VILLAGE OF PALATINE

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

PLAN COMMISSION

AGENDA ● MAY 15, 2018

Village Hall - Council Chambers	Regular Meeting	7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 1, 2018 7:00 PM

III. PUBLIC HEARING

1. 366 N. Quentin Road - Preliminary Plat of Subdivision for a 4-lot single-family residential development Preliminary Plan Development to allow a 4-lot single-family residential development

   Preliminary Plat of Subdivision for a 4-lot single-family residential development

   Preliminary Plan Development to allow a 4-lot single-family residential development

2. Plum Grove Road Michigan Avenue Sub-Area Plan

   A review of the Plum Grove Road Michigan Avenue area generally bounded by Gilbert Road (north), Brockway Street (west), Plum Grove Road (properties fronting on the west and east sides of Plum Grove Road), and the properties fronting on W. Michigan Avenue (south) in this area.

3. Lot North of 724 S. Plum Grove Road - Old World Subdivision

   Preliminary Plat of Subdivision for a 2-lot single-family residential development

4. 1500, 1532, and 1548 N. Hicks Road

   Preliminary Planned Development to allow 12 ranch-style townhomes

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLAN COMMISSION

MINUTES ● MAY 1, 2018

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

Staff present: Ms. Katie Romack and Mr. Ben Vyverberg

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 6, 2018 7:00 PM **- Accepted**

   Ms. WIlliams made a motion to approve the minutes of February 6, 2018; seconded by Mr. Kolososki.

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

III. PUBLIC HEARING

1. 111 E. Palatine Road **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing.
The following petitioner's exhibits were introduced:

1. Public Notice
2. Application for Special Use and Variation
3. Proof of Ownership
4. Plat of Survey
5. Floor Plans
6. Letter from the Petitioner dated 2-27-18
7. Photos submitted by the Petitioner
8. Response letter from Architect dated 3-27-18
9. 0-032-97 Amend Appendix A Zoning Ordinance
10. Surrounding Zoning Map

Sworn in Mr. Ron Kalbas 838 W. Ellis Street Palatine, IL & Mr. Tom Buckley, architect, 5928 Eton Drive Hoffman Estates
Mr. Kalbas explained his property is a farm home built in 1919. He stated he bought the property in 2005 and anticipated putting a 12-unit condo building there. He stated he was renting the whole house, but the first floor has separate kitchen so would like to subdivide and make it into a duplex so he can rent out the first and second floor. Mr. Kalbas stated he plans on making minor changes like updating the bathroom. He explained the location is in between sun maid cleaners and 2 office building to east.

Sworn in staff: Ms. Katie Romack and Mr. Ben Vyverberg
Ms. Romack gave the background of the property. She stated it has been an existing rental property since before 2011, but vacant since January 2018. She stated before it was a rental it was the Camelot Care Center, which was a residence for children. Ms. Romack explained under the current R-2 zoning multi-family dwellings are not permitted but pointed out in 1997 the Village approved a text amendment to allow the Special Use review of non-conforming multi-family dwellings to determine if those dwellings were legal or illegal. She spoke to the 3 conditions of the Special Use that need to be met being:

1. The dwelling shall contain three or fewer dwelling units
2. The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and
3. The owner of the dwelling shall obtain a rental license from the Health Department as required by Sec. 10-15 of the Palatine Code of Ordinances.

Ms. Romack stated the Petitioner is requesting a variation for Condition #2 because there is no proof that it has been in continuous use as a multi-family dwelling since January 1, 1987. She spoke to the current configuration and how it meets the definition of a duplex. She further explained the request is not

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changing the current configuration and the slight changes they are making will require a building permit and will address life safety code violations. She referred to the photo slides and stated the basement would be a common space. She showed current condition slides of pictures taken by staff.

Ms. Robins spoke to the one door on the north elevation and asked if both tenants will use the same door.
Mr. Buckley stated there will be 2 exit and entrances for each unit but they will share a common stairway. He showed location on the floor plan slide. Mr. Buckley further explained the sketches were drawn by Mr. Kalbas and are being redrawn.

Mr. Hanson asked if the front door enters into a common hallway.
Mr. Buckley answered no that door services only the first floor.

Ms. Robins asked if the second floor entrance is on the side of the house.
Mr. Buckley explained they would most likely enter through the common hallway but stated there is a required exit out of the second floor with an exterior stairway.

Mr. Friedman asked if there will be an added secured second floor landing in the shared stairway.
Mr. Buckley stated it will be rebuilt. He explained the need for fire separation and how the stairway will be open from grade level up to second floor but both units will have fire rated doors.

Mr. Kolososki asked what the setback is from the last riser of the stair for the second unit to the lot line.
Ms. Romack stated it is approximately 30 feet or more.

STAFF RECOMMENDATIONS:

While the proposal does not follow the recommendations of the future comprehensive plan, which identifies the future of this property as a business use, the subject property has been used as a multi-family dwelling since before 2011 and as a residence for children prior to being a rental. In addition, the 1997 text amendment was approved to specifically address existing non-conforming multi-family residential dwellings as a Special Use in the single-family residential districts. Staff believes this proposal will not have a negative impact on the surrounding properties as this area of Palatine Road currently has a mix of commercial, single-family residential and multi-family residential uses. Therefore, Staff recommends approval of the proposal subject to the following conditions:

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

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3. The parking lot shall be repaired and striped in a manner acceptable to the Village of Palatine.
4. Parking lot lighting shall be installed in a manner acceptable to the Village of Palatine.
5. The dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.
6. A building permit shall be obtained for any life safety or other building improvements, which require a building permit.

DELIBERATIONS:

Mr. Bettenhausen asked if the striping condition is for parking identification.
Ms. Romack answered yes.

Mr. Hanson asked if Mr. Kalbas can and will meet all 6 conditions.
Mr. Kalbas answered yes.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Kolososki.

Mr. Kolososki stated his only concern is that the building is old but since they are going through the permit process that will take care of any life safety concerns. He stated he sees no other issues.

Mr. Dwyer agreed and stated they are not changing much.

Ms. Robins made motion to approve subject staffs conditions; seconded by Mr. Friedman.

Mr. Dwyer summarized that this request had met the standards and was unanimously approved by a vote of 7-0. This item will go to the Community and Economic Development Committee of the Village Council on May 14, 2018.

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

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2. Text Amendments Appendix B - Village of Palatine Subdivision, Site Development, and Floodplain Regulations; Section 2.01 (Definitions), Section 6.08 (Floodplain Regulations), and Section 8.08 (Stormwater drainage and management) **- Recommended to Approve**

Mr. Vyverberg spoke to the changes to the Subdivision Ordinance adopted by Village council in 2013 that were a reflection of MWRD and the Watershed Management Ordinance (WMO) that had an effective date of 2014. He further explained rather than accepting any changes WMO makes Palatine chose to structure our Subdivision Ordinance with specific requirements to meet the goals and objectives for the Village within the Subdivision Ordinance, but Palatine did not adopt the WMO by prescription. He stated if they make changes it would require technical changes to ours.
Mr. Vyverberg stated he discussed the changes with the Village Engineer and the engineering department. He referred to the Text amendment slides and summarized the changes:

1. Technical definitional changes which are a reflection of the changes made by MWRD
2. Related to detention facilities, volume control practices, site constraints, and sub watershed
3. Specific regulations regarding elevation of structures

Mr. Vyverberg stated the Village Engineer is recommending adopting them accordingly. He mentioned Chairman Dwyer has submitted non-substantive corrections related to the text amendments which have been forwarded to the Village Engineer. He stated in his reread of the corrections they seem to be procedural and assume the Village Engineer will not have an issue so there will be a slight change relative to that.
Mr. Vyverberg stated staff recommends approval for inclusion in the subdivision ordinance as proposed.
Mr. Dwyer asked about the definition of demolition.
Mr. Vyverberg explained he isn't certain if the implication to return to a natural vacant state is permanent or intermediary but will follow up with the Village Engineer accordingly.

Discussion on the wording used in the definition of demolition.

Mr. Friedman asked about the accessory structure change and if the change related to sanitary facilities specifically means bathroom or if it would include a utility sink.
Mr. Vyverberg stated he had this discussion with the Village Engineer and the response back was the intention is bathroom facilities as it relates to it. He further explained our building code would contemplate one as plumbing and the other as a sanitary fixture.

Ms. Robins pointed out Palatine is misspelled in Section 1 #3 on packet page 38.
Mr. Dwyer stated that is an existing Ordinance going back to 1997.
Mr. Vyverberg clarified that was part of the zoning ordinance for the request for

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111 E. Palatine Road for multifamily dwellings in the R-2.

Mr. Kolososki asked for clarification on the definition of site constraints as related to poor soil conditions.
Mr. Vyverberg stated he doesn't want to speculate and will clarify with the Village Engineer.

STAFF RECOMMENDATION
Mr. Vyverberg stated staff recommends approval with the corrected changes.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Kolososki.

Mr. Dwyer stated they are technical updates to match what MWRD has done with their ordinance.

Ms. Williams made a motion to approve the request with the corrected changes; seconded by Mr. Bettenhausen.

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

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IV. COMMUNICATIONS

Mr. Vyverberg stated 1000 E. Dundee Road has submitted for their site development permit.

Mr. Vyverberg stated there will be 4 items on the May 15th agenda:

1. 12-unit townhouse proposal at Hicks Road and Garden Avenue
2. Proposed 2-lot subdivision requesting a Preliminary Plat of Subdivision for the lot West of Michigan Avenue in the Old World Subdivision.
3. Related to the Old World Subdivision request staff will make a presentation of some of the review done to the development patterns within the West Michigan Avenue / Plum Grove Road Corridor
4. Several acre parcel at 366 N. Quentin Road seeking Preliminary Planned Development and Preliminary Plat of Subdivision for a 4-lot subdivisions with a cul-de-sac

Mr. Dwyer asked if there was a community block grant hearing this year.
Mr. Vyverberg explained there was but Plan Commission was not utilized for it.

V. ADJOURNMENT

1. Motion to Adjourn **- Motion Carried by Voice Vote**

   Ms. Robins made a motion to adjourn; seconded by Mr. Kolososki,

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jane Robins, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Noonan, Fedota

Minutes Acceptance: Minutes of May 1, 2018 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/15/18 07:00 PM

CASE STAFF STATEMENT (ID # 4450)

366 N. Quentin Road - Preliminary Plat of Subdivision for a 4-lot single-family residential development Preliminary Plan Development to allow a 4-lot single-family residential development

CASE NUMBER: 18-38

PETITIONER: William and Carol Blacklidge - Pat Taylor Central One LLC - agent

LOCATION: 366 N. Quentin Road

PROPOSAL:

1. Preliminary Plat of Subdivision for a 4-lot single-family residential development
2. Preliminary Planned Development to allow a 4-lot single family residential development

ZONING AND LAND USE: R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South:	R-2 Single Family Residential
East:	P- Planned Development (Quentin Office Park Subdivision)
West:	R-2 Single Family Residential

COMPREHENSIVE PLAN: Single Family Residential (current and proposed)

BACKGROUND:

The subject property, approximately 2.7 acres, is current improved with 1 single-family residence. The Petitioners are proposing to subdivide the existing lot into a 4-lot residential development. Therefore, the Petitioners are seeking:

1. Preliminary Plat of Subdivision for a 4-lot residential development
2. Preliminary Planned Development to allow a 4-lot residential development

ANALYSIS:

Zoning and Site Design

- The existing single-family residence would be demolished and the proposal would include 4 new lots, which would access the site through a private cul-de-sac off Quentin Road. The table below summarizes the proposed lot dimensions:

	Front Yard	**Rear Yard**	**Interior Side Yard**	**Corner Side Yard**	**Lot Area**
Lot 1	20 feet (30 feet is required)	40 feet	10 feet	N/A	10,487 sq. ft.
Lot 2	30 feet	40 feet	10 feet	N/A	10,718 sq. ft.
Lot 3	30 feet	40 feet	10 feet	N/A	10,717 sq. ft.
Lot 4	30 feet	40 feet	10 feet	20 feet	11,980 sq. ft.

- The proposed new lots would conform to the setback requirements and bulk restrictions of the R-2 district, with the exception of the front yard setback for Lot 1. Staff does not typically support setback reductions for yet to be constructed homes. Also, the subject lot is 10,487 square feet and meets the minimum lot area.

- The private cul-de-sac is 28 feet wide (back of curb to back of curb). This meets the minimum dimensional width for a private street and will accommodate on-street parking in certain areas. Nevertheless, the cul-de-sac terminates within 6 feet of the property directly west along Chalary Court. For reference, the Plat of Subdivision for Hummel's Subdivision is also included with these materials.

- This includes a 10-foot area for a sidewalk and an easement. However, this is narrower than the minimum 5-foot easements required for sidewalks, which should total 15 feet for both.

- In order to achieve the minimum 45-foot radius for the cul-de-sac, the Petitioner has obtained an agreement with the property owner to the north to maintain the north side of the cul-de-sac bulb. This is identified through a roadway easement on the 378 N. Quentin Road property. Other than the proposed roadway easement, that property is not a part of the proposed Preliminary application.

- The proposed lots exceed the minimum R-2 lot area and lot width requirements. Lot 1 is not proposed to meet the front yard setback, but all of the other 3 lots comply with the minimum lot standards and R-2 bulk requirements. The lots also mirror the lots along Willow Street.

Engineering

- Due to the size of the Subject Property and proposal for a 4-lot subdivision, accessed through a private road and cul-de-sac, the site engineering will be challenging.
- The preliminary plans do not contemplate sidewalks and stormwater detention is managed using an underground volume control on the easternmost lot. Stormwater is then managed through a restrictor to control the discharge.
- Utilities are available in the area and would be extended and connected to the proposed development. This would include looping the watermain from Quentin Road to Chalary Court, as required by the Village Engineer.

RECOMMENDATION:

In order to accommodate four lots, the proposed preliminary plans do not include internal sidewalks. In order to meet the minimum private street requirements a road easement is required from the property to the north. And, in order to comply with the dimensional requirements of the cul-de-sac, Lot 1 would require a 20-foot front yard setback instead of the minimum required 30-foot front yard setback. While Staff recognizes the Petitioner's efforts to address the varying infrastructure and zoning requirements, Staff also recognizes that a 4-lot subdivision on the subject property is too much for the site. Staff inquired as to whether the 378 N. Quentin Road lot could be incorporated into an integrated subdivision, but evidently that property owner was not prepared to be a component of the proposal.

Therefore, Staff cannot support the proposed 4-lot subdivision at this location. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the preliminary plat and engineering plans prepared by Cemcon, excepted as may be changed to comply with Village Codes or Ordinances or otherwise amended by conditions following.
2. The current recapture amount is $14,198.35 (per Ordinance #O-216-05). This amount shall be submitted in a manner acceptable to the Village of Palatine.

3. The watermain will be required to be looped from Quentin Road through to Chalary Court.

4. Declarations regarding the maintenance of the cul-de-sac and proposed parking restrictions will be required.

5. The north side of the proposed road shall be designated as “No Parking Fire Lane” in a manner acceptable to the Fire Marshal.

6. Sidewalks and parkway trees along the private road shall be incorporated into the site plan in a manner acceptable to the Village of Palatine.

7. A Cook County Highway Department permit will be required for any proposed work in the county right-of-way.

8. A fencing, landscaping, and screening plan shall submitted in a manner acceptable to the Director of Planning and Zoning, in order to provide additional screening to the north and west around the cul-de-sac.

9. Any building not constructed by the Petitioner or identified agent (Pat Taylor) shall receive approval from Village Council prior to the issuance of a building permit. The home shall comply with the Village monotony code requirements and architectural elements.

10. MWRD permit shall be submitted in a manner acceptable to the Village Engineer.

11. The site plan for Lot 1 shall be revised to comply with the minimum 30-foot front yard setback.

12. A Planned Development letter of credit in the amount of $80,000 shall be submitted in manner acceptable to the Village of Palatine.

13. An engineer’s estimate of probable cost shall be submitted in a manner acceptable to the Village Engineer.

14. A letter of credit in the amount of 110% of the engineer’s cost estimate for the public improvements shall be submitted.

15. Review fees in the amount of 1.5% of the engineer’s cost estimate of the total project improvements shall be submitted.

16. Homeowners Declarations shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning, and shall address the following items:

a. The internal road shall and cul-de-sac shall remain private and the Village will not be responsible for maintenance or snow removal. A snow removal and maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Director of Fire Prevention.

b. The private maintenance responsibilities of the HOA for the detention and any appropriate plantings within the detention areas.

ATTACHMENTS:

- Aerial 366 N. Quentin Road
- 366 N Quentin Road - PREOVR-PREENG
- 366 N Quentin RD-PREPLAT
- ENG Narrative - 366 N Quentin Road
- Plat of Survey
- Petitioner application
- Public Notice 366 N. Quentin Road

366 N. Quentin Road

Attachment: Aerial 366 N. Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

PRELIMINARY ENGINEERING PLAN
FOR
QUENTIN RD. PARCEL

PALATINE, IL

LOCATION MAP

PARCEL DESCRIPTION

THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND EXCEPT THE NORTH 310 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THAT LIES NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 16, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

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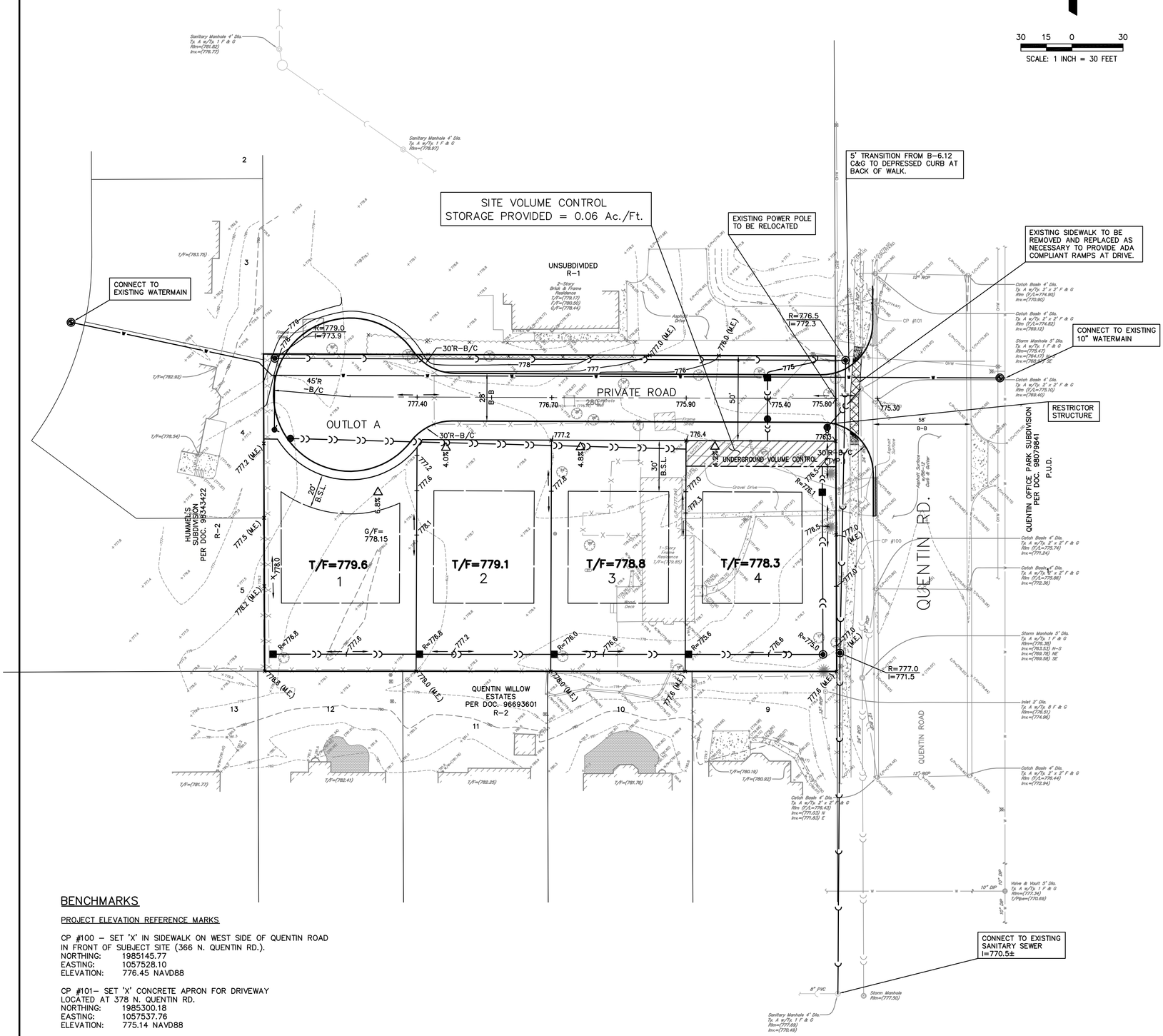
SCALE: 1 INCH = 30 FEET



BENCHMARKS

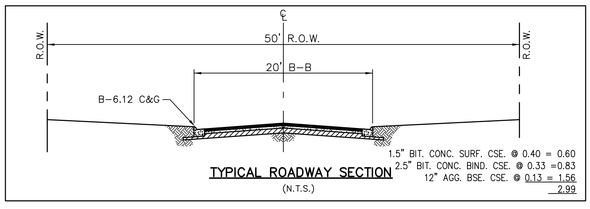
PROJECT ELEVATION REFERENCE MARKS

CP #100 – SET 'X' IN SIDEWALK ON WEST SIDE OF QUENTIN ROAD IN FRONT OF SUBJECT SITE (366 N. QUENTIN RD.).
NORTHING: 1985145.77
EASTING: 1057528.10
ELEVATION: 776.45 NAVD88

CP #101– SET 'X' CONCRETE APRON FOR DRIVEWAY LOCATED AT 378 N. QUENTIN RD.
NORTHING: 1985300.18
EASTING: 1057537.76
ELEVATION: 775.14 NAVD88

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE



TYPICAL ROADWAY SECTION
(N.T.S.)

1.5" BIT. CONC. SURF. CSE. @ 0.40 = 0.60
2.5" BIT. CONC. BIND. CSE. @ 0.33 = 0.83
12" AGG. BSE. CSE. @ 0.13 = 1.56
2.99

PREPARED FOR:
MR. BILL BLACKLIDGE
366 N. QUENTIN ROAD
PALATINE, ILLINOIS 60068

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904232 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: D76/55-57
COMPLETION DATE: 12-15-17 JOB NO.: 904.232
XREF : PROJECT MANAGER : ARF
02-09-18/LAL: REVISED PER COMMENT LETTER DATED 01/30/18

PREENG

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PLOT FILE CREATED: 2/9/2018 BY: LESLIE LUNDBERG DRAWING PATH: P:\904232\DWG\DVD\DRAWINGS\PRELIMINARY\PREOVR.DWG

Attachment: 366 N Quentin RD-PREPLAT (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

PRELIMINARY PLAT
FOR
QUENTIN RD. PARCEL

PALATINE, IL

LOCATION MAP

PARCEL DESCRIPTION

THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND EXCEPT THE NORTH 310 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THAT LIES NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 16, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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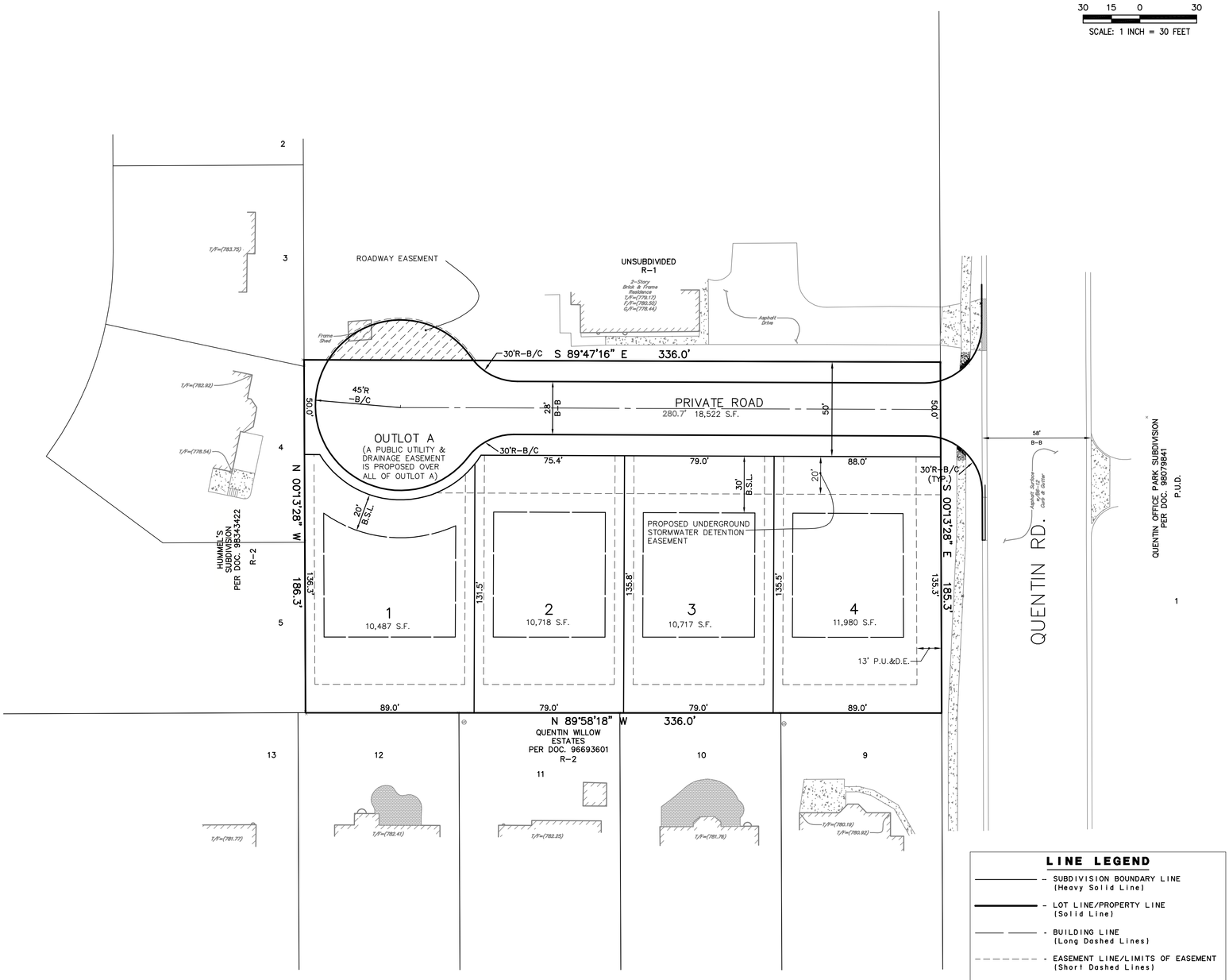
SCALE: 1 INCH = 30 FEET



LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

ROADWAY IS TO BE PRIVATE.

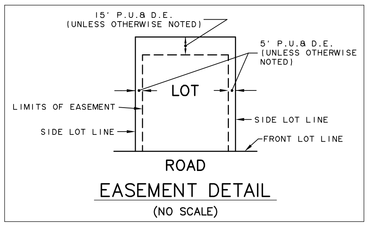
ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

THE BEARINGS SHOWN HEREON ARE ASSUMED.

ALL PROPOSED EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT. (UNLESS OTHERWISE NOTED)

BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.

