM to Midnight, Friday - Saturday, 6 AM to 1 AM.

KEY ISSUES:

- Increase the number of Class G (Beer & Wine) Liquor Licenses by one for a total of 14.

BUDGET IMPACT:
The annual fee for a Class G liquor license is $2,746.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:
None

Consider an Ordinance Amending the Code of Ordinances Chapter 4 Alcoholic Beverages, Section 4-52 Classifications; Fees and Section 4-53 Disposition of Fees

BACKGROUND:
The Village has received several liquor license requests that would require a new classification or modification to an existing classification to meet the request of the establishment/applicant. Staff has reviewed the requests and prepared amendments to Liquor Code to address the classification changes. Specifically, this would create a new classification for temporary special event package sales, allow for modifications to the operations of The Cork at Cook, Cork and Fork as well as make a change to the microbrewery license related to package sales.

Amendments to the fee schedule to account for the new classifications will be made accordingly.

KEY ISSUES:
The following outlines the revisions included with the proposed Code amendments:

- Creation of a Class E-1 (temporary special event package) liquor license.
    - This would allow prepacked sales of craft beverages at a special event that is approved by the Village. This accommodates a request from a proposed vendor at the Farmer's Market. The applicant operates successfully throughout the north shore area and is looking for expansion into Palatine.
- Modifications to Class N (microbrewery) liquor license to allow for the dispensing of beer that has been produced on site or produced in another commonly owned brewery.
- Modification of Class G-2 from beer and wine single-serve package to beer, wine, and limited spirits. The existing G-2 was not utilized, so now it would be modified to allow a Beer and Wine license holder to offer limited craft cocktails and sell wine products that are otherwise available as single servings in the establishment. This would allow the expansion of the Cork.
- Minor formatting revisions are addressed throughout the Section.
- 4-53 was amended to require any semi-annual installment payment to be due on December 15 rather than January 1 for administrative purposes.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 4, Section 4-52 and

Section 4-53 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 4, Section 4-52 and Section 4-53 of the Code of Ordinances.

ATTACHMENTS:
None

Consider a Motion for a Preliminary Planned Development for a Thirty-Eight Unit Townhouse Development at 885 W. Dundee Road and 1490 N. Quentin Road

BACKGROUND:
The Subject Property, containing 4.84 acres, is presently located in unincorporated Cook County at the southwest corner of Quentin Road and Dundee Road. The Petitioner (contract purchaser) has applied for a Preliminary Planned Development to allow for a 38-unit townhouse development, with full access to Quentin Road and right-in/right-out access to Dundee Road. This item was initially reviewed by the Planning and Zoning Commission at the February 10th meeting for a 40-unit townhouse development and continued until the March 10th Planning and Zoning Commission meeting. Subsequent to the continuance, the developer reduced the unit count to 38, reduced the impervious surface calculation by 3%, and eliminated the retaining wall at the detention basin and replaced sloped grading. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to allow for a 38-unit townhouse development at 885 W. Dundee Road and 1490 N. Quentin Road

KEY ISSUES:

- The Subject Property, approximately 4.84 acres, is presently located in unincorporated Cook County and the developer (contract purchaser) has applied for Preliminary Planned Development review for a 38-unit rental townhouse development (7.85 units/acre). Historically, the property functioned as a gas station and car wash, until the buildings were demolished, and the site cleared for ultimate redevelopment purposes. The subdivision directly south of the Subject Property, Lakeside Estates, follows the R-2 zoning standards and is located within the Village. Additionally, excepting the property directly west, which is also incorporated, the next subdivision to the west (Lakewood's Aspen Woods Resubdivision along W. Aspen Court) is also within the Village and also follows the R-2 standards. Deer Grove West is part of the Cook County Forest Preserve and is directly across Dundee Road from the Subject Property.
- As part of the Preliminary Planned Development application, the property owners concurrently submitted an annexation application. That application would not be acted upon by the Village Council until the final planned development and related zoning petitions are reviewed by the Village Council, if the Preliminary Planned Development is approved. The Subject Property would become part of Village Council District 1 if the development is ultimately approved.
- Within unincorporated Cook County, the Subject Property maintains a C-3 General Service District zoning designation. Per the Cook County Code, the C-3

district is intended for more intensive service and small business uses. The C-3 district uses are typically located at intersections along major thoroughfares and permits such uses as grocery stores, restaurants, gas stations, movie theaters, professional offices, and community center buildings.

- **Architecture and Design:**
  - The Petitioner is proposing a 38-unit rental townhouse development, with access provided along Dundee Road (right-in/right-out) and Quentin Road (full-access). The overall proposed density is 7.85 units/acres. The 38 units are divided between 10 buildings, with the 8 periphery buildings being 2-stories and the 2 center buildings being 3-stories. All units feature 2-car garages and driveway apron parking for 2-cars. There are also 14 parking spaces located throughout the development area for a total of 166 spaces. The overall parking ratio is 4.37 spaces/unit.
  - The front yard setbacks along Dundee Road and Quentin Road range from 30 to 39 feet.
  - Within the units, there are four different unit types. 16 units are model A; 10 units are model B; 8 units are model C; and 4 units are model D:

Model Type	Square footage	# of Stories	Bedroor
A	2,429	2	3/2.5
B	2,206	2	3/2.5
C	2,296	3	3/2.5
D	2,255	3	3/2.5

  - The contemplated building materials include face brick, James Hardie board, lap siding, vinyl windows, and architectural shingles. In addition to the differing unit models, the 10 buildings are a mixture of 3-unit and 4-unit buildings, with the central interior buildings being 5-units. The development narrative indicates anticipated initial rental rates from $3,900-$4,500 a month.
  - The units also provide at-grade patios for the 2-story homes and balconies and patios for the 3-story homes within the center of the site. There is also a transitioning sidewalk connecting the 3-story buildings and sidewalks would be extended along both the Dundee Road and Quentin Road frontages.
  - In addition to the curb cuts along Dundee Road and Quentin Road, a 28-foot wide private drive transitions through the property, with a termination point in the northeast corner of the site, with a 5-foot inset to allow for backing maneuvers for the adjacent driveways. At the southwest corner of the site, there is also a 5-foot turnaround area for the adjacent driveways. This area is also noted as a potential expansion connection for the property directly west of the Subject Property. Staff notes that this property is not part of the proposed development and is under separate ownership, but Staff has recommended the inclusion of an access point and easement to provide an additional access point for the property

directly west of the Subject Property. That property also maintains a C-3 zoning designation in Cook County.

- **Engineering**
  - The Subject Property grades north to south, with an approximately 9-foot grade differential across its 481-foot expanse. The previous gas station and car wash maintained 4 curb-cut access points onto Quentin and Dundee Roads. There is a mountable median in this section of Quentin Road, which will allow vehicles exiting to turn left and north on Quentin Road and access traffic heading west on Dundee Road.
  - Village utilities exist in the area and the proposed engineering plans would connect therein. Village water would be connected and looped from the existing water lines on the south side of Dundee Road and the east side of Quentin Road. The sanitary line would extend and connect to the existing sanitary sewer on the west side of Quentin Road.
  - The stormwater management for the site would generally maintain the existing grades and collect all the stormwater throughout the site. This would be accomplished through a series of storm utility holes and catch basins to transition the stormwater into the stormwater basin/pond in the southeast corner of the site. The Village Engineer has reviewed and conditionally accepted the preliminary engineering plans.
  - The preliminary landscaping and screening plan includes a privacy fence along the southern and western sides of the property, in addition to evergreen/deciduous trees and privacy plantings upon a landscaped berm along the frontages of Dundee and Quentin Roads. Plantings are planned throughout the site, with foundation plantings, and additional trees/shrubs throughout the site.
  - Two existing billboards are present on the property at the northwest and southeast corners of the site. Per Code, billboards and off-site signage are not permitted within the Village. The existing southeast billboard has an expiring lease in a year and would be terminated and removed upon the Petitioner's closing on the property and completion of the lease. The northwest billboard/LED sign has 12-years remaining on the lease. The Petitioner confirms their intention is to not renew the lease and ultimately remove the billboard as soon as is possible. A condition requiring both a security deposit ensuring the removal of the billboard and not allowing any lease interest extensions are proposed in the motion.
- **Village of Palatine 2025 Comprehensive Plan - Future Land Use Map & Legend**
  - The current comprehensive plan envisions an attached single-family development for this property. At 7.85 units/acre, the proposed development is within the typical density levels for similar developments within the Village. Additionally, in 2001, the Village Council adopted a sub-area plan for this property, which indicated that attached single-family uses were appropriate for the site and also envisioned the gas station/car wash remaining. That plan also recommended 40-foot setbacks for those units abutting single-family residential subdivisions in Palatine (Lake Park

Estates) and lower-profile building heights in these areas. The proposed plans provide 40-foot setbacks on the southern and western sides and are 2-stories in height for these areas.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meetings on February 10 & March 10, 2026.

Residents testifying: 8 (2/10/26 meeting) traffic and construction impact questions; support for the proposed use and access to the property; support for the proposed removal of the existing billboards; property values; and rental occupancy questions/concerns; 1 (3/10/26 meeting) — questions about the rental rates for the units.

Vote: The PZC voted 7-1 to approve the preliminary planned development and Staff concurs.

ACTION REQUIRED:
Motion to approve the Preliminary Planned Development at 885 W. Dundee Road and 1490 N. Quentin Road.

ATTACHMENTS:
None

Consider an Ordinance Granting a Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance Regarding Rear Yard Fencing Abutting the Detention Area on Lots 1 and 2

BACKGROUND:
The Subject Property consists of the 6-lot Estates at Arcadia Planned Development, which was approved in 2024 and is under construction. Detention for the development is provided in the rear yards of Lots 1 and 2 and maintained through stormwater drainage easements therein. Condition #3 of the Planned Development Ordinance (#O-98-24) indicated that no privacy fencing would be allowed to abut the detention basin and that only wrought-iron style fencing would be permitted. The developer is proposing an alternate fencing type in the rear yards of Lots 1 and 2, abutting the detention basin and is therefore requesting the following:

Minor Planned Development Amendment to the Estates at Arcadia Planned Development Ordinance (#O-98-24) to allow an alternate fencing type in the rear yards of Lots 1 and 2

KEY ISSUES:

- The Estates at Arcadia Planned Development provides stormwater detention through an easement area in the rear yards of Lots 1 and 2. Prior subdivision approvals for these lots, not involving the current developer, managed the stormwater for the subdivision through an outlot detention area and not part of an easement on individual lots. In all the approvals (prior and current), a fencing condition was included in the Planned Development Ordinances, which limited any fencing abutting the detention area to be of an open wrought-iron style.
- The developer and his engineer have proposed an alternate fencing material in the rear yards of Lots 1 and 2. In lieu of the required wrought-iron style fencing, a 6-foot shadowbox fence is proposed along the periphery of these lots, with a 5-6-foot tall wrought-iron style fence separating the rear yards of Lots 1 and 2.
- The Village Engineer does not object to the proposed fencing material on the periphery of Lots 1 and 2 and the detention easement and is also satisfied with the wrought-iron style fence proposed between these lots.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Estates at Arcadia Planned Development Ordinance for the rear yard fencing abutting the detention area on Lots 1 and 2.

ACTION REQUIRED:
A motion to approve the Minor Amendment to the Planned Development Ordinance for the Estates at Arcadia Planned Development.

ATTACHMENTS:
None

Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow New Utility Poles on Illinois Avenue and in the Rear Easement of 720 South Vermont Street

BACKGROUND:
Commonwealth Edison (ComEd) has applied for a permit to install two new utility poles; one in the Illinois Avenue right-of-way and one in the rear easement of 720 South Vermont Street. This installation was requested by ComEd to help improve the power quality and reduce voltage drops on various circuits in the area.

KEY ISSUES:

- As a utility company, ComEd is subject to the requirements of Chapter 16 and may not place any above-ground structures within the right-of-way unless approved by the Village Council. The new poles require that a variance be granted.
- The proposed two new poles will have capacitor banks installed that are designed to improve the power quality and reduce voltage drops on various circuits in the area.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Ordinance.

ACTION REQUIRED:
Motion to approve the ordinance granting Commonwealth Edison a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of new utility poles in the Illinois Avenue right-of-way and at 720 South Vermont Street.

ATTACHMENTS:
None

Consider a Motion to Extend the Contract for the Village's Crack Sealing Program

BACKGROUND:
Thirty-eight sections of streets have been identified for crack sealing this year, amounting to approximately 22,000 pounds of material.

KEY ISSUES:

- In 2023, the contract was awarded to SKC Construction, Incorporated of Elgin, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the second potential extension.
- Pricing would increase approximately 12.1% from the 2024 contract price.

BUDGET IMPACT:
Funds in the amount of $40,000 have been appropriated in the Public Works Operating Budget for crack sealing. $700 is proposed to be redirected from savings on contractual snow and ice control services from the light winter to accommodate this pavement maintenance.

RECOMMENDATION:
Staff recommends that the contract with SKC Construction for the Crack Sealing Program be extended for 2026.

ACTION REQUIRED:
Motion to extend the contract with SKC Construction, Incorporated of Elgin, Illinois for the Crack Sealing Program for 2026 in the amount of $40,700.

ATTACHMENTS:
None

Consider an Ordinance Waiving the Formal Bid Process and Authorizing the Village Manager to Execute the Proposals from Newcastle Electric and Advanced Automation & Controls in an Amount not to Exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement

BACKGROUND:
The Countryside Pump Station is one of the four major pump stations operating our water system. It has the original motor control center (MCC) from the construction of the station in 1983. A motor control center is an assembly to control all electric motors for the pumps at the station. It consists of multiple enclosed sections having a common power feed. Each section contains a combination starter which in turn consists of motor starters, fuses, circuit breakers, and power disconnects.

The Countryside Pump Station has two (2) 2,000 gallons per minute (gpm) variable frequency drive pumps, one (1) 2,000 gallons per minute (gpm) constant speed pump, one (1) 250 gallons per minute (gpm) constant speed pump, one (1) 250 gallons per minute variable frequency drive booster pump and one (1) 700 gallons per minute (gpm) variable frequency drive pump. The expected life cycle of a motor control center is 20 years.

This would be the preferred time to install electrical surge protection. Countryside is not currently protected from surges in electricity. During lightning strikes or power surges from ComED, a spike of electricity can surge through the station and damage the pump drives.

KEY ISSUES:

- A two-vendor design/build selection process is recommended as the Village has limited schematics on the original station electrical plans and needs these repairs integrated with our existing water system controls.
- Newcastle Electric Incorporated has done extensive work with the water pumping and sanitary lift stations for the Village. They have been identified as the most qualified design/build vendor based on prior repairs to a motor control center at another pump station.
- Advanced Automation & Controls has been the Village’s integrator with the supervisory controls and data acquisition (SCADA) system since its inception. Their specific knowledge and familiarity with the system operation will be fundamental in working with Newcastle Electric during the replacement.
- The cost breakdown is as follows: Advanced Automation Labor / Integration and Material, $74,135; Newcastle Electric Removal and Replacement $88,000; Surge Protection $14,500; with a total cost of $176,635.

BUDGET IMPACT:
Funding is available in the 2026 Water Capital Fund to accommodate this work.

RECOMMENDATION:
Staff recommends approving the Ordinance waiving the formal bid process and authorizing the Village Manager to execute the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635.

ACTION REQUIRED:
Approval of an Ordinance to waive the formal bid process and authorize the Village Manager to execute the proposals from Newcastle Electric and Advanced Automation & Controls in an amount not to exceed $176,635 for the Countryside Pump Station Motor Control Center Replacement.

ATTACHMENTS:
None

Consider an Ordinance Making Technical Changes to the New Code of Ordinances Adopted Pursuant to Ordinance No. O-17-26

BACKGROUND:
The Village Manager's Office and several departments reviewed the Codebook provided to the Village following the recodification process. Several minor amendments were identified and Municode was unwilling to correct them until June 2026 at the earliest. As the first supplement already started, these edits will be included in the second supplement.

KEY ISSUES:
All modifications made are editorial in nature, and not substantive. Some of the themes of the changes include:

- There are numerous references to the Fee Schedule that should be amended to reference the new Fine Schedule.
- Minimum water billing quantities should match the amounts in the Fee Schedule of 3,500.
- Numerous amendments to Chapter 10 to clean up tree-related language to ensure alignment with grant applications.
- One roman numeral sequence error was identified and should be amended.
- One reference to records was replaced with a reference to FOIA.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approving the Ordinance Making Technical Changes to the New Code of Ordinances Adopted Pursuant to Ordinance No. O-17-26.

ACTION REQUIRED:
Motion to approve an Ordinance Making Technical Changes to the New Code of Ordinances Adopted Pursuant to Ordinance No. O-17-26.

ATTACHMENTS:
1. ORD Code Amendments April 6, 2026
2. Code Amendments_Exhibit B_Changes
3. Exhibit A_Adopted Changes

ORDINANCE NO. _____

AN ORDINANCE MAKING TECHNICAL CHANGES TO THE NEW CODE OF ORDINANCES ADOPTED PURSUANT TO ORDINANCE NO. O-17-26

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 2 Administration, Chapter 6 Animals, Chapter 10 Construction and Maintenance of Facilities in the Public Rights-of-Way, Chapter 14 Fire Prevention and Protection, Chapter 20 Licenses, Permits and Business Regulations, Chapter 22 Offenses and Miscellaneous Provisions, Chapter 26 Telecommunications, Chapter 28 Traffic, Chapter 30 Utility Services, Appendix A Zoning, and Appendix B of the Village Code to correct housekeeping errors from the recent recodification process; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapters 2, 6, 10 14, 20, 22, 26, 28, 30, Appendix A and Appendix B of the Village Code pursuant to this Ordinance;

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois is hereby amended by amending Chapter 2, 6, 10, 14, 20, 22, 26, 28, 30, Appendix A, and Appendix B, which shall be read as indicated on Exhibit "A".

SECTION 2: **That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance (a redlined version of the modifications approved pursuant to this Ordinance as indicated by Exhibit "B").**

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____ of _____, 2026

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

APPROVED by me this _____ of _____, 2026

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ of _____, 2026

_____

Village Clerk

Sec. 2-788. Economic interest statements and ethics acknowledgement form.

(a) Statement of economic interest. All public officials of the village required to file a statement of economic interests with the county clerk under the Illinois Governmental Ethics Act shall do so in the form and manner and within the time set by law.

(b) Prohibited interests in contracts. No officer of the village shall have a direct or indirect financial interest in any contract or the performance of work upon which said officer may be called upon to act or vote, except as authorized by law. The provisions of the Public Officers Prohibited Activities Act and section 3.1-55-10, as they apply to prohibited interests in public contracts, are adopted by reference.

(c) Ethics acknowledgement. All public officials and consultants shall file with the village clerk a verified ethics acknowledgement form in a form determined by the village manager, verily affirming that they have reviewed the provisions of this article and will abide by its provisions.

(d) Public access. All statements and disclosures filed under this section shall be available for examination and copying by the public pursuant to the Freedom of Information Act ~~at all reasonable times. Each person examining a statement and disclosure must first fill out a form prepared by the village clerk identifying the examiner by name, occupation, address and telephone number, and listing the date of examination and reason for such examination. The village clerk shall promptly notify each person required to file a statement and disclosure under this article of each instance of an examination of the person's statement by sending a duplicate original of the identification form filled out by the person examining the statement~~.

(e) Any person required to file the statement provided for in this section who knowingly fails to so file, or knowingly files a false or incomplete statement, shall be guilty of a misdemeanor and shall be fined not more than the amount as established by ordinance or resolution of the village.

(Code 1976, § 2-442; Ord. No. O-96-74, § 1(B)—(F), 12-9-1974; Ord. No. O-31-75, § 3, 4-28-1975; Ord. No. O-37-75, § 1, 5-26-1975; Ord. No. O-109-77, § 1, 10-10-1977; Ord. No. O-1-79, § 2, 1-8-1979; Ord. No. O-92-79, §§ 2, 3, 7-9-1979; Ord. No. O-5-98, § 2, 1-26-1998; Ord. No. O-16-09, § 4, 1-19-2009; Ord. No. O-71-24, exh. A(2-442), 8-5-2024)

Sec. 2-789. Supplier's statement.

(a) All bidding forms and request for proposals for purchase transactions between the village and a supplier shall contain the following provision as one of the terms and conditions of such transaction:

"The undersigned supplier hereby represents and warrants to the Village of Palatine as a term and condition of acceptance of this (bid or proposal) that none of the following village officials is either an officer or director of supplier or owns five percent or more of supplier: the mayor; the members of the village council; the village clerk; the village treasurer; the members of the planning and zoning commission; the village manager and assistants; the heads of the various departments within the village. If the foregoing representation and warranty is inaccurate, state the name of the village official who either is officer or director of your business entity or owns five percent or more thereof."

(b) The village clerk shall promptly notify the village council of any person named by suppliers in response to the foregoing inquiry.

(c) Any person who executes a contract knowing that the statement set out in subsection (a) of this section or any part thereof is false shall be guilty of a misdemeanor and shall be fined not more than the amount established by ordinance or resolution of the village.

(Code 1976, § 2-443; Ord. No. O-96-74, § 1(G), 12-9-1974; Ord. No. O-5-98, § 2, 1-26-1998; Ord. No. O-71-24, exh. A(2-443), 8-5-2024)

Sec. 2-793. Ethics commission.

(a) There is hereby created a commission to be known as the "Ethics Commission of the Village of Palatine" (commission). The commission shall be comprised of the mayor, the village clerk, and the senior village councilmember. If any member of the commission is the subject of a complaint filed under this article, for that complaint only, the next senior village councilmember shall serve on the commission.

(b) At the first meeting of the commission, the commissioners shall choose a chairperson from their number. Meetings shall be held at the call of the chairperson or any two commissioners. A quorum shall consist of two commissioners, and official action by the commission shall require the affirmative vote of two members.

(c) The mayor, with the advice and consent of the village council, may remove a commissioner in case of incompetency, neglect of duty or malfeasance in office after service on the commissioner by certified mail, return receipt requested, of a copy of the written charges against the commissioner and after providing an opportunity to be heard in person or by counsel upon not less than ten days' notice. Any vacancy shall be filled by appointment of the next most senior village councilmember. If in filling any vacancy it is determined that there is more than one council member with the same level of highest seniority, then the commission chairperson shall decide who is then to be appointed.

(d) The commission shall have the following powers and duties:

(1) To meet periodically, if necessary, to promulgate procedures and rules governing the performance of its duties and the exercise of its powers.

(2) Upon receipt of a signed, notarized, written complaint, to investigate, conduct hearings and deliberations, issue recommendations for disciplinary actions, impose fines in accordance with section 2-794 and refer violations of section 2-791 or section 2-792 to the appropriate attorney for prosecution. The commission shall, however, act only upon the receipt of a written complaint alleging a violation of this article and not upon its own prerogative.

(3) To receive information from the public pertaining to its investigations and to require additional information and documents from persons who may have violated the provisions of this article.

(4) To compel the attendance of witnesses by subpoena and to compel the production of books and papers pertinent to an investigation. It is the obligation of all officers and employees of the village to cooperate with the commission during the course of its investigations. Failure or refusal to cooperate with requests by the commission shall constitute grounds for discipline or discharge.

The powers and duties of the commission are limited to matters clearly within the purview of this article.

(e) Complaints alleging a violation of this article shall be filed with the commission:

(1) Within three business days after the receipt of a complaint, the commission shall send by certified mail, return receipt requested, a notice to the respondent that a complaint has been filed against the respondent and a copy of the complaint. The commission shall send by certified mail, return receipt requested, a confirmation of the receipt of the complaint to the complainant within three business days after receipt by the commission. The notices to the respondent and the complainant shall also advise them of the date, time, and place of the meeting to determine the sufficiency of the complaint and to establish whether probable cause exists to proceed.

(2) Upon not less than 48 hours' public notice, the commission shall meet to review the sufficiency of the complaint and, if the complaint is deemed sufficient to allege a violation of this article, to determine whether there is probable cause, based on the evidence presented by the complainant, to proceed. The meeting may be closed to the public to the extent authorized by the Open Meetings Act. The

commission shall issue notice to the complainant and the respondent of the commission's ruling on the sufficiency of the complaint and, if necessary, on probable cause to proceed within seven business days after receiving the complaint.

a. If the complaint is deemed sufficient to allege a violation of section 2-792 and there is a determination of probable cause, then the commission's notice to the parties shall include a hearing date scheduled within four weeks after the complaint's receipt. Alternatively, the commission may elect to notify in writing the attorney designated by the corporate authorities to prosecute such actions and request that the complaint be adjudicated judicially. If the complaint is deemed not sufficient to allege a violation or if there is no determination of probable cause, then the commission shall send by certified mail, return receipt requested, a notice to the parties of the decision to dismiss the complaint, and that notice shall be made public.

b. If the complaint is deemed sufficient to allege a violation of section 2-791, then the commission shall notify in writing the attorney designated by the corporate authorities to prosecute such actions and shall transmit to the attorney the complaint and all additional documents in the custody of the commission concerning the alleged violation.

(3) On the scheduled date and upon at least 48 hours' public notice of the meeting, the commission shall conduct a hearing on the complaint and shall allow both parties the opportunity to present testimony and evidence. The hearing may be closed to the public only if authorized by the Open Meetings Act.

(4) Within 30 days after the date the hearing or any recessed hearing is concluded, the commission shall either dismiss the complaint or issue a recommendation for discipline of the alleged violator and to the mayor, village council, and village manager, and in the instance where the village manager is the subject of the complaint, then such recommendation to the mayor and the ~~assistant~~ deputy village manager, or impose a fine upon the violator, or both. The particular findings in the case, any recommendation for discipline, and any fine imposed shall be a matter of public information.

(5) If the hearing was closed to the public, the respondent may file a written demand for a public hearing on the complaint within seven business days after the issuance of the recommendation for discipline or imposition of a fine, or both. The filing of the demand shall stay the enforcement of the recommendation or fine. Within 14 days after receiving the demand, the commission shall conduct a public hearing on the complaint upon at least 48 hours' public notice of the hearing and allow both parties the opportunity to present testimony and evidence. Within seven days thereafter, the commission shall publicly issue a final recommendation to the alleged violator and to the mayor, village council, and village manager or impose a fine upon the violator, or both.

(6) If a complaint is filed during the 60 days preceding the date of any election at which the respondent is a candidate, the commission shall render its decision as required under this subsection (e) within seven days after the complaint is filed, and during the seven days preceding that election, the commission shall render such decision before the date of that election, if possible.

(7) The commission may fine any person who intentionally violates any provision of section 2-792 in an amount~~-~~ as set out in the Fine Schedule~~of not less than $1,001.00 and not more than $5,000.00~~. The commission may fine any person who knowingly files a frivolous complaint alleging a violation of this article in an amount as set out in the Fine Schedule~~of not less than $1,001.00 and not more than $5,000.00~~. The commission may recommend any appropriate discipline, up to and including discharge.