P.U.& D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT
B-B	- BACK TO BACK OF CURB
B/C	- BACK OF CURB
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE



EASEMENT DETAIL
(NO SCALE)

SITE DATA

A. TOTAL AREA	1.433 AC.±
B. OUTLOT A (PRIVATE ROAD)	0.425 AC.±
C. NO. OF LOTS	4
D. NET RESIDENTIAL	1.008 AC.±
E. MINIMUM LOT SIZE	10,487 S.F.
F. MAXIMUM LOT SIZE	11,980 S.F.
G. AVERAGE LOT SIZE	10,976 S.F.
H. GROSS DENSITY	2.79 DU/AC.
I. SETBACK REQUIREMENTS:	
MINIMUM FRONT YARD	30'
MINIMUM INTERIOR SIDE YARD	10'
MINIMUM EXTERIOR SIDE YARD	20'
MINIMUM REAR YARD	40'
J. ZONING:	
EXISTING	R-1
PROPOSED	R-2

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:

MR. BILL BLACKLIDGE
366 N. QUENTIN ROAD
PALATINE, ILLINOIS 60068

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904232 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: D76/55-57
COMPLETION DATE: 12-15-17 JOB NO.: 904.232
XREF : PROJECT MANAGER : ARF

PREPLAT

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PLOT FILE CREATED: 2/9/2018 BY: LESLIE LUNDBERG DRAWING PATH: P:\904232\DWG\CIVIL\DRAWINGS\PRELIMINARY\PREOVR.DWG

CEMCON, LTD.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

RECEIVED
FEB 12 2018
PLANNING & ZONING DEPARTMENT

February 5, 2018

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

Re: Quentin Rd. Parcel
Comment/Response
Palatine, IL
904.232

Dear Mr. Vyverberg:

Please find the following responses to your email dated January 30, 2018 along with four (4) Preliminary Plats and four (4) Preliminary Plans.

VILLAGE ENGINEER:

Comment:

1. An MWRD permit will be required.

Response:

1. An MWRD Permit will be applied for at time of Final Engineering.

Comment:

2. A Cook County Highway Department permit will be required for any work in the ROW.

Response:

2. A Cook County Highway Department Permit will be applied at the time of Final Engineering

Comment:

3. The current recapture amount Is $14,198.35 (ORD O-216-05)

Attachment: ENG Narrative - 366 N Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

2280 White Oak Circle, Suite 100 • Aurora, Illinois 60502-9675
Phone: 630.862.2100 Fax: 630.862.2199 Website

Response:

3. Noted

Comment:

4. The proposed site engineering will be challenging given the narrower easement areas. A preliminary site engineering plan will be required in order to move forward. The should include water main, sanitary sewer routing, storm sewer routing, planned underground detention, drainage calculations and a sidewalk layout.

Response:

4. Preliminary Engineering is incorporated with this submittal.

Comment:

5. The water main will be required to loop Quentin Road to Chalary Court.

Response:

5. We are confirming easement rights however the developer concurs with the request to complete a directional bore between the two homes to Chalary Court.

PLANNING AND ZONING:

Comment:

1. Staff is concerned about the tightness of the site. The easement areas are compressed and do not meet the minimum Code requirements. This is especially true around the cul de sac bulb.

Response:

1. The side and rear lot easements are per Village Ordinance. At our previous meeting it was the Village's suggestion to shrink the building setback instead of requesting a 25' rear yard setback variation (as a comparison, the lots to the west along Chalary have a 25' rear setback).

Comment:

2. The minimal setbacks for Lot and proximity to the property to the west indicate that Staff will not likely support a 4 lot subdivision as proposed.

Attachment: ENG Narrative - 366 N Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

Response:

2. The side setback on Lot 4 conforms to Village side-yard requirements. The Village has approved nearly an identical situation directly north (807-831 Cornell Ave in relation to 385 N Chalary Ct.), and we are merely requesting the same condition.

Comment:

3. If this is the proposal you would like to proceed with, Staff recommends that you pursue a preliminary plat of subdivision.

Response:

3. As part of the next submittal, we will be formally petitioning the Village for Preliminary Play Approval.

Comment:

4. The property owner to the north would have to be a co-applicant.

Response:

4. There will be a separate easement grant for a roadway and access easement to construct the Cul-De-Sac. They won't be co-applicant.

Comment:

5. Declarations regarding the maintenance of the cul de sac and proposed parking restrictions will be required

Response:

5. Noted, will be included with Preliminary Plat Submittal.

Comment:

6. Given the narrow frontage of the Subject property, is the redevelopment of the property to the north, as a combined parcel feasible ?

Response:

6. The owner to the north is a not for profit corporation and is not interested in development at this time.

Attachment: ENG Narrative - 366 N Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

Comment:

7. Are sidewalks proposed on both sides of the street and around the bulb, as required ?

Response:

7. No sidewalks are contemplated this is a 4 home dead-end cul-de-sac with no opportunity for extension. This is similar to Groh Court or Harrison Court in the Village.

FIRE PREVENTION

Comment:

1. As the road is narrower than 32 feet, one side will have to be posted as "No parking fire lane", with a required ordinance to enforce it.

Response:

1. The north side of the road shall be designated as "no Parking"

Comment:

2. The road name would have to be approved and address numbers assigned by Fire Prevention.

Response

2. Noted.

With the enclosed we request staff recommendation for Quentin Rd. Parcel so we can move forward. Please feel free to contact me with any additional questions or comments.

Sincerely,
CEMCON, Ltd.

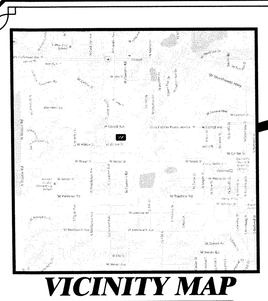
Kevin Serafin, P.E.
Vice President

KTS/kk
Enc.

H:\904232\LETTERS\2018-02-05 Vyverberg @ Village of Palatine Comment Response Letter - Copy.doc

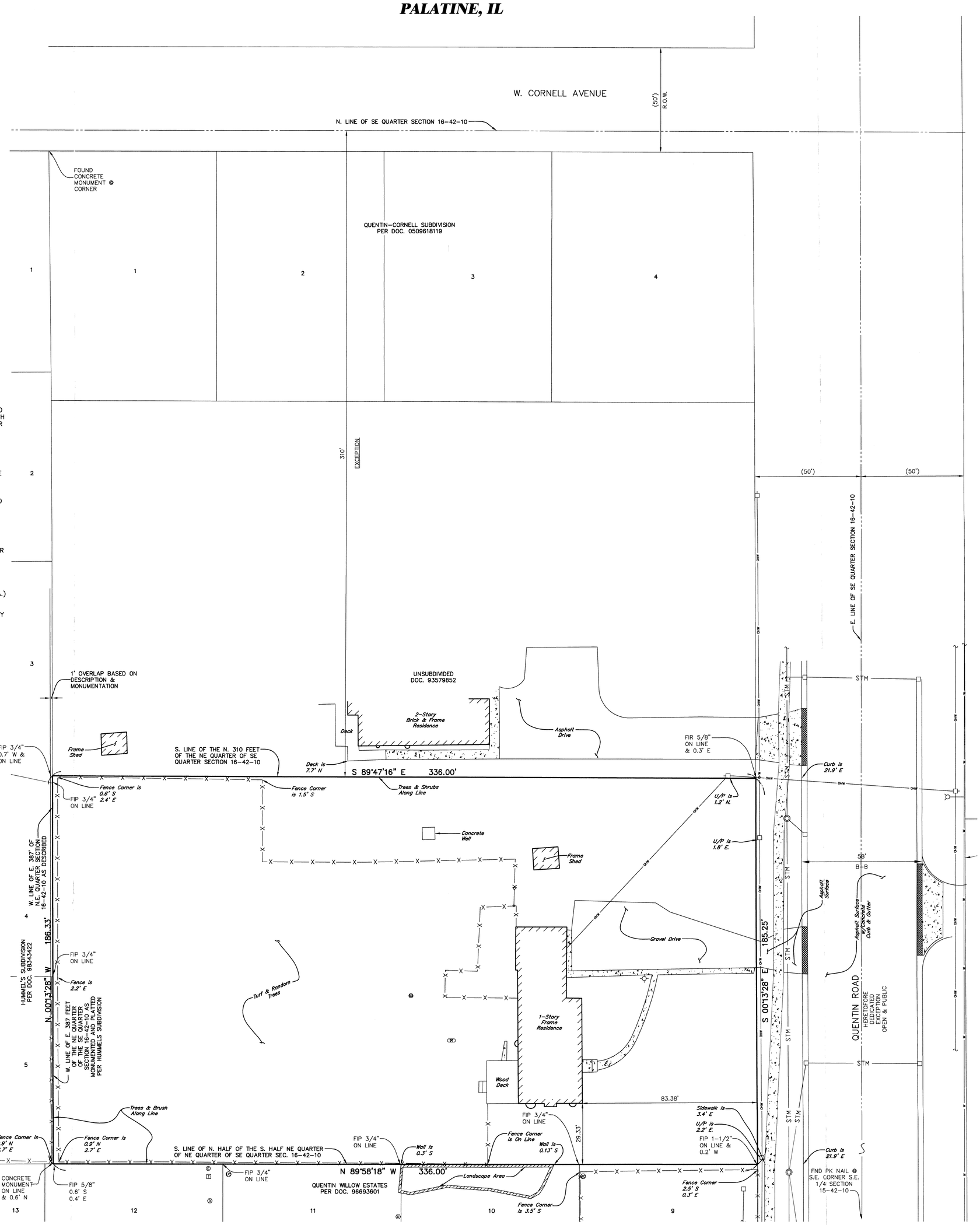
Attachment: ENG Narrative - 366 N Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY
366 N. QUENTIN ROAD
PALATINE, IL



SITE LOCATION

VICINITY MAP



N

20 10 0 20
SCALE: 1 INCH = 20 FEET

LINE/SYMBOL LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LINE
- SAN — UNDERGROUND SANITARY LINE
- STM — UNDERGROUND STORM LINE
- W — UNDERGROUND WATER LINE
- X — X — FENCE
- BUFFALO BOX
- DRAIN
- ELECTRICAL TRANSFORMER
- SEPTIC TANK
- SATELLITE DISH
- FIRE HYDRANT
- STORM INLET OR CATCH BASIN
- LIGHT STANDARD
- MANHOLE
- UTILITY PEDESTAL CLUSTER
- WATER VALVE
- WATER VALVE VAULT
- CURB DEPRESSION
- CONCRETE SURFACE
- B-B — BACK-TO-BACK
- R.O.W. — RIGHT OF WAY
- U/P — UTILITY POLE

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TRACT SEARCH ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 2879247 WITH AN EFFECTIVE DATE OF AUGUST 16, 2017.
4. THE MEASURED BEARINGS SHOWN HEREON ARE ASSUMED.
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
7. FIP = FOUND IRON PIPE (ø AS SHOWN)
   FIR = FOUND IRON ROD
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0177J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
9. PARCEL CONTAINS 1.433 ACRES, OR 62,424 SQ. FT., MORE OR LESS.
10. NO SCHEDULE B SURVEY RELATED TITLE EXCEPTIONS LISTED IN PROVIDED TITLE COMMITMENT.
11. TABLE A ITEM 21 LIMITS ITEM 11 TO ONLY VISIBLE EVIDENCE OF UTILITIES.

PARCEL DESCRIPTION

THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND EXCEPT THE NORTH 310 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THAT LIES NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 16, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COPMANY
TIMBER TRAILS DEVELOPMENT COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 25, 2017.

DATE OF PLAT OR MAP: _____, 2017.

_____
PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2019

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904232 FILE NAME: ALTA
DRAWN BY: AJB FLD. BK. / PG. NO.: D76/55-57
COMPLETION DATE: 07/31/17 JOB NO.: 904.232

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DWG PATH: P:\Projects\Cemcon\Survey\Surv\32\904232\ALTA.dwg

VILLAGE OF PALATINE

PRELIMINARY PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner: BV	Zoning Case #: 18-38
	Filing Fee	Notification Deadline
	PC Public Hearing Date: 5/15/18	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): WILLIAM S AND CAROL A BLACKLIDGE
2. Authorized Agent of Petitioner (if different):
   Name: PAT TAYLOR CENTRAL ONE LLC
   Address: PO BOX 1489 BARRINGTON ILL 60011
   Telephone No. 847 902 9002 Business No. 847-902 9002
   Email: PATAYLOR@DHHOMES.NET
   Relationship to Petitioner: PURCHASER
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   366 N QUENTIN RD PALATINE ILL 60067
5. All existing land use(s) on the property are: R-1
6. Current zoning of property: R-1 Size of the property: 1.43 acres
7. State the specific action requested.
   REZONE FROM R-1 TO R-2

Attachment: Petitioner application [Revision 1] (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

PETITIONER JUSTIFICATION:

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

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

THE SURROUNDING OR ADJACENT PROPERTIES ARE DEVELOPED AS R-2 SINGLE FAMILY OR CURRENTLY OPERATING AS A MULTI TENET USES.

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

THIS PLAN IS AN EXTENSION OF THE SURROUNDING PROPERTIES.

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

CURRENT MASTER PLAN HAS R-1 DESIGNATION DUE TO TERMS AND CONDITION THAT EXISTED WHEN EXISTING HOUSE ON PROPERTY WAS BUILT. SUBSEQUENTLY R-2 ZONING WAS GRANTED TO SURROUNDING PROPERTIES.

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

No

Attachment: Petitioner application [Revision 1] (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, May 15, 2018, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Preliminary Plat of Subdivision for a 4-lot residential development;
2. Preliminary Planned Development to allow a 4-lot residential subdivision
The property is commonly known as 366 N. Quentin Road. Parcel ID number 02-16-404-017.
The Petitioner is seeking Preliminary Plat of Subdivision to request 4 single family residential lots, accessed through a private road and cul de sac.
The above petition has been filed by William Blackidge and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-38
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th of April, 2018
Published in Daily Herald April 30, 2018 (4499174)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 30, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltz
Authorized Agent

Control # 4499174

Attachment: Public Notice 366 N. Quentin Road (366 N. Quentin Road - Preliminary PD and Preliminary Plat of Subdivision)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/15/18 07:00 PM

CASE STAFF STATEMENT (ID # 4454)

Plum Grove Road Michigan Avenue Sub-Area Plan

CASE NUMBER: 18-33

PETITIONER: Village of Palatine

LOCATION: Plum Grove Road Michigan Avenue area generally bounded by Gilbert Road (north), Brockway Street (west), Plum Grove Road (properties fronting on the west and east sides of Plum Grove Road), and the properties fronting on W. Michigan Avenue (south) in this area.

PROPOSAL: Plum Grove Road Michigan Avenue Sub-Area Plan

ZONING AND LAND USE: R-1, R-1A, R-1B, and R-2 Single-Family Residential and P Planned Development Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	P Planned Development (Summerset Court & Michigan Court)
East:	R-1A Single Family Residential
West:	R-2 and P Planned Development (Annandale Subdivision)

COMPREHENSIVE PLAN: Single-Family Residential (current and proposed)

BACKGROUND:

Over the past several years, the Village has received inquiries and concept plans regarding the development potential for the Plum Grove Road and Michigan Avenue area. Many of the surrounding properties outside of the Sub-Area were annexed prior to

2000 and subdivided in the early 2000's. With potential for future development of this area, Staff has reviewed the recent development patterns and bulk standards of the surrounding area with the intent to adopt a sub-area plan, which would provide recommendations and guidance for future development standards.

ANALYSIS:

Current Conditions and Characteristics of the Proposed Sub-Area:

- The study area is comprised of 19 parcels for a total area of approximately 9.4 acres (410,206 square feet). These parcels vary in size, but the average lot size is 21,589 square feet. The average lot width is 101 feet and the average lot depth is 209 feet.
- Each property is improved with single-family residential structures, as well as most of the surrounding properties, with the exception of the Village of Palatine's Public Works Department and the Christ the King Lutheran Church located west of the proposed Sub-Area. In addition, many of the properties already have significant landscaping and existing sidewalks.
- Within the Sub-Area, 11 properties are zoned R-2, 5 are zoned R-1, and the remaining are zoned either P, R-1A, or R-1B.

History: Past Development Patterns:

- All of the parcels located in the Sub-Area were annexed prior to 2000. With the exception of a few 2-lot subdivisions in the late 1970's and 1980's, the properties have not been subdivided since they were platted in 1926.
- Many of the surrounding subdivisions took place in the early 2000's, with more than half of these subdivisions being 2, 3, or 4-lot subdivisions. However, there are three 6 and 7 lot developments with cul-de-sacs immediately adjacent to the Sub-Area.
- Pleasant Hill Estates Unit 2 is located directly north of the Sub-Area and was subdivided in 1955. This development has average lot sizes of 9,000 square feet, but can be as small as 8,000 square feet or as large as 12,000 square feet.
- Some of the most recent developments near the Sub-Area include:
    - Annandale Subdivision (2011) - 4 lots
    - Student's Choice Subdivision (2009) - 4 lots
    - Michigan Court Subdivision (2006) - 7 lots
    - Student's Pride Subdivision (2006) - 3 lots
    - Old World Subdivision (2005 and 2016) - 2 lots

Potential Engineering Challenges:

- The Village Engineer has reviewed the Sub-Area and identified the following potential engineering challenges:
    - There is no storm sewer near the corner of Brockway Street and Benton Street and there is no sanitary along Plum Grove Road. If this area is developed, the developer would be required to run sanitary.
    - There are a few properties located in the local flood hazard. Therefore, stormwater detention would be required (cash-in-lieu would not be permitted).
    - Some of the streets such as Brockway Street and Michigan Avenue appear to be sub-standard, with street widths less than 28 feet.

Discussion Points:

- The parcels on both the east and west sides of Plum Grove Road have lot widths of approximately 100 feet and lot depths greater than 250 feet. These current configurations and dimensions would make it difficult, if not impossible, to develop new subdivisions without consolidating 2 or more of these parcels.
- As previously noted, the parcels within the Sub-Area vary in zoning districts. Therefore, not all of the 100’ x 277’ lots along Plum Grove Road follow the same setback and bulk standards. For example, the northern 2 parcels on the west side of Plum Grove Road are zoned R-1, whereas the 3 parcels directly south are zoned R-2. These lots have the same dimensions, but the 3 southern parcels have less restrictive zoning standards.

RECOMMENDATIONS:

It is Staff’s recommendation that any future development of the Sub-Area maintains single-family residential uses. Staff believes this is not only consistent with the surrounding properties and future comprehensive plan for this area, but it will not negatively affect nearby property owners or property values. Furthermore, rezoning from R-1, R-1A, or R-1B to R-2 is also consistent with recent development setback and bulk standards, which are the most common and least restrictive of the single-family districts, beginning in the early 2000’s. Therefore, Staff recommends the Sub-Area remains single-family residential with the following guidelines:

1. All parcels within the Sub-Area should be developed under the Village’s R-2 zoning standards. This includes the following standards for all new proposed

subdivisions:

a. Minimum 75’ lot width for interior lots and 85’ for corner lots.

b. Minimum 9,000 square feet for interior lots and 10,000 square feet for corner lots.

c. Variations for rear and front yard setbacks and lot depths could be appropriate if the R-2 standards for lot width and lot size are met. This may be more common for corner lots and cul-de-sac developments.

d. Cul-de-sacs and new street systems should comply with the minimum standards of the Subdivision and Site Development Ordinance (Appendix B of the Village Code).

e. Integrated road system, where possible.

f. Widening of sub-standard streets, when necessary and where feasible.

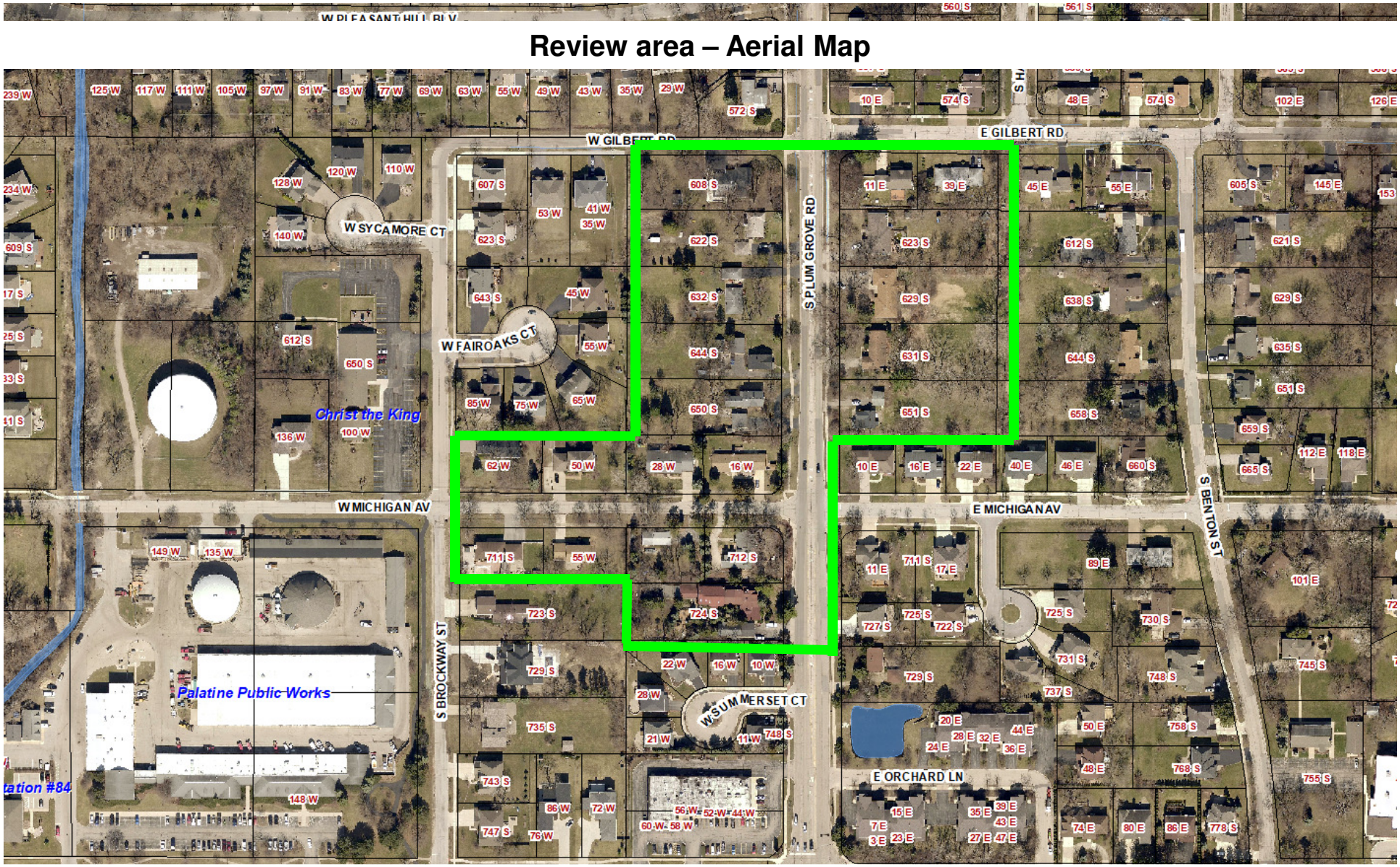
g. Tree preservation, where possible.

h. Completion of sidewalk networks in compliance with the Subdivision Ordinance requirements.

ATTACHMENTS:

- Aerial
- Michigan Plum Grove Sub Area PowerPoint
- Public Notice - Sub-Area Plan

Review area – Aerial Map



Attachment: Aerial (Plum Grove Road Michigan Avenue Sub-Area Plan)

Michigan Avenue/Plum Grove Road Sub-Area Review and Analysis

Michigan Plum Grove Sub-Area Comprehensive Plan Amendment

- Identify the Michigan Plum Grove Sub-Area
- History of the Sub-Area
- Identify Current and Past Development Patterns
  - Current Zoning and Zoning Requirements
  - Current and Average Lot Sizes
- Identify Possible Development Challenges
- Staff Analysis and Recommendations

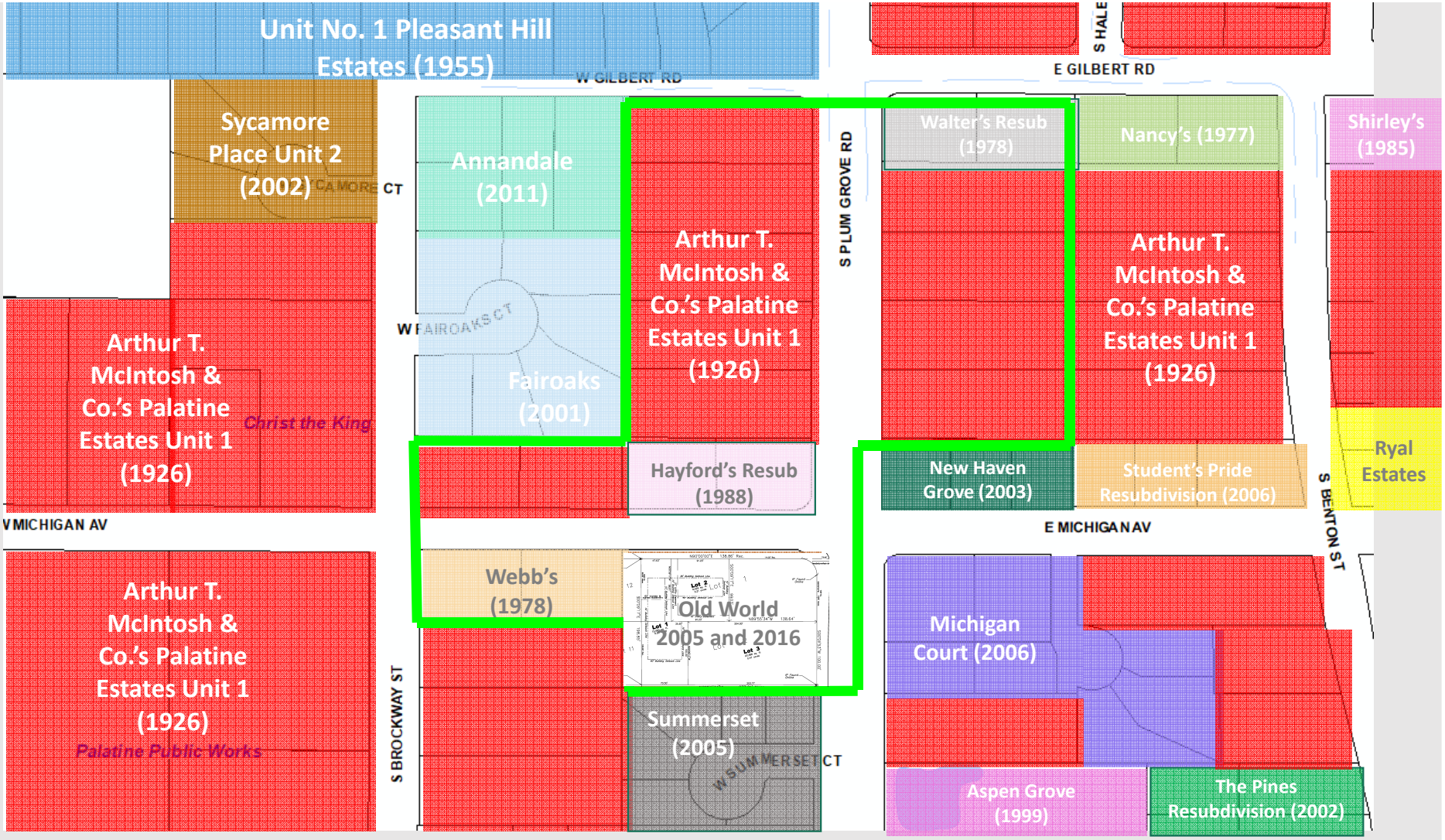
Michigan Plum Grove Sub-Area: Current Conditions and Characteristics

- Area:
  - 19 lots – 410,206 square feet – 9.4 acres
- Currently improved with single-family residential structures
- Average lot size is 21,589 square feet
  - Smallest lot is 13,400 square feet and the largest lots area 28,000 square feet
- Average lot width of 101 feet; Average lot depths of 209 feet
- Most of the properties are zoned R-1 or R-2 (few are zoned P, R-1A, and R-1B)
- Significant landscaping with many of the lots

History: Past Development Patterns

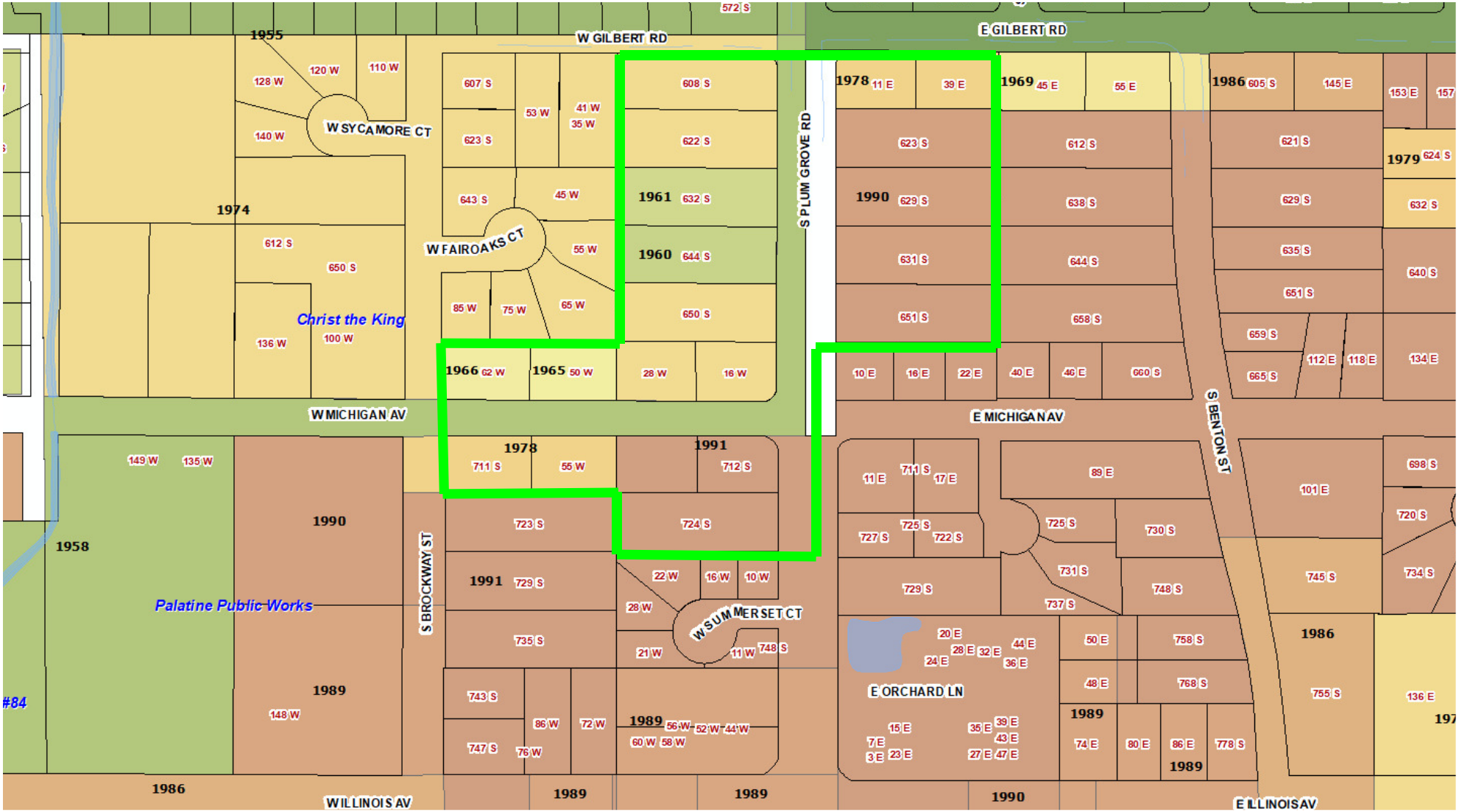
- All properties in the Sub-Area were annexed prior to 2000
- Many of the surrounding subdivisions took place in the early 2000's
  - More than half of the surrounding subdivisions have been 2, 3, or 4 lot subdivisions
- Pleasant Hills Estates Unit 2 is located directly north of the Sub-Area was subdivided in 1955
- Recent developments near/in the Sub-Area include:
  - 2011 – Annandale Subdivision – 4 lots
  - 2009 – Student's Choice Subdivision – 4 lots (R-2)
  - 2006 – Michigan Court Subdivision – 7 lots (R-2)
  - 2006 – Student's Pride Subdivision – 3 lots (R-2)
  - 2005 and 2016 – Old World Subdivision - 3 lots (R-2 for lot area and all but 1 setback)

History: Past Subdivisions with Year Subdivided

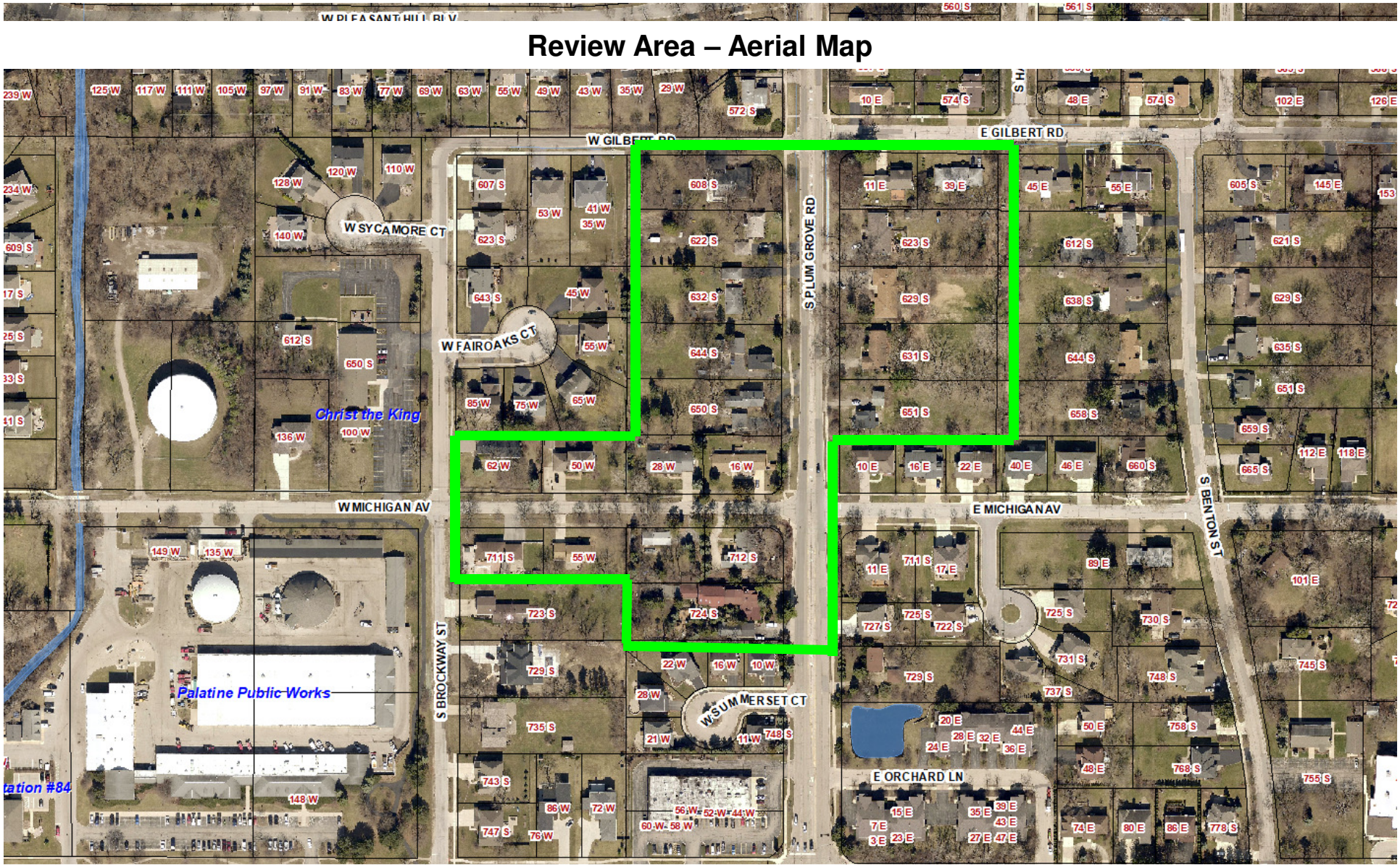


Attachment: Michigan Plum Grove Sub Area PowerPoint (Plum Grove Road Michigan Avenue Sub-Area

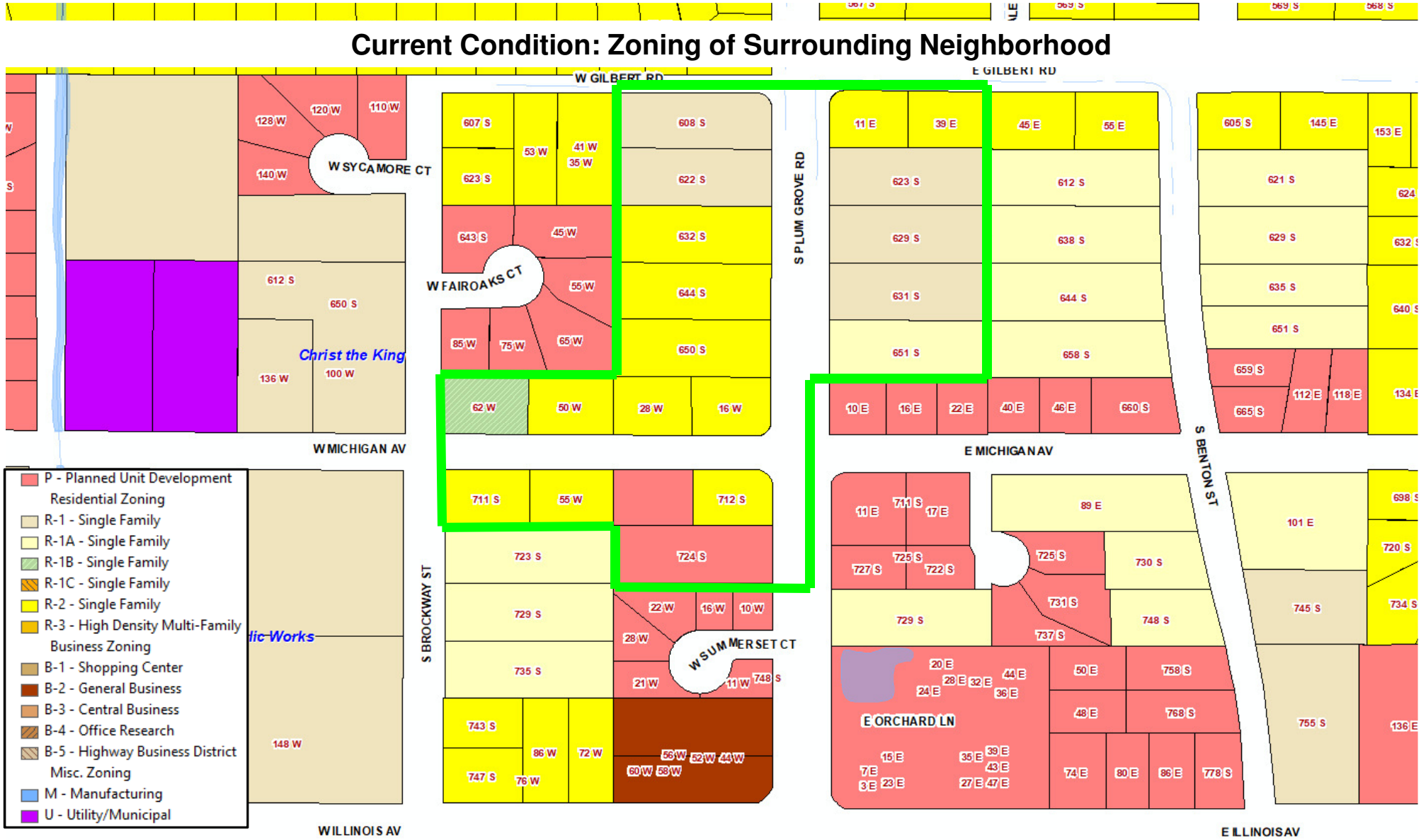
History: Annexation Dates



Review Area – Aerial Map



Current Condition: Zoning of Surrounding Neighborhood



Attachment: Michigan Plum Grove Sub Area PowerPoint (Plum Grove Road Michigan Avenue Sub-Area

Existing Zoning Requirements: R-1 District

R-1	Front Setback	Rear Setback	Interior Side Setback	Corner Side Setback	Min. Lot Area	Min. Lot Width	Max. Building Coverage	Max. Lot Coverage
Pre 1958	40’	50’	91 feet & up: 15’ 76 feet to 90 feet: 10’ Less than 75 feet: 5’	40’	12,000 sq. ft.	50’		
Post 1958	40’	50’	91 feet & up: 15’ 76 feet to 90 feet: 10’ Less than 75 feet: 5’	40’	20,000 sq. ft.	100’	25%	35%

Existing Zoning Requirements: R-2 District

R-2	Front Setback	Rear Setback	Interior Side Setback	Corner Side Setback	Min. Lot Area	Min. Lot Width	Max. Building Coverage	Max. Lot Coverage
Pre 1958	30’	40’	67 feet or greater: 10’ Less than 67 feet: 5’	20’	Interior: 5,400 sq. ft. Corner: 5,400 sq. ft.	Interior: 75’ Corner: 85’		
Post 1958	30’	40’	67 feet or greater: 10’ Less than 67 feet: 5’	20’	Interior: 9,000 sq. ft. Corner: 10,000 sq. ft.	Interior: 75’ Corner: 85’	35%	45%

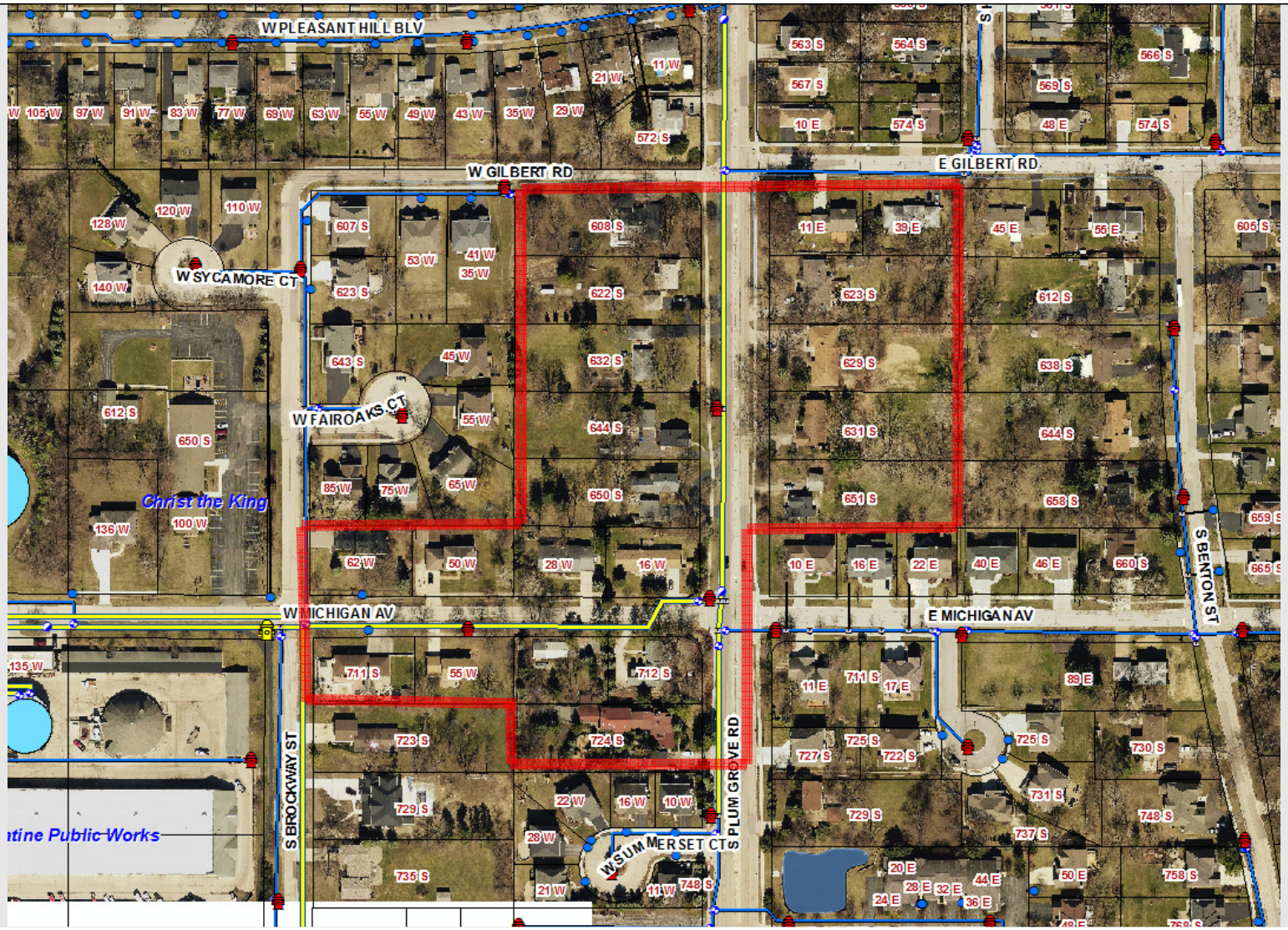
Existing Zoning Requirements: R-1A and R-1B Districts

R-1A	Front Setback	Rear Setback	Interior Side Setback	Corner Side Setback	Min. Lot Area	Min. Lot Width	Max. Building Coverage	Max. Lot Coverage
	30’	45’	10’ on one side; 25’ total on both sides	Interior side: 10’ Side abutting street: 35’	15,000 sq. ft.	90’	30%	40%

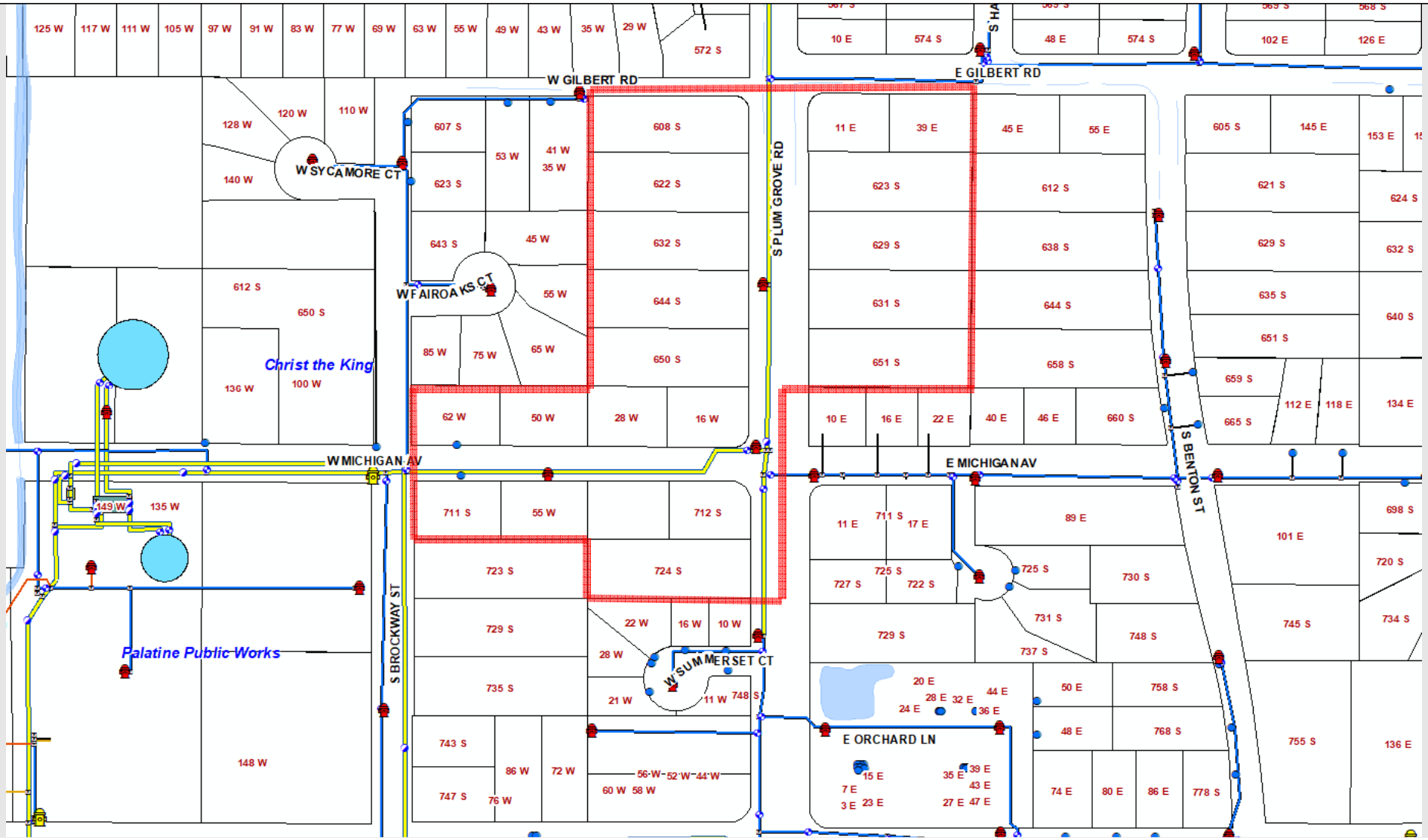
R-1B	Front Setback	Rear Setback	Interior Side Setback	Corner Side Setback	Min. Lot Area	Min. Lot Width	Max. Building Coverage	Max. Lot Coverage
	30’	45’	10’ on one side; 25’ total on both sides	Interior side: 10’ Side abutting street: 35’	14,000 sq. ft.*	85’	30%	40%

Attachment: Michigan Plum Grove Sub Area PowerPoint (Plum Grove Road Michigan Avenue Sub-Area