(8) A complaint alleging the violation of this article must be filed within one year after the alleged violation.

(Code 1976, § 2-447; Ord. No. O-71-24, exh. A(2-447), 8-5-2024)

Sec. 2-794. Penalties.

(a) A person who intentionally violates any provision of section 2-791 may be punished by a term of incarceration in a penal institution other than a penitentiary for a period of not more than 364 days, and may be fined as set out in the Fine Schedule~~in an amount not to exceed $2,500.00~~.

(b) A person who intentionally violates any provision of section 2-792 is subject to a fine as set out in the Fine Schedule~~in an amount of not less than $1,001.00 and not more than $5,000.00~~.

(c) Any person who intentionally makes a false report alleging a violation of any provision of this article to the local enforcement authorities, the state's attorney or any other law enforcement official may be punished by a term of incarceration in a penal institution other than a penitentiary for a period of not more than 364 days, and may be fined ~~in an amount not to exceed $2,500.00~~ as set out in the Fine Schedule.

(d) A violation of section 2-791 shall be prosecuted as a criminal offense by the village attorney by filing in the circuit court any information, or sworn complaint, charging such offense. The prosecution shall be under and conform to the rules of criminal procedure. Conviction shall require the establishment of the guilt of the defendant beyond a reasonable doubt.

(e) A violation of section 2-792 may be prosecuted as a quasi-criminal offense by the village attorney, or by the commission through the designated administrative procedure.

(f) In addition to any other penalty that may be applicable, whether criminal or civil, an officer or employee who intentionally violates any provision of section 2-791 or section 2-792 is subject to discipline or discharge.

(Code 1976, § 2-448; Ord. No. O-71-24, exh. A(2-448), 8-5-2024)

Sec. 6-16. Penalties.

(a) Any person, firm, or corporation violating this chapter shall be fined according to the ~~fees~~ fines listed in the village ~~fee~~ fine schedule.

(b) Nothing in this article shall limit the animal warden's discretion to require an administrative hearing or mandatory court appearance for any violation cited under this article.

(Code 1976, § 5-16; Ord. No. O-87-75, § 1, 12-8-1975; Ord. No. O-5-98, § 7, 1-26-1998; Ord. No. O-44-03, § 5, 2-10-2003; Ord. No. O-103-19, 12-2-2019; Ord. No. O-16-23, 2-20-2023)

Sec. 10-6. Action on permit applications.

(a) *Village review of permit applications.* Completed permit applications, containing all required documentation, shall be examined by the public works director or designee within a reasonable time after filing. If the application does not conform to the requirements of all applicable ordinances, codes, laws, rules, and regulations, the public works director shall reject such application in writing, stating the reasons therefor. If the public works director is satisfied that the proposed work conforms to the requirements of this chapter and all applicable ordinances, codes, laws, rules, and regulations, the public works director shall issue a permit therefor as soon as practicable. Note: All above-ground facilities and appurtenances located on private property are subject to the village zoning ~~ordinance~~code, Appendix A~~Ordinance No. O-31-88~~.

Sec. 10-18. Construction and maintenance methods and materials.

(c) *Materials.*

(1) *General standards.* The materials used in constructing facilities within rights-of-way shall be those meeting the accepted standards of the appropriate industry, the applicable portions of IDOT's

Standards Specifications for Road and Bridge Construction, the requirements of the state commerce commission, or the standards established by other official regulatory agencies for the appropriate industry.

(2) *Material storage on right-of-way.* All pipe, conduit, wire, poles, cross arms, or other materials shall be distributed along the right-of-way prior to and during installation in a manner to minimize hazards to the public or an obstacle to right-of-way maintenance or damage to the right-of-way and other property. If material is to be stored on the right-of-way, prior approval must be obtained from the village. Any equipment to be parked overnight shall be parked well clear of the roadway and barricaded.

(3) *Hazardous materials.* The plans submitted by the utility to the village shall identify any hazardous materials that may be involved in the construction and/or maintenance of the new facilities or removal of any existing facilities.

Sec. 10-18. Construction and maintenance methods and materials.

(e) *Location of existing facilities.* Any utility proposing to construct facilities in the village shall contact J.U.L.I.E. and ascertain the presence and location of existing above-ground and underground facilities within the rights-of-way to be occupied by its proposed facilities. The village will make its ~~permit records~~utility atlases available to a utility for the purpose of identifying possible facilities. When notified of an excavation or when requested by the village or by J.U.L.I.E., a utility shall locate and physically mark its underground facilities within 48 hours, excluding weekends and holidays, in accordance with the Illinois Underground Utility Facilities Damage Prevention Act (220 ILCS 50/1 et seq.)

(Code 1976, § 16-18; Ord. No. O-38-24, exh. A(16-18), 4-15-2024)

Sec. 10-21. Cleanup and restoration.

(2) All lawns and parkway areas which were disturbed during the work, shall be restored to original or better condition. Restored areas shall have at least four inches of topsoil, raked smooth, with no stones or debris. A 10-10-10 fertilizer shall be applied at the rate of ten pounds per 1,000 square feet and shall be raked into the top one inch of topsoil. Sod shall be placed in accordance with the Standard Specifications for Road and Bridge Construction, adopted by the Illinois Department of Transportation. Sod shall be staked in areas subject to erosion. After planting, the sod shall be watered thoroughly, and then once a ~~week~~ day for a minimum of two weeks.

(Code 1976, § 16-21; Ord. No. O-38-24, exh. A(16-21), 4-15-2024)

Sec. 10-76. Mailboxes on parkway.

(a) Mailboxes shall be permitted in the parkways with the permission of the public works director. The mailbox shall be set upon pre-treated wood, hollow metal or plastic posts not to exceed six inches in diameter. The supports shall be of adequate strength and size to properly support the mailbox. The use above the surface of the ground of metal posts greater than six inches in diameter, concrete posts or brick structures for support of the mailboxes is prohibited. The mailbox shall be placed so as to comply with the United States Post Office regulations.

(b) Any mailbox support which does not conform to the provisions of this section may continue in existence, provided the following conditions are complied with on or before the effective date of Ordinance No. O-29-90, March 12, 1990, as amended. The owner of the property on which the mailbox is located shall:

(1) Apply to the village for a nonconforming permit; and

(2) Execute an indemnity agreement indemnifying the village against any and all claims, losses and damage (including legal fees incurred in the defense of any claims against the village) arising out of or resulting from said nonconforming support structures; and

(3) Deliver to the village a general liability insurance policy insuring the village against any such claims, losses or damage in limits of $300,000.00 which policy shall be renewed on an annual basis thereafter.

The village manager shall maintain a list identifying all exempt mailboxes under this section.

(c) In the event any such nonconforming mailbox support structure is removed or destroyed, the same shall not be rebuilt. Any replacement shall conform to all provisions of this section.

(d) In the event that a mailbox or support structure is damaged or destroyed as a result of village snow plowing operations, the village's total liability will be limited to the cost of replacing said mailbox and/or support structure with a standard metal mailbox and standard pre-treated wood post support structure.

(Code 1976, § 16-49; Ord. No. O-154-08, § 4, 11-10-2008; Ord. No. O-38-24, exh. A(16-49), 4-15-2024)

Sec. 10-100. Permit required—For construction generally.

(a) Any person desiring to construct, build, establish or alter a residential driveway in the village shall make application to the village for a permit. The application shall contain the name and address of the person making the application, the location and dimensions of the proposed driveway, and any other information as may be required by the village.

(b) A permit shall be issued upon the payment of fees in accordance with the ~~current~~ village fee schedule, provided that the proposed driveway is constructed in conformance to the following limitations and all other applicable requirements of this article:

(1) Driveway widths measured at the property line shall not exceed 25 feet in total for all drives.

(2) Driveways may be flared out at the street except where a driveway crosses a curbline sidewalk. Flared parts of such driveways shall be bounded by circular arcs. The maximum radius of return shall be seven feet.

(3) Where two or more driveways are to serve a single parcel of land, there shall be an island between the driveways of at least ten feet measured along the sidewalk.

(4) The portion of the driveway which coincides with the public sidewalk shall be of Portland cement concrete, six bag mix, air entrained, with a minimum thickness of five inches.

(5) Driveways connecting to curbed street pavements shall be constructed of either six inches of rock base with a 1½-inch bituminous surface, or a five-inch thickness of Portland cement concrete.

(Code 1976, § 16-61; Ord. No. O-38-24, exh. A(16-61), 4-15-2024)

Sec. 10-101. Permit required—Nonresidential; application; fees; specifications.

(a) Any person desiring to construct, build, establish, or alter a nonresidential driveway in the village shall make application to the village for a permit. The application shall contain the name of the applicant and the address and dimensions of the proposed driveway, the use to which it is to be devoted and shall state whether, in the building thereof, it will be necessary to cut down or otherwise alter a street curb or to elevate or depress the existing grade of the walk or parkway.

(b) No permit shall be issued for the construction or alteration of driveways until plans and specifications therefor have been submitted to and approved by the village. A copy of such plans and specifications shall be kept on file in the office of the village.

(c) A permit shall be issued upon the payment of fees in accordance with the ~~current~~ village fee schedule, provided that the proposed driveways is constructed in conformance with the following limitations and all other applicable requirements of this article:

(1) Driveway width measured at any point on the property line shall not exceed 35 feet.

(2) Driveways may be flared out at the street, except where the driveway crosses a ~~curved~~ curbline sidewalk. Flared parts of such driveways shall be bounded by circular arcs. The minimum radius of return shall be 12 feet.

(3) Where two or more driveways are to serve a single parcel of land, there shall be an island between the driveways of at least ten feet measured along the sidewalk.

(4) Where two or more driveways serve a single parcel of land there may be no more than one two-way driveway, or two one-way driveways for each 65 feet or any fraction thereof of frontage along right-of-way lines.

(5) The driveway shall be of Portland cement concrete of a minimum thickness of five inches, and where it adjoins the gutter line, it shall be faced with a raised vertical lip of not less than 1⅝ inches which shall be rounded off in finishing.

(6) The portion of the driveway which coincides with the public sidewalk~~s~~ shall be of Portland cement concrete, six bag mix, air entrained, with a minimum thickness of five inches.

(Code 1976, § 16-62; Ord. No. O-38-24, exh. A(16-62), 4-15-2024)

Sec. 10-126. - Fees.

The fees for an excavation permit shall be in accordance with the ~~current~~ village fee schedule.

(Code 1976, § 16-73; Ord. No. O-38-24, exh. A(16-73), 4-15-2024)

Sec. 10-154. - Permit required.

It shall be unlawful to use any vault, space, room or structure under any street or sidewalk in the village, where the village owns the fee or has the power to control the use of such space, without having first secured a permit therefor as is herein required. The permit shall be issued by the ~~village cler~~public works director ~~k~~ and shall be approved by the mayor and council. No such permit shall be transferred excepting in accordance with the provisions of this article. Utilities permitted under article I of this chapter shall be exempt from this article to the extent required by law.

(Code 1976, § 16-86; Ord. No. O-38-24, exh. A(16-86), 4-15-2024)

Sec. 10-155. - Applications.

Applications for a permit to use or maintain a vault, space, room or structure under any street or sidewalk in the village shall be made in writing to the ~~village clerk~~public works director, and shall state thereon specifically the size of the space intended to be used or maintained, and the purpose for which it is to be used. Each application shall contain an agreement by the applicant to abide by the regulations contained in this article.

(Code 1976, § 16-87; Ord. No. O-38-24, exh. A(16-87), 4-15-2024)

Sec. 10-156. - Bond.

Each applicant shall file with the application a bond in the sum of $50,000.00, with surety approved by the mayor and council conditioned to save the village harmless from any liability resulting from or caused by such vault, space, room or structure. Whenever, in the opinion of the mayor and council, the sureties on such bond become insolvent or unlawful, different sureties may be required by order of the mayor and council. Utilities which have provided a security fund in accordance with article I of this chapter shall be deemed to have met this requirement.

(Code 1976, § 16-88; Ord. No. O-38-24, exh. A(16-88), 4-15-2024)

Sec. 10-157. - Conveyance of premises.

Whenever any premises abutting on any such vault, space, room or structure for which a permit has been issued shall be conveyed or whenever the interest or lease or right of occupancy of the person holding the permit shall be transferred or conveyed, the grantee or transferee must make application for a transfer of the permit to the applicant, and must furnish a bond as is required in section 10-156. A fee as provided in the village fee schedule shall be required for such transfer and, upon the payment of the fee and the full compliance with the contents thereof, a new permit shall be issued.

(Code 1976, § 16-89; Ord. No. O-38-24, exh. A(16-89), 4-15-2024)

Sec. 10-182. - Intent and purpose.

The intent of this article is, through the preservation, protection, and planting of ~~trees~~green infrastructure, to aid in the stabilization of soil by the prevention of erosion and sedimentation, reduce stormwater runoff and the costs associated therewith and replenish groundwater supplies, aid in the removal of carbon dioxide and generation of oxygen in the atmosphere, provide a buffer and screen against noise pollution, provide protection against severe weather, aid in the control of drainage and restoration of denuded soil subsequent to construction or grading, provide a haven for birds which, in turn, assist in the control of insects, protect and increase property values, conserve and enhance the village's physical and aesthetic environment, and generally protect and enhance the quality of life and the general welfare of the village.

(Code 1976, § 16-101; Ord. No. O-38-24, exh. A(16-101), 4-15-2024)

Sec. 10-183. - Applicability.

This article provides full power and authority over all trees, plants, and shrubs located within ~~street~~ public rights-of-way and public places of the village, and to trees, plants, and shrubs located on private property which constitute a hazard or threat as described herein.

(Code 1976, § 16-102; Ord. No. O-38-24, exh. A(16-102), 4-15-2024)

Sec. 10-184. - License required.

It shall be unlawful for any person to plant, remove, trim, spray or otherwise treat trees for compensation in any parkway or other public place within the village unless such personnel shall be licensed/certified as provided for by the state department of agriculture or the state arborist association, and be regularly engaged in the business of planting, removing, trimming, spraying, or otherwise treating trees. It shall be unlawful for any person to plant, remove, trim, spray, or otherwise treat trees for compensation in any parkway or other public place within the village without first having obtained a license so to do.

(Code 1976, § 16-103; Ord. No. O-38-24, exh. A(16-103), 4-15-2024)

Sec. 10-185. - License fee; application; insurance required.

The annual fee for a license required by this article shall be in accordance with the ~~current~~ village fee schedule and application shall be made in compliance with the general provisions of this Code relating to licenses and permits. No license shall be issued unless the applicant files an application ~~license~~ with the public works director, including a condition indemnifying the village and holding it harmless against any claim for injury or damages caused by the tree trimming, spraying, or removal and a certificate of insurance with the village named as the certificate holder.

(Code 1976, § 16-104; Ord. No. O-153-12, § 1, 11-19-2012; Ord. No. O-38-24, exh. A(16-104), 4-15-2024)

Sec. 10-188. - Permit required for each job/yearly activity.

It shall be unlawful for any person, even though the person shall be licensed as otherwise provided in this ~~chapter~~article, to plant, remove, trim, spray, or otherwise treat any tree in any street, parkway, or other public place within the village unless such person shall first apply for and obtain from the ~~village~~ public works director a permit for each job or activity of planting, removing, trimming, spraying, or otherwise treating trees to be undertaken by such person. Such permit shall contain a detailed statement of the nature of the work proposed and permitted to be done upon such trees; and it shall be unlawful for such person acting under such permit to violate any of the provisions of such permit. Such permit shall be issued only to a person duly licensed as provided in this ~~chapter~~article, and a copy of the approved permit and license shall be kept on the job site while any and all work is being performed. Failure to have the same will result in work being stopped, and other measures as the village may deem appropriate.

(Code 1976, § 16-107; Ord. No. O-38-24, exh. A(16-107), 4-15-2024)

Sec. 10-189. - Issuance or denial of permit.

Upon filing of an application for a permit to plant or remove trees, the ~~village~~ public works director shall investigate the location described in said application and all pertinent facts pertaining thereto. If, in the opinion of the ~~village~~ public works director said trees should be planted, removed, or destroyed, the director shall issue said permit; however, if in the opinion of the ~~village~~ public works director the application for a permit should not be issued, the application shall be denied and the reasons for denial shall be given to the applicant.

(Code 1976, § 16-108; Ord. No. O-38-24, exh. A(16-108), 4-15-2024)

Sec. 10-190. - Authority to plant.

The village shall have the exclusive right to plant, maintain, and control all trees, shrubs, and plants planted or to be planted on public highways, rights-of-way, and municipal property unless written authority is otherwise granted from the public works director.

(Code 1976, § 16-109; Ord. No. O-38-24, exh. A(16-109), 4-15-2024)

Sec. 10-193. Incorporation of horticultural standards.

The horticultural standards contained in the village subdivision regulations are herein incorporated as a part of this chapter. Persons licensed for such work in this article shall adhere to the American Standard for Nursery Stock (ANSI Z60.1), tree care management standards (ANSI A300), and the village's deciduous parkway tree specifications, which are herein incorporated as a part of this ~~chapter~~article.

Sec. 10-206. Enforcement.

(a) The public works director is charged with the enforcement of this ~~chapter~~ article and to that end may enter upon private property at all reasonable hours for the purpose of inspecting trees, shrubs, and plants. ~~He~~ The public works director may remove such specimens as are required for purpose of analysis to determine whether or not the same are diseased or infected.

(b) No person shall hinder, prevent, or interfere with the agents, servants, or employees of the village while engaged in carrying out the provisions of this ~~chapter~~article.

(Code 1976, § 16-125; Ord. No. O-38-24, exh. A(16-125), 4-15-2024)

Sec. 10-207. - Removal of public nuisance.

The public works director shall give to the owner of the premises where a nuisance as described in this ~~chapter~~ article is found a written notice of the existence of such nuisance which may require the removal or treatment of such nuisance within ten days following the notice ~~such removal to be done under the direction of the public works director~~. The notice may further state that unless the nuisance is removed in compliance with the terms thereof within said ten-day period, the public works director may proceed to remove the same and assess the cost thereof against the property owner. Service of the notice may be by personal service or by certified mail to the property address. In the event the owner does not live on the premises, notice may be sent by ordinary mail to the last known address of the owner.

(Code 1976, § 16-126; Ord. No. O-38-24, exh. A(16-126), 4-15-2024)

Sec. 10-210. Utility companies.

All utility companies or designated contractors shall give the public works director seven days' notification before engaging in any line clearing, tree trimming, or tree removal activity. The public works director will approve

the time, place and manner of performing any tree or shrub related work. All utility companies or their contractors will follow all proper arbori-cultural practices on all trees within the limits of the village.

(Code 1976, § 16-129; Ord. No. O-109-99, §§ 7, 8, 8-9-1999; Ord. No. O-27-24, 3-18-2024; Ord. No. O-38-24, exh. A(16-129), 4-15-2024)

Sec. 14-81. Fire and life safety inspections—Generally.

It shall be the responsibility of the fire department to conduct regular fire and life safety inspections in all buildings or business types (except single-family and two-family homes). The purpose of these inspections is to ensure a reasonable level of life safety and protection of property from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to firefighters and emergency responders during emergency operations. All violations shall be corrected within 30 days of the initial inspection. Those conditions determined to be imminent life safety hazards shall be corrected immediately. Fees related to the regular fire and life safety inspections shall be included in the village's fee schedule. In addition to the applicable inspection fees, citations may be issued to building and/or business owners for violations that have not been corrected. Citation amounts are pursuant to the village fine schedule.

(Code 1976, § 7-41; Ord. No. O-112-24, exh. A(7-41), 12-2-2024)

Sec. 20-283. Fines.

Fines for violations of this division shall be assessed per the village ~~fee~~ fine schedule.

(Code 1976, § 11-148; Ord. No. O-71-24, exh. A(11-148), 8-5-2024)

Sec. 20-336. Violations.

Any violation of this division shall be fined according to the village ~~fee~~ fine schedule.

(Code 1976, § 11-227; Ord. No. O-71-24, exh. A(11-227), 8-5-2024)

Sec. 20-641. Violations.

Any violations of this division shall be cited and fined pursuant to the village ~~fee~~ fine schedule.

(Code 1976, § 11-516.1; Ord. No. O-71-24, exh. A(11-516.1), 8-5-2024)

Sec. 20-775. Penalties.

Any relocator, repossessor, operator, dispatcher or employee of a relocator or repossessor who violates any provision of this chapter shall be subject to fines as established in the village ~~fee~~ fine schedule.

(Code 1976, § 11-608; Ord. No. O-71-24, exh. A(11-608), 8-5-2024)

Sec. 22-142. Possession, consumption and use of cannabis.

(a) It shall be unlawful for any person to knowingly grow, use, possess, or consume cannabis in a manner inconsistent with the Cannabis Control Act or the Cannabis Regulation and Tax Act.

(b) Any person who violates this section shall be fined according to the fees listed in the village ~~fee~~ fine schedule.

(Code 1976, § 12-29; Ord. No. O-37-76, § 1, 4-12-1976; Ord. No. O-69-83, § 1, 10-10-1983; Ord. No. O-5-98, § 15, 1-26-1998; Ord. No. O-103-19, 12-2-2019)

Sec. 22-145. Drug paraphernalia.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Cannabis is defined in 720 ILCS 550/3(a) of the Cannabis Control Act, and section 1-10 of the Cannabis Regulation and Tax Act.

Controlled substance shall have the meaning ascribed to it in section 102 of the Illinois Controlled Substances Act (720 ILCS 570/102), as if that definition were incorporated herein.

Deliver or *delivery* means the actual, constructive or attempted transfer of possession, with or without consideration, whether or not there is an agency relationship.

Drug paraphernalia means all equipment, products and materials of any kind which are peculiar to and marketed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body cannabis or a controlled substance in violation of the Cannabis Control Act and the Cannabis Regulation and Tax Act, or the Illinois Controlled Substances Act. The term "drug paraphernalia" includes, but is not limited to:

(1) Kits peculiar to and marketed for use in manufacturing, compounding, converting, producing, processing or preparing cannabis or a controlled substance.

(2) Isomerization devices peculiar to and marketed for use in increasing the potency of any species of plant, which is cannabis or a controlled substance.

(3) Testing equipment peculiar to and marketed for private home use in identifying or in analyzing the strength, effectiveness or purity of cannabis or controlled substance.

(4) Diluents and adulterants peculiar to and marketed for cutting cannabis or a controlled substance by private persons.

(5) Objects peculiar to and marketed for use in ingesting, inhaling, or otherwise introducing cannabis, cocaine, hashish, or hashish oil into the human body, including, where applicable, the following items:

a. Water pipes.

b. Carburetion tubes, pipes and devices.

c. Smoking and carburetion masks.

d. Miniature cocaine spoons and cocaine vials.

e. Electric pipes.

f. Air-driven pipes.

g. Chillums.

h. Bongs.

i. Ice pipes or chillers.

j. Roach clips.

(6) Any item whose purpose, as announced or described by the seller, is for use in violation of this section.

(b) *Sale or delivery of drug paraphernalia.*

(1) It is unlawful for any person to keep for sale, offer for sale, sell, or deliver for any commercial consideration any item of drug paraphernalia.

(2) Any store, place, or premises from which or in which any item of drug paraphernalia is kept for sale, offered for sale, sold, or delivered for any commercial consideration is declared a public nuisance.

(c) *Possession of drug paraphernalia.*

(1) It is unlawful for any person to knowingly possess an item of drug paraphernalia with the intent to use it in ingesting, inhaling, or otherwise introducing a controlled substance into the human body, or in preparing a controlled substance for that use.

(2) In determining intent under subsection (c)(1) of this section, the trier of fact may take into consideration the proximity of the controlled substance to drug paraphernalia or the presence of controlled substance on the drug paraphernalia.

(d) *Exempt items.*

(1) Items marketed for use in lawful research, teaching or chemical analysis of cannabis and not for sale.

(2) Items marketed for, or historically and customarily used in connection with, the use of tobacco or any other lawful substance, to include, but not limited to, garden hoses, rakes, sickles, baggies, tobacco pipes, and cigarette rolling papers.

(3) Items used for decorative purposes, providing such items have been rendered completely inoperable or incapable of being used for any illicit purposes prohibited in this section.

(4) Items used exclusively for the consumption of recreational cannabis by a person 21 years of age or older, or a person possessing a medical cannabis license.

(e) *Forfeiture and seizure of prohibited property.*

(1) All drug paraphernalia is subject to forfeiture when found in violation of village ordinance.

(2) Property subject to forfeiture may be seized by any police officer upon process issued by a court having jurisdiction.

(3) Seizures may be made by police officers if there is probable cause to believe that the property has been used to introduce cannabis or a controlled substance into the human body, or has cannabis or a controlled substance on it, including its residue, or is dangerous to health or safety and existing circumstances do not allow reasonable time for the officer to obtain lawful process, in violation of the Cannabis Control Act and Cannabis Regulation and Tax Act.

(4) The presence of items which are deemed to be violations of this section or are otherwise subject to its forfeiture provisions in an inventory shall not subject the entire inventory to seizure or forfeiture.

(5) When property is seized under this section, the chief of police may have the property removed to a place designated by the chief.

(6) The circuit court shall determine the validity of any seizures made under this section and determine the disposition of all seized property.

(7) When property is forfeited under this section, the chief of police may retain the property for official use or have the property destroyed.

(f) *Penalty.* Any person who is found guilty of violating this section shall be fined according to the fees listed in the village ~~fee~~ fine schedule.

(Code 1976, §§ 12-319—12-324; Ord. No. O-103-19, 12-2-2019; Ord. No. O-042-20, 6-22-2020)

Sec. 26-27. Penalties.

The village, pursuant to 220 ILCS 5/22-501(r)(1), does hereby provide for a schedule of penalties for any material breach of the Cable and Video Protection Law by cable or video providers in addition to the penalties provided in the law. The monetary penalties shall apply on a competitively neutral basis and shall be pursuant to the village fine schedule. ~~not exceed $750.00 for each day of the material breach, and shall not exceed $25,000.00 for each occurrence of a material breach per customer.~~

(1) The term "material breach" means any substantial failure of a cable or video provider to comply with service quality and other standards specified in any provision of the law.

(2) The village shall give the cable or video provider written notice of any alleged material breaches of the law and allow such provider at least 30 days from the receipt of the notice to remedy the specified material breach.

(3) A material breach, for the purposes of assuming penalties, shall be deemed to occur for each day that a material breach has not been remedied by the cable or video service provider after the notice in subsection (2) of this section.

(Code 1976, § 20-53)

Sec. 26-106. Annual recurring rental rate.

(a) The village shall charge an annual recurring rate to collocate a small wireless facility on a village utility pole located in a right-of-way ~~that equals $200.00~~pursuant to the village fee schedule ~~per year~~ or the actual, direct, and reasonable costs related to the wireless provider's use of space on the village utility pole.

(b) Rates for collocation on village utility poles located outside of a right-of-way are not subject to these limitations.

(Code 1976, § 20-106)

Sec. 28-93. Snow removal.

(a) *Unlawful to park.* It shall be unlawful for any person, firm or corporation to park or cause to be parked any vehicle on any public street within the corporate limits of the village at any time within a 24-hour period after an accumulation of two inches or more of snow.

(b) *Emergency towing.* It shall be deemed an emergency for any car or other vehicle to be in violation of subsection (a) of this section or for any parked vehicle to otherwise prevent or obstruct the plowing or removal of snow from public streets and the village manager, or chief of police, is hereby authorized to remove and tow away or cause the removal and towing by a commercial towing service of any such car or other vehicle. Cars or vehicles so towed shall be taken to and stored in designated locations and shall be

restored to the owner or operator upon the payment of all towage and storage fees in such amounts as hereinafter provided. The police department shall notify the owner of any such vehicle removed of its location as soon as is reasonably possible in accordance with police department procedures established therefor.

(c) *Fees.*

(1) The towage fee for the removal of cars or vehicles whether by commercial service or by village-operated vehicles shall be for the total costs incurred. In addition, thereto, the owner or operator may be subject to an additional charges as established in the village fee schedule. Such fees shall be in addition to any fines, penalties or court costs which may be assessed for the violations of any of the provisions of this section or any other ordinance violation.

(2) Payment of towing, preparation and storage fees shall be paid directly to the commercial establishment which rendered the service or, in the case of the village's operated vehicles, directly to the village.

(3) The village shall not be liable for any damages which may occur to any car or vehicle as a result of any towing, preparation or storage as provided herein.

(d) *Unlawful removal.* It shall be unlawful for any person, firm or corporation to remove, cause the removal of, or be in the possession of any car or vehicle taken from a designated storage location without first having paid all towing, preparation and storage fees as provided in subsection (c) of this section. Any person, firm or corporation violating this subsection shall be subject to an additional penalty as established in the village ~~fee~~ fine schedule.

(e) *Obstruction of snow removal.*

(1) It shall be unlawful for any person, firm or corporation and/or for any agent of any person, firm or corporation to:

a. Plow or otherwise remove accumulated snow from a private parking lot and deposit same on a village street or right-of-way.

b. Plow or otherwise remove accumulated snow from a private driveway and deposit same on a village street in such a manner so as to decrease the drivable width of any such street, or to impede the drainage of any such street or right-of-way.

c. Plow or otherwise remove accumulated snow from a private driveway and deposit same on a village right-of-way not adjacent to the property where said snow was removed.

d. Obstruct, harass, prevent or otherwise interfere with any employee or agent of the village engaged in snow removal service or to obstruct, cause damage to or otherwise interfere with any village-owned or leased vehicles used in conjunction with snow removal services.

(2) Any person, firm and/or corporation violating any of the provisions of this subsection (e) shall be subject to a fine as established in the village ~~fee~~ fine schedule. Citations for violations of this section may be issued to the owner of the property involved and also to any industry or firm which acts as an agent for any such owner.

(f) *Penalty.* Unless otherwise specifically provided, any person, firm or corporation violating any of the provisions of this section shall be subject to a penalty as established in the village ~~fee~~ fine schedule.

(Code 1976, § 18-91; Ord. No. O-17-79, § 1, 3-12-1979; Ord. No. O-5-98, §§ 18, 19, 1-26-1998; Ord. No. O-142-23, 12-4-2023; Ord. No. O-91-24, exh. A(18-91), 10-14-2024)

Sec. 28-147. Penalty.

Any person violating any provision of this article shall be fined as established in the village ~~fee~~ fine schedule.

(Code 1961, § 19.1005; Code 1976, § 18-125; Ord. No. O-5-98, § 20, 1-26-1998; Ord. No. O-91-24, exh. A(18-125), 10-14-2024)

Sec. 28-185. Penalties.

Any person convicted of a violation of any provision of this article shall:

(1) Be punished by a fine as established in the village ~~fee~~ fine schedule; or

(2) Attend a lecture, bicycle safety class, or view a safety film; or

(3) Fulfill any other penalty imposed by the chief of police or a person designated by the chief of police.

(Code 1976, § 18-147; Ord. No. O-57-77, § 1, 6-13-1977; Ord. No. O-91-24, exh. A(18-147), 10-14-2024)

Sec. 28-210. Minor violations—Generally.

(a) (1) Any person accused of the violation of a provision of this chapter prohibiting parking of a vehicle in a "no parking zone," prohibiting parking of a vehicle in a metered area without paying to cover the period of time the vehicle is parked, restricting the length of time the vehicle may be parked in a given area, or otherwise violating the parking regulations of this chapter, may settle and compromise the claim against the person for such illegal parking by paying to the village the amount reflected in the village ~~fee~~ fine schedule.

(2) Provided, however, that if any vehicle stands at any curb within 15 feet of a fire hydrant, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or traffic signal, then the village ~~fee~~ fine schedule shall be in effect.

(3) This provision shall not apply to persons parking a vehicle so as to obstruct the entrance or exit of any place where police or fire department apparatus are kept or housed, or so as to block an emergency entrance to a hospital. Nor shall this provision apply to any person charged with parking a vehicle so as to entirely obstruct traffic in any street, or alley, or parking in such a way as to reduce traffic on an arterial street to one-way traffic only; nor to any person who refused to move a vehicle illegally parked at the request of any member of the police department.

(4) The fines as detailed in this subsection (a) shall not apply to vehicles with a manufacturer's gross vehicle weight rating, or the registered weight, of 16,001 pounds or more.

(b) Any person, pursuant to the issuance of a compliance citation, who is accused of violating certain sections of the Illinois Vehicle Code, as adopted in its entirety by section 28-1, hereinafter described in subsection (d) of this section, may settle and compromise the claim against the person by paying to the village the amount reflected in the village ~~fee~~ fine schedule.

Sec. 28-211. Minor violations—Class "C" and above vehicles.

Vehicles with a manufacturer's gross vehicle weight rating or registered weight of 16,001 pounds or more shall be known as Class "C" vehicles. Any Class "C" vehicle violating the parking regulations of this chapter may settle and compromise the claim against the owner for such illegal parking by paying the village a fine as established in the village f~~ee~~ine schedule.

(Code 1976, § 18-173.1; Ord. No. O-20-93, 3-8-1993; Ord. No. O-86-13, § 1, 7-8-2013; Ord. No. O-91-24, exh. A(18-173.1), 10-14-2024)

Sec. 28-265. Violations.

Any person found guilty of violating any provision of this article shall be fined as established in the village ~~fee~~ fine schedule. An offense committed by a minor under the direct control or with the consent of a parent or guardian may be subject the parent or guardian to the penalties provided in this section. The police department shall have the authority to either impound or immediately release the motor-driven scooter to a parent or guardian.

(Code 1976, § 18-188; Ord. No. O-91-24, exh. A(18-188), 10-14-2024)

Chapter 30

UTILITY SERVICES

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Sec. 30-43. ~~Unauthorized draw of water~~Draw of water from a village hydrant.

Contractors wanting to draw water from a village hydrant shall apply to the department of public works for a permit authorizing the drawing of water from a village hydrant. The department shall require the contractor to use a hydrant meter, rented from public works, as a condition to permitting the contractor to use an unmetered hydrant; provided, however, if the contractor is filling a tanker truck at the public works facility from an already metered hydrant, then no hydrant meter rental is necessary. Fees for the water shall be as set out in the village fee schedule.

(Code 1976, § 19-24; Ord. No. O-19-81, § 1, 2-23-1981; Ord. No. O-49-94, § 4, 4-25-1994; Ord. No. O-154-10, § 6, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-24), 11-18-2024)

Sec. 30-44. Penalty.

Any person who connects a unit of property or portion thereof to the village water system without having been issued a permit and paying all required fees, or who draws water from the village water system without paying the required water rates, shall be fined an amount as set out in the village ~~fee~~ fine schedule and in addition shall pay to the village an amount equal to the estimated cost of the water used as reasonably determined by the finance and operations director.

(Code 1976, § 19-25; Ord. No. O-19-81, § 1, 2-23-1981; Ord. No. O-5-98, § 22, 1-26-1998; Ord. No. O-80-99, § 4, 6-28-1999; Ord. No. O-154-10, § 7, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-25), 11-18-2024)

Sec. 30-130. Water rates.

(a) There shall be water charges pursuant to the classifications in this section.

(b) The term "user/consumer" means a residential dwelling unit, commercial unit, business unit, industrial unit, educational unit, governmental unit, institutional unit, or any other occupiable unit or combination thereof, having direct access and use of water and/or sewer services regardless of whether water is or is not metered through a single master meter. The term "residential dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, and sanitation. Unit counts for commercial, business, industrial or institutional uses shall be determined on an individual analysis of occupied or common areas having direct access to water services. Water provided as a general service to common areas will be counted as one unit under this definition when determining the total direct access units regardless of the number of direct distribution users.

(c) For all services to premises within the village, each user/consumer of water service shall be charged a monthly basic user billing charge as set out in the village fee schedule. In addition to this basic user billing charge, each user/consumer shall pay the following consumption rates:

(1) For services to premises within the village that are not exempt from the payment of real estate taxes each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of ~~5,0~~3,500 gallons.

(2) For services to premises within the village that are exempt from the payment of real estate taxes each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of ~~5,0~~3,500 gallons.

(d) For all services to premises not within the village, each user/consumer of water service shall be charged a monthly basic user billing charge as set out in the village fee schedule. In addition to this basic user billing charge, each user/consumer shall pay the following consumption rates:

(1) For services to premises outside of the village that are not in the Village of Deer Park each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of ~~5,0~~3,500 gallons.

(2) For services to premises outside of the village that are in the Village of Deer Park each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of ~~5,0~~3,500 gallons.

(e) In the event an area is annexed during the course of a year, the charges for water service for premises outside village limits shall remain in effect until January 1 of the following year. However, the mayor and village council may waive this provision.

(f) Where a contractor purchases water from a metered hydrant, the contractor shall be charged a consumption charge as set out in the village fee schedule.

(Code 1976, § 19-62; Ord. No. O-203-06, § 1, 12-4-2006, eff. 1-1-2007; Ord. No. O-21-07, § 1, 12-10-2007, eff. 1-1-2008; Ord. No. O-169-08, §§ 1—10, 12-1-2008, eff. 1-1-2009; Ord. No. O-170-08, § 1, 12-1-2008, eff. 1-1-2009; Ord. No. O-138-09, §§ 1—4, 6—10, 14, 12-14-2009, eff. 1-1-2010; Ord. No. O-139-09, § 1, 12-14-2009, eff. 1-1-2010; Ord. No. O-154-10, §§ 12—18, 12-13-2010, eff. 1-1-2011; Ord. No. O-89-15, § 1, 8-3-2015; Ord. No. O-109-24, exh. A(19-62), 11-18-2024)

Sec. 30-184. Penalty.

(a) Any person found to be violating any provision of this article, except section 30-182, shall be served by the village with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations. The village may revoke any permit for sewage disposal as a result of any violation of any provision of this article.

(b) Any person who shall continue any violation beyond the time limit provided for in subsection (a) of this section, shall be guilty of a misdemeanor and, on conviction thereof, shall be fined an amount as set out in the village ~~fee~~ fine schedule for each violation. Each day in which any violation shall continue shall be deemed a separate offense.

(c) Any person violating any of the provisions of this article shall become liable to the village by reason of such violation.

(Code 1976, § 19-88; Ord. No. O-102-84, § 3, 11-26-1984; Ord. No. O-5-98, § 23, 1-26-1998; Ord. No. O-154-10, § 25, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-88), 11-18-2024)

Sec. 30-264. Criminal prosecution.

(a) Any person that has violated or continues to violate this article shall be liable to criminal prosecution to the fullest extent of the law, and shall be subject to a criminal penalty as set out in the village ~~fee~~ fine schedule for each violation, and a separate violation shall be deemed committed on each day during which a violation occurs or continues.

(b) The authorized enforcement agency may recover all attorney fees, court costs and other expenses associated with enforcement of this article, including sampling and monitoring expenses.

(Code 1976, § 19-130; Ord. No. O-109-24, exh. A(19-130), 11-18-2024)

Appendix A

7.04. Design and maintenance of off-street parking areas.

(f) *Landscaping.* In all open off-street parking lots, landscaping shall be provided as follows:

(1) A five (5) foot landscaped strip shall be placed between all sidewalks and parking areas.

(2) The interior of the parking lot shall be planted with overstory trees at a ratio of 1 tree for every 10 parking spaces or fraction thereof. They shall be evenly dispersed throughout the parking area. Small shrubs, flowers and groundcovers other than turf may be planted in the tree planting beds, in addition to the required overstory tree/s.

(3) Curbed landscaped islands shall be provided at the ends of each row of parking. They shall be landscaped with trees, shrubs, flowers or groundcover.

(4) All planting areas shall be mulched with shredded bark, wood chips or other all organic material.

~~(4)[~~(5)~~]~~ Any portion of the planting area not planted with trees, shrubs, groundcovers or flowers shall be planted with sod.

8.01. General requirements.

(a) *Sign types.* For the purposes of this section all signs shall fall into one of the following sign types:

(1) Permanent freestanding; or

(2) Permanent attached; or

(3) Temporary.

(b) *Permits.* Except where specifically authorized in this Article, it shall be unlawful for any person to erect, repair, alter, relocate, or maintain within the village any sign or other advertising structure as defined in this ordinance without first obtaining a building permit.

(1) *Fees.* The permit application fees for each sign shall be as provided in the fee schedule supplement to the municipal code.

(2) *Illuminated signs.* All illuminated signs shall, in addition, be subject to the provisions of the electrical code of the village and the permit fees required thereunder.

(3) *Revocation.* The village president and board of trustees are authorized and empowered to revoke any permit issued under the provisions of this ordinance.

(c) *Construction.* All signs or advertising structures shall be subject to the construction requirements of the building code.

(d) *Gross surface area calculation.* When calculating the gross surface area of a sign, the following shall be taken into account:

(1) The area within a frame and the width of a frame shall be used to calculate the gross surface area.

(2) Should letters or graphics be mounted directly on a wall or facia or in any such way as to be without a frame, the dimensions for calculating the square footage shall be the area contained within the periphery formed around such letters or graphics bounded by straight lines connecting the outermost points thereof.

(3) Only one side of a double-faced sign shall be used in computing total surface area, provided the information on both sides is the same.

(4) The area of a multiple-faced or irregular-shaped signs shall be computed on the basis of the greatest projected area of any plane passed through the sign face, provided the information on all sides is the same.

(e) *Location.*

(1) On-premises requirement. Except where specifically authorized in this Article, all signs or advertising structures shall be located on the lot being served.

(2) Roof-mounted prohibition. Signs or advertising structures shall not be located on or project over the roof of a structure.

(3) Wall-painted sign prohibition. Signs shall not be painted directly on the wall of any structure.

(4) Sidewalk area requirement.

a. Signs or advertising structures that require the use of hoisting machines over the sidewalk shall require, for the protection of the public the sidewalk to be roped off during the work in question.

b. Under no circumstances, when work is being done pursuant to this section, shall any hoisting machine be permitted to occupy the sidewalk area.

(5) Obstructions to exits.

a. Signs shall not be erected, relocated or maintained so as to prevent free ingress or egress from any door, window or fire escape.

b. No signs of any kind shall be attached to a stand pipe or fire escape.

(6) Traffic hazards prohibited.

a. Except where specifically authorized in this Article, signs or other advertising structures shall not be placed in or above a public right-of-way.

b. Signs or other advertising structures shall not be erected in such a location where pedestrian/vehicle conflicts occur.

c. Signs or other advertising structures shall not be erected at the intersection of any street or in such a manner as to distract or obstruct the visibility of traffic signs or signals or the flow of traffic.

d. Signs or other advertising structures shall not be so worded or phrased in such a manner as to interfere with, mislead or confuse traffic.

e. The attachment of any balloons, streamers, or similar attention getting device to any sign permitted within this Article shall be prohibited.

(7) Clearance from power lines. No sign shall be erected within eight (8) feet of any line conductors, service drops or power lines.

(8) Signs shall not be permitted within or facing side or rear yards unless the front of the building faces that yard, subject to the following exceptions for signs facing a side yard only:

a. For both single user lots and corner units in unified centers, attached signs shall be allowed to face the side yard.

b. Signs facing the side yard adjacent to a residential use are not permitted.

(9) No sign shall extend within eighteen (18) inches of a vertical line indicating the end of a tenant space.

(10) Signs located within public right-of-ways ~~[rights-of-way]~~. In addition to all other regulations, those signs specifically permitted within the public right-of-way shall be subject to the following restrictions unless specifically authorized by the Village of Palatine. No sign shall be located within any boulevard landscaped area, median landscaped area, decorative planter, asphalt, or brick paver area. All signs shall provide a minimum setback of one (1) foot from any curb, shoulder or sidewalk. No sign shall be posted or attached to any lamppost, utility post, tree, public structure or building, ground sign, or any other permanent structure.

(f) *Illumination of signs.* The following regulations shall apply to illuminated signs:

(1) *Location.* Illuminated signs located on a lot adjacent to any residential district shall not be operated between the hours of 11:00 p.m. and 7:00 a.m. In the event the premises on which the sign is specifically operating is engaged in the operation of its business, this requirement shall not apply.

(2) *Projection.* All illuminated signs shall concentrate the illumination upon the area of the sign and shall prevent glare upon the street or adjacent property.

(3) *Operation.* Unless otherwise stated, all illuminated signs shall give off an illumination which is not intermittent and which is kept stationary or consistent in color.

(4) *Goose neck reflectors.* Goose neck reflectors and lights shall be permitted on freestanding signs and attached signs, provided, however, the reflectors shall be provided with devices concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

Editor's note(s)—Subparagraph (4), pertaining to copy changes, was deleted by Ordinance No. O-52-08, section 10, 4-21-2008, and subparagraph (5), pertaining to goose neck reflectors, was renumbered to (4).

(g) *Permanent message boards.* All permanent message boards shall conform to the following requirements:

(1) All message boards shall be included in the gross surface area of signage allowed for a sign.

(2) A permit shall not be required to change the copy on a message board.

(h) *Maintenance.*

(1) The owner of any sign, whether or not a permit is required, shall be required to maintain such sign in a safe, presentable and good structural and material condition, as determined by the administrator.

(2) The owner of any sign regulated by this Article shall be required to have properly painted at least once every two (2) years all parts and supports of the said sign, unless the same are galvanized or otherwise made corrosion free.

(~~4~~3) Any sign not maintained in compliance with these standards shall be removed by the administrator in accordance with this article.

(i) *Electronic Message Boards.*

(1) *Special Use Requirement.* All Electronic Message Boards shall obtain Special Use approval.

(2) *Location.*

a. Electronic message boards shall be restricted to business uses in the following corridors: Northwest Highway, Rand Road, Lake Cook Road, and Dundee Road.

b. A minimum three hundred (300) feet of lot frontage along an approved corridor is required. In the case of a lot with multiple frontages, the sign shall be placed along the approved corridor frontage only.

c. Electronic message boards' signs on multi-user lots shall not contain any other advertising or signage other than the name of the center or development, in addition to the EMB sign.

d. A maximum of one (1) electronic message board sign shall be permitted per zoning lot.

e. A minimum of five hundred (500) feet shall be maintained between electronic message board signs.

f. Electronic message boards shall be prohibited for all residential uses.

g. Electronic message boards shall be located on free standing signs only.

(3) *Operation.*

a. All illumination shall be consistent in color.

b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.

c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds.

(4) *Size.* The electronic message board portion of a sign shall not exceed forty percent (40%) of the total sign area.

(5) *Existing electronic message boards.* All electronic message board (copy change) signs granted Special Use approval prior to the passing of this ordinance shall be permitted to repair or replace the sign under the following conditions:

a. The sign shall substantially conform to plans approved by the Special Use Ordinance.

b. All sign operation regulations noted in Section 8.01(3) shall apply

(Ord. No. O-52-08, § 11, 4-21-2008; Ord. No. O-8-12, § 1, 1-9-2012; Ord. No. O-102-13, 8-19-2013; Ord. No. O-123-15, § 1, 10-19-2015; Ord. No. O-135-17, 12-11-2017)

Appendix B SUBDIVISION, SITE DEVELOPMENT AND FLOODPLAIN REGULATIONS[1]

ARTICLE V. DEDICATION OF PARK LAND AND SCHOOL SITES FOR PAYMENT OF FEES IN LIEU THEREOF

5.01. Dedication of park lands and school sites.

(a) *Purpose.* As a condition of approval of a final plat of subdivision, or of a final plat of planned development, each subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or to make a cash contribution in lieu of actual land dedication, or a combination of both, at the option of the village, in accordance with the criteria and formulas established in this section.

(b) *Criteria for requiring park and recreational land dedication.*

(1) *Requirement and population ratio.* The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be five and one-half (5½) acres of land per one thousand (1,000) of ultimate population in accordance with the following recommended classifications.

Types of Recreation Areas	Size Range	Minimum Acres Per 1,000 People
1. Play Lot	Minimum 8,000 sq. ft.	Not applicable
2. School-park (neighborhood playground)	Minimum park of 5 acres	1.25
3. Neighborhood park	Minimum 3½ acres	1.0
4. District-wide park or play field	Minimum 4 acres up to 30 acres	1.25

[1]Editor's note(s)—Printed herein is Ordinance No. O-17-88, adopted March 14, 1988. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original.

5. Community-wide recreation park	Minimum 12 acres up to 30 acres	2.0
	TOTAL	5.5 acres of land per 1,000 people

(2) *Location.* The comprehensive park and recreation plan and the "Standards by Types of Recreation and Park Areas" as adopted by the Palatine Park District shall be used as a guideline in locating sites.

a. A park site of not less than five (5) acres adjoining all elementary school sites shall be considered highly desirable.

b. A central location which will serve equally the entire development is most desirable.

c. In large developments these sites can be located throughout the development according to established sites.

d. While the foregoing criteria shall serve as guidelines in establishing sites, the village president and board of trustees may authorize such modifications thereof as in their judgment are warranted.

(3) *Credit for private open spaces and recreation areas.* When subdividers or developers provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational services. Depending on the size of the development, a portion of the park and recreation area in subdivisions or planned developments may, at the option of the village president and board of trustees, be provided in the form of "private" open space in lieu of dedicated "public" open space.

a. *Actions by ~~village president and board of trustees~~mayor and village council.*

i. The extent thereof of "private" open space in lieu of dedicated "public" open space shall be determined by the ~~village president and board of trustees~~mayor and council, based upon the needs of the projected residents and in conformance with the total park and recreation land for general use.

ii. When substitution of "private" open space areas is authorized, the ~~village president and board of trustees~~mayor and council shall determine the amount of the credit to be given, which shall not exceed the total square footage of the "private" open space area.

iii. When such credit has been determined, the total park and recreational land dedication required shall be computed and the "private" open space credit subtracted therefrom; provided, however, that in no case shall "private" open space constitute more than seventy-five (75) percent of the total park and recreational land dedication.

b. *Criteria.*

i. A substitution of "private" open space for "public" open space will require a substantially higher degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his obligation.

ii. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the village president and board of trustees.

iii. Before any credit is given for "private" open space, the subdivider or developer must guarantee that the grounds and facilities of such "private" open space areas will be permanently maintained for such use. Such guarantee, supported by a performance bond where deemed necessary, shall be in form satisfactory to the village president and board of trustees.

iv. Private swimming clubs shall qualify as "private" open space hereunder. "Suggested Criteria for Swimming Pool Development" as adopted by the Palatine Park District, shall be used for the guidance of the developer.

(c) *Criteria for requiring school site dedication.*

(1) *Requirement and population ratio.* The ultimate number of students to be generated by a subdivision or planned development shall bear directly upon the amount of land required to be dedicated for school sites.

a. The land dedication requirement shall be determined by obtaining the ratio of:

1. Estimated children to be generated by the subdivision or planned development to be served in each such school classification;

Over the:

2. Maximum recommended number of students to be served in each such school classification as stated herein;

And then applying such ratio to the:

3. Said minimum recommended number of acres for a school site of each such school classification as stated herein.

b. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.

(2) *School classification and size of school site.* School classification and size of school sites within the village shall be determined in accordance with the following criteria:

School Classification by Grades	Minimum Number of Students for each such School Classification	Minimum Number of Acres of Land for each School Site of such Classification
Elementary schools: Grades—Kindergarten through 5th (K-5)	600	11
Junior high schools: Grades 6th through 8th (6-8)	900	19
High schools: Grades 9th through 12th (9-12)	4000	65

(3) *Location.* The comprehensive school plan, if any, or the standards adopted by the affected school district shall be used as a guideline in locating sites.

5.02. Contribution of fees in lieu of park and school sites.

(a) Criteria for requiring a contribution in lieu of park and school sites. Where, in the judgment of the Village's Corporate Authorities, a development is too small (five (5) acres or less) for a land dedication to be practical, or when the available land is inappropriate for park and recreational purposes or a school site, or where land for recreational or a school site purposes has already been obtained, the Village shall require the subdivider or developer to make a cash contribution in lieu of the land dedication required to be used for the purpose of land acquisition or site development or both, within the Village of Palatine.

(1) The cash contributions in lieu of land shall be based on the "fair market value" of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites.

a. It has been determined that the "fair market value" of such improved land in and surrounding the Village is set forth in the Village's current "Fee Schedule Supplement to the Palatine Code of Ordinances" and that fair market value amount shall be used in making any calculation herein.

b. If the developer objects to the fair market value as determined herein, the Corporate Authorities shall select a qualified appraiser to appraise the property at the developer's expense.

i. If the Corporate Authorities are dissatisfied with the appraisal, it may hire an appraiser, at its own expense, to appraise the property.

ii. The fair market value shall be based on the average of the two (2) appraisals provided for herein.

(2) The cash contributions in lieu of park and recreation land dedication or school sites shall be paid to the Village on a pro rata per residential unit basis as part of the building permit fee at the time of building permit issuance.

(3) In the event that a residential unit or units, located on land being subdivided, are demolished within two months of or are planned to be demolished subsequent to the recordation of the Plat of Subdivision, the cash contribution set forth in this Section 5.02 shall be reduced to reflect those "existing" residential unit or units. By way of example, if a ten (10) lot residential subdivision is proposed for property containing two (2) "existing" residential units, then the cash contribution would be paid in full for eight (8) units and amount paid for the remaining two (2) units would recognize the "existing" residential units which may result in a reduced impact fee for the remaining two (2) residential units. The reduction in the applicable fee for the two (2) remaining units shall be the difference between the population generation as set forth in Section 5.03 of the "existing" residential units to be demolished and the population generation of the two (2) new residential units that will be located within the subdivision and most proximate to where the demolished unit or units previously existed.