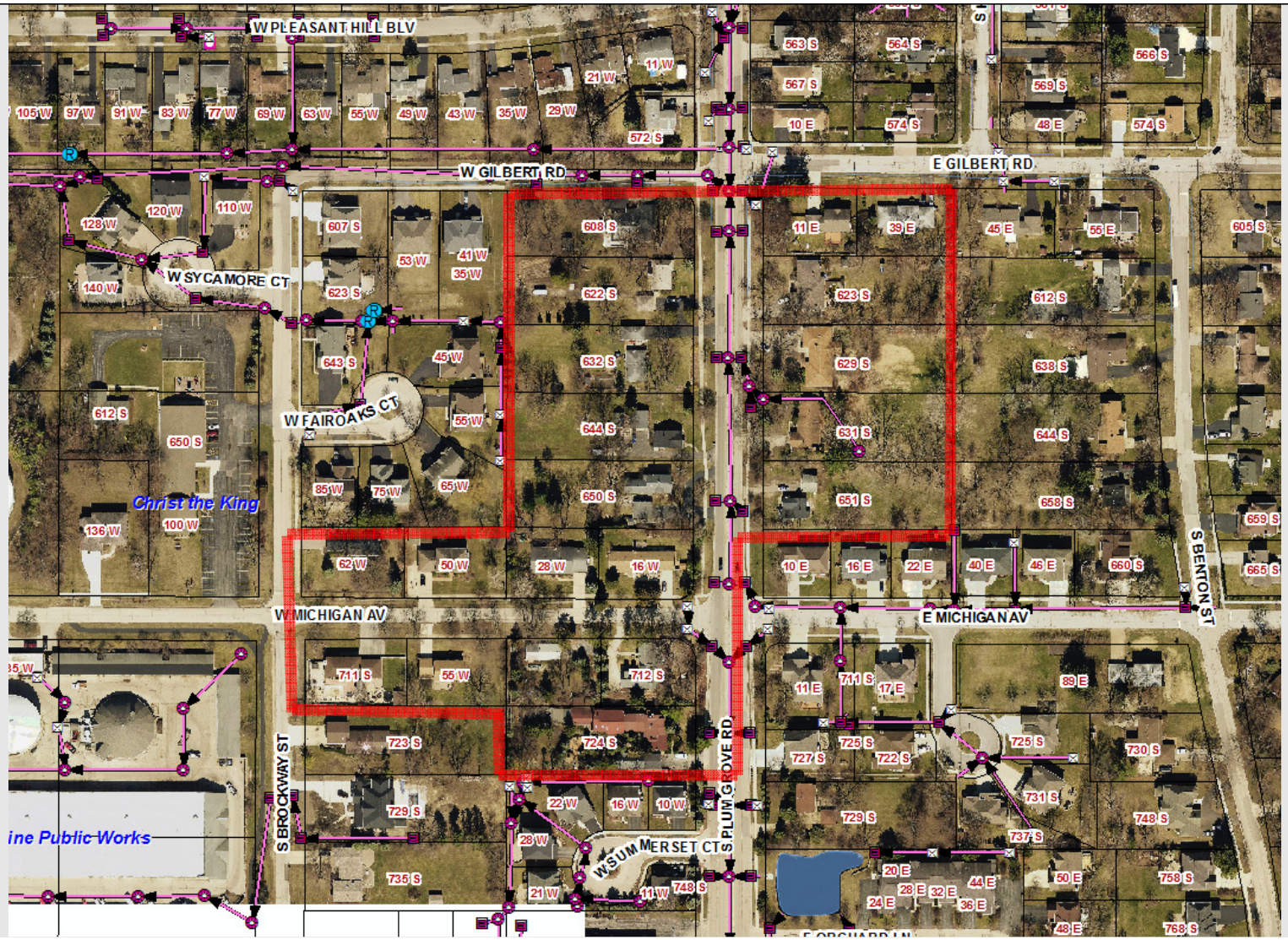
CURRENT CONDITIONS: WATER DISTRIBUTION



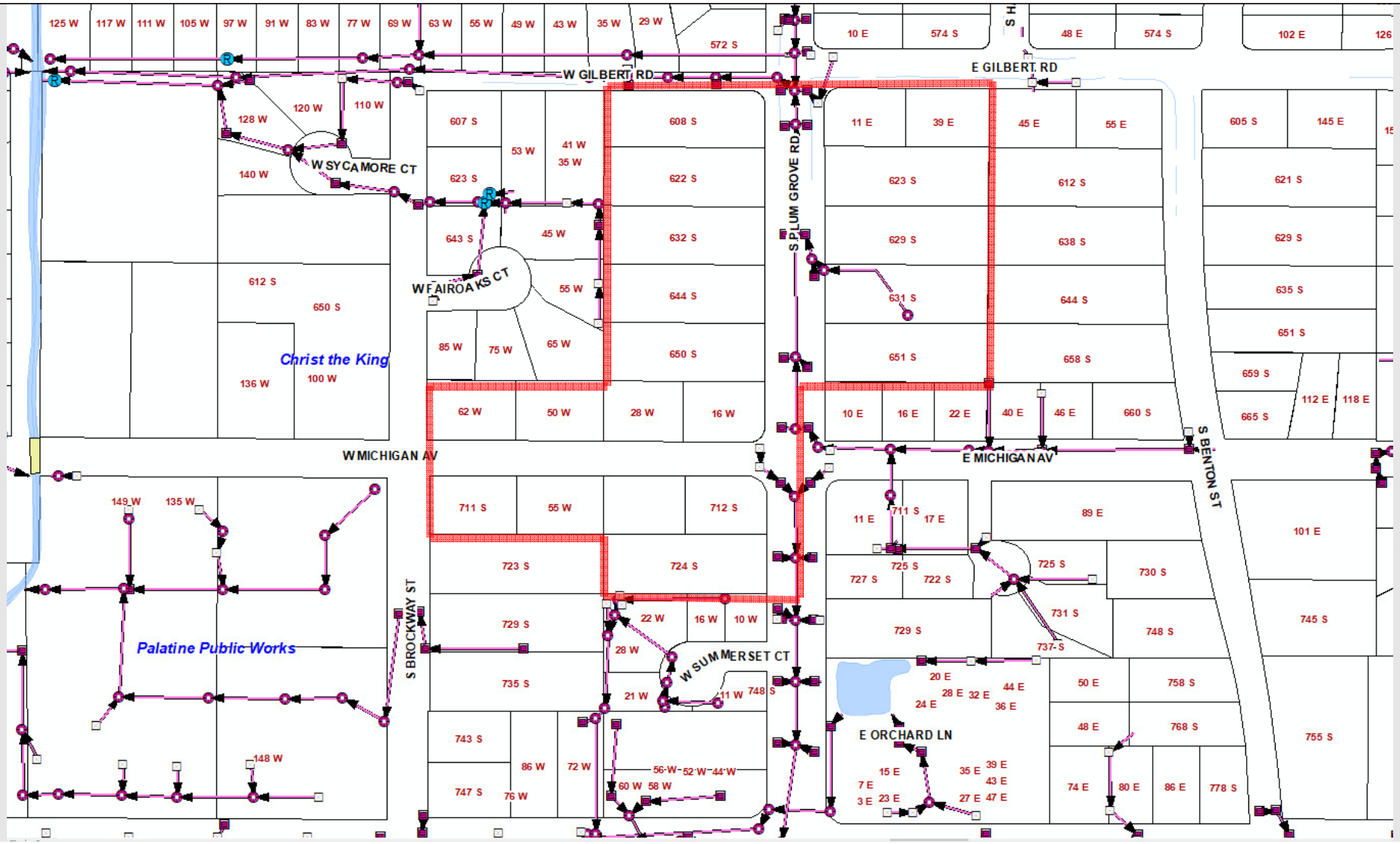
CURRENT CONDITIONS: WATER DISTRIBUTION



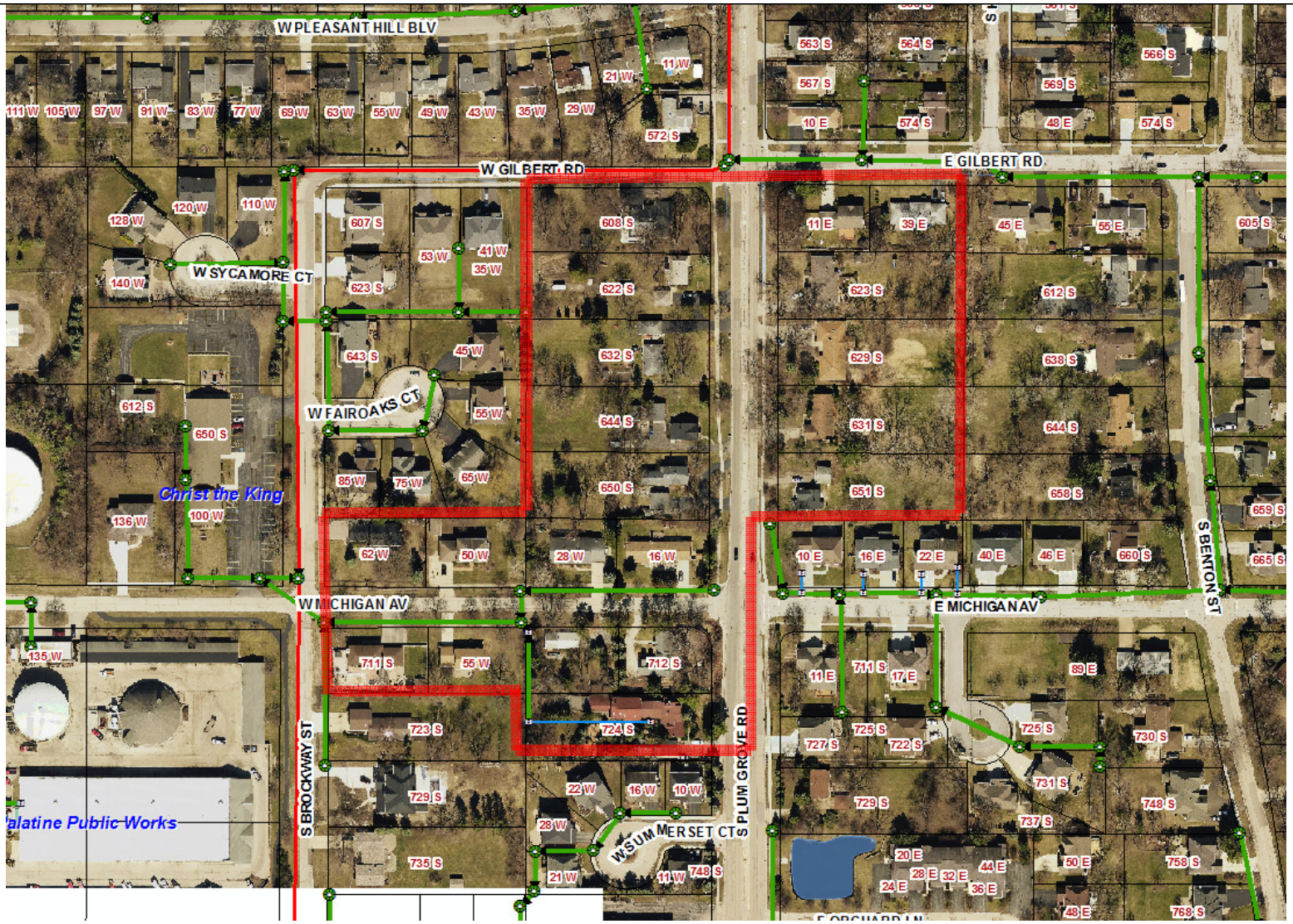
CURRENT CONDITION: STORM SEWER DISTRIBUTION



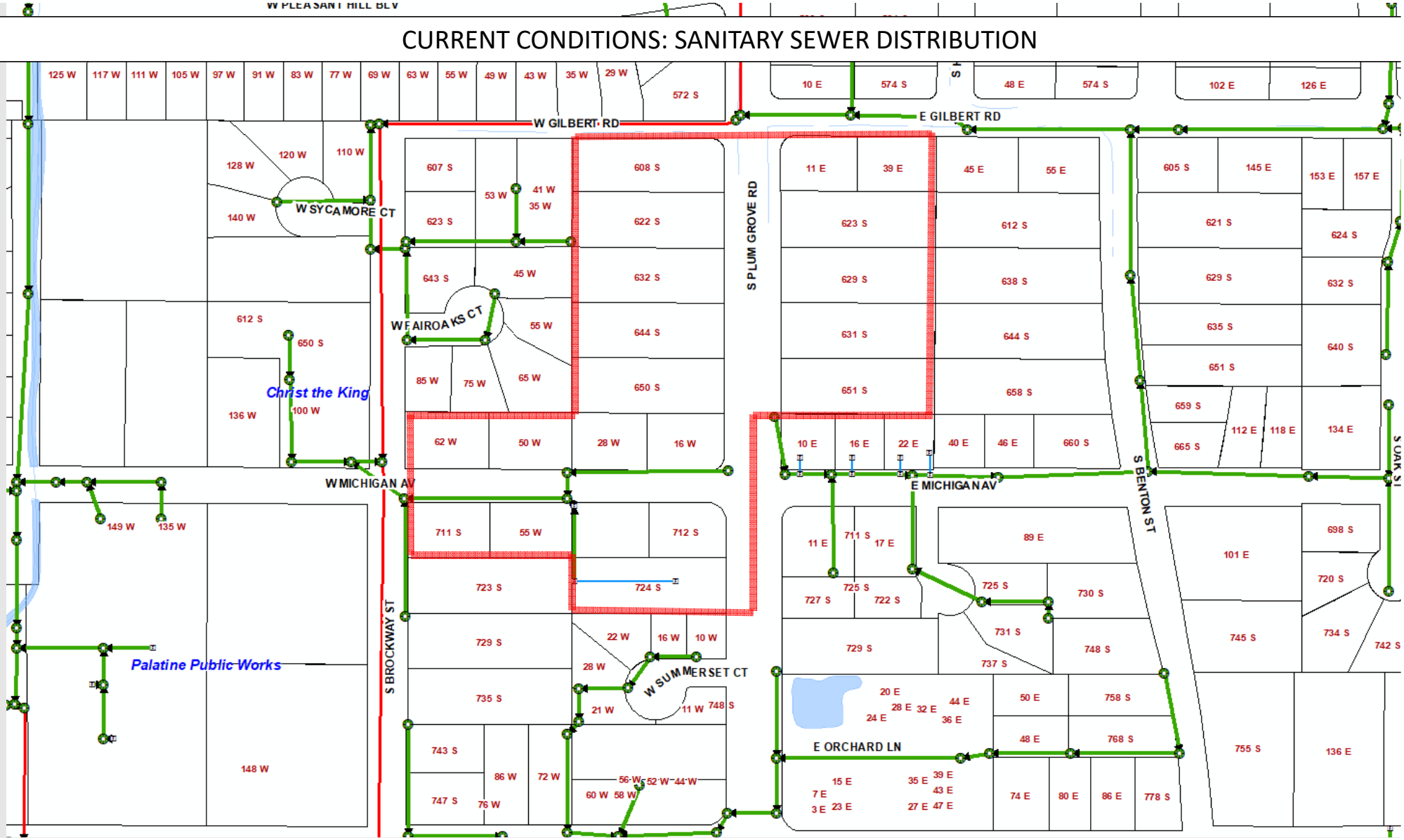
CURRENT CONDITION: STORM SEWER DISTRIBUTION



CURRENT CONDITIONS: SANITARY SEWER DISTRIBUTION

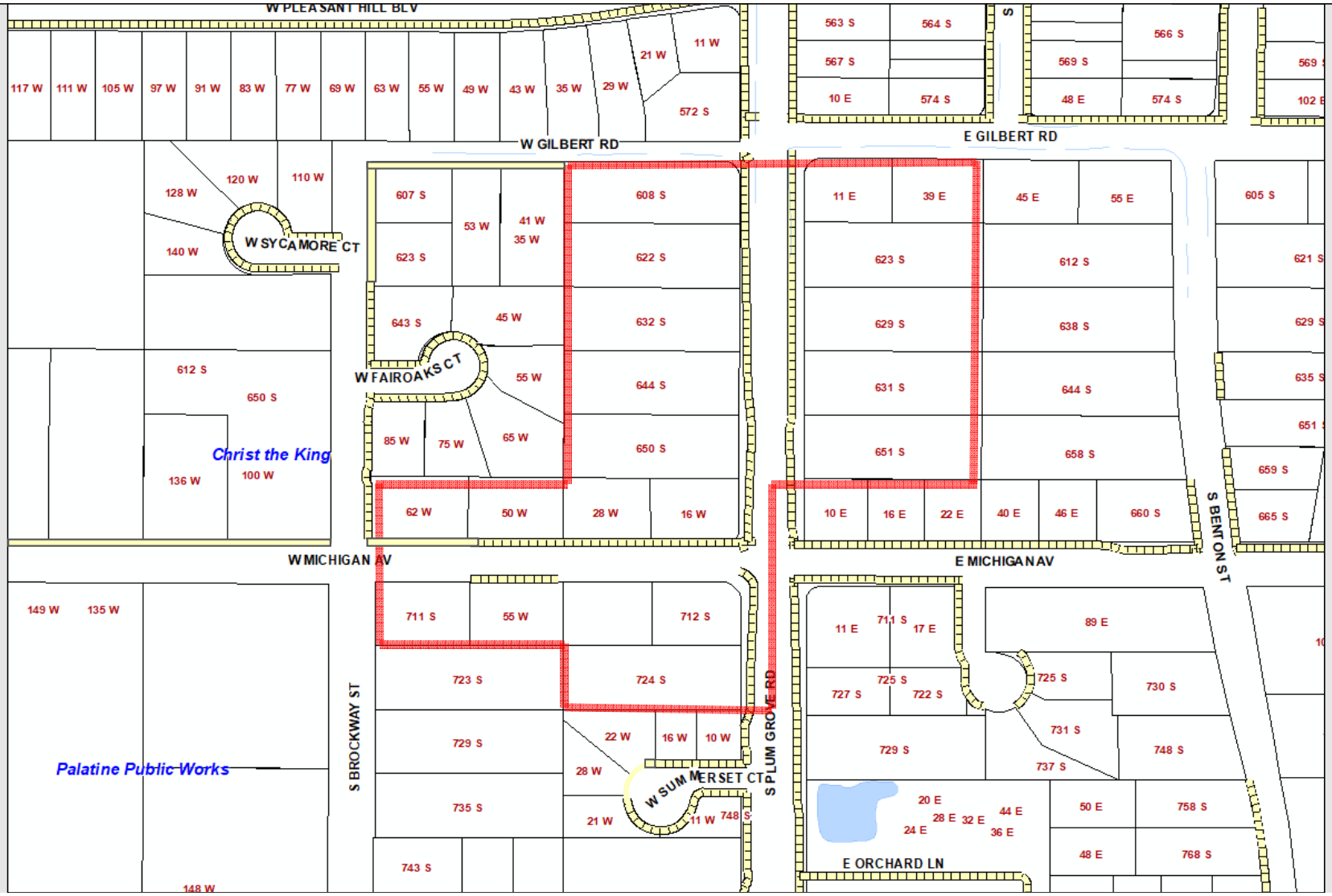


CURRENT CONDITIONS: SANITARY SEWER DISTRIBUTION



Attachment: Michigan Plum Grove Sub Area PowerPoint (Plum Grove Road Michigan Avenue Sub-Area

CURRENT CONDITIONS: SIDEWALKS



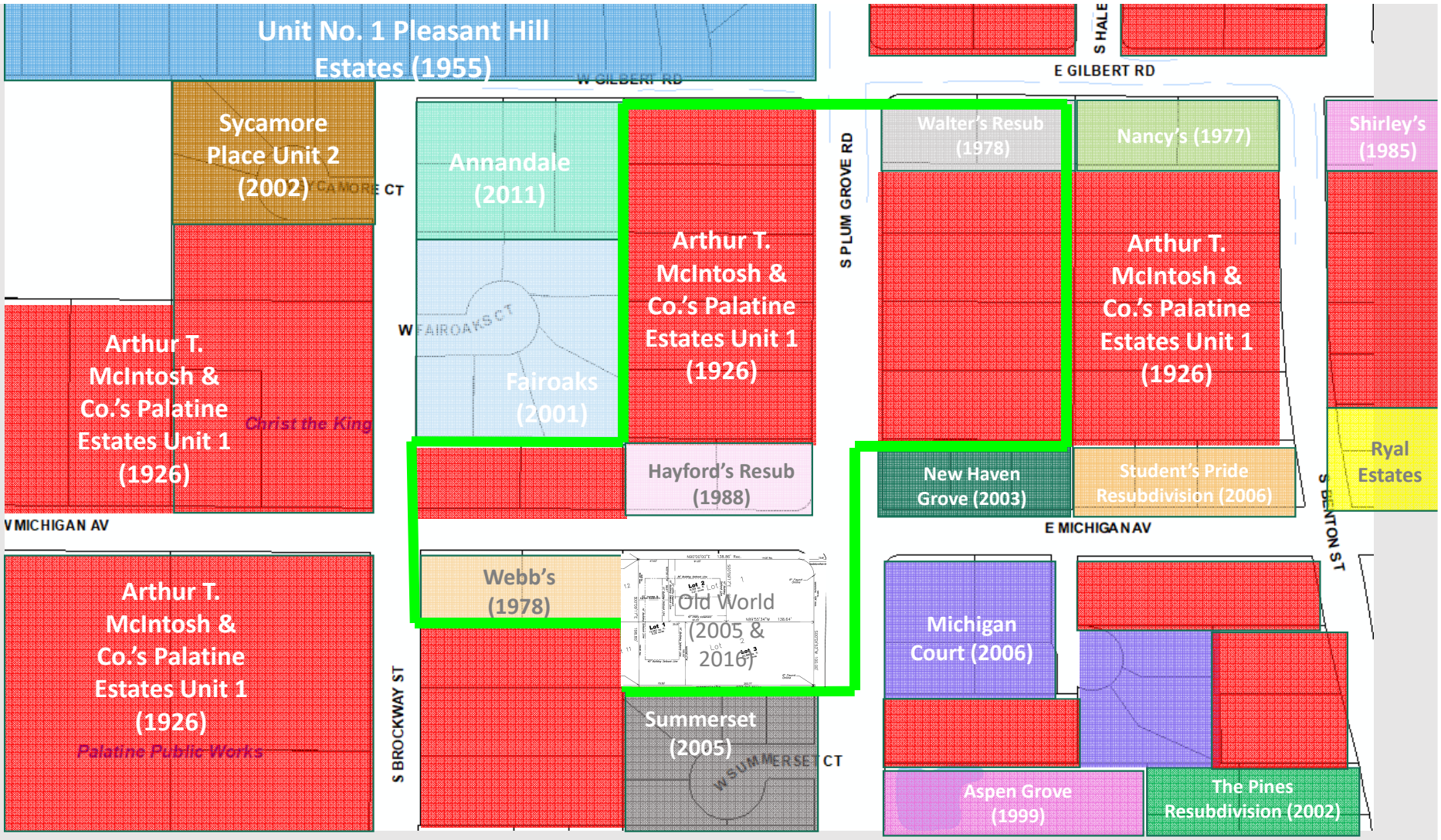
Potential Engineering Challenges

- No storm sewer near the corner of Brockway Street and Benton Street
- No sanitary along Plum Grove Road
  - Developer will need to run sanitary
- Few properties within the local flood hazard
  - 629 S. Plum Grove Road (possible wetland)
  - Detention will be required – No cash-in-lieu
- Street conditions
  - Some streets appear to be sub-standard

Discussion Points

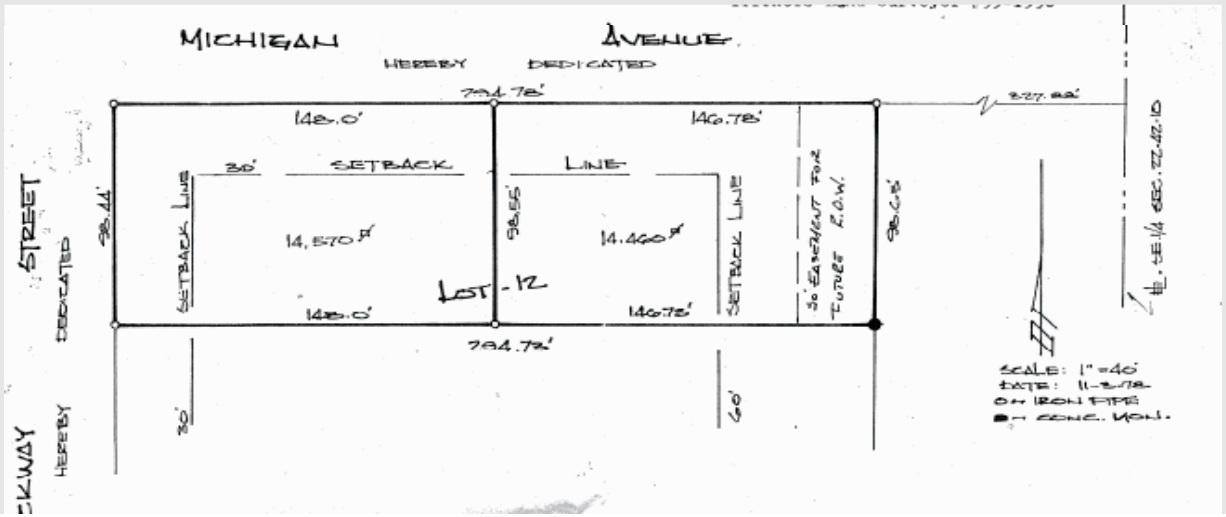
- The homes along Plum Grove Road have lot depths greater than 250 feet; therefore, new subdivisions, without consolidation, could be difficult.
- On the west side of Plum Grove Road (beginning at Gilbert Road), the northern 2 lots are zoned R-1 and all of the remaining lots through to W. Michigan Avenue are zoned R-2. These first 5 lots heading south are all approximately the same size, albeit with differing setbacks and bulk standards.
- On the east side of Plum Grove Road the second, third, and fourth lot south of Gilbert Road are zoned R-1, with the fifth being zoned R-1A. All of these lots are the same size, again with differing setbacks and bulk standards.

History: Past Subdivisions with Year Subdivided



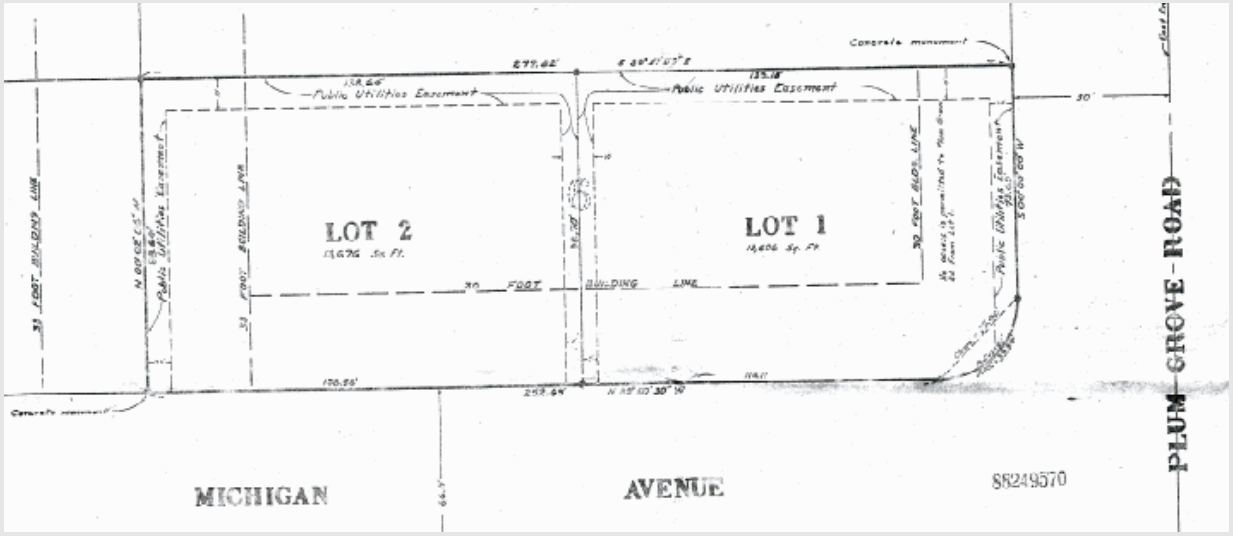
Webb's Subdivision (1979)

Source: Google Earth



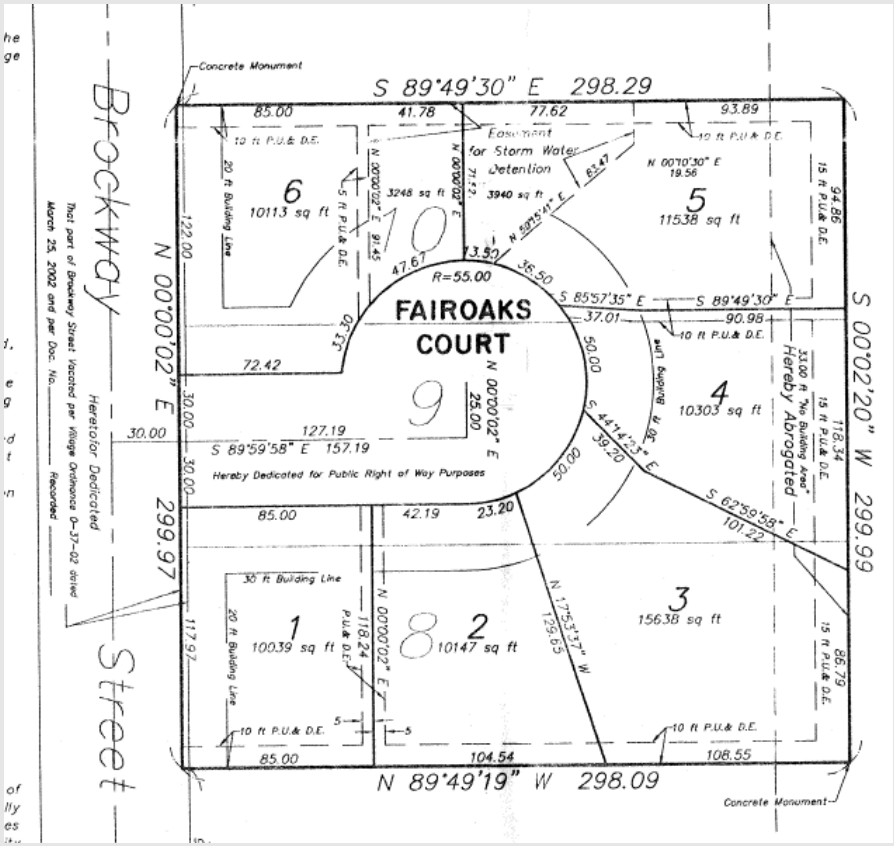
- 2 lots
- 0.67 acres
- R-2 zoning
- Average Lot Size: 14,521 sq. ft.
  - Min. Lot Size: 14,473 sq. ft.
  - Max. Lot Size: 14,569 sq. ft.
- Average Lot Width: 123'
  - Min. Lot Width: 98'
  - Max. Lot Width: 147'
- Average Lot Depth: 124'
  - Min. Lot Depth: 99'
  - Max. Lot Depth: 148'
- Both lots do not appear to meet the rear yard setback requirements of 40'

Hayford's Resubdivision (1988)