(4) The Village shall pay over such contributions to the park district or school district entitled thereto upon proper certification from such district that the funds so said will be used for land acquisition or site development purposes, or both.

(Ord. No. O-29-11, § 1, 3-21-2011)

5.03. Additional regulations.

(a) *Density formula.* The following table of population density is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer:

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Type of Unit	Children Per Unit					Adults (18-up)	Total Per Unit
	Pre-School	Elementary	Jr. High	Total	High School		
	0-4 yrs.	Grades K-5 5-10 yrs.	Grades 6-8 11-13 yrs.	Grades K-8 5-13 yrs.	Grades 9-12 14-17 yrs.		

Detached Single-family:							
2 Bedroom	.125	.120	.026	.146	.018	1.700	1.989
3 Bedroom	.308	.381	.174	.555	.146	1.978	2.996
4 Bedroom	.472	.513	.314	.827	.313	2.195	3.897
5 Bedroom	.402	.620	.420	1.040	.327	2.650	4.419
Attached Single-family:							
1 Bedroom	—	—	—	—	—	1.050	1.050
2 Bedroom	.051	.075	.011	.086	.021	1.741	1.899
3 Bedroom	.217	.212	.022	.234	.051	1.775	2.277
4 Bedroom	.333	.316	.166	.482	.180	2.333	3.328
Apartments							
Efficiency	—	—	—	—	—	1.000	1.000
1 Bedroom	—	—	—	—	—	1.190	1.190
2 Bedroom	.038	.065	.021	.086	.035	1.500	1.659
3 Bedroom	.208	.157	.037	.194	.082	2.330	2.814

NOTE: There are only three (3) significant categories provided in this chart. Because of the similarity of yields of all types of attached single-family, only one category is provided. The same is true with apartments, thus only one category. Because of the short history of some newer types of single units, both detached and attached, individual evaluations may be necessary.

(1) In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population listed herein, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision of or planned development.

(2) and[sic] in that event, final determination of the density formula to be used in such calculations shall be made by the Village President and Board of Trustees based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Village President and Board of Trustees by the park districts, school districts or others.

(3) It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment as necessary.

(b) *Reservation of additional land.* Where the Village Master Plan or the standards of the Village call for a larger amount of park and recreation land or school sites in a particular subdivision or planned development that the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase by the appropriate public body, provided that such acquisition is made within two (2) years from the date of approval of the final subdivision plat or planned development.

(c) *Combining with adjoining developments.* Where the subdivision or planned development is less than forty (40) acres, public open space or a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable recreation areas or school sites without hardship on a particular developer.

(d) *Topography and grading.* The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for the purposes designated by the governmental unit which will ultimately be responsible for the site. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

(e) *Improved sites.* All sites shall be dedicated in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore.

ARTICLE VI. DESIGN STANDARDS

6.01. Street layout and design.

(a) *Intent.* The arrangement, character, extent, width, grade and location of all streets shall conform to the provisions of this Appendix B, and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographical conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relations to the proposed uses of the area to be served.

(b) *Design criteria.* The following general design criteria for streets shall be followed.

(1) Developments planned to be constructed adjacent to existing ones must be designed to accept the alignment and corresponding widths of existing pavements.

(2) All right-of-way widths shall conform to the following minimum dimensions:

Street Classification	Minimum Right-of-Way (feet)
Arterial or Primary	100
Collector or Secondary	70
Minor residential:	
1. Cul-de-sac	60
2. Dedicated (other than #1 above)	60
3. Private (PUD)	—
Minor industrial	60
Major business	70
Marginal access streets	50
Frontage road (Dedicated)	50
Half Streets	½ the total right-of-way of proposed street.

(3) Where a street centerline within a single block deflects more than ten (10) degrees, a curve will be required. Minimum centerline radius shall be:

a. Arterial and collector streets30 feet

b. Local streets and cul-de-sacs150 feet

(4) Proposed subdivisions containing more than thirty (30) acres shall have street layouts on a curvilinear pattern; however, in such subdivisions consideration shall be given to the need for an interconnecting grid system of thoroughfares or collector streets at approximately one-half (½) mile intervals. Subdivisions containing thirty (30) acres or less may be curvilinear or rectangular. Where reverse curves occur on collector streets, the distance from the PT (end of one curve) to the PC (beginning of next curve) shall be not less than one hundred (100) feet.

(5) The maximum length of straight center line or extension of a tangent to a curve shall be one thousand three hundred twenty (1,320) feet for collector streets and six hundred sixty (660) feet for minor streets.

a. In no case shall the deflection angle be less than ten (10) degrees.

b. This shall not apply to straight streets on the boundary of a subdivision.

(6) All center line grades shall be at least 0.333 percent, and not exceed on:

a. Arterial and collector streets4 percent

b. Local streets and culs-de-sac6 percent

(7) Vertical curves shall be used whenever a change in center line gradient occurs, except where the algebraic difference in gradients is one percent or less.

a. The length of vertical curve on minor streets shall be forty (40) feet for each one percent of algebraic differences of grade but in no case shall such length be less than one hundred (100) feet.

b. The length of vertical curve on collector streets shall be fifty (50) feet for each one percent of algebraic difference of grade but in no case shall such length be less than two hundred (200) feet.

(8) Minor residential streets shall be so aligned that their use by through traffic will be discouraged.

(9) Street jogs with centerline offset of less than one hundred twenty-five (125) feet shall be avoided.

(10) It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flows.

(11) Alleys are not permitted.

(12) The maximum length of a cul-de-sac shall be five hundred (500) feet measured along the centerline from the intersection at origin to end of right-of-way, unless there are fewer than sixteen (16) lots abutting the cul-de-sac. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred twenty (120) feet.

(13) Half streets dedication or construction shall be prohibited, except in the cases of completing an existing half street. Wherever an existing or dedicated half street is adjacent to a tract to be subdivided, the other half of the street shall be delineated within such tract. A half street, where included, shall be graded at one level and the regrading or new construction shall conform to the grade of the adjacent half street.

(14) Reserved strips of land, designed to block the extension of platted or existing streets or direct street access are prohibited.

(15) No street names may be used which will duplicate or be confused with names of existing streets in the Palatine Postal District.

a. Existing street names must be projected wherever possible.

b. Streets within a development cannot be named after the subdivider or the name of the project unless said street is within said development and cannot be extended into other developments.

6.02. Pedestrian ways.

(a) *Pedestrian ways.* Pedestrian ways shall be at least ten (10) feet wide.

6.03. Easements.

(a) General requirements.

(1) Easements across lots or centered on rear or side lot lines shall be provided for utilities and street lighting and drainage or other public use, where necessary and shall be at least ten (10) feet wide.

(2) The easements shall be so laid out so that a proper continuity may be had from lot to lot and block to block.

(3) Provisions for extension of easements to adjacent areas shall be made.

(4) Approval of the utility easement layout for public utility companies shall be required on the final plat.

(b) Utility, sewer and design easements. Easements for utilities, sewer and/or drainage shall be provided by clearly indicating on the face of the plat the following language or as specified by the administrator:

Easement provisions. Whenever the words "public utilities" or "public utilities easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to unreasonably interfere with the proper operation and maintenance thereof.

(c) Cable communications easements. Easements for cable communications shall be provided by clearly indicating on the face of the plat the following language or as specified by the administrator:

Easement Provision. An easement for serving the subdivision and other property with electric sounds and signals and communications service is hereby reserved and granted to:

ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE

their successors and assigns, to install, operate, maintain and remove, from time to time facilities used in connection with the transmission and distribution of electricity, sounds and signals including but not limited to television, data and radio signals and communications in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement," and the property designated on the plat for streets and alleys, together with the right to install required service connections over or under the surface of each lot, within the boundaries of said easement, to serve improvements thereon, the right to install required service connections over or under the surface of each lot, within the boundaries of said easement, to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property, within the boundaries of said easement, for all such purposes. Obstructions shall not be placed over the Village of Palatine's facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of the Village of Palatine. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Provided that any resubdivision of land having existing overhead transmission facilities shall include an easement for the easement for the construction of facilities.

(d) Easement provisions for Single Family Developments or Multiple Family Developments with common areas shall be provided by clearly indicating on the plat the following language or as specified by the administrator.

Blanket Easements for Single Family Developments or Multi-Family Developments with Common Areas

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such may be otherwise designated on the plat by terms such as "out lots," "open space," "open area," "common ground," "parking and common area." The term "common area or areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number.

(e) Blanket easement provisions for Single Family Developments without common areas shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Blanket Easements for Single Family Developments, Without Common Areas

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement," and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon or on adjacent lots, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the doted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number ___.

(f) Easements for Condominium Developments shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Blanket Easements for Condominium Developments

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement," the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and Common Elements or areas to serve improvements thereon or on adjacent lots, or Common Elements,

the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth in the "Condominium Property Act,"765 ILCS 605/2(e)] as amended from time to time.

"Common elements" also includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions for the _____ Condominiums recorded herewith as Document Number ___.

(g) Any resubdivision of land having existing overhead transmission facilities shall include an easement for the continuation of such facilities.

(h) Consent. Any person who submits the final plat to the Village Council for final approval shall be deemed to have given consent to the terms of the declaration of easements set forth in this section 6.03.

6.04. Drainage Easement.

(a) Where subdivisions abut Salt Creek, Buffalo Creek or tributaries thereto, an easement shall be dedicated to the village for drainage and future maintenance of such watercourse.

(b) Easement shall [have a] width of not less than fifty (50) feet on each side, as measured from the centerline of the creek.

(c) The width of easement along tributaries may be reduced from the aforementioned width with the consent of the Mayor and Village Council.

(Ord. No. O-5-97, § 2, 1-13-1997)

6.05. Block standards.

(a) *Length.* The maximum lengths of blocks shall be one thousand eight hundred (1,800) feet.

(1) Blocks over nine hundred (900) feet long shall have pedestrian ways at their approximate centers.

(2) The use of additional access ways to schools, parks or other destinations may be specified by the Planning and Zoning Commission.

(b) *Shape.* No specific rule concerning the shape of blocks is made, but blocks must fit readily into the overall plan of subdivision and their design must evidence consideration of lot planning, traffic flow and public open space areas.

6.06. Lot standards.

(a) *Design criteria.* The following general design criteria for lots shall be followed.

(1) Minimum lot dimensions in subdivisions designed for single-family detached dwelling developments shall be:

a. Seventy-five (75) feet wide, (eighty-five (85) feet for corner lots) at the established building setback line, and at the front lot line along outside street curvatures.

b. Not less than fifty (50) feet at the front line along inside street curvatures.

c. Not less than one hundred ten (110) feet in average depth, and not less than nine thousand (9,000) square feet (ten thousand (10,000) square feet for corner lots) in area where permitted under the provisions of the zoning ordinance.

d. All lots shall be in full compliance with the zoning ordinance of the Village of Palatine.

e. This lot area may be reduced to nine thousand (9,000) square feet (ten thousand (10,000) square for corner lots) if the president and board of trustees determines that adequate land has been provided within or near the subdivision for park, recreation or other public purposes.

(2) Acute-angled lot corners shall be avoided. In general, lots should be as nearly rectangular in shape as practicable, with minimum rear lot lines of thirty (30) feet.

(3) All lots, except those in planned developments, shall abut on a publicly dedicated street.

(4) Side lines of lot shall be at right angles or radial to the street line, or substantially so.

(5) Double-frontage lots are not permitted except:

a. Where lots back upon a major thoroughfare.

b. Where topographic or other conditions render subdividing otherwise unreasonable.

c. That such double-frontage lots shall have an additional depth of at least twenty (20) feet in order to allow space for a protective screen along the back lot line.

(6) Lots abutting upon a water course, drainage way, channel, or stream shall have an additional depth or width as required, to assure house sites of nine thousand (9,000) square feet that are not subject to flooding.

(7) In the subdividing of any land within the village or within one and one-half (1½) miles of the corporate limits, due regard shall be shown for all existing contours and all natural features, such as tree growth, water courses, historic spots, or similar conditions which, if preserved, will add attractiveness and value to the proposed development and to the village.

(b) *Lot grading.*

(1) Grading of lots and roadways within the Village of Palatine shall be accomplished in such a manner as to prevent ponding in excess of eighteen (18) inches in the event of complete failure of the storm sewer system and shall not result in the flooding of any primary structures. The only exceptions to allowing the maximum of eighteen (18) inches are for storm water detention/retention basins.

(2) Except in special cases, longitudinal grading on all grassed areas of lots will be kept within the range of one-half (0.50) percent and five (5.00) percent.

(3) Driveway grades on all lots, as measured from the top of curb to finished garage floor, shall be kept within the range of two (2.00) percent and ten (10.00) percent.

(4) Drainage easements will be provided along the rear and/or sides where surface waters from more than one lot are conveyed down a property line.

(5) Where the slope between adjacent properties is one foot horizontal to one foot vertical or greater, retaining walls or other improvements approved by village engineer shall be required.

(6) A minimum of six (6) inches of top soil must be provided on all lots and parkways in lot grading for required land improvements.

(7) Parkways are to be sodded or seeded with Class I seed at rate and method as indicated in Section 642 of the Standard Specifications.

(c) *Addressing of lots, buildings or structures.*

(1) *Numbering system.* All lots, buildings, and structures in the village shall be numbered as follows:

a. Palatine Road shall be the dividing line for streets running north and south; and

b. Plum Grove Road shall be the dividing line for streets running east and west.

c. The odd numbers shall be on the east and south sides of the streets.

d. The even numbers shall be on the west and north sides of streets.

e. One number or unit shall be allowed for each thirteen (13) feet of frontage commencing with number one at the dividing lines.

f. The village clerk shall keep a chart, showing the proper street number of every lot in the village, which shall be open to inspection by anyone interested.

(2) *Location.* It shall be the duty of the owner and occupant of every house building in the village to have placed thereon numerals showing the number of the building.

a. These numerals shall be clearly visible from the street.

b. These numerals shall be placed at a location near the main entrance of the principal structure.

c. If a portion of the principal structure projects out towards the street line a distance further than that of the main entrance, the numerals shall be placed at a location on this projection which is clearly visible from the street.

d. On corner lots, numerals shall be visible from the street on which the main entrance is located.

e. If the main entrance does not face the street name which the building is addressed to, then the numerals shall be displayed on the side of the building that parallels the street name.

(3) *Additional regulations.*

a. Structures set back to a distance of fifty (50) feet shall have numerals a minimum of four (4) inches high.

b. Structures set back a distance greater than fifty (50) feet shall have numerals a minimum of six (6) inches high.

c. Numerals shall not be placed far apart so as to make reading the address difficult.

d. Script lettering shall not be permitted as the principal means of addressing.

e. Numerals shall be clearly visible from the street and shall contrast with the background they are placed on.

f. The principle address shall be in Arabic numerals.

g. The provisions of this section 6.06(c) may be adjusted, at the discretion of the administrator, to insure adequate addressing standards are met.

(4) *Administration.*

a. The Fire Prevention Division will assign a number, direction, street name and suffix to each building requiring an address.

b. Once an address has been assigned, it will be entered into a database and maintained by the Information Services Department.

c. Each home, business, building or property which may require village services shall have an address.

d. No vanity address will be permitted.

e. Prohibited street names:

1. Duplicate names.

2. Similar sounding names.

3. Racial, suggestive, obscene or otherwise offensive names.

4. Confusing names such as phonetically misspelled names.

5. No more than three (3) streets with the same "base name." Main St, Main Ave, Main Ct, Main Terr.

6. For the delivery of essential services, the requirements of Section 6.06(c) shall be applicable to all existing buildings and businesses.

(5) *Penalty.*

a. Any person, firm or corporation, failing to so number any house owned or occupied by him or it, within ten (10) calendar days after receiving notice to do so from the village manager, shall be fined pursuant to the village fine schedule ~~ten dollars ($10.00)~~ for each day on which the failure to number continues.

(Ord. No. O-134-14, § 1, 10-20-2014)

6.08. Floodplain Regulations.

Development of land in and adjacent to floodplains or containing watercourses or drainage ways shall be in accordance with following floodplain regulations of the Village of Palatine:

……

(d) *Regulations of the Floodplain Areas.* All lands deemed to be in the floodplain including the floodway unless specifically noted, shall be subject to the following regulations:

……..

(k) *Penalty.* Failure to comply with the requirements of a permit or conditions of a variance resolution shall be deemed to be a violation of this Section. Upon due investigation, the Floodplain Administrator

may determine that a violation of the minimum standards of this Section exist. The Floodplain Administrator shall notify the owner in writing of such violation.

(1) If such owner fails after ten (10) days notice to correct the violation:

a. The Village may make application to the Circuit Court for an injunction requiring conformance with this Section or make such other order as the Court deems necessary to secure compliance with this Section.

b. Any person who violates this Section shall, upon conviction thereof, be fined pursuant to the village fine schedule.~~not less than fifty dollars ($50.00) or more than one-thousand dollars ($1,000.00) for each offense.~~

c. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

d. The Village may record a notice of violation on the title to the property.

(2) The Floodplain Administrator shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause coverage by a Standard Flood Insurance Policy to be suspended.

(3) The Floodplain Administrator is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in written, clearly posted on the subject property, shall indicated the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit.

(4) No development permit shall be permanently suspended or revoked until a hearing is held by the Administrative Hearing Officer. Notification and procedures for the hearing shall be in conformance with Chapter 2 Article XXX (Administrative Hearing Division) of the Palatine Code of Ordinances.

(5) Nothing herein shall prevent the Village from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

Sec. 2-788. Economic interest statements and ethics acknowledgement form.

(a) Statement of economic interest. All public officials of the village required to file a statement of economic interests with the county clerk under the Illinois Governmental Ethics Act shall do so in the form and manner and within the time set by law.

(b) Prohibited interests in contracts. No officer of the village shall have a direct or indirect financial interest in any contract or the performance of work upon which said officer may be called upon to act or vote, except as authorized by law. The provisions of the Public Officers Prohibited Activities Act and section 3.1-55-10, as they apply to prohibited interests in public contracts, are adopted by reference.

(c) Ethics acknowledgement. All public officials and consultants shall file with the village clerk a verified ethics acknowledgement form in a form determined by the village manager, verily affirming that they have reviewed the provisions of this article and will abide by its provisions.

(d) Public access. All statements and disclosures filed under this section shall be available for examination and copying by the public pursuant to the Freedom of Information Act .

(e) Any person required to file the statement provided for in this section who knowingly fails to so file, or knowingly files a false or incomplete statement, shall be guilty of a misdemeanor and shall be fined not more than the amount as established by ordinance or resolution of the village.

(Code 1976, § 2-442; Ord. No. O-96-74, § 1(B)—(F), 12-9-1974; Ord. No. O-31-75, § 3, 4-28-1975; Ord. No. O-37-75, § 1, 5-26-1975; Ord. No. O-109-77, § 1, 10-10-1977; Ord. No. O-1-79, § 2, 1-8-1979; Ord. No. O-92-79, §§ 2, 3, 7-9-1979; Ord. No. O-5-98, § 2, 1-26-1998; Ord. No. O-16-09, § 4, 1-19-2009; Ord. No. O-71-24, exh. A(2-442), 8-5-2024)

Sec. 2-789. Supplier's statement.

(a) All bidding forms and request for proposals for purchase transactions between the village and a supplier shall contain the following provision as one of the terms and conditions of such transaction:

"The undersigned supplier hereby represents and warrants to the Village of Palatine as a term and condition of acceptance of this (bid or proposal) that none of the following village officials is either an officer or director of supplier or owns five percent or more of supplier: the mayor; the members of the village council; the village clerk; the village treasurer; the members of the planning and zoning commission; the village manager and assistants; the heads of the various departments within the village. If the foregoing representation and warranty is inaccurate, state the name of the village official who either is officer or director of your business entity or owns five percent or more thereof."

(b) The village clerk shall promptly notify the village council of any person named by suppliers in response to the foregoing inquiry.

(c) Any person who executes a contract knowing that the statement set out in subsection (a) of this section or any part thereof is false shall be guilty of a misdemeanor and shall be fined not more than the amount established by ordinance or resolution of the village.

(Code 1976, § 2-443; Ord. No. O-96-74, § 1(G), 12-9-1974; Ord. No. O-5-98, § 2, 1-26-1998; Ord. No. O-71-24, exh. A(2-443), 8-5-2024)

Sec. 2-793. Ethics commission.

(a) There is hereby created a commission to be known as the "Ethics Commission of the Village of Palatine" (commission). The commission shall be comprised of the mayor, the village clerk, and the senior village councilmember. If any member of the commission is the subject of a complaint filed under this article, for that complaint only, the next senior village councilmember shall serve on the commission.

(b) At the first meeting of the commission, the commissioners shall choose a chairperson from their number. Meetings shall be held at the call of the chairperson or any two commissioners. A quorum shall consist of two commissioners, and official action by the commission shall require the affirmative vote of two members.

(c) The mayor, with the advice and consent of the village council, may remove a commissioner in case of incompetency, neglect of duty or malfeasance in office after service on the commissioner by certified mail, return receipt requested, of a copy of the written charges against the commissioner and after providing an opportunity to be heard in person or by counsel upon not less than ten days' notice. Any vacancy shall be filled by appointment of the next most senior village councilmember. If in filling any vacancy it is determined that there is more than one council member with the same level of highest seniority, then the commission chairperson shall decide who is then to be appointed.

(d) The commission shall have the following powers and duties:

(1) To meet periodically, if necessary, to promulgate procedures and rules governing the performance of its duties and the exercise of its powers.

(2) Upon receipt of a signed, notarized, written complaint, to investigate, conduct hearings and deliberations, issue recommendations for disciplinary actions, impose fines in accordance with section 2-794 and refer violations of section 2-791 or section 2-792 to the appropriate attorney for prosecution. The commission shall, however, act only upon the receipt of a written complaint alleging a violation of this article and not upon its own prerogative.

(3) To receive information from the public pertaining to its investigations and to require additional information and documents from persons who may have violated the provisions of this article.

(4) To compel the attendance of witnesses by subpoena and to compel the production of books and papers pertinent to an investigation. It is the obligation of all officers and employees of the village to cooperate with the commission during the course of its investigations. Failure or refusal to cooperate with requests by the commission shall constitute grounds for discipline or discharge.

The powers and duties of the commission are limited to matters clearly within the purview of this article.

(e) Complaints alleging a violation of this article shall be filed with the commission:

(1) Within three business days after the receipt of a complaint, the commission shall send by certified mail, return receipt requested, a notice to the respondent that a complaint has been filed against the respondent and a copy of the complaint. The commission shall send by certified mail, return receipt requested, a confirmation of the receipt of the complaint to the complainant within three business days after receipt by the commission. The notices to the respondent and the complainant shall also advise them of the date, time, and place of the meeting to determine the sufficiency of the complaint and to establish whether probable cause exists to proceed.

(2) Upon not less than 48 hours' public notice, the commission shall meet to review the sufficiency of the complaint and, if the complaint is deemed sufficient to allege a violation of this article, to determine whether there is probable cause, based on the evidence presented by the complainant, to proceed. The meeting may be closed to the public to the extent authorized by the Open Meetings Act. The commission shall issue notice to the complainant and the respondent of the commission's ruling on the sufficiency of the complaint and, if necessary, on probable cause to proceed within seven business days after receiving the complaint.

a. If the complaint is deemed sufficient to allege a violation of section 2-792 and there is a determination of probable cause, then the commission's notice to the parties shall include a hearing date scheduled within four weeks after the complaint's receipt. Alternatively, the commission may elect to notify in writing the attorney designated by the corporate authorities to prosecute such actions and request that the complaint be adjudicated judicially. If the complaint is deemed not sufficient to allege a violation or if there is no determination of probable cause, then the commission shall send by certified mail, return receipt requested, a notice to the parties of the decision to dismiss the complaint, and that notice shall be made public.

b. If the complaint is deemed sufficient to allege a violation of section 2-791, then the commission shall notify in writing the attorney designated by the corporate authorities to prosecute such actions and shall transmit to the attorney the complaint and all additional documents in the custody of the commission concerning the alleged violation.

(3) On the scheduled date and upon at least 48 hours' public notice of the meeting, the commission shall conduct a hearing on the complaint and shall allow both parties the opportunity to present testimony and evidence. The hearing may be closed to the public only if authorized by the Open Meetings Act.

(4) Within 30 days after the date the hearing or any recessed hearing is concluded, the commission shall either dismiss the complaint or issue a recommendation for discipline of the alleged violator and to the mayor, village council, and village manager, and in the instance where the village manager is the subject of the complaint, then such recommendation to the mayor and the deputy village manager, or impose a fine upon the violator, or both. The particular findings in the case, any recommendation for discipline, and any fine imposed shall be a matter of public information.

(5) If the hearing was closed to the public, the respondent may file a written demand for a public hearing on the complaint within seven business days after the issuance of the recommendation for discipline or imposition of a fine, or both. The filing of the demand shall stay the enforcement of the recommendation or fine. Within 14 days after receiving the demand, the commission shall conduct a public hearing on the complaint upon at least 48 hours' public notice of the hearing and allow both parties the opportunity to present testimony and evidence. Within seven days thereafter, the commission shall publicly issue a final recommendation to the alleged violator and to the mayor, village council, and village manager or impose a fine upon the violator, or both.

(6) If a complaint is filed during the 60 days preceding the date of any election at which the respondent is a candidate, the commission shall render its decision as required under this subsection (e) within seven days after the complaint is filed, and during the seven days preceding that election, the commission shall render such decision before the date of that election, if possible.

(7) The commission may fine any person who intentionally violates any provision of section 2-792 in an amount as set out in the Fine Schedule. The commission may fine any person who knowingly files a frivolous complaint alleging a violation of this article in an amount as set out in the Fine Schedule. The commission may recommend any appropriate discipline, up to and including discharge.

(8) A complaint alleging the violation of this article must be filed within one year after the alleged violation.

(Code 1976, § 2-447; Ord. No. O-71-24, exh. A(2-447), 8-5-2024)

Sec. 2-794. Penalties.

(a) A person who intentionally violates any provision of section 2-791 may be punished by a term of incarceration in a penal institution other than a penitentiary for a period of not more than 364 days, and may be fined as set out in the Fine Schedule.

(b) A person who intentionally violates any provision of section 2-792 is subject to a fine as set out in the Fine Schedule.

(c) Any person who intentionally makes a false report alleging a violation of any provision of this article to the local enforcement authorities, the state's attorney or any other law enforcement official may be punished by a term of incarceration in a penal institution other than a penitentiary for a period of not more than 364 days, and may be fined as set out in the Fine Schedule.

(d) A violation of section 2-791 shall be prosecuted as a criminal offense by the village attorney by filing in the circuit court any information, or sworn complaint, charging such offense. The prosecution shall be under and conform to the rules of criminal procedure. Conviction shall require the establishment of the guilt of the defendant beyond a reasonable doubt.

(e) A violation of section 2-792 may be prosecuted as a quasi-criminal offense by the village attorney, or by the commission through the designated administrative procedure.

(f) In addition to any other penalty that may be applicable, whether criminal or civil, an officer or employee who intentionally violates any provision of section 2-791 or section 2-792 is subject to discipline or discharge.

(Code 1976, § 2-448; Ord. No. O-71-24, exh. A(2-448), 8-5-2024)

Sec. 6-16. Penalties.

(a) Any person, firm, or corporation violating this chapter shall be fined according to the fines listed in the village fine schedule.

(b) Nothing in this article shall limit the animal warden's discretion to require an administrative hearing or mandatory court appearance for any violation cited under this article.

(Code 1976, § 5-16; Ord. No. O-87-75, § 1, 12-8-1975; Ord. No. O-5-98, § 7, 1-26-1998; Ord. No. O-44-03, § 5, 2-10-2003; Ord. No. O-103-19, 12-2-2019; Ord. No. O-16-23, 2-20-2023)

Sec. 10-6. Action on permit applications.

(a) *Village review of permit applications.* Completed permit applications, containing all required documentation, shall be examined by the public works director or designee within a reasonable time after filing. If the application does not conform to the requirements of all applicable ordinances, codes, laws, rules, and regulations, the public works director shall reject such application in writing, stating the reasons therefor. If the public works director is satisfied that the proposed work conforms to the requirements of this chapter and all applicable ordinances, codes, laws, rules, and regulations, the public works director shall issue a permit therefor as soon as practicable. Note: All above-ground facilities and appurtenances located on private property are subject to the village zoning code, Appendix A.

Sec. 10-18. Construction and maintenance methods and materials.

(c) *Materials.*

(1) *General standards.* The materials used in constructing facilities within rights-of-way shall be those meeting the accepted standards of the appropriate industry, the applicable portions of IDOT's Standards Specifications for Road and Bridge Construction, the requirements of the state commerce commission, or the standards established by other official regulatory agencies for the appropriate industry.

(2) *Material storage on right-of-way.* All pipe, conduit, wire, poles, cross arms, or other materials shall be distributed along the right-of-way prior to and during installation in a manner to minimize hazards to

the public or an obstacle to right-of-way maintenance or damage to the right-of-way and other property. If material is to be stored on the right-of-way, prior approval must be obtained from the village. Any equipment to be parked overnight shall be parked well clear of the roadway and barricaded.

(3) *Hazardous materials.* The plans submitted by the utility to the village shall identify any hazardous materials that may be involved in the construction and/or maintenance of the new facilities or removal of any existing facilities.

Sec. 10-18. Construction and maintenance methods and materials.

(e) Location of existing facilities. Any utility proposing to construct facilities in the village shall contact J.U.L.I.E. and ascertain the presence and location of existing above-ground and underground facilities within the rights-of-way to be occupied by its proposed facilities. The village will make its utility atlases available to a utility for the purpose of identifying possible facilities. When notified of an excavation or when requested by the village or by J.U.L.I.E., a utility shall locate and physically mark its underground facilities within 48 hours, excluding weekends and holidays, in accordance with the Illinois Underground Utility Facilities Damage Prevention Act (220 ILCS 50/1 et seq.)

(Code 1976, § 16-18; Ord. No. O-38-24, exh. A(16-18), 4-15-2024)

Sec. 10-21. Cleanup and restoration.

(2) All lawns and parkway areas which were disturbed during the work, shall be restored to original or better condition. Restored areas shall have at least four inches of topsoil, raked smooth, with no stones or debris. A 10-10-10 fertilizer shall be applied at the rate of ten pounds per 1,000 square feet and shall be raked into the top one inch of topsoil. Sod shall be placed in accordance with the Standard Specifications for Road and Bridge Construction, adopted by the Illinois Department of Transportation. Sod shall be staked in areas subject to erosion. After planting, the sod shall be watered thoroughly, and then once a day for a minimum of two weeks.

(Code 1976, § 16-21; Ord. No. O-38-24, exh. A(16-21), 4-15-2024)

Sec. 10-76. Mailboxes on parkway.

(a) Mailboxes shall be permitted in the parkways with the permission of the public works director. The mailbox shall be set upon pre-treated wood, hollow metal or plastic posts not to exceed six inches in diameter. The supports shall be of adequate strength and size to properly support the mailbox. The use above the surface of the ground of metal posts greater than six inches in diameter, concrete posts or brick structures for support of the mailboxes is prohibited. The mailbox shall be placed so as to comply with the United States Post Office regulations.

(b) Any mailbox support which does not conform to the provisions of this section may continue in existence, provided the following conditions are complied with on or before the effective date of Ordinance No. O-29-90, March 12, 1990, as amended. The owner of the property on which the mailbox is located shall:

(1) Apply to the village for a nonconforming permit; and

(2) Execute an indemnity agreement indemnifying the village against any and all claims, losses and damage (including legal fees incurred in the defense of any claims against the village) arising out of or resulting from said nonconforming support structures; and

(3) Deliver to the village a general liability insurance policy insuring the village against any such claims, losses or damage in limits of $300,000.00 which policy shall be renewed on an annual basis thereafter.

The village manager shall maintain a list identifying all exempt mailboxes under this section.

(c) In the event any such nonconforming mailbox support structure is removed or destroyed, the same shall not be rebuilt. Any replacement shall conform to all provisions of this section.

(d) In the event that a mailbox or support structure is damaged or destroyed as a result of village snow plowing operations, the village's total liability will be limited to the cost of replacing said mailbox and/or support structure with a standard metal mailbox and standard pre-treated wood post support structure.

(Code 1976, § 16-49; Ord. No. O-154-08, § 4, 11-10-2008; Ord. No. O-38-24, exh. A(16-49), 4-15-2024)

Sec. 10-100. Permit required—For construction generally.

(a) Any person desiring to construct, build, establish or alter a residential driveway in the village shall make application to the village for a permit. The application shall contain the name and address of the person making the application, the location and dimensions of the proposed driveway, and any other information as may be required by the village.

(b) A permit shall be issued upon the payment of fees in accordance with the village fee schedule, provided that the proposed driveway is constructed in conformance to the following limitations and all other applicable requirements of this article:

(1) Driveway widths measured at the property line shall not exceed 25 feet in total for all drives.

(2) Driveways may be flared out at the street except where a driveway crosses a curbline sidewalk. Flared parts of such driveways shall be bounded by circular arcs. The maximum radius of return shall be seven feet.

(3) Where two or more driveways are to serve a single parcel of land, there shall be an island between the driveways of at least ten feet measured along the sidewalk.

(4) The portion of the driveway which coincides with the public sidewalk shall be of Portland cement concrete, six bag mix, air entrained, with a minimum thickness of five inches.

(5) Driveways connecting to curbed street pavements shall be constructed of either six inches of rock base with a 1½-inch bituminous surface, or a five-inch thickness of Portland cement concrete.

(Code 1976, § 16-61; Ord. No. O-38-24, exh. A(16-61), 4-15-2024)

Sec. 10-101. Permit required—Nonresidential; application; fees; specifications.

(a) Any person desiring to construct, build, establish, or alter a nonresidential driveway in the village shall make application to the village for a permit. The application shall contain the name of the applicant and the address and dimensions of the proposed driveway, the use to which it is to be devoted and shall state whether, in the building thereof, it will be necessary to cut down or otherwise alter a street curb or to elevate or depress the existing grade of the walk or parkway.

(b) No permit shall be issued for the construction or alteration of driveways until plans and specifications therefor have been submitted to and approved by the village. A copy of such plans and specifications shall be kept on file in the office of the village.

(c) A permit shall be issued upon the payment of fees in accordance with the village fee schedule, provided that the proposed driveways is constructed in conformance with the following limitations and all other applicable requirements of this article:

(1) Driveway width measured at any point on the property line shall not exceed 35 feet.

(2) Driveways may be flared out at the street, except where the driveway crosses a curbline sidewalk. Flared parts of such driveways shall be bounded by circular arcs. The minimum radius of return shall be 12 feet.

(3) Where two or more driveways are to serve a single parcel of land, there shall be an island between the driveways of at least ten feet measured along the sidewalk.

(4) Where two or more driveways serve a single parcel of land there may be no more than one two-way driveway, or two one-way driveways for each 65 feet or any fraction thereof of frontage along right-of-way lines.

(5) The driveway shall be of Portland cement concrete of a minimum thickness of five inches, and where it adjoins the gutter line, it shall be faced with a raised vertical lip of not less than 1⅝ inches which shall be rounded off in finishing.

(6) The portion of the driveway which coincides with the public sidewalk shall be of Portland cement concrete, six bag mix, air entrained, with a minimum thickness of five inches.

(Code 1976, § 16-62; Ord. No. O-38-24, exh. A(16-62), 4-15-2024)

Sec. 10-126. - Fees.

The fees for an excavation permit shall be in accordance with the village fee schedule.

(Code 1976, § 16-73; Ord. No. O-38-24, exh. A(16-73), 4-15-2024)

Sec. 10-154. - Permit required.

It shall be unlawful to use any vault, space, room or structure under any street or sidewalk in the village, where the village owns the fee or has the power to control the use of such space, without having first secured a permit therefor as is herein required. The permit shall be issued by the public works director and shall be approved by the mayor and council. No such permit shall be transferred excepting in accordance with the provisions of this article. Utilities permitted under article I of this chapter shall be exempt from this article to the extent required by law.

(Code 1976, § 16-86; Ord. No. O-38-24, exh. A(16-86), 4-15-2024)

Sec. 10-155. - Applications.

Applications for a permit to use or maintain a vault, space, room or structure under any street or sidewalk in the village shall be made in writing to the public works director, and shall state thereon specifically the size of the

space intended to be used or maintained, and the purpose for which it is to be used. Each application shall contain an agreement by the applicant to abide by the regulations contained in this article.

(Code 1976, § 16-87; Ord. No. O-38-24, exh. A(16-87), 4-15-2024)

Sec. 10-156. - Bond.

Each applicant shall file with the application a bond in the sum of $50,000.00, with surety approved by the mayor and council conditioned to save the village harmless from any liability resulting from or caused by such vault, space, room or structure. Whenever, in the opinion of the mayor and council, the sureties on such bond become insolvent or unlawful, different sureties may be required by order of the mayor and council. Utilities which have provided a security fund in accordance with article I of this chapter shall be deemed to have met this requirement.

(Code 1976, § 16-88; Ord. No. O-38-24, exh. A(16-88), 4-15-2024)

Sec. 10-157. - Conveyance of premises.

Whenever any premises abutting on any such vault, space, room or structure for which a permit has been issued shall be conveyed or whenever the interest or lease or right of occupancy of the person holding the permit shall be transferred or conveyed, the grantee or transferee must make application for a transfer of the permit to the applicant, and must furnish a bond as is required in section 10-156. A fee as provided in the village fee schedule shall be required for such transfer and, upon the payment of the fee and the full compliance with the contents thereof, a new permit shall be issued.

(Code 1976, § 16-89; Ord. No. O-38-24, exh. A(16-89), 4-15-2024)

Sec. 10-182. - Intent and purpose.

The intent of this article is, through the preservation, protection, and planting of green infrastructure, to aid in the stabilization of soil by the prevention of erosion and sedimentation, reduce stormwater runoff and the costs associated therewith and replenish groundwater supplies, aid in the removal of carbon dioxide and generation of oxygen in the atmosphere, provide a buffer and screen against noise pollution, provide protection against severe weather, aid in the control of drainage and restoration of denuded soil subsequent to construction or grading, provide a haven for birds which, in turn, assist in the control of insects, protect and increase property values, conserve and enhance the village's physical and aesthetic environment, and generally protect and enhance the quality of life and the general welfare of the village.

(Code 1976, § 16-101; Ord. No. O-38-24, exh. A(16-101), 4-15-2024)

Sec. 10-183. - Applicability.

This article provides full power and authority over all trees, plants, and shrubs located within public rights-of-way and public places of the village, and to trees, plants, and shrubs located on private property which constitute a hazard or threat as described herein.

(Code 1976, § 16-102; Ord. No. O-38-24, exh. A(16-102), 4-15-2024)

Sec. 10-184. - License required.

It shall be unlawful for any person to plant, remove, trim, spray or otherwise treat trees for compensation in any parkway or other public place within the village unless such personnel shall be licensed/certified as provided for by the state department of agriculture or the state arborist association, and be regularly engaged in the business of planting, removing, trimming, spraying, or otherwise treating trees. It shall be unlawful for any person to plant, remove, trim, spray, or otherwise treat trees for compensation in any parkway or other public place within the village without first having obtained a license so to do.

(Code 1976, § 16-103; Ord. No. O-38-24, exh. A(16-103), 4-15-2024)

Sec. 10-185. - License fee; application; insurance required.

The annual fee for a license required by this article shall be in accordance with the village fee schedule and application shall be made in compliance with the general provisions of this Code relating to licenses and permits. No license shall be issued unless the applicant files an application with the public works director, including a condition indemnifying the village and holding it harmless against any claim for injury or damages caused by the tree trimming, spraying, or removal and a certificate of insurance with the village named as the certificate holder.

(Code 1976, § 16-104; Ord. No. O-153-12, § 1, 11-19-2012; Ord. No. O-38-24, exh. A(16-104), 4-15-2024)

Sec. 10-188. - Permit required for each job/yearly activity.

It shall be unlawful for any person, even though the person shall be licensed as otherwise provided in this article, to plant, remove, trim, spray, or otherwise treat any tree in any street, parkway, or other public place within the village unless such person shall first apply for and obtain from the public works director a permit for each job or activity of planting, removing, trimming, spraying, or otherwise treating trees to be undertaken by such person. Such permit shall contain a detailed statement of the nature of the work proposed and permitted to be done upon such trees; and it shall be unlawful for such person acting under such permit to violate any of the provisions of such permit. Such permit shall be issued only to a person duly licensed as provided in this article, and a copy of the approved permit and license shall be kept on the job site while any and all work is being performed. Failure to have the same will result in work being stopped, and other measures as the village may deem appropriate.

(Code 1976, § 16-107; Ord. No. O-38-24, exh. A(16-107), 4-15-2024)

Sec. 10-189. - Issuance or denial of permit.

Upon filing of an application for a permit to plant or remove trees, the public works director shall investigate the location described in said application and all pertinent facts pertaining thereto. If, in the opinion of the public works director said trees should be planted, removed, or destroyed, the director shall issue said permit; however, if in the opinion of the public works director the application for a permit should not be issued, the application shall be denied and the reasons for denial shall be given to the applicant.

(Code 1976, § 16-108; Ord. No. O-38-24, exh. A(16-108), 4-15-2024)

Sec. 10-190. - Authority to plant.

The village shall have the exclusive right to plant, maintain, and control all trees, shrubs, and plants planted or to be planted on public highways, rights-of-way, and municipal property unless written authority is otherwise granted from the public works director.

(Code 1976, § 16-109; Ord. No. O-38-24, exh. A(16-109), 4-15-2024)

Sec. 10-193. Incorporation of horticultural standards.

The horticultural standards contained in the village subdivision regulations are herein incorporated as a part of this chapter. Persons licensed for such work in this article shall adhere to the American Standard for Nursery Stock (ANSI Z60.1), tree care management standards (ANSI A300), and the village's deciduous parkway tree specifications, which are herein incorporated as a part of this article.

Sec. 10-206. Enforcement.

(a) The public works director is charged with the enforcement of this article and to that end may enter upon private property at all reasonable hours for the purpose of inspecting trees, shrubs, and plants. The public works director may remove such specimens as are required for purpose of analysis to determine whether or not the same are diseased or infected.

(b) No person shall hinder, prevent, or interfere with the agents, servants, or employees of the village while engaged in carrying out the provisions of this article.

(Code 1976, § 16-125; Ord. No. O-38-24, exh. A(16-125), 4-15-2024)

Sec. 10-207. - Removal of public nuisance.

The public works director shall give to the owner of the premises where a nuisance as described in this article is found a written notice of the existence of such nuisance which may require the removal or treatment of such nuisance within ten days following the notice. The notice may further state that unless the nuisance is removed in compliance with the terms thereof within said ten-day period, the public works director may proceed to remove the same and assess the cost thereof against the property owner. Service of the notice may be by personal service or by certified mail to the property address. In the event the owner does not live on the premises, notice may be sent by ordinary mail to the last known address of the owner.

(Code 1976, § 16-126; Ord. No. O-38-24, exh. A(16-126), 4-15-2024)

Sec. 10-210. Utility companies.

All utility companies or designated contractors shall give the public works director seven days' notification before engaging in any line clearing, tree trimming, or tree removal activity. The public works director will approve

the time, place and manner of performing any tree or shrub related work. All utility companies or their contractors will follow all proper arboricultural practices on all trees within the limits of the village.

(Code 1976, § 16-129; Ord. No. O-109-99, §§ 7, 8, 8-9-1999; Ord. No. O-27-24, 3-18-2024; Ord. No. O-38-24, exh. A(16-129), 4-15-2024)

Sec. 14-81. Fire and life safety inspections—Generally.

It shall be the responsibility of the fire department to conduct regular fire and life safety inspections in all buildings or business types (except single-family and two-family homes). The purpose of these inspections is to ensure a reasonable level of life safety and protection of property from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to firefighters and emergency responders during emergency operations. All violations shall be corrected within 30 days of the initial inspection. Those conditions determined to be imminent life safety hazards shall be corrected immediately. Fees related to the regular fire and life safety inspections shall be included in the village's fee schedule. In addition to the applicable inspection fees, citations may be issued to building and/or business owners for violations that have not been corrected. Citation amounts are pursuant to the village fine schedule.

(Code 1976, § 7-41; Ord. No. O-112-24, exh. A(7-41), 12-2-2024)

Sec. 20-283. Fines.

Fines for violations of this division shall be assessed per the village fine schedule.

(Code 1976, § 11-148; Ord. No. O-71-24, exh. A(11-148), 8-5-2024)

Sec. 20-336. Violations.

Any violation of this division shall be fined according to the village fine schedule.

(Code 1976, § 11-227; Ord. No. O-71-24, exh. A(11-227), 8-5-2024)

Sec. 20-641. Violations.

Any violations of this division shall be cited and fined pursuant to the village fine schedule.

(Code 1976, § 11-516.1; Ord. No. O-71-24, exh. A(11-516.1), 8-5-2024)

Sec. 20-775. Penalties.

Any relocator, repossessor, operator, dispatcher or employee of a relocator or repossessor who violates any provision of this chapter shall be subject to fines as established in the village fine schedule.

(Code 1976, § 11-608; Ord. No. O-71-24, exh. A(11-608), 8-5-2024)

Sec. 22-142. Possession, consumption and use of cannabis.

(a) It shall be unlawful for any person to knowingly grow, use, possess, or consume cannabis in a manner inconsistent with the Cannabis Control Act or the Cannabis Regulation and Tax Act.

(b) Any person who violates this section shall be fined according to the fees listed in the village fine schedule.

(Code 1976, § 12-29; Ord. No. O-37-76, § 1, 4-12-1976; Ord. No. O-69-83, § 1, 10-10-1983; Ord. No. O-5-98, § 15, 1-26-1998; Ord. No. O-103-19, 12-2-2019)

Sec. 22-145. Drug paraphernalia.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Cannabis is defined in 720 ILCS 550/3(a) of the Cannabis Control Act, and section 1-10 of the Cannabis Regulation and Tax Act.

Controlled substance shall have the meaning ascribed to it in section 102 of the Illinois Controlled Substances Act (720 ILCS 570/102), as if that definition were incorporated herein.

Deliver or *delivery* means the actual, constructive or attempted transfer of possession, with or without consideration, whether or not there is an agency relationship.

Drug paraphernalia means all equipment, products and materials of any kind which are peculiar to and marketed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body cannabis or a controlled substance in violation of the Cannabis Control Act and the Cannabis Regulation and Tax Act, or the Illinois Controlled Substances Act. The term "drug paraphernalia" includes, but is not limited to:

(1) Kits peculiar to and marketed for use in manufacturing, compounding, converting, producing, processing or preparing cannabis or a controlled substance.

(2) Isomerization devices peculiar to and marketed for use in increasing the potency of any species of plant, which is cannabis or a controlled substance.

(3) Testing equipment peculiar to and marketed for private home use in identifying or in analyzing the strength, effectiveness or purity of cannabis or controlled substance.

(4) Diluents and adulterants peculiar to and marketed for cutting cannabis or a controlled substance by private persons.

(5) Objects peculiar to and marketed for use in ingesting, inhaling, or otherwise introducing cannabis, cocaine, hashish, or hashish oil into the human body, including, where applicable, the following items:

a. Water pipes.

b. Carburetion tubes, pipes and devices.

c. Smoking and carburetion masks.

d. Miniature cocaine spoons and cocaine vials.

e. Electric pipes.

f. Air-driven pipes.

g. Chillums.

h. Bongs.

i. Ice pipes or chillers.

j. Roach clips.

(6) Any item whose purpose, as announced or described by the seller, is for use in violation of this section.

(b) *Sale or delivery of drug paraphernalia.*

(1) It is unlawful for any person to keep for sale, offer for sale, sell, or deliver for any commercial consideration any item of drug paraphernalia.

(2) Any store, place, or premises from which or in which any item of drug paraphernalia is kept for sale, offered for sale, sold, or delivered for any commercial consideration is declared a public nuisance.

(c) *Possession of drug paraphernalia.*

(1) It is unlawful for any person to knowingly possess an item of drug paraphernalia with the intent to use it in ingesting, inhaling, or otherwise introducing a controlled substance into the human body, or in preparing a controlled substance for that use.

(2) In determining intent under subsection (c)(1) of this section, the trier of fact may take into consideration the proximity of the controlled substance to drug paraphernalia or the presence of controlled substance on the drug paraphernalia.

(d) *Exempt items.*

(1) Items marketed for use in lawful research, teaching or chemical analysis of cannabis and not for sale.

(2) Items marketed for, or historically and customarily used in connection with, the use of tobacco or any other lawful substance, to include, but not limited to, garden hoses, rakes, sickles, baggies, tobacco pipes, and cigarette rolling papers.

(3) Items used for decorative purposes, providing such items have been rendered completely inoperable or incapable of being used for any illicit purposes prohibited in this section.

(4) Items used exclusively for the consumption of recreational cannabis by a person 21 years of age or older, or a person possessing a medical cannabis license.

(e) *Forfeiture and seizure of prohibited property.*

(1) All drug paraphernalia is subject to forfeiture when found in violation of village ordinance.

(2) Property subject to forfeiture may be seized by any police officer upon process issued by a court having jurisdiction.

(3) Seizures may be made by police officers if there is probable cause to believe that the property has been used to introduce cannabis or a controlled substance into the human body, or has cannabis or a controlled substance on it, including its residue, or is dangerous to health or safety and existing circumstances do not allow reasonable time for the officer to obtain lawful process, in violation of the Cannabis Control Act and Cannabis Regulation and Tax Act.

(4) The presence of items which are deemed to be violations of this section or are otherwise subject to its forfeiture provisions in an inventory shall not subject the entire inventory to seizure or forfeiture.

(5) When property is seized under this section, the chief of police may have the property removed to a place designated by the chief.

(6) The circuit court shall determine the validity of any seizures made under this section and determine the disposition of all seized property.

(7) When property is forfeited under this section, the chief of police may retain the property for official use or have the property destroyed.

(f) *Penalty.* Any person who is found guilty of violating this section shall be fined according to the fees listed in the village fine schedule.

(Code 1976, §§ 12-319—12-324; Ord. No. O-103-19, 12-2-2019; Ord. No. O-042-20, 6-22-2020)

Sec. 26-27. Penalties.

The village, pursuant to 220 ILCS 5/22-501(r)(1), does hereby provide for a schedule of penalties for any material breach of the Cable and Video Protection Law by cable or video providers in addition to the penalties provided in the law. The monetary penalties shall apply on a competitively neutral basis and shall be pursuant to the village fine schedule.

(1) The term "material breach" means any substantial failure of a cable or video provider to comply with service quality and other standards specified in any provision of the law.

(2) The village shall give the cable or video provider written notice of any alleged material breaches of the law and allow such provider at least 30 days from the receipt of the notice to remedy the specified material breach.

(3) A material breach, for the purposes of assuming penalties, shall be deemed to occur for each day that a material breach has not been remedied by the cable or video service provider after the notice in subsection (2) of this section.

(Code 1976, § 20-53)

Sec. 26-106. Annual recurring rental rate.

(a) The village shall charge an annual recurring rate to collocate a small wireless facility on a village utility pole located in a right-of-way pursuant to the village fee schedule or the actual, direct, and reasonable costs related to the wireless provider's use of space on the village utility pole.

(b) Rates for collocation on village utility poles located outside of a right-of-way are not subject to these limitations.

(Code 1976, § 20-106)

Sec. 28-93. Snow removal.

(a) *Unlawful to park.* It shall be unlawful for any person, firm or corporation to park or cause to be parked any vehicle on any public street within the corporate limits of the village at any time within a 24-hour period after an accumulation of two inches or more of snow.

(b) *Emergency towing.* It shall be deemed an emergency for any car or other vehicle to be in violation of subsection (a) of this section or for any parked vehicle to otherwise prevent or obstruct the plowing or removal of snow from public streets and the village manager, or chief of police, is hereby authorized to remove and tow away or cause the removal and towing by a commercial towing service of any such car or other vehicle. Cars or vehicles so towed shall be taken to and stored in designated locations and shall be restored to the owner or operator upon the payment of all towage and storage fees in such amounts as

hereinafter provided. The police department shall notify the owner of any such vehicle removed of its location as soon as is reasonably possible in accordance with police department procedures established therefor.

(c) *Fees.*

(1) The towage fee for the removal of cars or vehicles whether by commercial service or by village-operated vehicles shall be for the total costs incurred. In addition, thereto, the owner or operator may be subject to an additional charges as established in the village fee schedule. Such fees shall be in addition to any fines, penalties or court costs which may be assessed for the violations of any of the provisions of this section or any other ordinance violation.

(2) Payment of towing, preparation and storage fees shall be paid directly to the commercial establishment which rendered the service or, in the case of the village's operated vehicles, directly to the village.

(3) The village shall not be liable for any damages which may occur to any car or vehicle as a result of any towing, preparation or storage as provided herein.

(d) *Unlawful removal.* It shall be unlawful for any person, firm or corporation to remove, cause the removal of, or be in the possession of any car or vehicle taken from a designated storage location without first having paid all towing, preparation and storage fees as provided in subsection (c) of this section. Any person, firm or corporation violating this subsection shall be subject to an additional penalty as established in the village fine schedule.