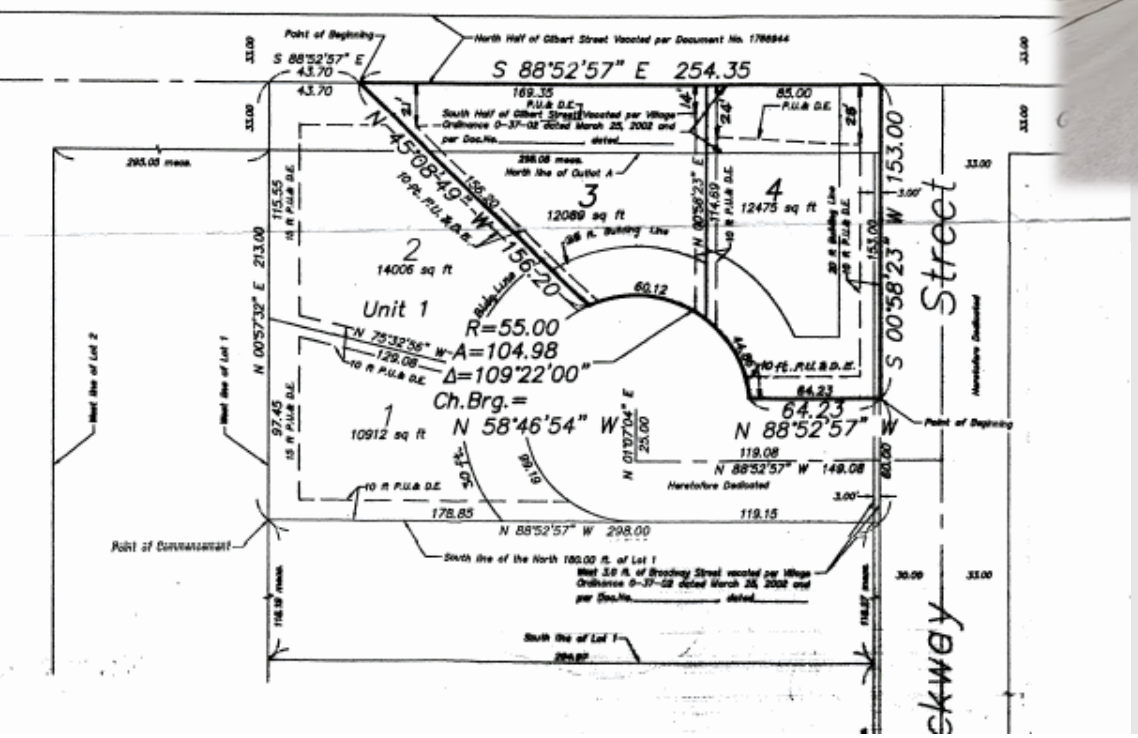
- 2 lots
- 0.63 acres
- R-2 zoning
- Average Lot Size: 13,641 sq. ft.
  - Min. Lot Size: 13,606 sq. ft.
  - Max. Lot Size: 13,676 sq. ft.
- Average Lot Width: 107'
  - Min. Lot Width: 74'
  - Max. Lot Width: 139'
- Average Lot Depth: 119'
  - Min. Lot Depth: 99'
  - Max. Lot Depth: 139'
- Both lots do not appear to meet the required rear yard setback of 40'

Fairoaks Place (2001)



- 6 lots (formerly 3 lots with 1 single family residence)
- 2.03 acres
- 2.9 units/acre
- Planned Development
- Average Lot Size: 11,296 sq. ft.
  - Max. Lot Size: 15,638 sq. ft.
  - Min. Lot Size: 10,039 sq. ft.
- Setbacks follow the R-2 standards
- Cul-de-sac ROW: 110’ (120’ is required)

Sycamore Place Subdivision #2 (2002)

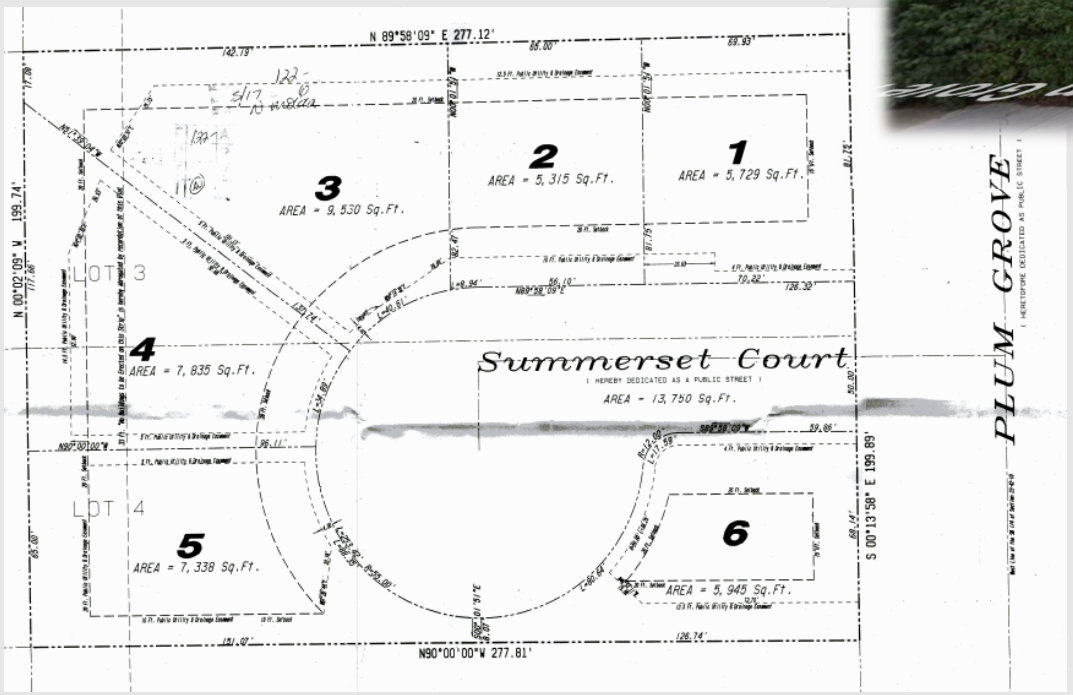


Source: Goo

- 4 lots
- 1.14 acres
- Planned Development
- Average Lot Size: 12,371 sq. ft.
  - Max. Lot Size: 14,006 sq. ft.
  - Min. Lot Size: 10,912 sq. ft.
- Lot 2 has a front and rear yard setback of 25'.
- The cul-de-sac is 110' of right-of-way instead of the minimum required 120'

Summerset Court (2005)

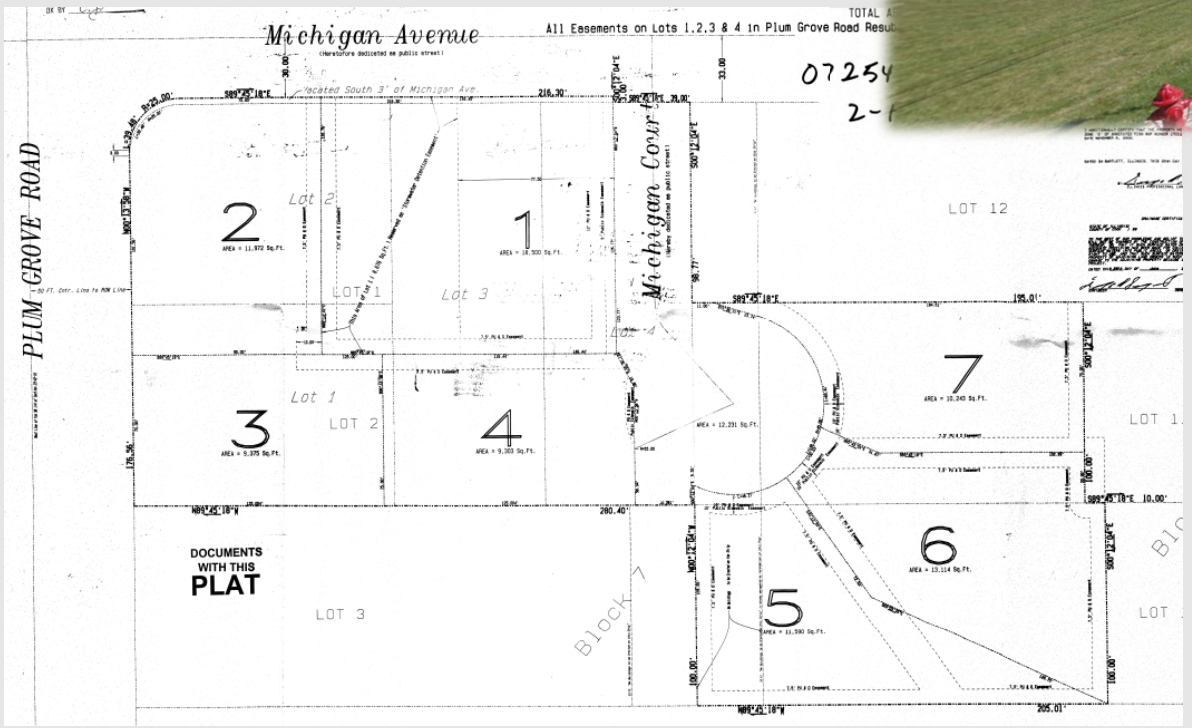
Source: Google E



- 6 lots
- 1.27 acres
- Planned Development
- Average Lot Size: 6,948 sq. ft.
  - Max. Lot Size: 9,530 sq. ft.
  - Min. Lot Size: 5,315 sq. ft.
- 4.74 units/acre
- Front and rear yard setbacks of 20’
- Lots 1, 2, 4, 5, and 6 do not meet the required lot area

Michigan Court (2006)

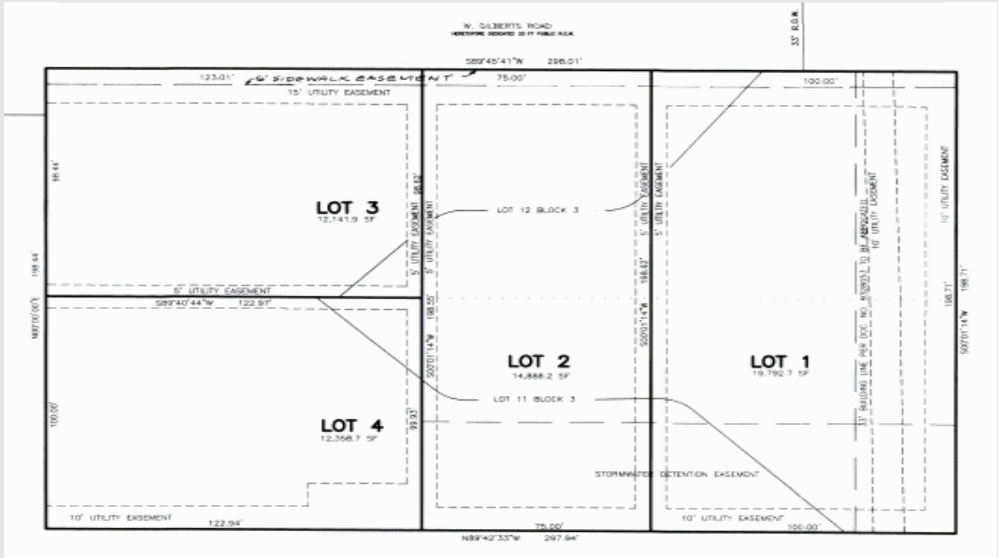
Source: Google Earth



- 7 lots (formerly 4 residential properties)
- 3 acres
- Planned Development
- Average Lot Size: 12,013 sq. ft.
  - Max. Lot Size: 18,500 sq. ft.
  - Min. Lot Size: 9,303 sq. ft.
- Setbacks:
  - Rear yard setback of 35' on Lot 4
    Rear yard setback of 30' on Lot 5

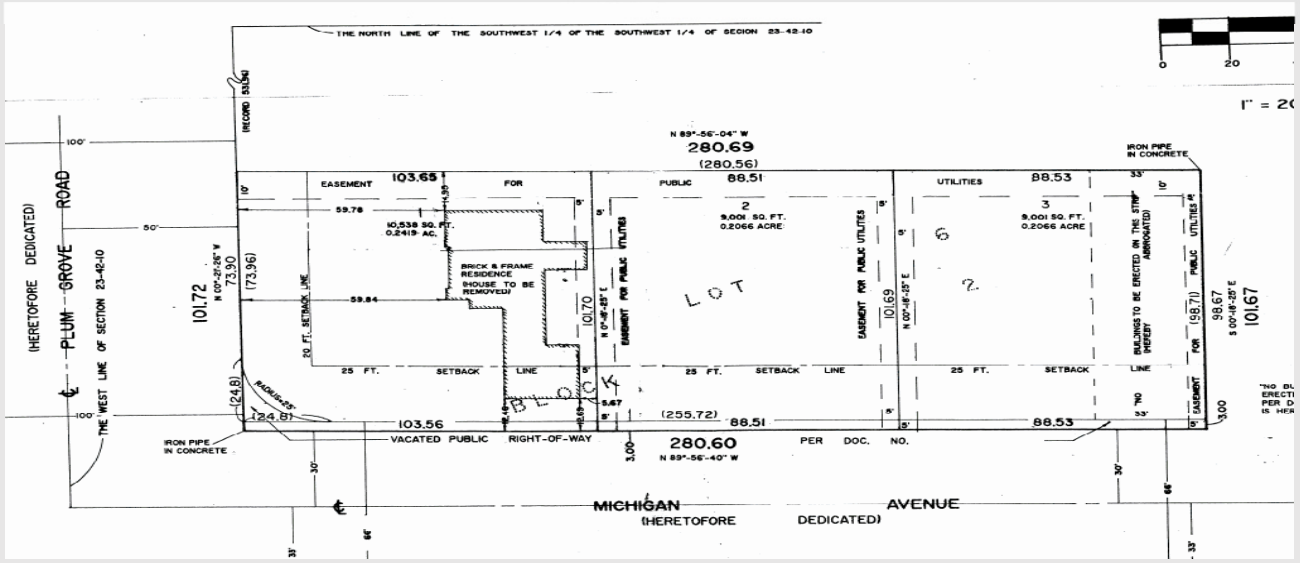
Annandale (2011)

- 4 lots (formerly 2 residential lots)
- 1.4 acres
- R-2 zoning
- Average Lot Size: 14,795 sq. ft.
  - Max. Lot Size: 19,792 sq. ft.
  - Min. Lot Size: 12,141 sq. ft.
- Average Lot Width: 93’
  - Max. Lot Width: 100’
  - Min. Lot Width: 75’
- Average Lot Depth: 161’
  - Max. Lot Depth: 198’
  - Min. Lot Depth: 123’
- All lots meet the setback requirements for the R-2 district
- Previously developed Gilbert Road right-of-way (north side – Pleasant Hill Estates Subdivision) does not meet the minimum standards of the Subdivision Ordinance



New Haven Grove (2004)

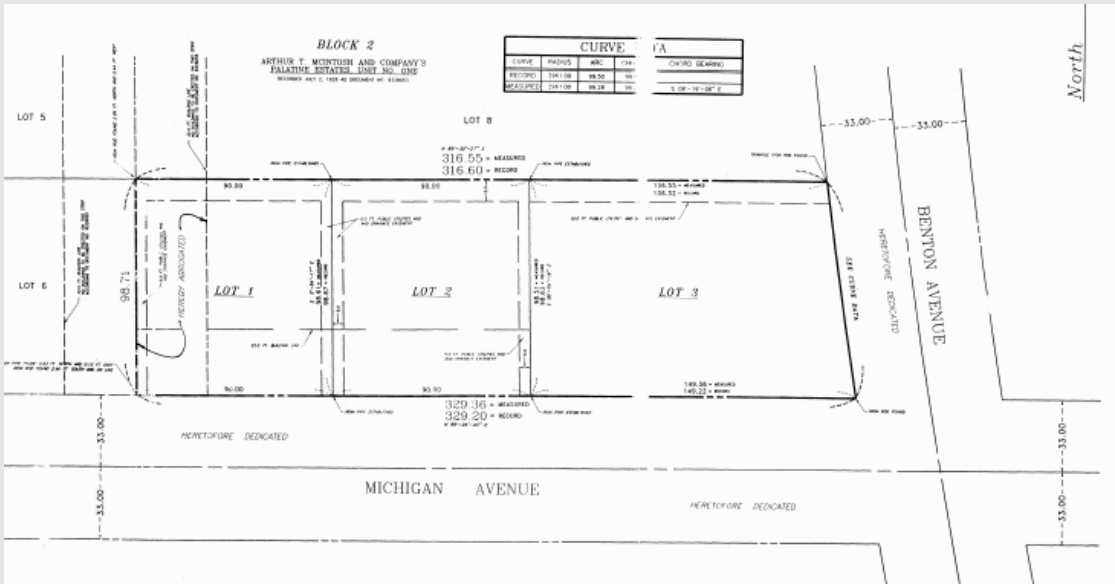
Source: Google Earth



- 3 lots
- 0.65 acres
- Planned Development
- Average Lot Size: 14,270 sq. ft.
  - Max. Lot Size: 10,538 sq. ft.
  - Min. Lot Size: 9,001 sq. ft.
- Average Lot Width: 93’
  - Max. Lot Width: 103’
  - Min. Lot Width: 89’
- Average Lot Depth: 101’
  - Max. Lot Depth: 102’
  - Min. Lot Depth: 100’
  - The lots do not meet the minimu required lot depths
- The lots have 25’ front yard setbacks and 30’ rear yard setbacks

Student's Pride Subdivision (2007)

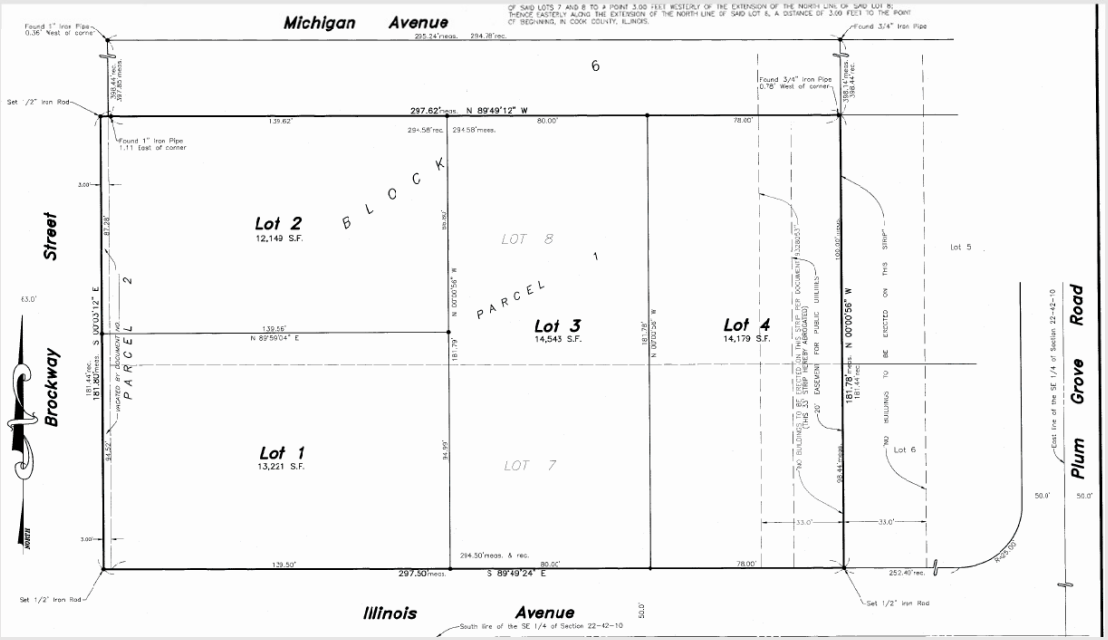
Source: Google Earth



- 3 lots
- 0.723 acres
- Planned Development
- Average Lot Size: 10,527 sq. ft.
  - Max. Lot Size: 13,900 sq. ft.
  - Min. Lot Size: 8,840 sq. ft.
- Average Lot Width: 108'
  - Max. Lot Width: 143'
  - Min. Lot Width: 90'
- Average Lot Depth: 112'
  - Max. Lot Depth: 140'
  - Min. Lot Depth: 98'
- Residences conform to the R-2 setback requirements
- Lot 1 & Lot 2 do not meet the minimum required lot depths and lot size

Student's Choice Subdivision (2009)

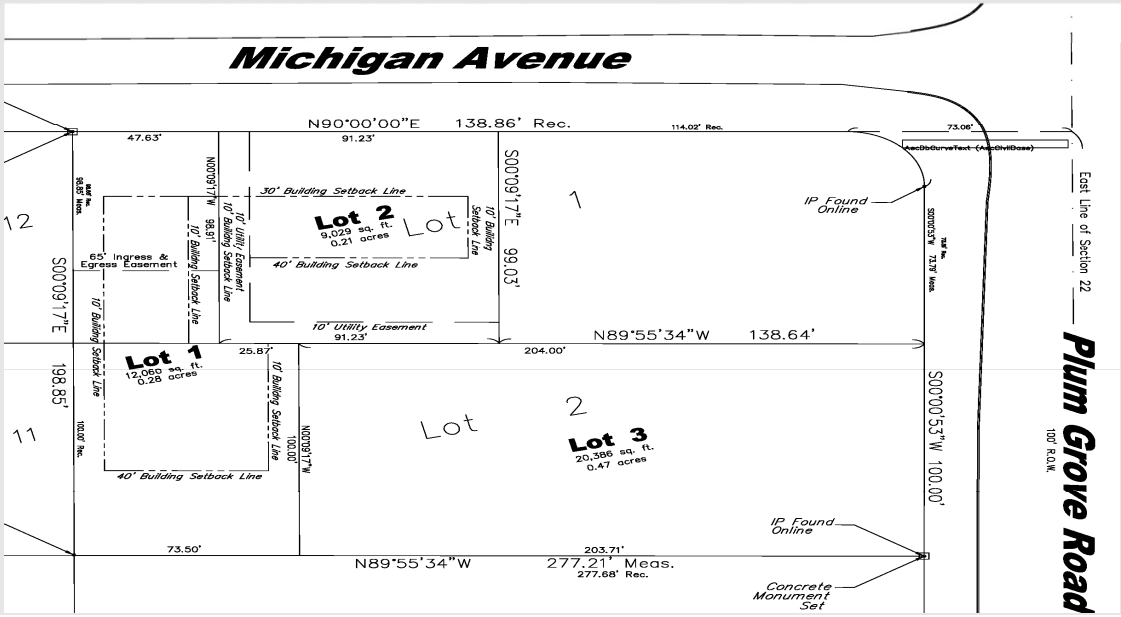
Source: Google Earth



- 4 lots
- 1.24 acres
- R-2 zoning
- Average Lot Size: 13,518 sq. ft.
  - Max. Lot Size: 16,360 sq. ft.
  - Min. Lot Size: 11,101 sq. ft.
  - Lot areas range from 35%-61% larger than the min. required 9,000 sq. ft.
- Average Lot Width: 89'
  - Max. Lot Width: 95'
  - Min. Lot Width: 80'
- Average Lot Depth: 156'
  - Max. Lot Depth: 190'
  - Min. Lot Depth: 128'
- Setbacks follow the R-2 standards

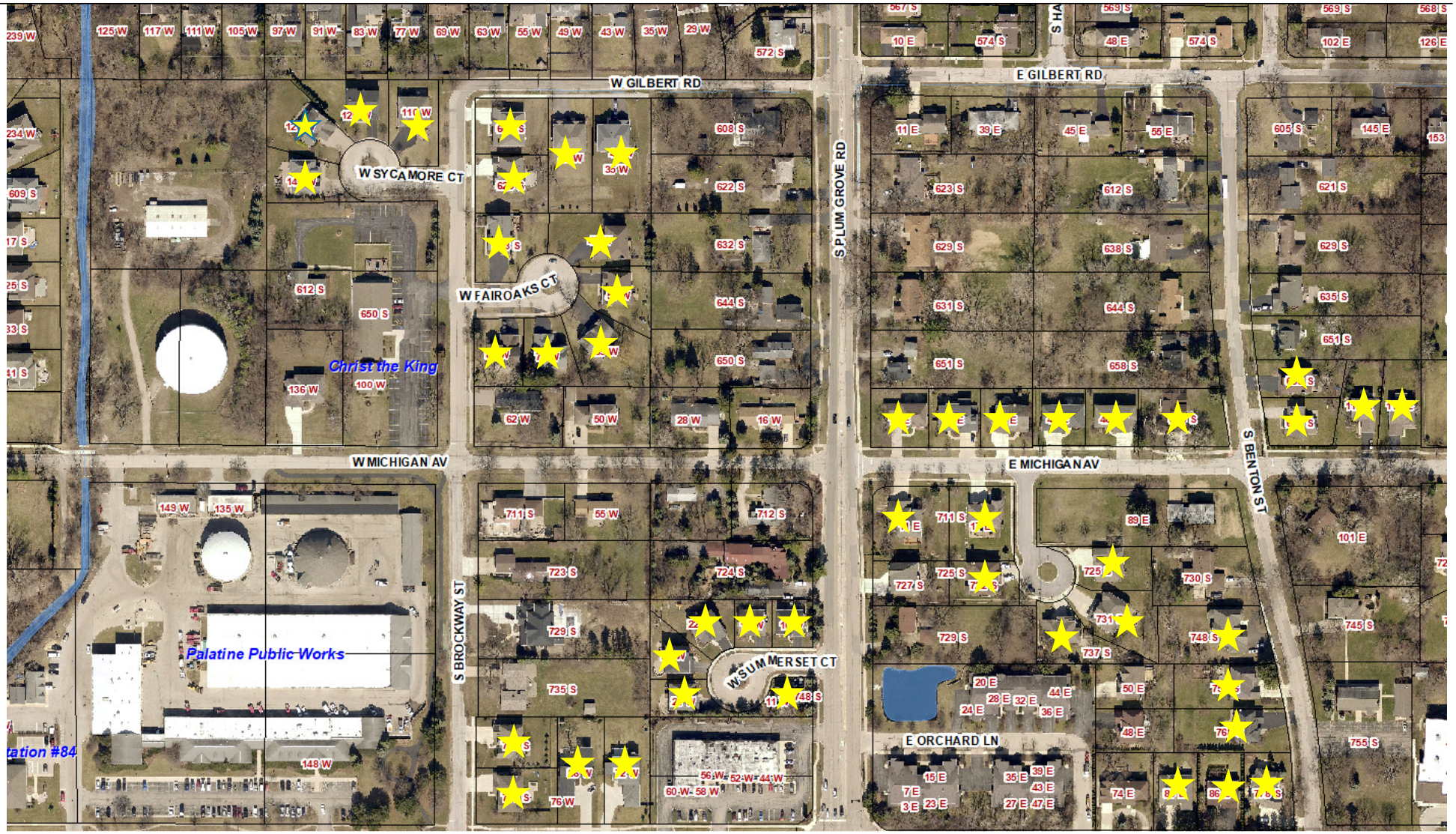
Old World Subdivision 2005 and 2016

Source: Google Earth

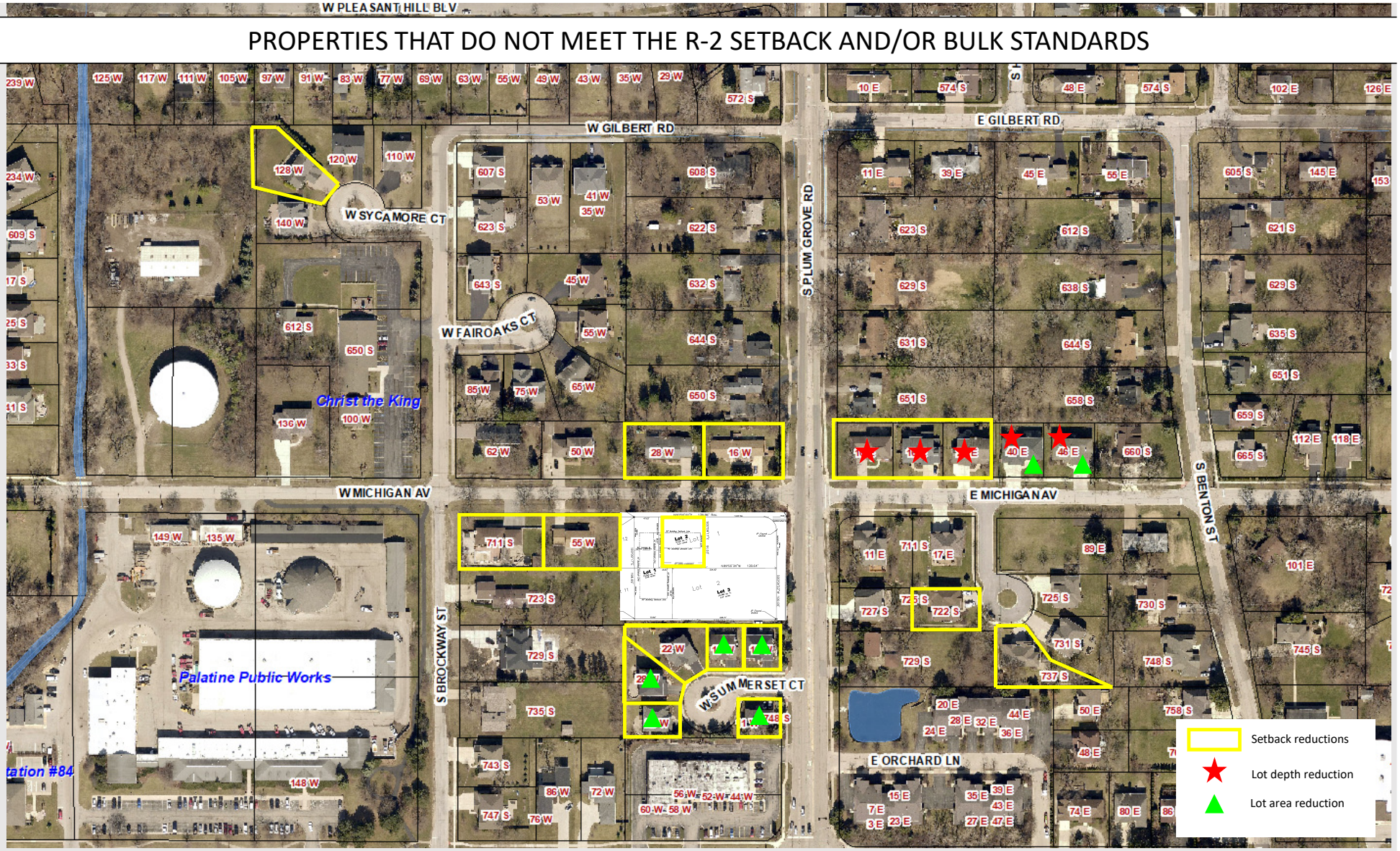


- 3 lots (formerly 1 residential property)
- .951 acres
- Planned Development
- Average Lot Size: 13,820 sq. ft.
  - Max. Lot Size: 20,412 sq. ft.
  - Min. Lot Size: 9,000 sq. ft.
- Setbacks:
  - Rear yard setbacks of 33' on Lot 2
  - Shared driveway easement for Lots 1 & 2