(e) *Obstruction of snow removal.*

(1) It shall be unlawful for any person, firm or corporation and/or for any agent of any person, firm or corporation to:

a. Plow or otherwise remove accumulated snow from a private parking lot and deposit same on a village street or right-of-way.

b. Plow or otherwise remove accumulated snow from a private driveway and deposit same on a village street in such a manner so as to decrease the drivable width of any such street, or to impede the drainage of any such street or right-of-way.

c. Plow or otherwise remove accumulated snow from a private driveway and deposit same on a village right-of-way not adjacent to the property where said snow was removed.

d. Obstruct, harass, prevent or otherwise interfere with any employee or agent of the village engaged in snow removal service or to obstruct, cause damage to or otherwise interfere with any village-owned or leased vehicles used in conjunction with snow removal services.

(2) Any person, firm and/or corporation violating any of the provisions of this subsection (e) shall be subject to a fine as established in the village fine schedule. Citations for violations of this section may be issued to the owner of the property involved and also to any industry or firm which acts as an agent for any such owner.

(f) *Penalty.* Unless otherwise specifically provided, any person, firm or corporation violating any of the provisions of this section shall be subject to a penalty as established in the village fine schedule.

(Code 1976, § 18-91; Ord. No. O-17-79, § 1, 3-12-1979; Ord. No. O-5-98, §§ 18, 19, 1-26-1998; Ord. No. O-142-23, 12-4-2023; Ord. No. O-91-24, exh. A(18-91), 10-14-2024)

Sec. 28-147. Penalty.

Any person violating any provision of this article shall be fined as established in the village fine schedule.

(Code 1961, § 19.1005; Code 1976, § 18-125; Ord. No. O-5-98, § 20, 1-26-1998; Ord. No. O-91-24, exh. A(18-125), 10-14-2024)

Sec. 28-185. Penalties.

Any person convicted of a violation of any provision of this article shall:

(1) Be punished by a fine as established in the village fine schedule; or

(2) Attend a lecture, bicycle safety class, or view a safety film; or

(3) Fulfill any other penalty imposed by the chief of police or a person designated by the chief of police.

(Code 1976, § 18-147; Ord. No. O-57-77, § 1, 6-13-1977; Ord. No. O-91-24, exh. A(18-147), 10-14-2024)

Sec. 28-210. Minor violations—Generally.

(a) (1) Any person accused of the violation of a provision of this chapter prohibiting parking of a vehicle in a "no parking zone," prohibiting parking of a vehicle in a metered area without paying to cover the period of time the vehicle is parked, restricting the length of time the vehicle may be parked in a given area, or otherwise violating the parking regulations of this chapter, may settle and compromise the claim against the person for such illegal parking by paying to the village the amount reflected in the village fine schedule.

(2) Provided, however, that if any vehicle stands at any curb within 15 feet of a fire hydrant, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or traffic signal, then the village fine schedule shall be in effect.

(3) This provision shall not apply to persons parking a vehicle so as to obstruct the entrance or exit of any place where police or fire department apparatus are kept or housed, or so as to block an emergency entrance to a hospital. Nor shall this provision apply to any person charged with parking a vehicle so as to entirely obstruct traffic in any street, or alley, or parking in such a way as to reduce traffic on an arterial street to one-way traffic only; nor to any person who refused to move a vehicle illegally parked at the request of any member of the police department.

(4) The fines as detailed in this subsection (a) shall not apply to vehicles with a manufacturer's gross vehicle weight rating, or the registered weight, of 16,001 pounds or more.

(b) Any person, pursuant to the issuance of a compliance citation, who is accused of violating certain sections of the Illinois Vehicle Code, as adopted in its entirety by section 28-1, hereinafter described in subsection (d) of this section, may settle and compromise the claim against the person by paying to the village the amount reflected in the village fine schedule.

Sec. 28-211. Minor violations—Class "C" and above vehicles.

Vehicles with a manufacturer's gross vehicle weight rating or registered weight of 16,001 pounds or more shall be known as Class "C" vehicles. Any Class "C" vehicle violating the parking regulations of this chapter may settle and compromise the claim against the owner for such illegal parking by paying the village a fine as established in the village fine schedule.

(Code 1976, § 18-173.1; Ord. No. O-20-93, 3-8-1993; Ord. No. O-86-13, § 1, 7-8-2013; Ord. No. O-91-24, exh. A(18-173.1), 10-14-2024)

Sec. 28-265. Violations.

Any person found guilty of violating any provision of this article shall be fined as established in the village fine schedule. An offense committed by a minor under the direct control or with the consent of a parent or guardian may be subject the parent or guardian to the penalties provided in this section. The police department shall have the authority to either impound or immediately release the motor-driven scooter to a parent or guardian.

(Code 1976, § 18-188; Ord. No. O-91-24, exh. A(18-188), 10-14-2024)

Chapter 30

UTILITY SERVICES

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Sec. 30-42. Illegal connection.
Sec. 30-43.Draw of water from a village hydrant.
Sec. 30-44. Penalty.
Sec. 30-45. Connection to municipal water supply.
Secs. 30-46—30-63. Reserved.

Sec. 30-43. Draw of water from a village hydrant.

Contractors wanting to draw water from a village hydrant shall apply to the department of public works for a permit authorizing the drawing of water from a village hydrant. The department shall require the contractor to use a hydrant meter, rented from public works, as a condition to permitting the contractor to use an unmetered hydrant; provided, however, if the contractor is filling a tanker truck at the public works facility from an already metered hydrant, then no hydrant meter rental is necessary. Fees for the water shall be as set out in the village fee schedule.

(Code 1976, § 19-24; Ord. No. O-19-81, § 1, 2-23-1981; Ord. No. O-49-94, § 4, 4-25-1994; Ord. No. O-154-10, § 6, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-24), 11-18-2024)

Sec. 30-44. Penalty.

Any person who connects a unit of property or portion thereof to the village water system without having been issued a permit and paying all required fees, or who draws water from the village water system without paying the required water rates, shall be fined an amount as set out in the village fine schedule and in addition shall pay to the village an amount equal to the estimated cost of the water used as reasonably determined by the finance and operations director.

(Code 1976, § 19-25; Ord. No. O-19-81, § 1, 2-23-1981; Ord. No. O-5-98, § 22, 1-26-1998; Ord. No. O-80-99, § 4, 6-28-1999; Ord. No. O-154-10, § 7, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-25), 11-18-2024)

Sec. 30-130. Water rates.

(a) There shall be water charges pursuant to the classifications in this section.

(b) The term "user/consumer" means a residential dwelling unit, commercial unit, business unit, industrial unit, educational unit, governmental unit, institutional unit, or any other occupiable unit or combination thereof, having direct access and use of water and/or sewer services regardless of whether water is or is not metered through a single master meter. The term "residential dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, and sanitation. Unit counts for commercial, business, industrial or institutional uses shall be determined on an individual analysis of occupied or common areas having direct access to water services. Water provided as a general service to common areas will be counted as one unit under this definition when determining the total direct access units regardless of the number of direct distribution users.

(c) For all services to premises within the village, each user/consumer of water service shall be charged a monthly basic user billing charge as set out in the village fee schedule. In addition to this basic user billing charge, each user/consumer shall pay the following consumption rates:

    (1) For services to premises within the village that are not exempt from the payment of real estate taxes each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of 3,500 gallons.

    (2) For services to premises within the village that are exempt from the payment of real estate taxes each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of 3,500 gallons.

(d) For all services to premises not within the village, each user/consumer of water service shall be charged a monthly basic user billing charge as set out in the village fee schedule. In addition to this basic user billing charge, each user/consumer shall pay the following consumption rates:

    (1) For services to premises outside of the village that are not in the Village of Deer Park each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of 3,500 gallons.

    (2) For services to premises outside of the village that are in the Village of Deer Park each user/consumer of water service shall be charged a consumption charge as set out in the village fee schedule. The minimum usage billing will be for the quantity of 3,500 gallons.

(e) In the event an area is annexed during the course of a year, the charges for water service for premises outside village limits shall remain in effect until January 1 of the following year. However, the mayor and village council may waive this provision.

(f) Where a contractor purchases water from a metered hydrant, the contractor shall be charged a consumption charge as set out in the village fee schedule.

(Code 1976, § 19-62; Ord. No. O-203-06, § 1, 12-4-2006, eff. 1-1-2007; Ord. No. O-21-07, § 1, 12-10-2007, eff. 1-1-2008; Ord. No. O-169-08, §§ 1—10, 12-1-2008, eff. 1-1-2009; Ord. No. O-170-08, § 1, 12-1-2008, eff. 1-1-2009; Ord. No. O-138-09, §§ 1—4, 6—10, 14, 12-14-2009, eff. 1-1-2010; Ord. No. O-139-09, § 1, 12-14-2009, eff. 1-1-2010; Ord. No. O-154-10, §§ 12—18, 12-13-2010, eff. 1-1-2011; Ord. No. O-89-15, § 1, 8-3-2015; Ord. No. O-109-24, exh. A(19-62), 11-18-2024)

Sec. 30-184. Penalty.

(a) Any person found to be violating any provision of this article, except section 30-182, shall be served by the village with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations. The village may revoke any permit for sewage disposal as a result of any violation of any provision of this article.

(b) Any person who shall continue any violation beyond the time limit provided for in subsection (a) of this section, shall be guilty of a misdemeanor and, on conviction thereof, shall be fined an amount as set out in the village fine schedule for each violation. Each day in which any violation shall continue shall be deemed a separate offense.

(c) Any person violating any of the provisions of this article shall become liable to the village by reason of such violation.

(Code 1976, § 19-88; Ord. No. O-102-84, § 3, 11-26-1984; Ord. No. O-5-98, § 23, 1-26-1998; Ord. No. O-154-10, § 25, 12-13-2010, eff. 1-1-2011; Ord. No. O-109-24, exh. A(19-88), 11-18-2024)

Sec. 30-264. Criminal prosecution.

(a) Any person that has violated or continues to violate this article shall be liable to criminal prosecution to the fullest extent of the law, and shall be subject to a criminal penalty as set out in the village fine schedule for each violation, and a separate violation shall be deemed committed on each day during which a violation occurs or continues.

(b) The authorized enforcement agency may recover all attorney fees, court costs and other expenses associated with enforcement of this article, including sampling and monitoring expenses.

(Code 1976, § 19-130; Ord. No. O-109-24, exh. A(19-130), 11-18-2024)

Appendix A

7.04. Design and maintenance of off-street parking areas.

(f) *Landscaping.* In all open off-street parking lots, landscaping shall be provided as follows:

(1) A five (5) foot landscaped strip shall be placed between all sidewalks and parking areas.

(2) The interior of the parking lot shall be planted with overstory trees at a ratio of 1 tree for every 10 parking spaces or fraction thereof. They shall be evenly dispersed throughout the parking area. Small shrubs, flowers and groundcovers other than turf may be planted in the tree planting beds, in addition to the required overstory tree/s.

(3) Curbed landscaped islands shall be provided at the ends of each row of parking. They shall be landscaped with trees, shrubs, flowers or groundcover.

(4) All planting areas shall be mulched with shredded bark, wood chips or other all organic material.

(5) Any portion of the planting area not planted with trees, shrubs, groundcovers or flowers shall be planted with sod.

8.01. General requirements.

(a) *Sign types.* For the purposes of this section all signs shall fall into one of the following sign types:

(1) Permanent freestanding; or

(2) Permanent attached; or

(3) Temporary.

(b) *Permits.* Except where specifically authorized in this Article, it shall be unlawful for any person to erect, repair, alter, relocate, or maintain within the village any sign or other advertising structure as defined in this ordinance without first obtaining a building permit.

(1) *Fees.* The permit application fees for each sign shall be as provided in the fee schedule supplement to the municipal code.

(2) *Illuminated signs.* All illuminated signs shall, in addition, be subject to the provisions of the electrical code of the village and the permit fees required thereunder.

(3) *Revocation.* The village president and board of trustees are authorized and empowered to revoke any permit issued under the provisions of this ordinance.

(c) *Construction.* All signs or advertising structures shall be subject to the construction requirements of the building code.

(d) *Gross surface area calculation.* When calculating the gross surface area of a sign, the following shall be taken into account:

(1) The area within a frame and the width of a frame shall be used to calculate the gross surface area.

(2) Should letters or graphics be mounted directly on a wall or facia or in any such way as to be without a frame, the dimensions for calculating the square footage shall be the area contained within the periphery formed around such letters or graphics bounded by straight lines connecting the outermost points thereof.

(3) Only one side of a double-faced sign shall be used in computing total surface area, provided the information on both sides is the same.

(4) The area of a multiple-faced or irregular-shaped signs shall be computed on the basis of the greatest projected area of any plane passed through the sign face, provided the information on all sides is the same.

(e) *Location.*

(1) On-premises requirement. Except where specifically authorized in this Article, all signs or advertising structures shall be located on the lot being served.

(2) Roof-mounted prohibition. Signs or advertising structures shall not be located on or project over the roof of a structure.

(3) Wall-painted sign prohibition. Signs shall not be painted directly on the wall of any structure.

(4) Sidewalk area requirement.

a. Signs or advertising structures that require the use of hoisting machines over the sidewalk shall require, for the protection of the public the sidewalk to be roped off during the work in question.

b. Under no circumstances, when work is being done pursuant to this section, shall any hoisting machine be permitted to occupy the sidewalk area.

(5) Obstructions to exits.

a. Signs shall not be erected, relocated or maintained so as to prevent free ingress or egress from any door, window or fire escape.

b. No signs of any kind shall be attached to a stand pipe or fire escape.

(6) Traffic hazards prohibited.

a. Except where specifically authorized in this Article, signs or other advertising structures shall not be placed in or above a public right-of-way.

b. Signs or other advertising structures shall not be erected in such a location where pedestrian/vehicle conflicts occur.

c. Signs or other advertising structures shall not be erected at the intersection of any street or in such a manner as to distract or obstruct the visibility of traffic signs or signals or the flow of traffic.

d. Signs or other advertising structures shall not be so worded or phrased in such a manner as to interfere with, mislead or confuse traffic.

e. The attachment of any balloons, streamers, or similar attention getting device to any sign permitted within this Article shall be prohibited.

(7) Clearance from power lines. No sign shall be erected within eight (8) feet of any line conductors, service drops or power lines.

(8) Signs shall not be permitted within or facing side or rear yards unless the front of the building faces that yard, subject to the following exceptions for signs facing a side yard only:

a. For both single user lots and corner units in unified centers, attached signs shall be allowed to face the side yard.

b. Signs facing the side yard adjacent to a residential use are not permitted.

(9) No sign shall extend within eighteen (18) inches of a vertical line indicating the end of a tenant space.

(10) Signs located within public right-of-ways. In addition to all other regulations, those signs specifically permitted within the public right-of-way shall be subject to the following restrictions unless specifically authorized by the Village of Palatine. No sign shall be located within any boulevard landscaped area, median landscaped area, decorative planter, asphalt, or brick paver area. All signs shall provide a minimum setback of one (1) foot from any curb, shoulder or sidewalk. No sign shall be posted or attached to any lamppost, utility post, tree, public structure or building, ground sign, or any other permanent structure.

(f) *Illumination of signs.* The following regulations shall apply to illuminated signs:

(1) *Location.* Illuminated signs located on a lot adjacent to any residential district shall not be operated between the hours of 11:00 p.m. and 7:00 a.m. In the event the premises on which the sign is specifically operating is engaged in the operation of its business, this requirement shall not apply.

(2) *Projection.* All illuminated signs shall concentrate the illumination upon the area of the sign and shall prevent glare upon the street or adjacent property.

(3) *Operation.* Unless otherwise stated, all illuminated signs shall give off an illumination which is not intermittent and which is kept stationary or consistent in color.

(4) *Goose neck reflectors.* Goose neck reflectors and lights shall be permitted on freestanding signs and attached signs, provided, however, the reflectors shall be provided with devices concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

Editor's note(s)—Subparagraph (4), pertaining to copy changes, was deleted by Ordinance No. O-52-08, section 10, 4-21-2008, and subparagraph (5), pertaining to goose neck reflectors, was renumbered to (4).

(g) *Permanent message boards.* All permanent message boards shall conform to the following requirements:

(1) All message boards shall be included in the gross surface area of signage allowed for a sign.

(2) A permit shall not be required to change the copy on a message board.

(h) *Maintenance.*

(1) The owner of any sign, whether or not a permit is required, shall be required to maintain such sign in a safe, presentable and good structural and material condition, as determined by the administrator.

(2) The owner of any sign regulated by this Article shall be required to have properly painted at least once every two (2) years all parts and supports of the said sign, unless the same are galvanized or otherwise made corrosion free.

(3) Any sign not maintained in compliance with these standards shall be removed by the administrator in accordance with this article.

(i) *Electronic Message Boards.*

(1) *Special Use Requirement.* All Electronic Message Boards shall obtain Special Use approval.

(2) *Location.*

a. Electronic message boards shall be restricted to business uses in the following corridors: Northwest Highway, Rand Road, Lake Cook Road, and Dundee Road.

b. A minimum three hundred (300) feet of lot frontage along an approved corridor is required. In the case of a lot with multiple frontages, the sign shall be placed along the approved corridor frontage only.

c. Electronic message boards' signs on multi-user lots shall not contain any other advertising or signage other than the name of the center or development, in addition to the EMB sign.

d. A maximum of one (1) electronic message board sign shall be permitted per zoning lot.

e. A minimum of five hundred (500) feet shall be maintained between electronic message board signs.

f. Electronic message boards shall be prohibited for all residential uses.

g. Electronic message boards shall be located on free standing signs only.

(3) *Operation.*

a. All illumination shall be consistent in color.

b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.

c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds.

(4) *Size.* The electronic message board portion of a sign shall not exceed forty percent (40%) of the total sign area.

(5) *Existing electronic message boards.* All electronic message board (copy change) signs granted Special Use approval prior to the passing of this ordinance shall be permitted to repair or replace the sign under the following conditions:

a. The sign shall substantially conform to plans approved by the Special Use Ordinance.

b. All sign operation regulations noted in Section 8.01(3) shall apply

(Ord. No. O-52-08, § 11, 4-21-2008; Ord. No. O-8-12, § 1, 1-9-2012; Ord. No. O-102-13, 8-19-2013; Ord. No. O-123-15, § 1, 10-19-2015; Ord. No. O-135-17, 12-11-2017)

Appendix B SUBDIVISION, SITE DEVELOPMENT AND FLOODPLAIN REGULATIONS[1]

ARTICLE V. DEDICATION OF PARK LAND AND SCHOOL SITES FOR PAYMENT OF FEES IN LIEU THEREOF

5.01. Dedication of park lands and school sites.

(a) *Purpose.* As a condition of approval of a final plat of subdivision, or of a final plat of planned development, each subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or to make a cash contribution in lieu of actual land dedication, or a combination of both, at the option of the village, in accordance with the criteria and formulas established in this section.

(b) *Criteria for requiring park and recreational land dedication.*

(1) *Requirement and population ratio.* The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be five and one-half (5½) acres of land per one thousand (1,000) of ultimate population in accordance with the following recommended classifications.

Types of Recreation Areas	Size Range	Minimum Acres Per 1,000 People
1. Play Lot	Minimum 8,000 sq. ft.	Not applicable
2. School-park (neighborhood playground)	Minimum park of 5 acres	1.25
3. Neighborhood park	Minimum 3½ acres	1.0

[1]Editor's note(s)—Printed herein is Ordinance No. O-17-88, adopted March 14, 1988. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original.

4. District-wide park or play field	Minimum 4 acres up to 30 acres	1.25
5. Community-wide recreation park	Minimum 12 acres up to 30 acres	2.0
	TOTAL	5.5 acres of land per 1,000 people

(2) *Location.* The comprehensive park and recreation plan and the "Standards by Types of Recreation and Park Areas" as adopted by the Palatine Park District shall be used as a guideline in locating sites.

a. A park site of not less than five (5) acres adjoining all elementary school sites shall be considered highly desirable.

b. A central location which will serve equally the entire development is most desirable.

c. In large developments these sites can be located throughout the development according to established sites.

d. While the foregoing criteria shall serve as guidelines in establishing sites, the village president and board of trustees may authorize such modifications thereof as in their judgment are warranted.

(3) *Credit for private open spaces and recreation areas.* When subdividers or developers provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational services. Depending on the size of the development, a portion of the park and recreation area in subdivisions or planned developments may, at the option of the village president and board of trustees, be provided in the form of "private" open space in lieu of dedicated "public" open space.

a. *Actions by mayor and village council.*

i. The extent thereof of "private" open space in lieu of dedicated "public" open space shall be determined by the mayor and council, based upon the needs of the projected residents and in conformance with the total park and recreation land for general use.

ii. When substitution of "private" open space areas is authorized, the mayor and council shall determine the amount of the credit to be given, which shall not exceed the total square footage of the "private" open space area.

iii. When such credit has been determined, the total park and recreational land dedication required shall be computed and the "private" open space credit subtracted therefrom; provided, however, that in no case shall "private" open space constitute more than seventy-five (75) percent of the total park and recreational land dedication.

b. *Criteria.*

i. A substitution of "private" open space for "public" open space will require a substantially higher degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his obligation.

ii. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the village president and board of trustees.

iii. Before any credit is given for "private" open space, the subdivider or developer must guarantee that the grounds and facilities of such "private" open space areas will be permanently maintained for such use. Such guarantee, supported by a performance bond

where deemed necessary, shall be in form satisfactory to the village president and board of trustees.

iv. Private swimming clubs shall qualify as "private" open space hereunder. "Suggested Criteria for Swimming Pool Development" as adopted by the Palatine Park District, shall be used for the guidance of the developer.

(c) *Criteria for requiring school site dedication.*

(1) *Requirement and population ratio.* The ultimate number of students to be generated by a subdivision or planned development shall bear directly upon the amount of land required to be dedicated for school sites.

a. The land dedication requirement shall be determined by obtaining the ratio of:

1. Estimated children to be generated by the subdivision or planned development to be served in each such school classification;

Over the:

2. Maximum recommended number of students to be served in each such school classification as stated herein;

And then applying such ratio to the:

3. Said minimum recommended number of acres for a school site of each such school classification as stated herein.

b. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.

(2) *School classification and size of school site.* School classification and size of school sites within the village shall be determined in accordance with the following criteria:

School Classification by Grades	Minimum Number of Students for each such School Classification	Minimum Number of Acres of Land for each School Site of such Classification
Elementary schools: Grades—Kindergarten through 5th (K-5)	600	11
Junior high schools: Grades 6th through 8th (6-8)	900	19
High schools: Grades 9th through 12th (9-12)	4000	65

(3) *Location.* The comprehensive school plan, if any, or the standards adopted by the affected school district shall be used as a guideline in locating sites.

5.02. Contribution of fees in lieu of park and school sites.

(a) Criteria for requiring a contribution in lieu of park and school sites. Where, in the judgment of the Village's Corporate Authorities, a development is too small (five (5) acres or less) for a land dedication to be practical, or when the available land is inappropriate for park and recreational purposes or a school site, or where land for recreational or a school site purposes has already been obtained, the Village shall require the subdivider

or developer to make a cash contribution in lieu of the land dedication required to be used for the purpose of land acquisition or site development or both, within the Village of Palatine.

(1) The cash contributions in lieu of land shall be based on the "fair market value" of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites.

a. It has been determined that the "fair market value" of such improved land in and surrounding the Village is set forth in the Village's current "Fee Schedule Supplement to the Palatine Code of Ordinances" and that fair market value amount shall be used in making any calculation herein.

b. If the developer objects to the fair market value as determined herein, the Corporate Authorities shall select a qualified appraiser to appraise the property at the developer's expense.

i. If the Corporate Authorities are dissatisfied with the appraisal, it may hire an appraiser, at its own expense, to appraise the property.

ii. The fair market value shall be based on the average of the two (2) appraisals provided for herein.

(2) The cash contributions in lieu of park and recreation land dedication or school sites shall be paid to the Village on a pro rata per residential unit basis as part of the building permit fee at the time of building permit issuance.

(3) In the event that a residential unit or units, located on land being subdivided, are demolished within two months of or are planned to be demolished subsequent to the recordation of the Plat of Subdivision, the cash contribution set forth in this Section 5.02 shall be reduced to reflect those "existing" residential unit or units. By way of example, if a ten (10) lot residential subdivision is proposed for property containing two (2) "existing" residential units, then the cash contribution would be paid in full for eight (8) units and amount paid for the remaining two (2) units would recognize the "existing" residential units which may result in a reduced impact fee for the remaining two (2) residential units. The reduction in the applicable fee for the two (2) remaining units shall be the difference between the population generation as set forth in Section 5.03 of the "existing" residential units to be demolished and the population generation of the two (2) new residential units that will be located within the subdivision and most proximate to where the demolished unit or units previously existed.

(4) The Village shall pay over such contributions to the park district or school district entitled thereto upon proper certification from such district that the funds so said will be used for land acquisition or site development purposes, or both.

(Ord. No. O-29-11, § 1, 3-21-2011)

5.03. Additional regulations.

(a) *Density formula.* The following table of population density is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer:

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Type of Unit	Children Per Unit		

	Pre-School	Elementary	Jr. High	Total	High School	Adults (18-up)	Total Per Unit
	0-4 yrs.	Grades K-5 5-10 yrs.	Grades 6-8 11-13 yrs.	Grades K-8 5-13 yrs.	Grades 9-12 14-17 yrs.		
Detached Single-family:							
2 Bedroom	.125	.120	.026	.146	.018	1.700	1.989
3 Bedroom	.308	.381	.174	.555	.146	1.978	2.996
4 Bedroom	.472	.513	.314	.827	.313	2.195	3.897
5 Bedroom	.402	.620	.420	1.040	.327	2.650	4.419
Attached Single-family:							
1 Bedroom	—	—	—	—	—	1.050	1.050
2 Bedroom	.051	.075	.011	.086	.021	1.741	1.899
3 Bedroom	.217	.212	.022	.234	.051	1.775	2.277
4 Bedroom	.333	.316	.166	.482	.180	2.333	3.328
Apartments							
Efficiency	—	—	—	—	—	1.000	1.000
1 Bedroom	—	—	—	—	—	1.190	1.190
2 Bedroom	.038	.065	.021	.086	.035	1.500	1.659
3 Bedroom	.208	.157	.037	.194	.082	2.330	2.814

NOTE: There are only three (3) significant categories provided in this chart. Because of the similarity of yields of all types of attached single-family, only one category is provided. The same is true with apartments, thus only one category. Because of the short history of some newer types of single units, both detached and attached, individual evaluations may be necessary.

(1) In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population listed herein, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision of or planned development.

(2) and[sic] in that event, final determination of the density formula to be used in such calculations shall be made by the Village President and Board of Trustees based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Village President and Board of Trustees by the park districts, school districts or others.

(3) It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment as necessary.

(b) *Reservation of additional land.* Where the Village Master Plan or the standards of the Village call for a larger amount of park and recreation land or school sites in a particular subdivision or planned development that the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase by the appropriate public body, provided that such acquisition is made within two (2) years from the date of approval of the final subdivision plat or planned development.

(c) *Combining with adjoining developments.* Where the subdivision or planned development is less than forty (40) acres, public open space or a school site which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable recreation areas or school sites without hardship on a particular developer.

(d) *Topography and grading.* The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for the purposes designated by the governmental unit which will ultimately be responsible for the site. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

(e) *Improved sites.* All sites shall be dedicated in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore.

ARTICLE VI. DESIGN STANDARDS

6.01. Street layout and design.

(a) *Intent.* The arrangement, character, extent, width, grade and location of all streets shall conform to the provisions of this Appendix B, and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographical conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relations to the proposed uses of the area to be served.

(b) *Design criteria.* The following general design criteria for streets shall be followed.

(1) Developments planned to be constructed adjacent to existing ones must be designed to accept the alignment and corresponding widths of existing pavements.

(2) All right-of-way widths shall conform to the following minimum dimensions:

Street Classification	Minimum Right-of-Way (feet)
Arterial or Primary	100
Collector or Secondary	70
Minor residential:	
1. Cul-de-sac	60
2. Dedicated (other than #1 above)	60
3. Private (PUD)	—
Minor industrial	60

Major business	70
Marginal access streets	50
Frontage road (Dedicated)	50
Half Streets	½ the total right-of-way of proposed street.

(3) Where a street centerline within a single block deflects more than ten (10) degrees, a curve will be required. Minimum centerline radius shall be:

a. Arterial and collector streets30 feet

b. Local streets and cul-de-sacs150 feet

(4) Proposed subdivisions containing more than thirty (30) acres shall have street layouts on a curvilinear pattern; however, in such subdivisions consideration shall be given to the need for an interconnecting grid system of thoroughfares or collector streets at approximately one-half (½) mile intervals. Subdivisions containing thirty (30) acres or less may be curvilinear or rectangular. Where reverse curves occur on collector streets, the distance from the PT (end of one curve) to the PC (beginning of next curve) shall be not less than one hundred (100) feet.

(5) The maximum length of straight center line or extension of a tangent to a curve shall be one thousand three hundred twenty (1,320) feet for collector streets and six hundred sixty (660) feet for minor streets.

a. In no case shall the deflection angle be less than ten (10) degrees.

b. This shall not apply to straight streets on the boundary of a subdivision.

(6) All center line grades shall be at least 0.333 percent, and not exceed on:

a. Arterial and collector streets4 percent

b. Local streets and culs-de-sac6 percent

(7) Vertical curves shall be used whenever a change in center line gradient occurs, except where the algebraic difference in gradients is one percent or less.

a. The length of vertical curve on minor streets shall be forty (40) feet for each one percent of algebraic differences of grade but in no case shall such length be less than one hundred (100) feet.

b. The length of vertical curve on collector streets shall be fifty (50) feet for each one percent of algebraic difference of grade but in no case shall such length be less than two hundred (200) feet.

(8) Minor residential streets shall be so aligned that their use by through traffic will be discouraged.

(9) Street jogs with centerline offset of less than one hundred twenty-five (125) feet shall be avoided.

(10) It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flows.

(11) Alleys are not permitted.

(12) The maximum length of a cul-de-sac shall be five hundred (500) feet measured along the centerline from the intersection at origin to end of right-of-way, unless there are fewer than sixteen (16) lots abutting the cul-de-sac. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred twenty (120) feet.

(13) Half streets dedication or construction shall be prohibited, except in the cases of completing an existing half street. Wherever an existing or dedicated half street is adjacent to a tract to be subdivided, the other half of the street shall be delineated within such tract. A half street, where included, shall be graded at one level and the regrading or new construction shall conform to the grade of the adjacent half street.

(14) Reserved strips of land, designed to block the extension of platted or existing streets or direct street access are prohibited.

(15) No street names may be used which will duplicate or be confused with names of existing streets in the Palatine Postal District.

a. Existing street names must be projected wherever possible.

b. Streets within a development cannot be named after the subdivider or the name of the project unless said street is within said development and cannot be extended into other developments.

6.02. Pedestrian ways.

(a) *Pedestrian ways.* Pedestrian ways shall be at least ten (10) feet wide.

6.03. Easements.

(a) General requirements.

(1) Easements across lots or centered on rear or side lot lines shall be provided for utilities and street lighting and drainage or other public use, where necessary and shall be at least ten (10) feet wide.

(2) The easements shall be so laid out so that a proper continuity may be had from lot to lot and block to block.

(3) Provisions for extension of easements to adjacent areas shall be made.

(4) Approval of the utility easement layout for public utility companies shall be required on the final plat.

(b) Utility, sewer and design easements. Easements for utilities, sewer and/or drainage shall be provided by clearly indicating on the face of the plat the following language or as specified by the administrator:

Easement provisions. Whenever the words "public utilities" or "public utilities easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to unreasonably interfere with the proper operation and maintenance thereof.

(c) Cable communications easements. Easements for cable communications shall be provided by clearly indicating on the face of the plat the following language or as specified by the administrator:

Easement Provision. An easement for serving the subdivision and other property with electric sounds and signals and communications service is hereby reserved and granted to:

ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE

their successors and assigns, to install, operate, maintain and remove, from time to time facilities used in connection with the transmission and distribution of electricity, sounds and signals including but not limited to television, data and radio signals and communications in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement," and the property designated on the plat for streets and alleys, together with the right to install required service connections over or under the surface of each lot, within the boundaries of said easement, to serve improvements thereon, the right to install required service connections over or under the surface of each lot, within the boundaries of said easement, to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property, within the boundaries of said easement, for all such purposes. Obstructions shall not be placed over the Village of Palatine's facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of the Village of Palatine. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Provided that any resubdivision of land having existing overhead transmission facilities shall include an easement for the easement for the construction of facilities.

(d) Easement provisions for Single Family Developments or Multiple Family Developments with common areas shall be provided by clearly indicating on the plat the following language or as specified by the administrator.

Blanket Easements for Single Family Developments or Multi-Family Developments with Common Areas

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such

facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such may be otherwise designated on the plat by terms such as "out lots," "open space," "open area," "common ground," "parking and common area." The term "common area or areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number.

(e) Blanket easement provisions for Single Family Developments without common areas shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Blanket Easements for Single Family Developments, Without Common Areas

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement," and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon or on adjacent lots, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the doted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number ___.

(f) Easements for Condominium Developments shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Blanket Easements for Condominium Developments

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company and

Ameritech and

Northern Illinois Gas Company and

Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine and

The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement," the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and Common Elements or areas to serve improvements thereon or on adjacent lots, or Common Elements, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth in the "Condominium Property Act,"765 ILCS 605/2(e)] as amended from time to time.

"Common elements" also includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions for the _____ Condominiums recorded herewith as Document Number ___.

(g) Any resubdivision of land having existing overhead transmission facilities shall include an easement for the continuation of such facilities.

(h) Consent. Any person who submits the final plat to the Village Council for final approval shall be deemed to have given consent to the terms of the declaration of easements set forth in this section 6.03.

6.04. Drainage Easement.

(a) Where subdivisions abut Salt Creek, Buffalo Creek or tributaries thereto, an easement shall be dedicated to the village for drainage and future maintenance of such watercourse.

(b) Easement shall [have a] width of not less than fifty (50) feet on each side, as measured from the centerline of the creek.

(c) The width of easement along tributaries may be reduced from the aforementioned width with the consent of the Mayor and Village Council.

(Ord. No. O-5-97, § 2, 1-13-1997)

6.05. Block standards.

(a) *Length.* The maximum lengths of blocks shall be one thousand eight hundred (1,800) feet.

(1) Blocks over nine hundred (900) feet long shall have pedestrian ways at their approximate centers.

(2) The use of additional access ways to schools, parks or other destinations may be specified by the Planning and Zoning Commission.

(b) *Shape.* No specific rule concerning the shape of blocks is made, but blocks must fit readily into the overall plan of subdivision and their design must evidence consideration of lot planning, traffic flow and public open space areas.

6.06. Lot standards.

(a) *Design criteria.* The following general design criteria for lots shall be followed.

(1) Minimum lot dimensions in subdivisions designed for single-family detached dwelling developments shall be:

a. Seventy-five (75) feet wide, (eighty-five (85) feet for corner lots) at the established building setback line, and at the front lot line along outside street curvatures.

b. Not less than fifty (50) feet at the front line along inside street curvatures.

c. Not less than one hundred ten (110) feet in average depth, and not less than nine thousand (9,000) square feet (ten thousand (10,000) square feet for corner lots) in area where permitted under the provisions of the zoning ordinance.

d. All lots shall be in full compliance with the zoning ordinance of the Village of Palatine.

e. This lot area may be reduced to nine thousand (9,000) square feet (ten thousand (10,000) square for corner lots) if the president and board of trustees determines that adequate land has been provided within or near the subdivision for park, recreation or other public purposes.

(2) Acute-angled lot corners shall be avoided. In general, lots should be as nearly rectangular in shape as practicable, with minimum rear lot lines of thirty (30) feet.

(3) All lots, except those in planned developments, shall abut on a publicly dedicated street.

(4) Side lines of lot shall be at right angles or radial to the street line, or substantially so.

(5) Double-frontage lots are not permitted except:

a. Where lots back upon a major thoroughfare.

b. Where topographic or other conditions render subdividing otherwise unreasonable.

c. That such double-frontage lots shall have an additional depth of at least twenty (20) feet in order to allow space for a protective screen along the back lot line.

(6) Lots abutting upon a water course, drainage way, channel, or stream shall have an additional depth or width as required, to assure house sites of nine thousand (9,000) square feet that are not subject to flooding.

(7) In the subdividing of any land within the village or within one and one-half (1½) miles of the corporate limits, due regard shall be shown for all existing contours and all natural features, such as tree growth, water courses, historic spots, or similar conditions which, if preserved, will add attractiveness and value to the proposed development and to the village.

(b) *Lot grading.*

(1) Grading of lots and roadways within the Village of Palatine shall be accomplished in such a manner as to prevent ponding in excess of eighteen (18) inches in the event of complete failure of the storm sewer system and shall not result in the flooding of any primary structures. The only exceptions to allowing the maximum of eighteen (18) inches are for storm water detention/retention basins.

(2) Except in special cases, longitudinal grading on all grassed areas of lots will be kept within the range of one-half (0.50) percent and five (5.00) percent.

(3) Driveway grades on all lots, as measured from the top of curb to finished garage floor, shall be kept within the range of two (2.00) percent and ten (10.00) percent.

(4) Drainage easements will be provided along the rear and/or sides where surface waters from more than one lot are conveyed down a property line.

(5) Where the slope between adjacent properties is one foot horizontal to one foot vertical or greater, retaining walls or other improvements approved by village engineer shall be required.

(6) A minimum of six (6) inches of top soil must be provided on all lots and parkways in lot grading for required land improvements.

(7) Parkways are to be sodded or seeded with Class I seed at rate and method as indicated in Section 642 of the Standard Specifications.

(c) *Addressing of lots, buildings or structures.*

(1) *Numbering system.* All lots, buildings, and structures in the village shall be numbered as follows:

a. Palatine Road shall be the dividing line for streets running north and south; and

b. Plum Grove Road shall be the dividing line for streets running east and west.

c. The odd numbers shall be on the east and south sides of the streets.

d. The even numbers shall be on the west and north sides of streets.

e. One number or unit shall be allowed for each thirteen (13) feet of frontage commencing with number one at the dividing lines.

f. The village clerk shall keep a chart, showing the proper street number of every lot in the village, which shall be open to inspection by anyone interested.

(2) *Location.* It shall be the duty of the owner and occupant of every house building in the village to have placed thereon numerals showing the number of the building.

a. These numerals shall be clearly visible from the street.

b. These numerals shall be placed at a location near the main entrance of the principal structure.

c. If a portion of the principal structure projects out towards the street line a distance further than that of the main entrance, the numerals shall be placed at a location on this projection which is clearly visible from the street.

d. On corner lots, numerals shall be visible from the street on which the main entrance is located.

e. If the main entrance does not face the street name which the building is addressed to, then the numerals shall be displayed on the side of the building that parallels the street name.

(3) *Additional regulations.*

a. Structures set back to a distance of fifty (50) feet shall have numerals a minimum of four (4) inches high.

b. Structures set back a distance greater than fifty (50) feet shall have numerals a minimum of six (6) inches high.

c. Numerals shall not be placed far apart so as to make reading the address difficult.

d. Script lettering shall not be permitted as the principal means of addressing.

e. Numerals shall be clearly visible from the street and shall contrast with the background they are placed on.

f. The principle address shall be in Arabic numerals.

g. The provisions of this section 6.06(c) may be adjusted, at the discretion of the administrator, to insure adequate addressing standards are met.

(4) *Administration.*

a. The Fire Prevention Division will assign a number, direction, street name and suffix to each building requiring an address.

b. Once an address has been assigned, it will be entered into a database and maintained by the Information Services Department.

c. Each home, business, building or property which may require village services shall have an address.

d. No vanity address will be permitted.

e. Prohibited street names:

1. Duplicate names.

2. Similar sounding names.

3. Racial, suggestive, obscene or otherwise offensive names.

4. Confusing names such as phonetically misspelled names.

5. No more than three (3) streets with the same "base name." Main St, Main Ave, Main Ct, Main Terr.

6. For the delivery of essential services, the requirements of Section 6.06(c) shall be applicable to all existing buildings and businesses.

(5) *Penalty.*

a. Any person, firm or corporation, failing to so number any house owned or occupied by him or it, within ten (10) calendar days after receiving notice to do so from the village manager, shall be fined pursuant to the village fine schedule for each day on which the failure to number continues.

(Ord. No. O-134-14, § 1, 10-20-2014)

6.08. Floodplain Regulations.

Development of land in and adjacent to floodplains or containing watercourses or drainage ways shall be in accordance with following floodplain regulations of the Village of Palatine:

…….

(d) *Regulations of the Floodplain Areas.* All lands deemed to be in the floodplain including the floodway unless specifically noted, shall be subject to the following regulations:

……..

(k) *Penalty.* Failure to comply with the requirements of a permit or conditions of a variance resolution shall be deemed to be a violation of this Section. Upon due investigation, the Floodplain Administrator may determine that a violation of the minimum standards of this Section exist. The Floodplain Administrator shall notify the owner in writing of such violation.

(1) If such owner fails after ten (10) days notice to correct the violation:

a. The Village may make application to the Circuit Court for an injunction requiring conformance with this Section or make such other order as the Court deems necessary to secure compliance with this Section.

b. Any person who violates this Section shall, upon conviction thereof, be fined pursuant to the village fine schedule.

c. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

d. The Village may record a notice of violation on the title to the property.

(2) The Floodplain Administrator shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause coverage by a Standard Flood Insurance Policy to be suspended.

(3) The Floodplain Administrator is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in written, clearly posted on the subject property, shall indicated the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit.

(4) No development permit shall be permanently suspended or revoked until a hearing is held by the Administrative Hearing Officer. Notification and procedures for the hearing shall be in conformance with Chapter 2 Article XXX (Administrative Hearing Division) of the Palatine Code of Ordinances.

(5) Nothing herein shall prevent the Village from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

Consider an Ordinance Amending the 2026 Fee Schedule

BACKGROUND:
Following the recodification process, staff identified a few needed modifications while entering fees into various systems. This amendment includes those changes. It also includes changes for liquor license fees pursuant to the amendments to Chapter 4, Section 4-52.

KEY ISSUES:

- This item is a housekeeping update to the Fee Schedule.
- Two outdated fees that were removed from the Code of Ordinances have now also been removed from the Fee Schedule.
- The fee for the new Class E-1 Liquor License has been added as $500.
- The fee for the Class G-2 Liquor License has been updated to $3,246
- Additionally, several formatting errors have been corrected.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the amendment to the Fee Schedule Supplement as presented.

ACTION REQUIRED:
Motion to approve the ordinance amending the 2026 Fee Schedule Supplement to the Code of Ordinances, as presented, effective March 16, 2026.

ATTACHMENTS:
1. ORD Amend Fee Schedule
2. CY 2026 Amended Fee Schedule Supplement

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PALATINE MUNICIPAL CODE ANNUAL FEE SCHEDULE SUPPLEMENT TO THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

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

SECTION 1: Pursuant to and in accordance with the Palatine, Illinois Municipal Code, this ordinance and the schedule of fees attached hereto and by this reference incorporated herein shall be and they hereby are adopted as and for the Fee Ordinance of the Village of Palatine effective April 13, 2026.

SECTION 2: Whenever any provision of the Palatine Code provides for the imposition of a fee as set forth in a "fee schedule," and such fee is provided for in the schedule of fees adopted by this Ordinance, the provision shall be construed as a reference to the schedule of fees and the fee shall be assessed in the amount set forth therein.

SECTION 3: This Ordinance shall be in full force and effect on and after April 13, 2026, following its passage and approval as required by law.

PASSED: This _____ of _____, 2026

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

APPROVED by me this _____ of _____, 2026

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2026

_____

Village Clerk

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
		$	20
CHAPTER 2 - Administration			
2-507	Insufficient Funds Administrative Fee	$	20
2-541 (l)(2)	Industrial Revenue Bonds application filing fee	$	5,000
2-896(2)h.	Administrative Adjudication Court Cost	$	75
CHAPTER 4 - Alcoholic Beverages			
4-11	Alcoholic Beverages, In General Violations	$	200
4-44	Liquor License Application Fee	$	250
4-52(a)(1)	Class "A-1" Liquor License (Sports and Recreation Facility)	$	4,180
4-52(a)(2)	Class "B" Liquor License (Package Liquor Store)	$	4,206
4-52(a)(3)	Class "B-1" Liquor License (Grocery Store with Package Liquor)	$	4,206
4-52(a)(4)	Class "B-2" Liquor License (General Merchandise Store with Package Liquor)	$	4,206
4-52(a)(5)	Class "B-3" Liquor License (Drug Store with Package Liquor)	$	4,206
4-52(a)(6)	Class "B-4" Liquor License (Restaurant/Convenience Store with Package Liquor)	$	4,206
4-52(a)(7)	Class "C" Liquor License (Club)	$	555
4-52(a)(8)	Class "D" Liquor License (Restaurant)	$	4,180
4-52(a)(9)g	Class "E" Liquor License (Temporary Special Event) Application Fee	$	50
4-52(a)(9)g	Subsequent Class "E" Liquor Licenses (up to 3 additional)	$	25
4-52(a)(10)	Class "E-1" Liquor License (Temporary Special Event Package)	$	500
4-52(a)(12)	Class "G" Liquor License (Restaurant with Beer and Wine)	$	2,746
4-52(a)(13)	Class "G-1" Liquor License (Seasonal)	$	1,374
4-52(a)(14)	Class "G-2" Liquor License (Beer, Wine and Limited Spirits)	$	3,246
4-52(a)(15)	Class "H" Liquor License (Banquet Hall)	$	4,180
4-52(a)(16)	Class "K" Liquor License (Hotel)	$	5,576
4-52(a)(17)	Class "M" Liquor License (Institutional Conference Center)	$	10
4-52(a)(18)	Class "N" Liquor License (Microbrewery)	$	4,180
4-52(a)(19)	Class "O" Liquor License (Temporary Commercial Special Events, daily fee)- Max 5 events	$	250
4-52(a)(19)	Class "O" Liquor License (Temporary Commercial Special Events, daily fee)- 6 or more events	$	500
4-52(a)(20)	Class "P" Liquor License (Caterer)	$	136
4-52(a)(20)c.	Class "P" Liquor License (Outside Caterer) $50 any event after	$	136
4-52(a)(21)b.	Class "LC-1" Liquor License (Late Closing License)	$	542
4-52(a)(21)c.	Class "LC-2" Liquor License (Late Closing License)	$	3,253
4-52(a)(22)	Class "PS" Liquor License (Product Sampling)	$	-
4-52(a)(23)	Class "PS-1" Liquor License (Full Serving Product Sampling)	$	136
4-52(a)(24)	Class "VG" Liquor License (Video Gaming)	$	5,422
4-53(a)	Late Fee	$	125
CHAPTER 6 - Animals			
6-6 (15)	Chicken Keeping Application Fee	$	75
6-6 (15) a.	Chicken Keeping Annual License	$	50
6-13	Redemption Fee	$	50
	Plus the total boarding fee incurred during the time each animal is retained by the Village		
CHAPTER 8 - Building Codes and Regulations			
8-22(1)(1)	Plan Examination Fees		
8-22(1)(1)a.	Single Family Detached Dwellings, additions, alterations, remodeling, or detached structure having an estimated valuation of work:		
	1. $5,000 or less	$	56
	2. $5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$	5
8-22(1)(1)b.	All other types of construction, based on estimated valuation of work:		
	1. Minimum fee	$	52
	2. $100,000 or less per $1,000 (in addition to the minimum fee)	$	10
	3. $100,001 or more per $1,000 (in addition to the above fee)	$	5
8-22(1)(2)	Preliminary Plan Review Services, hourly rate per person	$	62

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
8-22(1)(3)	Building Permit based on the estimated valuation of work:		
	$5,000 or less	$	56
	$5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$	16
8-22(1)(3)a.	Building Permit Extension; 10% of bldg permit fee or no less or more than		
	1. Residential occupancies	$	76/228
	2. Non-Residential occupancies	$	228/684
8-22(1)(4)	Certificate of Occupancy; All occupancies, per unit	$	70
8-22(1)(4)a.	Temporary Certificate of Occupancy; 10% of bldg permit fee or no less or more than		
	1. Residential occupancies	$	76/228
		$	228/228
	2. Non-Residential occupancies	$	228/684
8-22(1)(5)	Permit for demolition for each residential story or for other structures each 10 feet in height	$	70
8-22(1)(6)	Moving of Building		
	a. Using public right-of-way	$	279
	b. Not using public right-of-way	$	84
8-22(1)(7)	Minimum inspection fee	$	75
8-22(1)(7)(a)	Inspection of Plumbing and Sanitation Fixtures (new and/or replacement)		
	1. Up to three (3) fixtures	$	75
	2. Four to Six (4-6) fixtures	$	149
	3. In excess of six (6) fixtures, per fixture (in addition to the above fee)	$	19
8-22(1)(7)(b)	Inspection of Fire Protection Systems and other/similar		
	1. NFPA 13, 13D, and 13R Fire Suppression Systems		
	i. Up to 50 sprinkler heads	$	75
	ii. For each additional 50 sprinkler heads or fraction thereof over 50 (in addition to the above	$	128
	2. Inspection of Fire Protection Systems and other/similar	$	75
8-22(1)(7)(c)	Inspection of Electrical Systems		
	1. Residential (new and/or renovation) per unit		
	i. 250 sq. ft. or less	$	75
	ii. 251 to 1000 sq. ft. (in addition to the above)	$	149
	iii. Each additional 1,000 sq. ft. or fraction thereof (in addition to the above fee)	$	37
	2. In other than residential occupancies (new and/or renovation)		
	i. 42 circuits or less, per circuit	$	42
	ii. 43 circuits or more, for each additional circuit (in addition to the above)	$	24
8-22(1)(7)(d)	Inspection of HVAC Systems		
	1. 250 sq. ft. or less	$	75
	2. 251 to 10,000 sq. ft. (in addition to the above)	$	149
	3. Each additional 10,000 sq. ft. or fraction thereof (in addition to the above)	$	19
8-22(1)(7)(e)	Inspection of Carpentry (framing, roofing, concrete, insulation, and similar)		
	1. 500 sq. ft. or less	$	75
	2. 501 to 1,000 sq. ft. (in addition to the above)	$	224
	3. 1,001 to 10,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$	37
	4. 10,001 to 20,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$	19
	5. 20,001 sq. ft. and up, per 10,000 sq. ft. or fraction thereof (in addition to the above)	$	9
8-22(1)(7)(f)	Reinspection Fee	$	75
8-22(1)(7)(g)	Cancellation Fee	$	90
8-22(1)(7)(h)	Existing Elevator Safety Inspection Fee	$	99
8-22(1)(7)(h)	Existing Elevator Safety Reinspection Fee	$	70
8-22(1)(7)(h)	New Elevator Inspection/Reinspection Fee	$	128
8-22(1)(7)(h)	Repairs of Existing Elevator Inspection/Reinspection Fee	$	128
8-22(6)a.	Single family residential fence installation	$	77
8-22(6)b.	Single family residential shed installation	$	77
8-22(6)c.	Single family residential driveway installation	$	103
8-22(6)d.	Single family residential patio & private walk installation	$	103
8-22(6)e.	Single family residential tear-off roof & re-roof installation	$	103
8-22(6)f.	Single family residential deck installation	$	103
8-22(6)g.	Single Family above ground swimming pool	$	103
8-22(6)h.	Single family heating, ventilating and central air conditioning (HVAC) replacement	$	103
8-22(6)i.	Single family residential sewer repair or replacement	$	103
8-22(6)j.	Single family residential lawn sprinklers	$	103
8-22(6)k.	Single family residential electric service revision	$	103
8-22(6)l.	Dumpster/screening enclosure	$	103
8-22(6)m.	Single family water heater replacement	$	103

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
8-72	Building Operations, Construction - Hours of Service Violations	$	200
8-174(2)b.	Review of Property Report plus $25 for each dwelling unit being converted to condo	$	139
8-174(2)c.	Review of Property Report plus $25 for each dwelling unit being converted from condo	$	139
CHAPTER 10 - Construction and Maintenance of Facilities in the Pulic Rights-of-Way			
10-5(f)	Application Fee	$	626
	Plus Cable Installation, per foot	$	0.17
10-157 and 10-159	Conveyance of Premises transfer fee - per 4,000 cubic feet	$	20
10-185	Annual Commercial Tree License Fee	$	45
CHAPTER 12 - Existing Structures' Maintenance and Occupancy			
12-129(b)(1)	Rental Dwelling License Fees		
	Multiple Dwelling Unit (whichever is greater):		
	Per building	$	132
	Per unit	$	27
	All Other Dwelling Unit Types (Condo, Townhome, Single-Family)	$	93
12-129(b)(2)	Reinspection Fee	$	75
12-129(b)(3)	Cancellation and absentee fee	$	90
12-129(b)(4)	Late charge fee (between 30 to 59 days)	$	100
	Late charge fee (60 or more days)	$	250
CHAPTER 14 - Fire Prevention and Protection			
14-79(6)	Outdoor Pyrotechnical Displays		
	Pyrotechnical Display Application Fee	$	50
	Pyrotechnical Display Inspection (First 4 Hours)	$	200
	Pyrotechnical Display Inspection (Fee per additional hour)	$	75
14-81	Regular Fire and Life Safety and Business License Inspection Fees		
	Initial Passing Reinspection	$	-
	Additional Reinspection Fee(s)	$	75
14-211	Ambulance Service Fees		
	Transport Fee	$	3,500
	Non-Resident	$	3,500
	Mileage Fee	$	15
14-213	Motor Vehicle Incidents		
	Level 1	$	562
	Level 2	$	639
	Add-On Services		
	Extrication	$	1,685
	Additional Time On-Scene		
	Engine/per hour	$	517
	Truck/per hour	$	646
	Miscellaneous Equipment/per hour	$	387
	Chief Response		
	per hour	$	323
CHAPTER 16 - Garbage and Refuse			
16-2	For Each Single-Family Dwelling Unit		
	Basic User Billing Charge, per Month	$	8.25
16-2(b)(1)a.	Curbside Pickup Charge, per month	$	21.00
16-2(b)(1)b.	Rear Door Pickup Premium, per month	$	16.20
16-2(b)(1)c.	Yard-Waste Exempt Discount, per month	$	1.50
16-2(b)(1)d.	Senior Citizen Discount, per month	$	2.50