PROPERTIES SUBDIVIDED LESS THAN 20 YEARS AGO



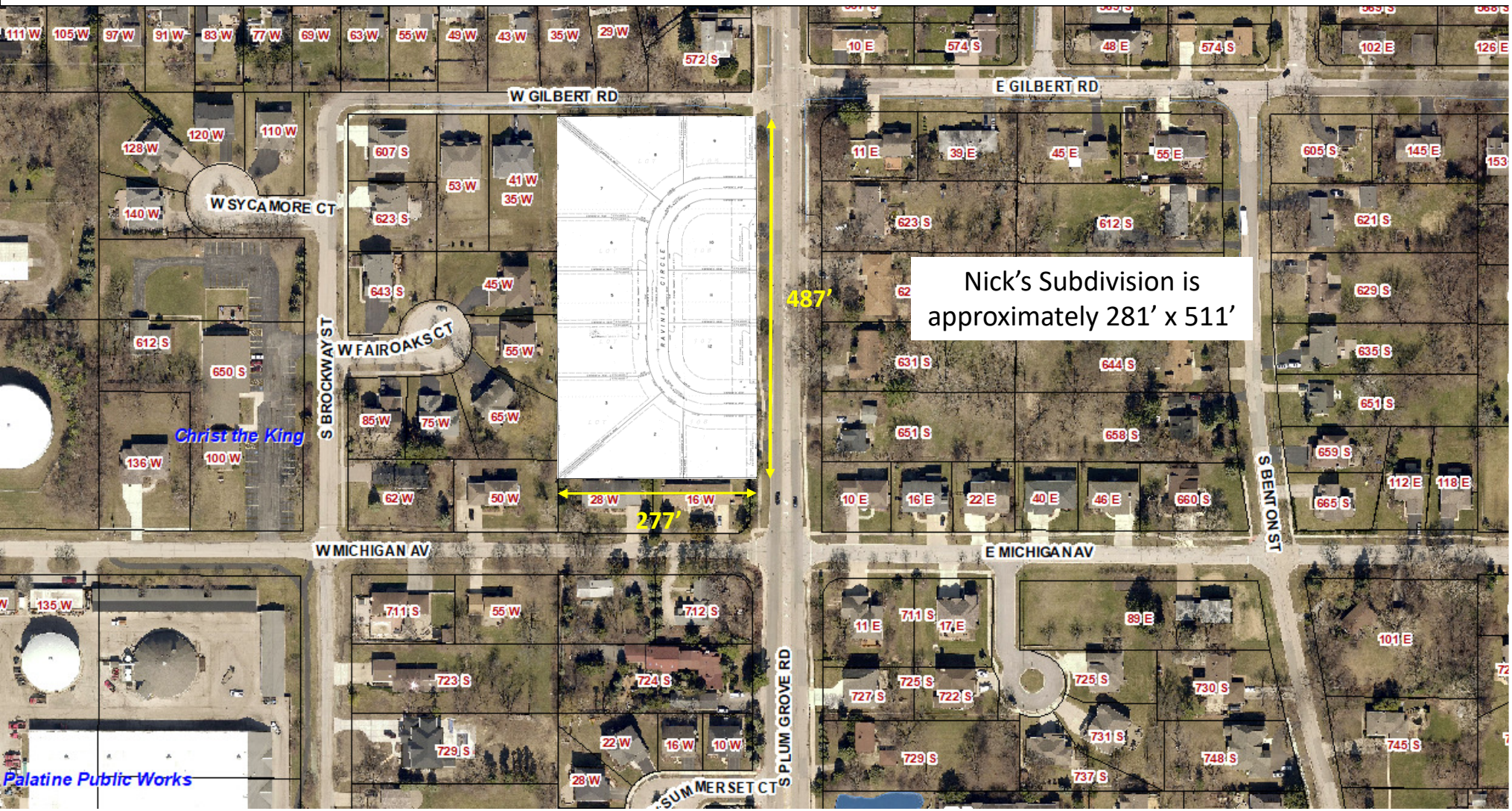
PROPERTIES THAT DO NOT MEET THE R-2 SETBACK AND/OR BULK STANDARDS



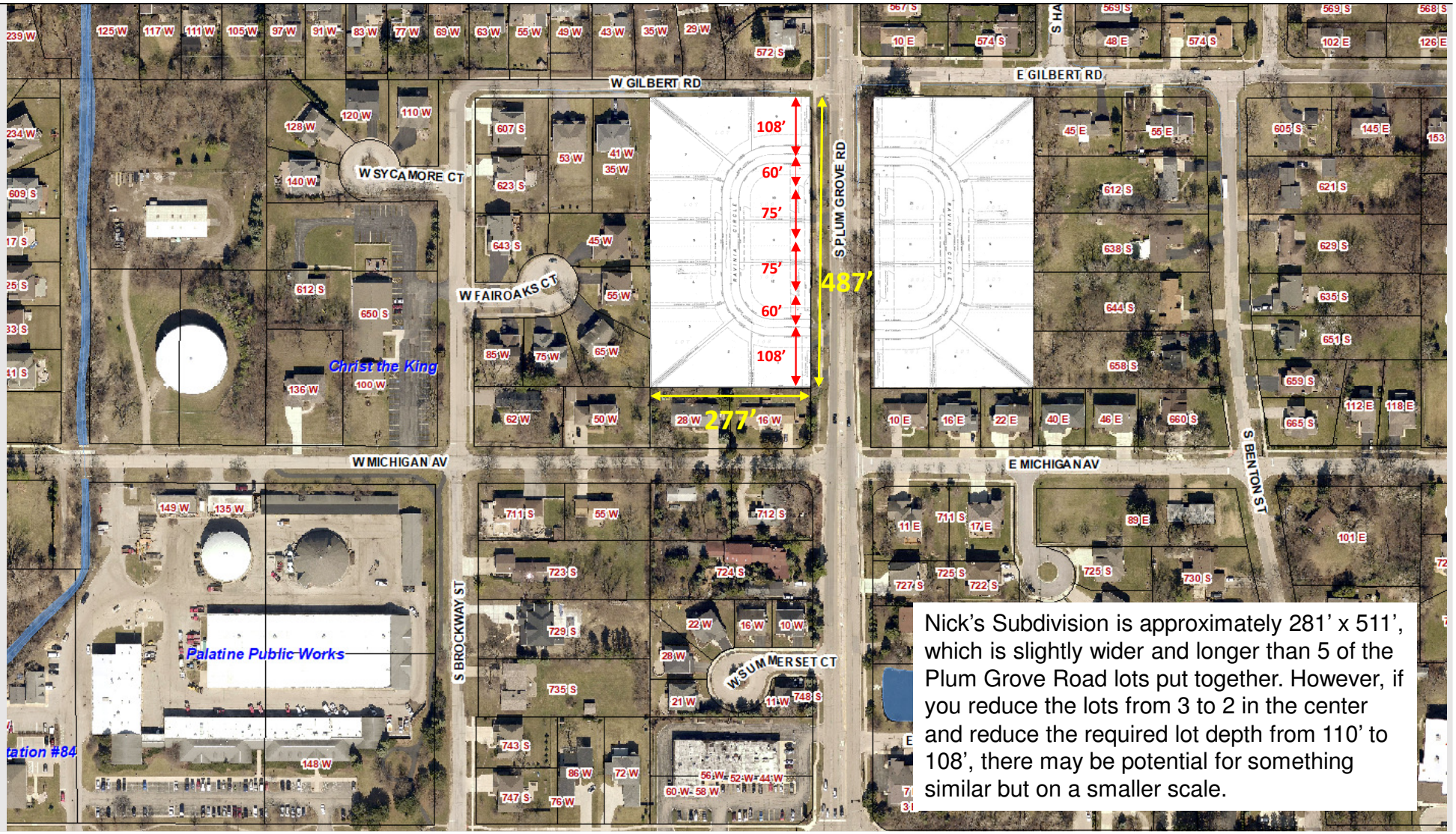
CONCEPT PLANS – NEW HAVEN GROVE CONCEPT PLAN

New Haven Grove was approved with lot depths less than 110’ and front and rear yard setback reductions.

CONCEPT PLANS – NICK'S SUBDIVISION OVERLAY (TO SCALE)

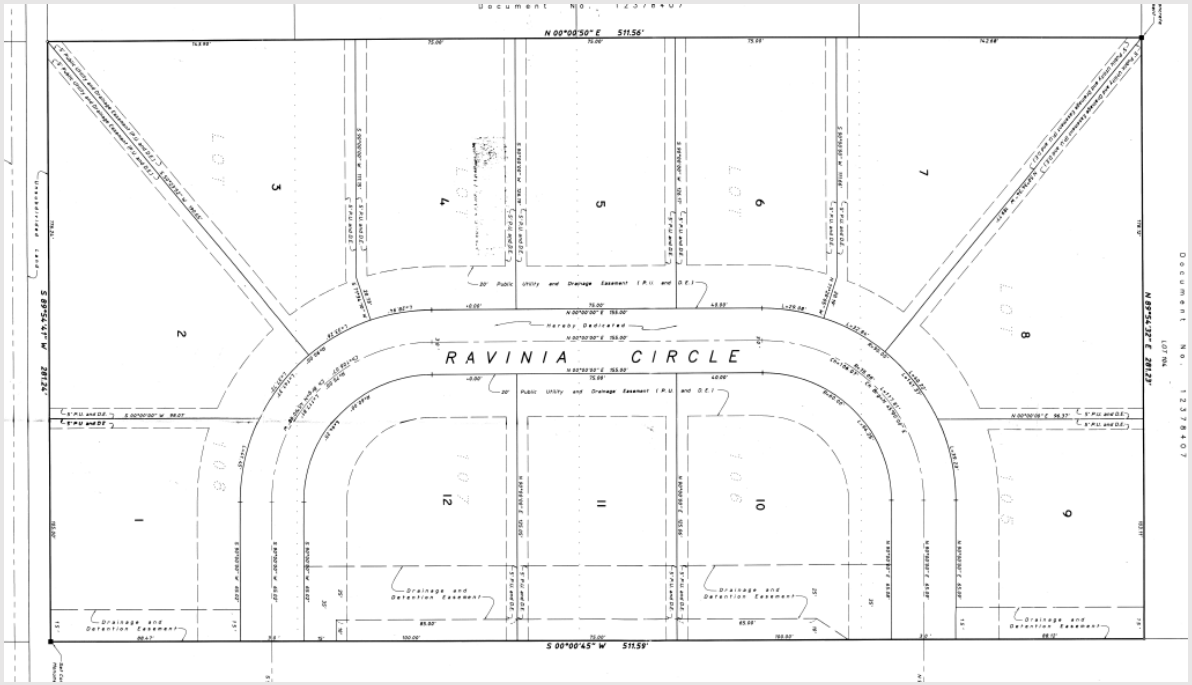


CONCEPT PLANS – NICK'S SUBDIVISION CONCEPT PLAN (N.T.S.)



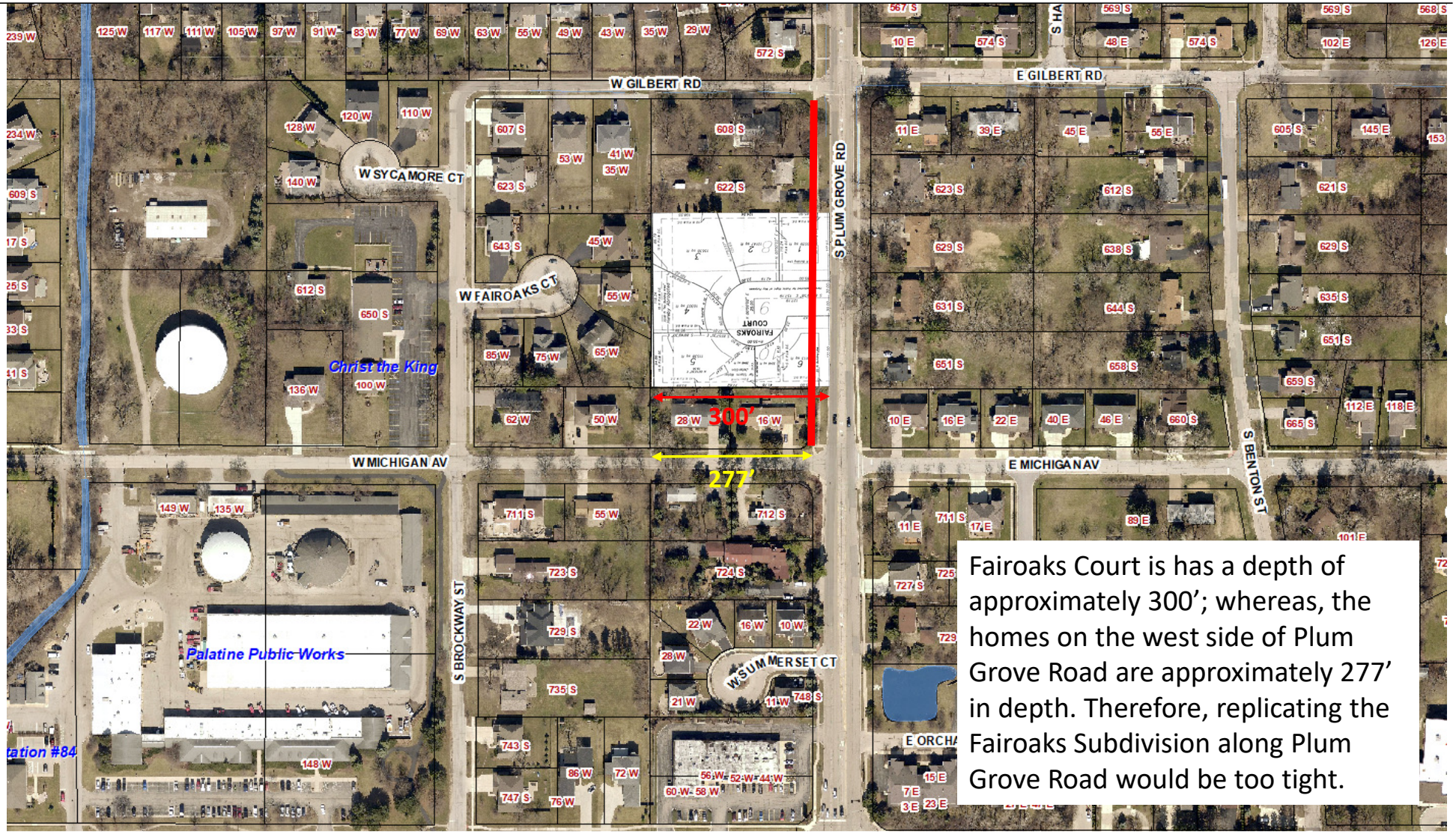
Nick's Subdivision is approximately 281' x 511', which is slightly wider and longer than 5 of the Plum Grove Road lots put together. However, if you reduce the lots from 3 to 2 in the center and reduce the required lot depth from 110' to 108', there may be potential for something similar but on a smaller scale.

Nick's Subdivision (2005)



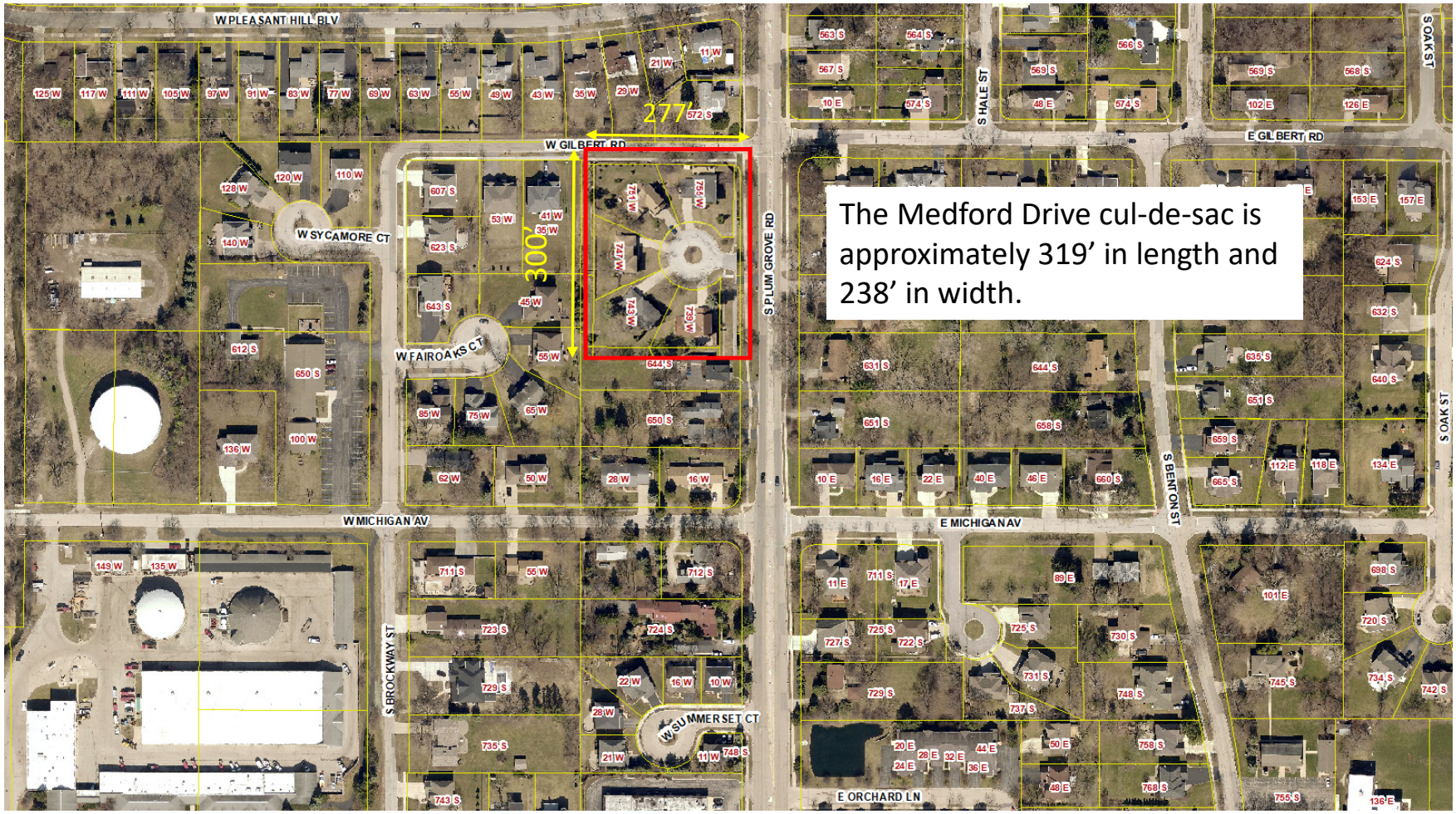
- 12 lots
- 3.3 acres
- 3.6 units/acre
- Lots 1 & 9 do not meet the required l area
- Lots 1, 3, 7 and 8 do not meet the required lot width at the 30' front building line
- Lots 1 & 9 have a 20' rear yard setback
- 30' right-of-way instead of the required 60'
- Lots 4, 5, 6, and 11 have side yard setback reductions of 1 foot (10' to 9'

CONCEPT PLANS – FAIROAKS OVERLAY (TO SCALE)



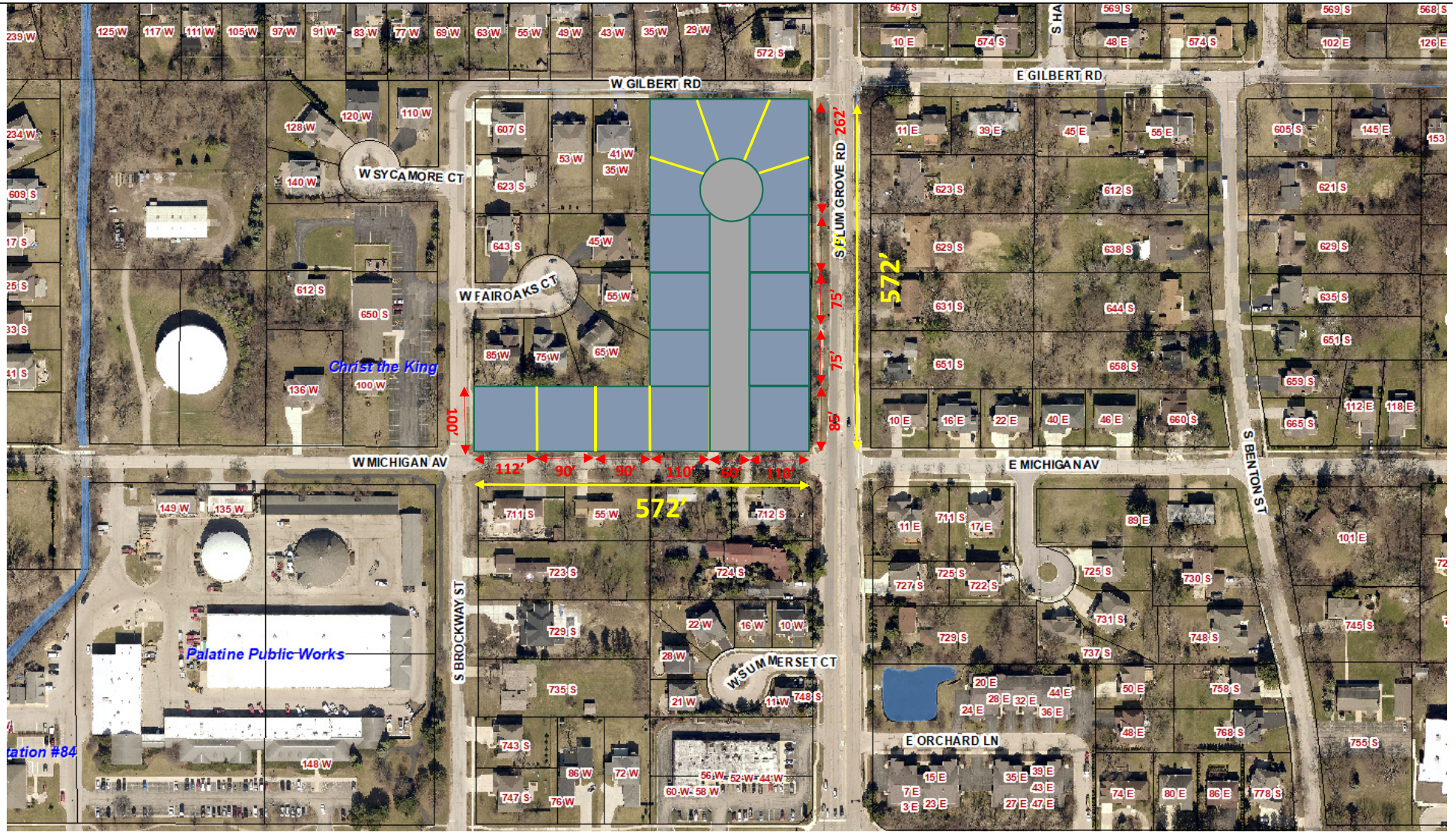
Fairoaks Court is has a depth of approximately 300'; whereas, the homes on the west side of Plum Grove Road are approximately 277' in depth. Therefore, replicating the Fairoaks Subdivision along Plum Grove Road would be too tight.

CONCEPT PLANS – MEDFORD DRIVE CUL DE SAC WITHIN EXISTING DIMENSIONS (TO SCALE)



CONCEPT PLAN #1 – WEST SIDE OF PLUM GROVE ROAD

CONCEPT PLAN #2 – 9 LOTS ON PLUM GROVE ROAD & MICHIGAN AVENUE



Staff Considerations and Recommendations for the Sub-Area:

- Maintain single-family residential uses
- R-2 zoning standards
- R-2 bulk standards for lot width (75 feet – interior; 85 feet corner) for any proposed new subdivisions
- Any proposed new lots should also meet or exceed the minimum R-2 lot area requirements (9,000 sq. ft. – interior; 10,000 sq. ft. – corner)
- Rear and front yard setback reductions or lot depth reductions may be appropriate for (e.g. corner properties or certain cul-de-sac developments), in conjunction with R-2 lot width and areas standards, within new subdivision proposals
- Cul-de-sacs and new street systems should comply with the minimum standards of the Subdivision and Site Development Ordinance (Appendix B of the Village Code)
- Integrated road system, where possible. Cul-de-sac developments to necessary Village standards
- Tree preservation, where possible
- Completion of sidewalk networks in compliance with the Subdivision Ordinance requirements
- Widening of sub-standard streets, when necessary and where feasible

Support for R-2 Zoning:

- Follows similar development patterns to the surrounding subdivisions
- Most common and least restrictive (setback and bulk standards) single family residential zoning district

PUBLIC NOTICE
An initial public hearing and presentation will be held before the Village of Palatine Plan Commission on Tuesday, May 15, 2018, at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
A review of the Plum Grove Road Michigan Avenue area generally bounded by Gilbert Road (north), Brockway Street (west), Plum Grove Road (properties fronting on the west and east sides of Plum Grove Road), and the properties fronting on W. Michigan Avenue (south) in this area. This presentation will review both the residential development patterns and bulk standards in the area, with recommendations for future development standards for consideration.
The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-33VILLAGE OF PALATINE
Dennis Dwyer
Chair - Plan Commission
DATED: This 30th day of April, 2018
Published in Daily Herald
April 30, 2018 (4499201)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 30, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Authorized Agent

Control # 4499201

Attachment: Public Notice - Sub-Area Plan (Plum Grove Road Michigan Avenue Sub-Area Plan)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/15/18 07:00 PM

CASE STAFF STATEMENT (ID # 4453)

Lot North of 724 S. Plum Grove Road - Old World Subdivision

CASE NUMBER: 18-12

PETITIONER: George Swiderski (property owner) and Gary Wronkiewicz (agent)

LOCATION: Lot North of 724 S. Plum Grove Road

PROPOSAL: Preliminary Plat of Subdivision for a 2-lot residential development

ZONING AND LAND USE: P - Planned Development (Old World Subdivision) - This 3-lot subdivision was originally approved in 2005 and reinstated in 2016.