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
CHAPTER 20 - Licenses, Permits and Business Regulations			
20-3(a)	License Required Violations		
	Paid Within 35 Days	$	200
	Paid Between 36 and 60 Days	$	300
	Paid After 60 Days	$	400
20-8	Late Fee		
	After January 31st		50% of Fee
	After February 28/29th		100% of Fee
	All Fees in Section 11-21 are Based on Floor Area in Square Feet		
20-21	Amusement & Entertainment Establishments (Type A)		
	Step 1: 0 - 2,500 sq ft	$	99
	Step 2: 2,501 sq ft and over	$	197
20-21	Food Establishments (Type B)		
	Step 1: 0 - 2,500 sq ft	$	279
	Step 2: 2,501 - 5,000 sq ft	$	414
	Step 3: 5,001 - 7,500 sq ft	$	553
	Step 4: 7,501 sq ft and over	$	628
20-21	Service Establishments (Type C)		
	Step 1: 0 - 2,500 sq ft	$	99
	Step 2: 2,501 sq ft and over	$	197
20-21	Retail and Wholesale Establishments (Type D)		
	Step 1: 0 - 2,500 sq ft	$	140
	Step 2: 2,501 - 5,000 sq ft	$	279
	Step 3: 5,001 - 7,500 sq ft	$	419
	Step 4: 7,501 sq ft and over	$	628
20-21	Industrial Establishments (Type E)		
	Step 1: 0 - 10,000 sq ft	$	208
	Step 2: 10,001 - 20,000 sq ft	$	419
	Step 3: 20,001 sq ft and over	$	628
20-21	Home Occupations (Type F)	$	12
20-50(g)	Coin Operated Amusement Device	$	70
20-51	Juke Boxes	$	28
20-52	Athletic exhibitions	$	100
20-61	Circus License; per day	$	505
	Carnival License; per day	$	38
	Each sideshow, ride, game & concession (food or other) operated in connection with above; per day	$	13
20-132 (a)(4)	Parade or Motorcade permit		100
20-165	Vending Machine - Only prepackaged, non TCS food or beverages	$	15
	Vending Machine - Ice Machine not ancillary to primary use	$	42
	Vending Machine - General Merchandise (no food or beverage of any kind)	$	15
	Vending Machine - Offers TCS foods or beverages	$	42
	Mobile food dispensing units and roadside stands	$	140
	Vehicle used for delivery of TCS food or beverages:		
	To individual residences	$	70
	To retail establishments	$	29
	Temporary Food Establishment Single Event or Multiple Event (For a Village of Palatine licensed and permitted Permanent Food Establishment	$	26
	Temporary Food Establishment Single Event (for a non-Village of Palatine licensed and permitted Permanent Food Establishment)	$	77
	Temporary Food Establishment Multiple Event (for a non-Village of Palatine licensed and permitted Permanent Food Establishment)	$	154
	Variance or Hazard Analysis Critical Control Point (HACCP) Review	$	154

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
20-168	Reinspection Fee	$	75
20-250	Auctioneers Permit - Annual		
	Annual	$	140
	Daily	$	14
20-253	Auctioneers Employees License	$	9
20-277	Cigarette and Tobacco Dealers	$	58
20-302	Itinerant Merchants License	$	14
20-449	Outdoor Advertisers - Annual	$	40
20-488	Residential Scavenger License	$	1,490
	Commercial, Industrial, Institutional License	$	2,504
20-492	Garbage Collection (Hours of Service) Violations	$	200
20-527&528	Public Passenger Vehicle and Vehicle Operator Violations	$	200
20-528	Public Passenger Vehicle Operator's License	$	28
20-538	Public Passenger Vehicle		
	Between 1/1 and 6/30	$	108
	Between 7/1 and 12/31	$	67
	Each Additional Vehicle		
	Between 1/1 and 6/30	$	81
	Between 7/1 and 12/31	$	54
20-586	Building Contractor Annual Registration		
20-586(1)	General Contractor	$	279
20-586(2)	All Other Contractors	$	70
20-636	Dealers in Gold and Silver		
	Daily Fee	$	140
	Annual License Fee	$	70
20-692	Solicitors - Registration Violations	$	200
20-698	Solicitors - Wearing Identification Badge Violations	$	200
20-699	Solicitors - Application Fee	$	30
20-700	Solicitors - Time Limit Violations	$	200
20-702	Solicitor Registration - Annual Fee	$	42
	Solicitor Registration - Daily Activity Fee	$	14
	Solicitors for holders of a Village granted Franchise for the operation of a Cable Communications System - Annual Fee	$	42
20-737	Raffle license fee	$	10
20-772(a)(10)f.	Relocated Vehicle Permit	$	20
20-774(1)	Repossessed Vehicle Permit	$	20
20-776	Relocator's License	$	-
20-852	Special Event Application Fee	$	75
CHAPTER 22 - Offenses and Miscellaneous Provisions			
22-119 (b)	Control Open Burn Permit	$	50
22-6(a)	Alarm Permit Fees - Residential	$	50
	Alarm Permit Fees - Commercial	$	100
CHAPTER 26 - Telecommunications			
26-94(3)a.	Small wireless facility permit fee- Single facility on existing pole	$	650
	Small wireless facility permit fee- Single facility on existing pole - More than one	$	350
	Small wireless facility permit fee- New pole	$	1,000
26.94(3)a.	Application Fee - Collocate on Existing Utility Pole	$	650
	Plus Per Each Location	$	350
26.94(3)b.	Application Fee - Collocate on New Utility Pole	$	1,000
26-106	Annual Reoccuring Rental Rate	$	200

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
CHAPTER 28 - Traffic			
28-116(a)(1)	Daily parking fee		$2
28-116(a)(2)	Commuter parking fee- Monthly		$40
28-116(a)(3)	Downtown business employee permit fee- Annual		$30
28-213 (d)	Impoundment of Vehicles - Release of Vehicle	$	75
CHAPTER 30 - Utility Services			
30-2 & 19-99	Turn-On Fees		
	Between 8 am and 3 pm	$	70
	Between 3 pm and 8 am	$	201
30-35	Per Unit Construction Fees for Water		
	Incorporated Properties	$	143
	Unincorporated Properties	$	173
30-38	Water Tap and Meter Inspection Fee		
	Residential/Business/Manufacturing	$	67
30-38 & 30-97	Connection and Meter Fees (all served by single meter):		
	Single Unit Less than or Equal to 3/4 Inch Meter, 1 Inch Tap		
	Meter	$	600
	Connection Fee	$	1,414
	2 Units - 1 Inch Meter, 1 1/4 Inch Tap		
	Meter	$	662
	Connection Fee	$	1,654
	2 Units - 1 Inch Meter, 1 1/2 Inch Tap		
	Meter	$	662
	Connection Fee	$	1,950
30-39 & 30-97	2-15 Units Inclusive, 1-1/2 Inch Meter, 2 Inch Tap		
	Meter	$	1,437
	Connection Fee	$	4,147
	15-35 Units Inclusive, 2 Inch Compound Meter, 3 Inch Tap		
	Meter	$	1,784
	Connection Fee	$	11,377
	36-50 Units Inclusive, 3 Inch Compound Meter, 4 Inch Tap		
	Meter	$	4,022
	Connection Fee	$	14,655
	51-100 Units Inclusive, 4 Inch Compound Meter, 6 Inch Tap		
	Meter	$	6,188
	Connection Fee	$	32,159
	51-100 Units Inclusive, 6 Inch Compound Meter, 8 Inch Tap		
	Meter	$	9,709
	Connection Fee	$	49,663
30-44	Unauthorized Use - Water Rate per 1,000 Gallons	$	24
30-45(e)(1)	Fee in Lieu of Construction of Public Water Main per Foot of Lot Frontage	$	500
30-100	Testing Fees		
	Meters No Larger Than 1 1/2 Inch	$	193
	1 3/4 and 2 Inch	$	328
	3 Inch	$	358
	4 Inch	$	393
	6 Inch	$	393
	8 Inch	$	417

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
30-130(c)	For All Services to Premises Within the Village		
	Basic User Billing Charge, per Month		
	Meters No Larger Than 1 Inch	$	8.25
	1 1/2 Inch	$	13.15
	2 Inch	$	19.70
	3 Inch	$	64.45
	4 Inch	$	80.85
	6 Inch	$	119.05
	8 Inch	$	163.80
	Water Consumption Charge, per 1,000 Gallons (Minimum Charge 3,500 Gallons)		
30-130(c)(1)	For Premises not Exempt from the Payment of Real Estate Taxes		
	For the First 74,810 Gallons	$	6.45
	For All Consumption Over 74,810 Gallons	$	8.30
30-130(c)(2)	For Premises Exempt from the Payment of Real Estate Taxes		
	For the First 74,810 Gallons	$	11.25
	For All Consumption Over 74,810 Gallons	$	13.10
30-130(d)	For All Services to Premises Not Within the Village		
	Basic User Billing Charge, per Month		
	Meters No Larger Than 1 Inch	$	10.35
	1 1/2 Inch	$	16.45
	2 Inch	$	24.65
	3 Inch	$	80.60
	4 Inch	$	101.10
	6 Inch	$	148.85
	8 Inch	$	204.75
	Water Consumption Charge, per 1,000 Gallons (Minimum Charge 3,500 Gallons)		
30-130(d)(1)	For Premises Outside of the Village not in Deer Park		
	For the First 74,810 Gallons	$	15.00
	For All Consumption Over 74,810 Gallons	$	16.85
30-130(d)(2)	For Premises Outside of the Village that are in Deer Park		
	For All Consumption		
	Regular Rate	$	16.90
	Maintenance/Replacement Surcharge (included in regular rate)	$	-
	For Consumption in Excess of Daily Average Allotment		
	Excess Use Surcharge		
30-130(f)	For Contractor Usage from a Metered Hydrant, Water Consumption Charge, per 1,000 Gallons		
	For All Consumption	$	16.85
30-131	Standardized Billing Rates (Number of Times the Minimum Usage Billing)		
	Single Family Residential Dwellings	$	2.00
	Non-Single Family Residential Dwellings	$	5.00
30-131(c)(3)a.	For All Services to Premises Within the Village		
	Basic User Billing Charge, per Month	$	8.25
	Consumption Charge, per 1,000 Gallons (Minimum Charge 3,500 Gallons)		
	Regular Rate	$	1.65
30-131(c)(3)b.	For All Services to Premises Not Within the Village		
	Basic User Billing Charge, per Month	$	8
	Consumption Charge, per 1,000 Gallons (Minimum Charge 3,500 Gallons)		
	Regular Rate	$	4.65
30-132	Local Capital Financing (Sewer Separation) Surcharge, per Month	$	-
30-133	Local Storm Water Drainage Facility Surcharge, per Month	$	1.61
30-134	Stormwater Management Fee, per Month	$	3.85

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
30-179	Sewer Connection Fees; All connections		
	Single Family Residences	$	143
	Multiple Family Residence for each family unit	$	143
	Business Establishments	$	143
30-307(b)	Water Service Re-Connection Fee	$	1,500
Chapter 32 - Zoning			
32-29	Preliminary Review of Planned Development; Plus	$	2,486
	Per Acre for the first 5 acres	$	37
	Per Acre for each acre over 5	$	25
32-68(g)	Appeals	$	100
32-33(c)	Final Review of Planned Development; Plus	$	1,243
	Per Acre for the first 5 acres	$	37
	Per Acre for each acre over 5	$	25
32-3 (e)	Text Amendments		
	Residential	$	419
	Non-Residential	$	837
	Zoning Map Change		
	Less than one acre	$	419
	One acre or more	$	991
	Variations		
	Single Family (excluding zoning relief applications for Lot Coverage)	$	279
	Administrative (excluding zoning relief applications for Lot Coverage)	$	140
	All Others	$	907
10.02-10.07(g)	Residential Lot Coverage applications requiring zoning relief, as a %		
	beyond the maximum % allowed per Zoning District:		
	Res Lot Coverage up to 14.99% above the maximum % Lot Coverage allowed, per Zoning Dist	$	275
	Res Lot Coverage from 15% to 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	500
	Res Lot Coverage over 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	750
32-3	Special Use Permits		
	Residential Uses	$	419
	Administrative Special Use	$	210
	Special Use Amendments and for non-conforming businesses requiring a Special Use to continue their operations	$	180
	Special Use Permit for Live Entertainment	$	558
	All Others	$	1,046
	Annexation Hearing	$	837
	Multiple Application Fee for each Additional Application	$	70
	In addition to the above fees, a document processing fee of plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	198
APPENDIX A - Zoning			
5.02(a)(2)	Official Zoning Map	$	31
8.01(b)(1)	Illuminated and Nonilluminated Signs	$	61
	Plus one dollar ($1) per square foot of gross surface area of the proposed sign		
	Plan Exam Fee	$	28
	Inspection and Electrical Fees: as outlined in this Fee Schedule Supplement shall be in addition to the fees shown above.		

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

SECT.NO.	CLASSIFICATION		CY 2026
APPENDIX B- Subdivision, Site Development and Floodplain Regulations, Preliminary Plat			
3.01(a)(4)a	Preliminary Plat; plus	$	207
	Per Acre for the first five (5) acres	$	19
	Per Acre for each acre over five (5) acres	$	12
3.01(a)(4)b	A Plan Review fee (rounded to the nearest dollar) based on one hundred fifty percent (150%) of the rate per hour of the present salary schedule adopted by the Village Council of those Village personnel participating in the review process shall be paid.		
4.01(a)(2)a.	Final Plat Fee; plus	$	279
	Per Acre for the first five (5) acres	$	19
	Per Acre for each acre over five (5) acres	$	12
	In addition to the above fees, a document processing fee of plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	202
4.01(a)(2)b.	Plan review fee, based 1.5% of total land improvements costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.		
5.02(a)(1)a	**Dedication of Park Land and School Sites for Payment of Fees in Lieu Thereof**		
	Contribution of fees in lieu of park and school sites The cash contributions in lieu of land shall be based on the **"fair market value"** of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites. It has been determined that the **"fair market value"** per acre of such improved land in and surrounding the village, to be used in calculating the applicable fee in lieu is:	$	163,300
8.08(a)(1)	Exemption from Live Detention		
	Per Square Foot of Total Land Area to be Developed	$	0.27
General Fees, Provided for Administratively			
Police	Fingerprinting Fees		
	Residents/Employees	$	30
	Non-Residents	$	40
Public Works	Mulch Delivery, per Cubic Yard		
	Residential	$	17
	Commercial	$	25
Finance	Utility Bill Fees		
	Online Utility Bill Convenience Fee	$	3.50
Community Development	Business License Fees		
	Online Business License Renewal Convenience Fee	$	3.50

Consider an Ordinance Amending the 2026 Fine Schedule

BACKGROUND:

In conjunction with the recodification process, a new Fine Schedule was created to differentiate between fees (Fee Schedule) and fines (Fine Schedule). After staff entered the various fees and fines into the software system, a few errors were identified. This amendment corrects those errors.

KEY ISSUES:

- During recodification, MuniCode was to remove all dollar values for penalties and fees from the Code of Ordinances and place them in the corresponding Fine and Fee Schedules.
- Several references were missed in the process, and due to MuniCode's inability to resolve the issue in a timely manner, staff is requesting this amendment to address the corrections more quickly.
- No values have changed. This is a housekeeping item.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the amendment to the Fine Schedule Supplement as presented.

ACTION REQUIRED:
Motion to approve the Ordinance amending the 2026 Fine Schedule Supplement to the Code of Ordinances, as presented, effective March 16, 2026.

ATTACHMENTS:
1. ORD Amending Fine Schedule
2. Amended Fine Schedule 2026

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PALATINE MUNICIPAL CODE ANNUAL FINE SCHEDULE SUPPLEMENT TO THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

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

SECTION 1: Pursuant to and in accordance with the Palatine, Illinois Municipal Code, this ordinance and the schedule of fines attached hereto and by this reference incorporated herein shall be and they hereby are adopted as and for the Fine Ordinance of the Village of Palatine effective April 13, 2026.

SECTION 2: Whenever any provision of the Palatine Code provides for the imposition of a penalty for a violation of the Code as set forth in a "fee schedule," and such penalty is provided for in the schedule of fines adopted by this Ordinance, the provision shall be construed as a reference to the schedule of fines and the penalty shall be assessed in the amount set forth therein.

SECTION 3: This Ordinance shall be in full force and effect on and after April 13, 2026, following its passage and approval as required by law.

PASSED: This _____ of _____, 2026

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

APPROVED by me this _____ of _____, 2026

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2026

_____

Village Clerk

VILLAGE OF PALATINE
FINE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION	CY 2026 FINE
1		1-8	General penalty; continuing violations	$0 - $750
2	6	2-788(e)	Economic interest statements and ethics acknowledgement form	$0 - $750
2	6	2-789	Supplier's statement	$0 - $750
2	6	2-793	Ethics violation	$1,001 - $5,000
2	6	2-794 (a)	Penalties: Section 2-791	$0 - $2,500
2	6	2-794 (b)	Penalties: Section 2-792	$1,001 - $5,000
2	6	2-794 (c)	Penalties. False report	$0 - $2,500
4	1	4-18	Liquor Violations	$125 - $1,500
4	2	4-61(f)(5)a.	Revocation or Suspension of Liquor License:	
			First violation	$0 - $5,000
			Second violation	$0 - $10,000
			Third and subsequent violation(s)	$0 - $15,000
4	2	4-61(f)(6)	Fine in Lieu of Appearance - Sale of Liquor to Persons Under the Age of 21 Years	$500
4	2	4-61(f)(7)	Fine in Lieu of Appearance - 4-43	$500
4	2	4-61(h)	Removal of Written Order Closure	$200 - $1,000
6	1	6-16	Penalties - Animals	$0 - $750
6	1	6-2 through 6-16	Animals In General Violations (except for Animal Biting in 6-6 {13,14} & Redemption Fee in 6-13):	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$70
			Paid After 60 Days	$125
6	1	6-6 (13, 14)	Animal Bite of Person/Bite of Domestic Animal Violations	$50 - $750
6	3	6-71 through 6-74	Dog & Cat Violations:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
8	6	8-183	Condominium Conversion Penalties:	
			First violation	$500
			Second violation and subsequent violation(s)	$750
8	7	8-208	Noncompliance and offenses	$50 - $750
10	2	10-54	ROW Construction and/or Maintenance Without Permit Violation	$25 - $750
10	2	10-78	Streets, Sidewalks, Rights-of-Way Violations	$25 - $750
10	3	10-105	Driveway Violation	$25 - $750
10	4	10-135	Excavation Violation	$25 - $750
10	6	10-209	Tree and Shrubs Violation	$25 - $750
12	3	12-55(l)(5)(a)	Nuisance Rental Property	$200 - $1,000
12	6	12-129	Existing Structures' Maintenance and Occupancy Penalties	$50 - $750
14	3	14-79(4)b.	Firework Prohibitions	$200
14	3	14-136	Fire Lane Violations:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
14	4	14-186	Fire Prevention and Protection: Penalties	$50 - $750
16		16-11	Garbage and Refuse Violation	$50 - $750
18	1	18-5	Expectoration in Public Places Violations	$200
18	1	18-9	Health and Sanitation Violation	$50 - $750
18	2	18-39	Prohibition of Smoking in Public Places Violations	$200
18	2	18-43	Prohibited Smoking Area Penalty:	
			Operator Failure to Comply - First violation	$0 - $100
			Operator Failure to Comply - second and subsequent violation(s)	$500
20	1	20-3	Operating without Business License Penalty	$200 - $1,000
20	1	20-15(c)(3)	License, Permits and Business Regulations Penalty	$0 - $2,500
20	4	20-280(a-c)	Sales to Minors, Possession of Tobacco Products Violations	$200
20	4	20-283	Cigarette and Tobacco Dealer Fines	$200
20	4	20-336	Pawnbroker Violations	$0 - $750
20	5	20-493(a)	Scavenger Violations	$200 - $2,500
20	5	20-526	Taxicab Violations	$200 - $1,000
20	5	20-545,556,557	Taximeter Violations:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
20	5	20-641	Gold and Silver Dealers Penalty	$0 - $750
20	5	20-674	Solicitation of charitable contributions on streets and highways within the village	$200
20	8	20-775	Vehicle Relocator Penalty	$0 - $750
20	9	20-821	Young Adult Entertainment Facility Penalty	$200 - $1,000

VILLAGE OF PALATINE
FINE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION	CY 2026 FINE
22		22-1 through 22-176	Offenses and Miscellaneous Provisions Violations (except for 22-142 and 22-175)	$200
22	1	22-6(e)	False Alarm Penalty	$50 - $750
22	2	22-37(b)	Vandalism Penalty	$75 - $1,500
22	2	22-38(c)	Theft Penalty:	
			First conviction	$75 - $250
			Second and subsequent conviction(s)	$500 - $1,500
22	2	22-39(h)	Retail Theft Penalty:	
			First conviction	$75 - $250
			Second and subsequent conviction(s)	$500 - $1,500
22	2	22-40(c)	Trespass Penalty	$0 - $750
22	3	22-80	Rubbish, refuse, etc., on streets, alleys, public places	$75 - $1,500
22	3	22-90(f)	Dutch Elm Disease and Emerald Ash Borer Infestation	$25 - $750
22	3	22-91(m)	Antilitter Violation:	
			First violation	$50 - $250
			Second violation	$100 - $500
			Third and subsequent violation(s)	$150 - $1,000
22	3	22-93(g)	Unscheduled Bus Stop Penalty	$750 - $1,500
22	5	22-140(c)	Betting Messenger Penalty	$75 - $1,500
22	5	22-141(c)	Public Indecency Penalty	$75 - $1,500
22	5	22-142	Possession of Cannabis 10 grams or less	$200
22	5	22-142	Possession of Cannabis >10 grams but less than 30 grams	$400
22	5	22-145(f)	Drug Paraphernalia Violation	$200
22	6	22-174	Curfew for Minors Violation	$75 - $1,500
22	6	22-175	Truancy Penalty	$100
22	6	22-176(d)	Parental Responsibility Penalty	$75 - $750
22	7	22-234	Offenses and Miscellaneous Provisions Violations	$75 - $1,500
22	7	22-264	Nuisance Abatement Penalty	$200 - $1,500
24	9	24-223	Transmission of Tax Collection Violations:	
			Paid Within 35 Days	$200
			Paid Between 36 and 60 Days	$300
			Paid After 60 Days	$400
24	9	24-227	Failure to Remit Prepared Food and Beverage Tax	$200 - $1,000
26	2	26-27	Cable and Video Protection Law Violations- per day	$0 - $750
26	2	26-27	Cable and Video Protection Law Violations- per occurance per customer	$0 - $25,000
26	4	26-106	Annual reoccuring rental rate	$200.00
28	1	28-27	Traffic Violations	$25 - $750
28	1	28-28	Vehicle Impoundment	$500
28	3	28-83 through 28-93	Minor Violations; Parking Regulations:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
28	3	28-83 (16)	Handicapped Parking Violations	$250
28	3	28-93	Obstruction of snow removal	$0 - $750
28	3	28-93(d)	Unlawful removal of towed vehicle	$25 - $750
28	3	28-93(e)(1)a-c	Snow deposited on Village right-of-way	
			First violation	$75
			Second violation	$150
			Third and subsequent violation(s)	$300
28	3	28-123	Neighborhood Area Parking Restrictions:	
			Paid Within 35 Days	$100
			Paid Between 36 and 60 Days	$150
			Paid After 60 Days	$250
28	4	28-147	Inoperable Motor Vehicle Violations	$200
28	5	28-185	Bicycle Violations	$200
28	6	28-210 (a)(1)	Minor Violations; Parking Regulations:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
28	6	28-210(b)	Minor Violations; Certain Sections of the Illinois Vehicle Code:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
28	6	28-211	Minor Violations --Class "C" and above vehicles	$50 - $250
28	7	28-235	Oversized Vehicles Only:	
			Single Trip	$50

VILLAGE OF PALATINE
FINE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION	CY 2026 FINE
			Round Trip	$90
			Overweight Vehicles - Single Trip:	
			100,000 pounds or less Gross Weight	$60
			100,001 to 120,000 pounds Gross Weight	$85
			120,001 to 150,000 pounds Gross Weight	$115
			150,001 pounds or more Gross Weight	$140
			Overweight Vehicles - Round Trip:	
			100,000 pounds or less Gross Weight	$115
			100,001 to 120,000 pounds Gross Weight	$165
			120,001 to 150,000 pounds Gross Weight	$215
			150,001 pounds or more Gross Weight	$265
28	8	28-265	Motor-Driven Scooter Violations	$50
28	9	28-301	Notice of Final Determination	$100
28	9	28-306	Automated Traffic Law Enforcement System Violations	$100
28	9	28-307	Distracted Driving:	
			Paid Within 35 Days	$50
			Paid Between 36 and 60 Days	$75
			Paid After 60 Days	$125
30	2	30-44	Unauthorized draw of water from a Village hydrant penalty	$65 - $976
30	2	30-45(c)	Failure to Connect to Municipal Water Supply	$50 - $750
30	2	30-97	Non-Conversion of Meter:	
			Meter (Per Residential Dwelling Unit Per Billing Cycle)	$56
			External Transponder (Per Account Per Billing Cycle)	$84
30	3	30-184(b)	Sewer Violations	not to exceed $750
30	5	30-264	Stormwater discharge penalty	$200 - $1,000
30	8	30-375(a)	Electric Utility Company Service Violations	$2,500 - $10,000
32	8	32-201	Zoning Violations	$50 - $750
Appendix A	6	6.02(f)	Abandoned Towers and Antennas Violation	$10,000
Appendix B	6	6.06(c)(5)	Failure to Number House	$10 per day
Appendix B	6	6.08(k)(1)(b)	Standards for Regulatory Floodway Construction Penalty	$50 - $1,000