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	P - Planned Development
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

COMPREHENSIVE PLAN: Single Family Residential

BACKGROUND:

The Petitioner is requesting to subdivide the existing lot north of 724 S. Plum Grove Road. Therefore, the Petitioner is requesting the following:

- Preliminary Plat of Subdivision for a 2-lot residential development

ANALYSIS:

- The subject lot is a component of Old World Subdivision, which was initially approved in 2005 and re-approved in 2016. While the Planned Development remains active, the property owner has not completed the necessary steps to either record the Plat or begin implementing the development.

- A new developer has applied for Preliminary Plat of Subdivision for the lot north of 724 S. Plum Grove Road. This proposal would subdivide the exiting lot into 2 lots of a similar size (69 feet x 98 feet) fronting onto W. Michigan Avenue.

- The proposed lots are substandard for the minimum requirements for Lot width (75 feet), Lot depth (110 feet), and Lot area (9,000 square feet - interior). Also, as a component of the site plan, both lots would require setback reductions for the front and rear required yards (R-2 minimum standard is 30 feet and 40 feet respectively), as 25-foot front and rear yards are proposed.

- The following table summarizes the proposed 2-lot subdivision:

Lot #	Lot Width (depth)	Lot Area
1	69.43 feet (98.7 feet)	6,852.74 sf.
2	69.43 feet (98.7 feet)	6,852.74 sf.
R-2 standard	75 feet (interior)	9,000 sf

- The following table summarizes the approved Old World 3-lot subdivision:

Lot #	Lot Width (depth)	Lot Area
1	47.63’	9,029 sf.
2	91.23’	12,060 sf.
3	100’	20,386

Engineering

- The residences would be connected to existing sewer and water services in the Michigan Avenue right-of-way. The existing residence would also connect to Village Services.
- New sidewalks would be installed across the frontage.
- Four parkway trees would be planted along the Michigan Avenue frontage per Code.
- There are 80 existing trees on the two proposed new lots. Of these 80 trees, 75 would be preserved (94%). Eighteen of the trees would be preserved by relocating them within the Subject Property.
- Cash-in-lieu of detention would be required.

RECOMMENDATIONS:

Although unconventional in its configuration, Old World Subdivision complied with the R-2 standards for Lot area and setbacks. Lot 1 was narrow at 47 feet, but the 3-lot subdivision functioned as an R-2 development, due to the lot areas and setbacks.

Under the proposed configuration, Staff cannot support the smaller lot sizes and setback reductions for homes yet to be constructed. In addition to being inconsistent with the redevelopment patterns within the Plum Grove Road and W. Michigan Avenue area, the proposed subdivision is also substandard for the residential developments along W. Michigan Avenue, where the 8 lots in between Plum Grove and Brockway all maintain 150 feet of frontage and are improved with one home.

Therefore, Staff recommends denial of the Preliminary Plat of Subdivision. If the Plan Commission recommends approval, Staff recommends the following conditions:

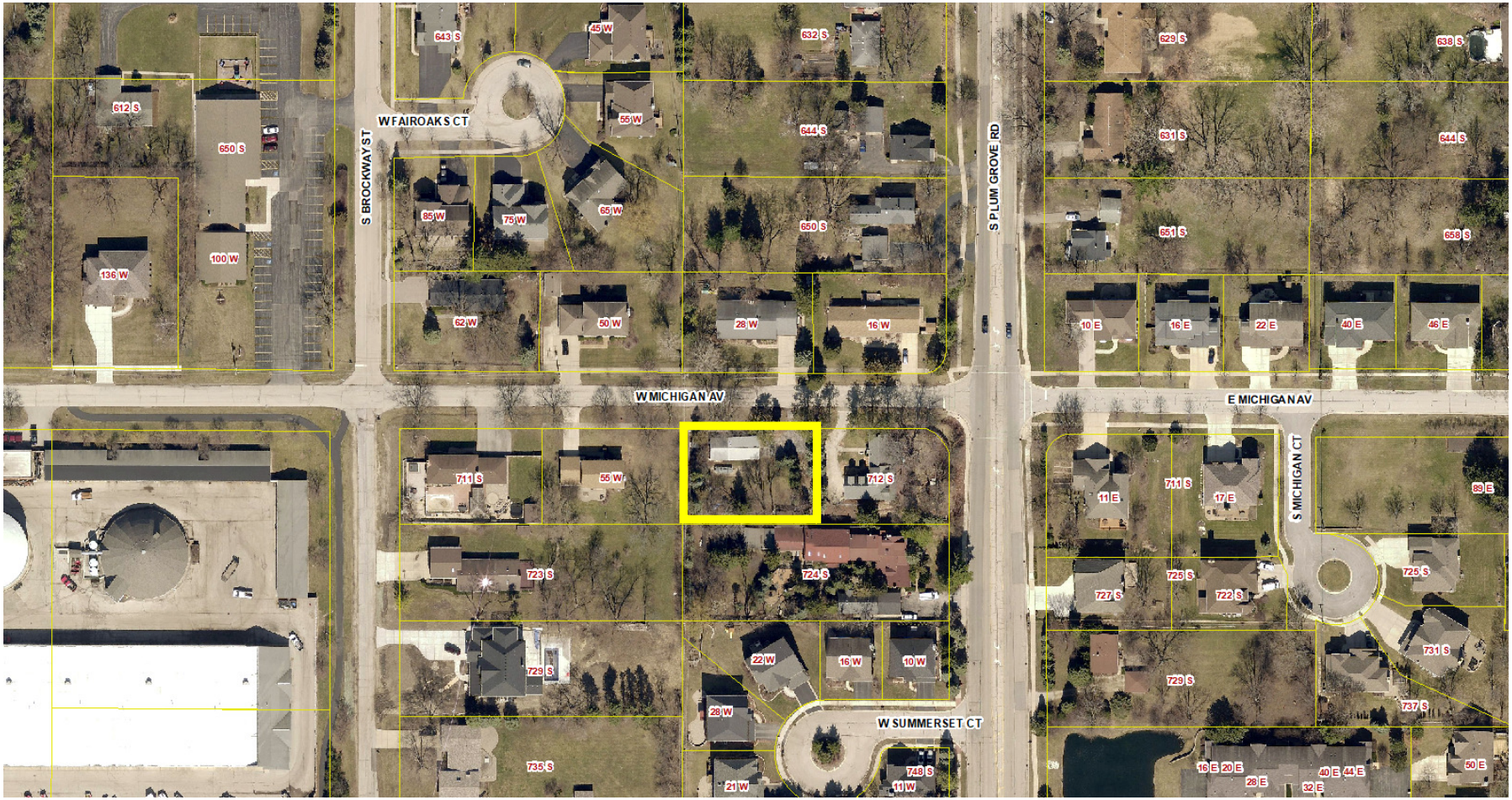
1. The Final Engineering plans shall be revised to coincide with the Plat of Subdivision and in a manner acceptable to the Village Engineer.
3. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.
4. A $20,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
5. A letter of credit in the amount of $110% of the cost estimate shall be submitted in a manner acceptable to the Village Engineer.
6. Review fees in the amount of 1.5% of the cost estimate shall be submitted.
7. Cash-in-lieu of detention and concrete ribbon shall be paid in an amount and a manner acceptable to the Village Engineer.
9. The sidewalk location shall be revised in a manner acceptable to the Village Engineer.
10. Parkway trees shall be installed pursuant to the Subdivision Ordinance requirements.
11. MWRD and NPDES permits shall be submitted.
12. The Final Plat of Subdivision shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer, except as such plans may be changed to conform to Village Codes and Ordinances.
13. Standard Village of Palatine Easement Provisions shall be included.
14. PINs shall be added.
15. Recording fees shall be submitted in a manner acceptable to the Village Clerk.
16. A fully executed Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
17. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.

18. The architectural plans shall comply with the Village's monotony code.

ATTACHMENTS:

- Aerial map
- PRE - Plat - lot north of 724 S. Plum Grove Road (Old World Subdivision)
- PRE - Utility connections
- PRE floorplan OWS
- PRE SUB - typical floorplan
- PRE - ARCH = Typical ELEVATIONS
- 2016 Final Planned Development ORD - Old World Subdivision
- Narrative - Preliminary PLAT of SUB - lot north of 724 S Plum Grove Road
- APPLICATION - Preliminary Plat of Subdivision - lot north of 724 S Plum Grove Road
- Public Notice - Preliminary Plat of Subdivision - Lot north of 724 S. Plum Grove Road

Lot north of 724 S. Plum Grove Road – Preliminary Plat of Subdivision – Aerial Map

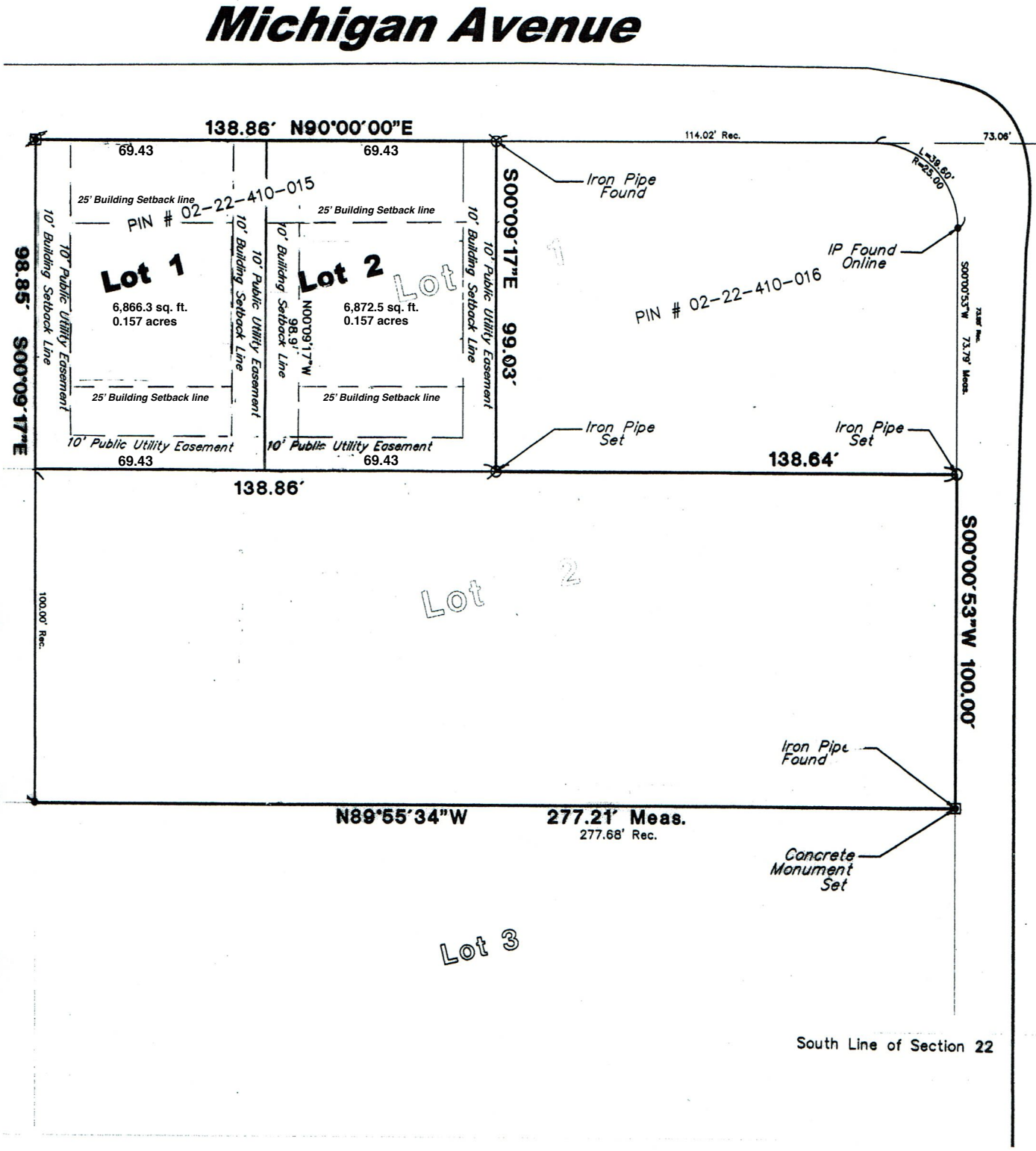


OLD WORLD SUBDIVISION

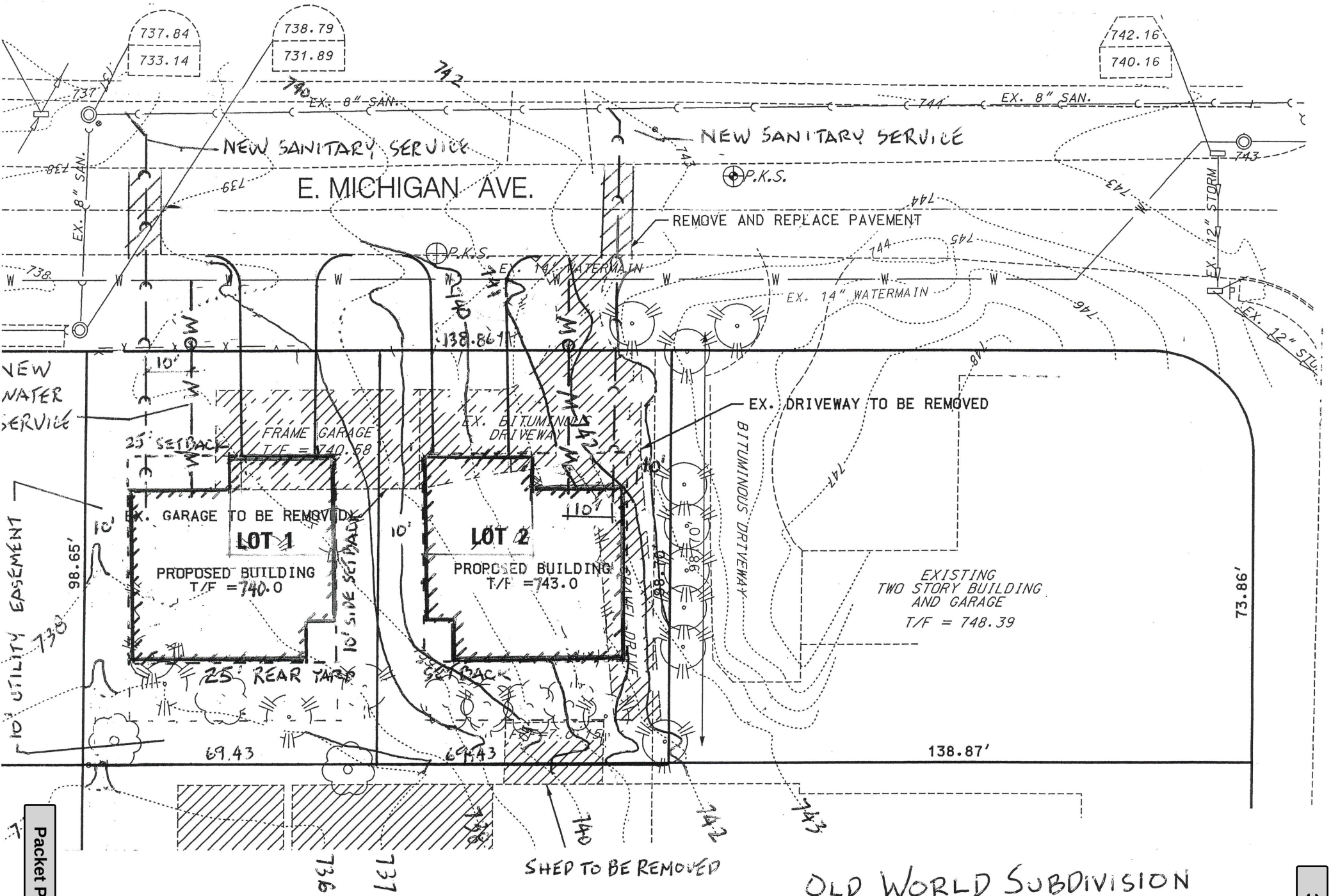
PLAT OF RESUBDIVISION

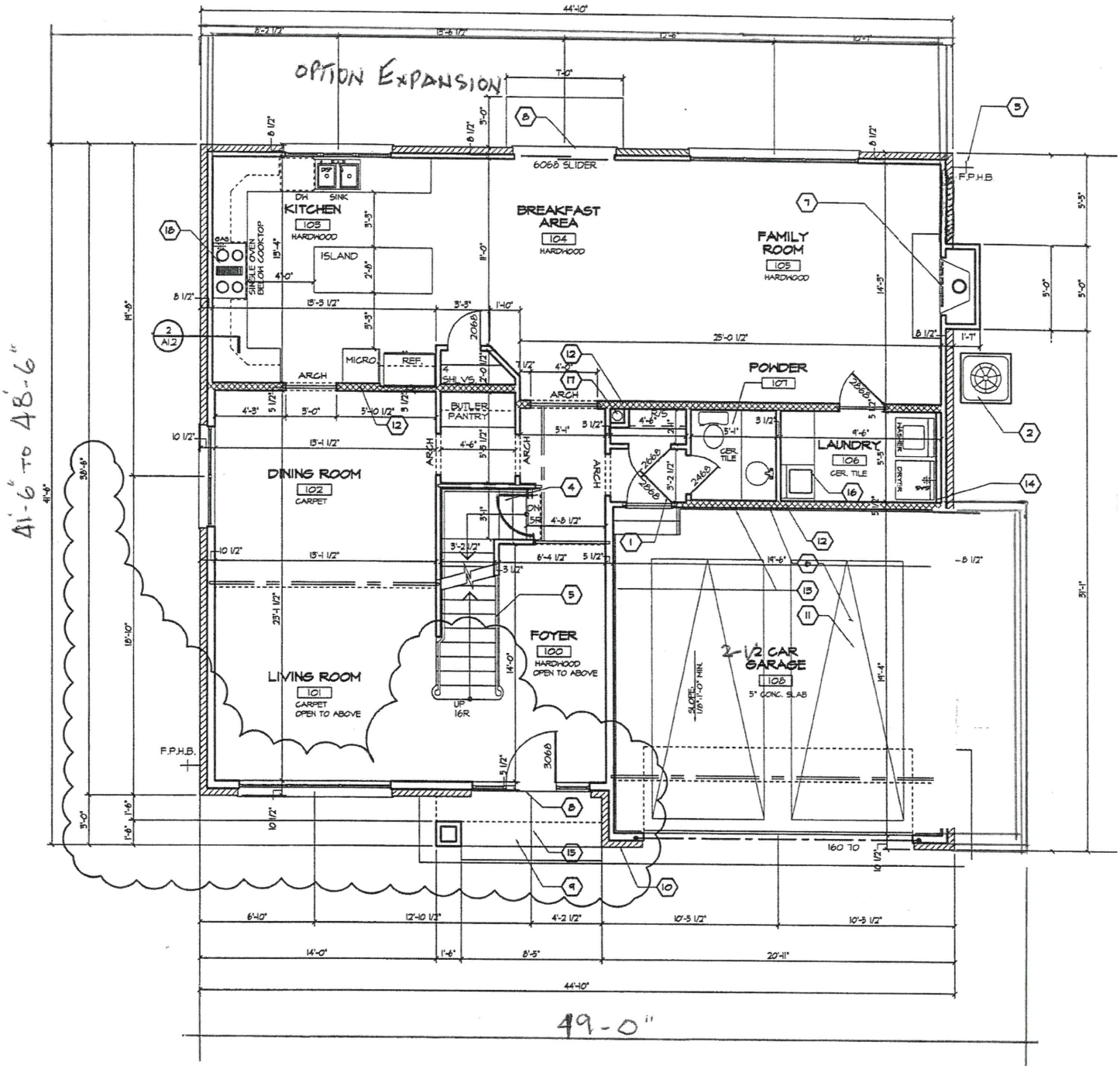
OF

LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 2, 1926 AS DOCUMENT NUMBER 9328053 IN COOK COUNTY, ILLINOIS.



Attachment: PRE - Plat - lot north of 724 S. Plum Grove Road (Old World Subdivision) (Lot north of 724 S. Plum Grove Road - Old World Subdivision)


737.84
733.14
738.79
731.89
742.16
740.16
EX. 8" SAN.
NEW SANITARY SERVICE
E. MICHIGAN AVE.
P.K.S.
REMOVE AND REPLACE PAVEMENT
EX. 14" WATERMAIN
EX. 12" STORM
NEW WATER SERVICE
EX. DRIVEWAY TO BE REMOVED
FRAME GARAGE
T/F = 740.58
EX. BITUMINOUS DRIVEWAY
25' SETBACK
EX. GARAGE TO BE REMOVED
LOT 1
PROPOSED BUILDING
T/F = 740.0
LOT 2
PROPOSED BUILDING
T/F = 743.0
10' SIDE SETBACK
25' REAR YARD SETBACK
GRAVEL DRIVE
BITUMINOUS DRIVEWAY
EXISTING
TWO STORY BUILDING
AND GARAGE
T/F = 748.39
10' UTILITY EASEMENT
98.65'
138.86'
73.86'
69.43
138.87'
SHED TO BE REMOVED
OLD WORLD SUBDIVISION
2-6-18



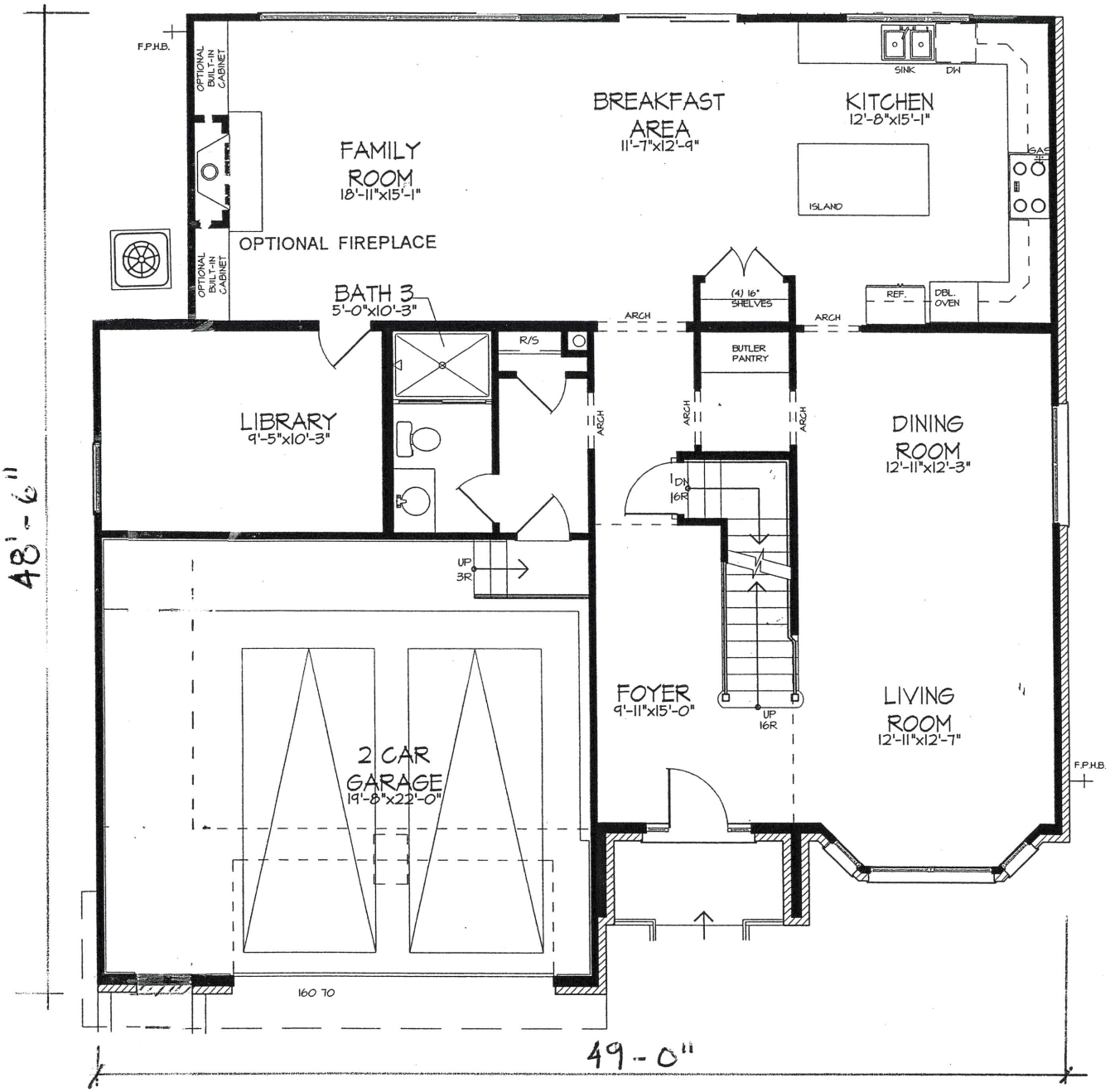
TYPICAL FLOOR PLAN
OLD WORLD SUBDIVISION

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.1

Attachment: PRE floorplan OWS (Lot north of 724 S. Plum Grove Road - Old World Subdivision)



First Floor Plan

Scale: 1/8" = 1'-0"

TYPICAL FLOOR PLAN
OLD WORLD SUBDIVISION
PALATINE, ILLINOIS

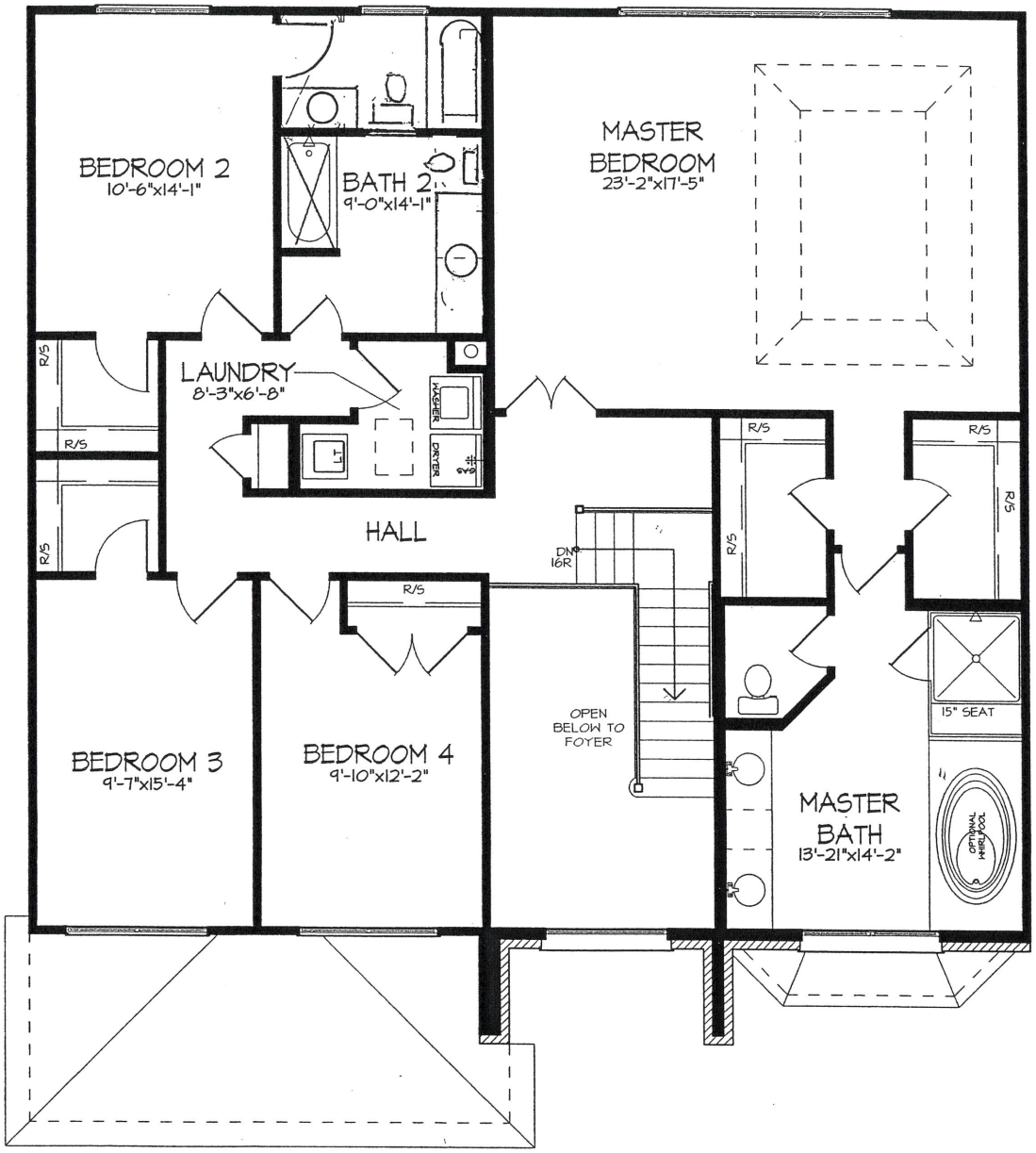
NORTH

GROUP A architects/t

Web: www.group-a-architects.com

STONEFIELD GROUP, INC.
Phone: 847-963-9100

Attachment: PRE SUB - typical floorplan (Lot north of 724 S. Plum Grove Road - Old World Subdivision)



Second Floor Plan

Scale: 1/8" = 1'-0"

TYPICAL FLOOR PLAN
OLD WORLD SUBDIVISION
PALATINE, ILLINOIS

NORTH

GROUP A architects/

Web: www.group-a-architects.com

STONEFIELD GROUP, INC.
Phone: 847-963-9100

Attachment: PRE SUB - typical floorplan (Lot north of 724 S. Plum Grove Road - Old World Subdivision)

PROPOSED HOME STYLES FOR OLD WORLD SUBDIVISION

ORDINANCE NO. 0-48-16

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL 724 S. PLUM GROVE ROAD (OLD WORLD SUBDIVISION)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 18, 2016

ORDINANCE NO. 0-48-16

AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL
724 S. PLUM GROVE ROAD (OLD WORLD SUBDIVISION)

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on April 5, 2016 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Preliminary and Final Planned Development to allow a 3-lot single-family residential development, on the following legally described property:

A Resubdivision of that part of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 724 S. Plum Grove Road (PIN # 02-22-410-008; 015)

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

SECTION 1: That Preliminary and Final Planned Development to allow a 3-lot single-family residential development is hereby granted, subject to the following condition(s):

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum Grove Road - Old World Subdivision)

1. The Planned Development shall substantially conform to the site plan attached hereto as Exhibit 'A', the architectural plans attached hereto as Exhibit 'B', and the Engineering plans attached hereto as Exhibit 'C', except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. The engineering plans shall be revised to coincide with the Plat of Subdivision, and show the proper location of the 10' utility easement.

3. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.

4. A $50,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.

5. A letter of credit in the amount of $110% of the cost estimate shall be submitted in a manner acceptable to the Village Engineer.

6. Review fees in the amount of 3.5% of the cost estimate shall be submitted.

7. Cash-in-lieu of detention shall be paid in an amount and a manner acceptable to the Village Engineer.

8. The new residences on Lots 1 and 2 shall conform to R-2 zoning requirements with regards to bulk and height restrictions, except for the additional restrictions included in condition number 14.

9. The sidewalk location shall be revised in a manner acceptable to the Village Engineer.

10. MWRD and NPDES permits shall be submitted.

11. The existing non-conforming home occupation at 724 S. Plum Grove Road (Lot 3) shall be permitted to remain in operation subject to the Village's non-conformity regulations stated in Section 9 of the Zoning Ordinance.

12. The existing structure at 724 S. Plum Grove Road (Lot 3) shall be permitted to remain following the demolition of a portion of the rear of the building. Any future modifications to the structure shall be subject to the bulk requirements of the Village's R-2 District.

13. The Final Plat of Subdivision shall substantially conform to the Plat of Subdivision attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum Grove Road - Old World Subdivision)

14. The Plat of Subdivision shall be revised as follows:

    a. A minimum 75 foot front building line shall be provided for Lot 1.

    b. A minimum 15 foot side building line shall be provided along a portion of the east side of Lot 1 in a manner acceptable to the Director of Planning & Zoning.

    c. A minimum 15 foot side building line shall be provided along the west side of Lot 2.

15. A minimum 10 foot building line shall be established on the north side of Lot 1 (where it meets the southwest corner of Lot 2) in a manner acceptable to the Director of Planning & Zoning.

16. Standard Village of Palatine Easement Provisions shall be included.

17. PINs shall be added.

18. Recording fees shall be submitted in a manner acceptable to the Village Clerk.

19. A fully executed Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.

20. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.

SECTION 2: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 18 day of April, 2016

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

APPROVED by me this 18th day of April, 2016

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 18th day of April, 2016

Village Clerk

04/15/2016 10:33 AM

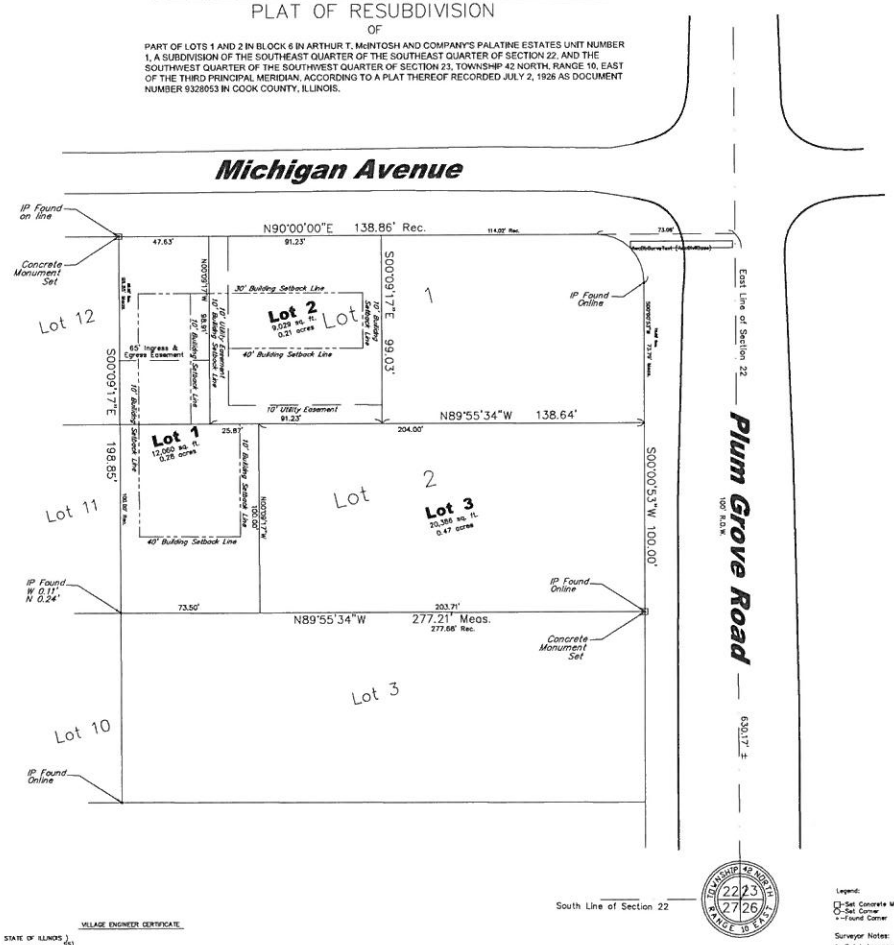
OLD WORLD SUBDIVISION

PLAT OF RESUBDIVISION

OF

PART OF LOTS 1 AND 2 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 2, 1926 AS DOCUMENT NUMBER 9328053 IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 30'



THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT, AND NOT TO BE RECORDED

Legend:
□—Set Concrete Monument
○—Set Corner
+—Found Corner

Surveyor Notes:
1. Total Acreage:
Lot 1: 0.28 Acres (12,060 sq. ft.)
Lot 2: 0.21 Acres (9,029 sq. ft.)
Lot 3: 0.47 Acres (20,386 sq. ft.)

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS _____DAY OF _____, 20____A.D.

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK } SS

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS _____DAY OF _____, 20____A.D.

SIGNED:_____
VILLAGE PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

DATED THIS _____DAY OF _____, 20____A.D.

SIGNED:_____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

DATED THIS _____DAY OF _____, 20____A.D.

SIGNED:_____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

BY:_____ DATE:_____
OWNER

BY:_____ DATE:_____
ILLINOIS PROFESSIONAL ENGINEER

WE, LAND SURVEYING SERVICES, INC. IN ACCORDANCE WITH THE PA 87-0705 (THE PLAT ACT) SO HEREBY DESIGNATE

_____

_____

AS THE PERSON WHO MAY RECORD _____

A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.
DATED _____A.D.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER #3323

OWNER (TRUST) CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, 2005 A.D.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS _____DAY OF _____, 20____A.D.

SIGNED:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____20_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT WE, LAND SURVEYING SERVICES, INC. AN ILLINOIS PROFESSIONAL LAND SURVEYING COMPANY, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

LOTS 1 AND 2 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATED. ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE ATTACHED PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ROLLING MEADOWS, COOK COUNTY, ILLINOIS

THE PROPERTY HEREON APPEARS TO BE IN ZONE "X" AREA OF MINIMAL FLOODING OF THE FLOOD INSURANCE RATE MAP, VILLAGE OF PALATINE COUNTY COMMUNITY PANEL NUMBER 17031C0181F DATED 11/08/00, SUCH REVIEW MAYBE SUBJECT TO POSSIBLE SCALING INTERPRETATION AND MAP REPRODUCTION ERRORS.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 2005,
AT PALATINE, ILLINOIS.

_____
GLORIA JEAN KOTER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3323
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
LICENSE EXPIRATION DATE 11-30-06

Drawing Revisions			
Number	Date	Drawn	Checked
1	10/4/05	cmd	GJK

Field Work Completed:
Scale: 1" = 30'
Date: 10-04-05
Site Address:
Plum Grove Rd & Michigan Ave

Job Nu
LS051

Sheet N
SUBDIV
PLA

Sheet Nu
S-(

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum

SITE IMPROVEMENT PLANS
for
OLD WORLD SUBDIVISION

PALATINE, ILLINOIS

PROJECT NO: 8876

OWNER
GEORGE SWIDERSKI
724 PLUM GROVE ROAD
PALATINE, IL 60067
847-359-6938

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE
SEC. & ¼ SEC. NO. 42N, 10E, ¼ SEC. 22

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION: 744.9
DESCRIPTION: VILLAGE OF PALATINE BM # 456
TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF PLUM GROVE ROAD AND MICHIGAN AVENUE

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	TITLE SHEET
2	C2	GENERAL NOTES & TYPICAL SECTIONS
3	C3	EXISTING SITE CONDITIONS/SITE DEMOLITION PLAN
4	C4	SITE ENGINEERING PLAN
5	C5	TREE PRESERVATION PLAN
6	C6	SPECIFICATIONS
7	C7	DETAILS

LOCATION MAP

VILLAGE OF PALATINE SANITARY SEWER
MWRD INTERCEPTOR
VILLAGE OF PALATINE STORM SEWER

REVISIONS

ORIGINAL PLAN DATE: JANUARY 25, 2016

#	SHEET #	REMARKS	DATE
1	3-4	PER VILLAGE OF PALATINE	

ENGINEER
THOMAS McCABE, JR., P.E.
3-2-16
DATE
ILLINOIS REGISTRATION NO.: 062-044159
EXPIRATION DATE: 11/30/2017
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2017
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

OLD WORLD SUBDIVISION
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

FILENAME: 8876_TITL
DATE: 1/25/16
JOB NO. 8876
SHEET C1 OF 1

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED JANUARY 1, 2012 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JULY 2009, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

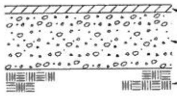
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE": MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



RESIDENTIAL DRIVEWAY DETAIL
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
xxx.xx	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE
S - SANITARY MANHOLE
CB - CATCH BASIN
LP - LIGHT POLE
VV - VALVE VAULT
E - END SECTION
FH - FIRE HYDRANT
GR - GRADE RING (HYDRANT)
I - INVERT OR INLET
TF - TOP OF FOUNDATION
GF - GARAGE FLOOR
TC - TOP OF CURB
TD - TOP OF DEPRESSED CURB
TW - TOP OF RETAINING WALL
BW - BOTTOM OF RETAINING WALL
OP - OUTLET OF PIPE
T/P - TOP OF PIPE
B/P - BOTTOM OF PIPE
WM - WATERMAIN
SAN - SANITARY SEWER
STM - STORM SEWER
LO - LOOK OUT
PLO - PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCH MARK

CONTACT INFORMATION

TYPICAL SECTIONS AND GENERAL NOTES

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO

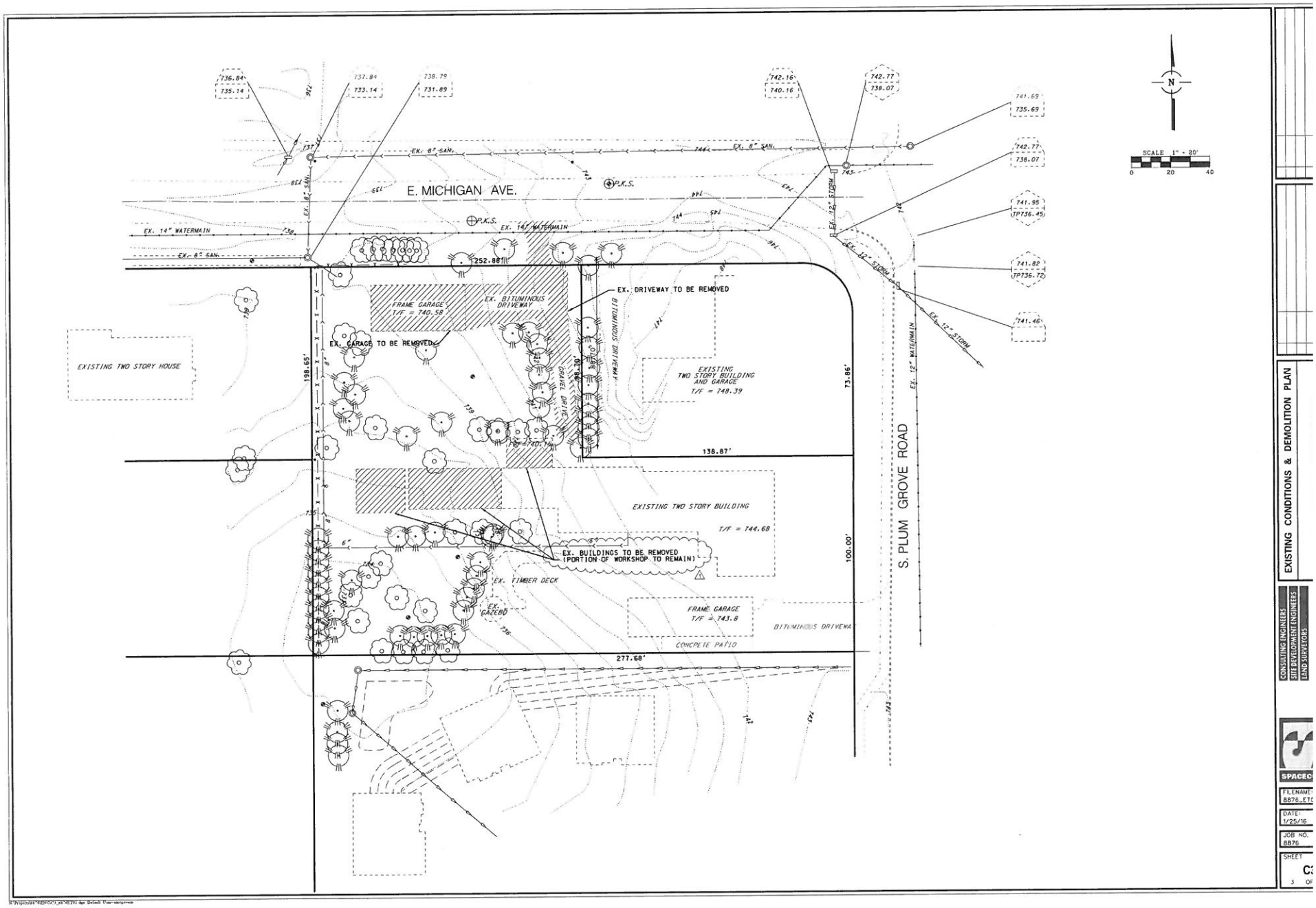
FILENAME: 8876_GN.

DATE: 1/25/16

JOB NO. 8876

SHEET C2
2 OF

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum



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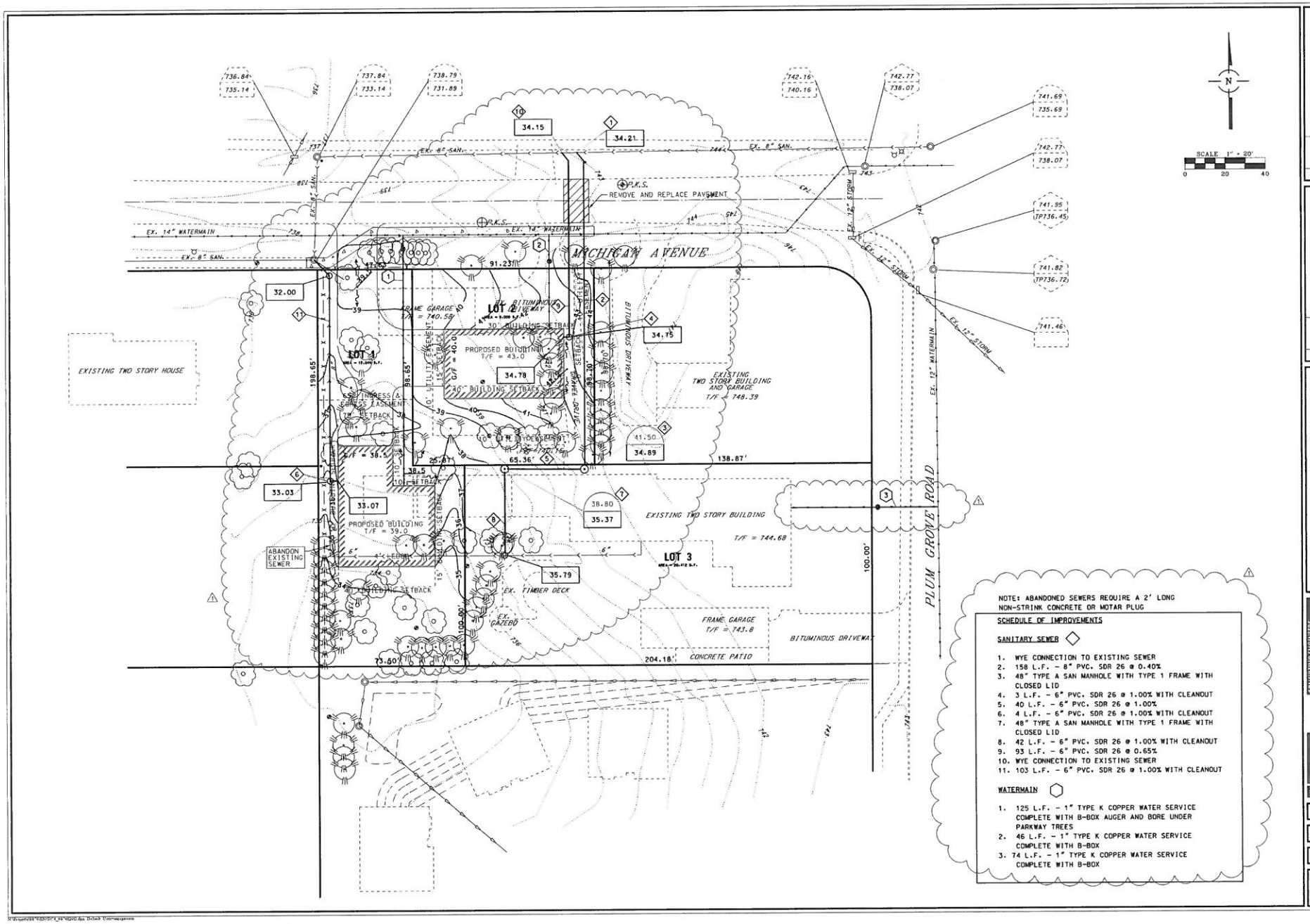

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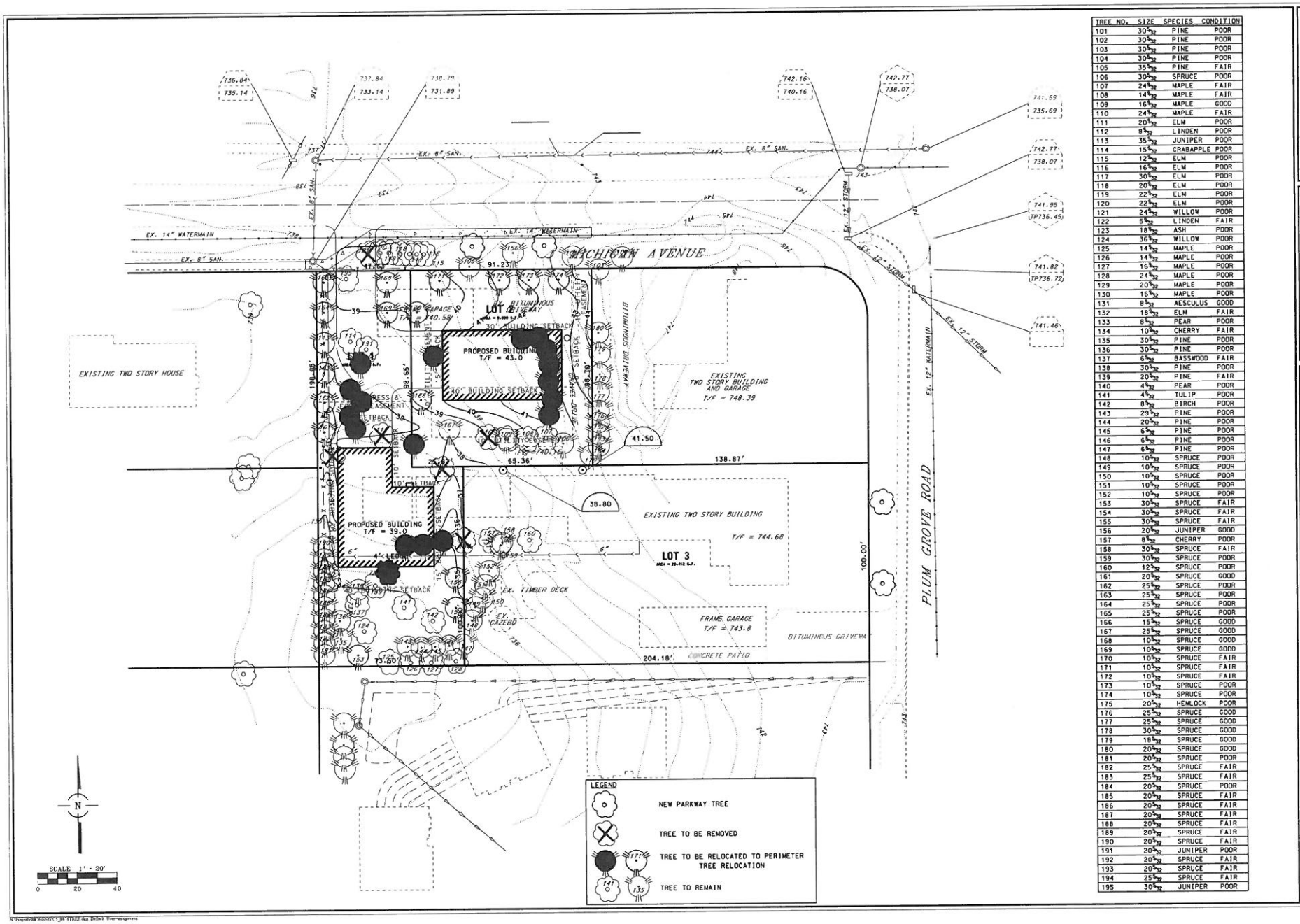

TREE NO.	SIZE	SPECIES	CONDITION
101	30 5/32	PINE	POOR
102	30 5/32	PINE	POOR
103	30 5/32	PINE	POOR
104	30 5/32	PINE	POOR
105	35 5/32	PINE	FAIR
106	30 5/32	SPRUCE	POOR
107	24 5/32	MAPLE	FAIR
108	14 5/32	MAPLE	FAIR
109	16 5/32	MAPLE	GOOD
110	24 5/32	MAPLE	FAIR
111	20 5/32	ELM	POOR
112	8 5/32	LINDEN	POOR
113	35 5/32	JUNIPER	POOR
114	15 5/32	CRABAPPLE	POOR
115	12 5/32	ELM	POOR
116	16 5/32	ELM	POOR
117	30 5/32	ELM	POOR
118	20 5/32	ELM	POOR
119	22 5/32	ELM	POOR
120	22 5/32	ELM	POOR
121	24 5/32	WILLOW	POOR
122	5 5/32	LINDEN	FAIR
123	18 5/32	ASH	POOR
124	36 5/32	WILLOW	POOR
125	14 5/32	MAPLE	POOR
126	14 5/32	MAPLE	POOR
127	16 5/32	MAPLE	POOR
128	24 5/32	MAPLE	POOR
129	20 5/32	MAPLE	POOR
130	16 5/32	MAPLE	POOR
131	8 5/32	AESCULUS	GOOD
132	18 5/32	ELM	FAIR
133	8 5/32	PEAR	POOR
134	10 5/32	CHERRY	FAIR
135	30 5/32	PINE	POOR
136	30 5/32	PINE	POOR
137	6 5/32	BASSWOOD	FAIR
138	30 5/32	PINE	POOR
139	20 5/32	PINE	FAIR
140	4 5/32	PEAR	POOR
141	4 5/32	TULIP	POOR
142	8 5/32	BIRCH	POOR
143	29 5/32	PINE	POOR
144	20 5/32	PINE	POOR
145	6 5/32	PINE	POOR
146	6 5/32	PINE	POOR
147	6 5/32	PINE	POOR
148	10 5/32	SPRUCE	POOR
149	10 5/32	SPRUCE	POOR
150	10 5/32	SPRUCE	POOR
151	10 5/32	SPRUCE	POOR
152	10 5/32	SPRUCE	POOR
153	30 5/32	SPRUCE	FAIR
154	30 5/32	SPRUCE	FAIR
155	30 5/32	SPRUCE	FAIR
156	20 5/32	JUNIPER	GOOD
157	8 5/32	CHERRY	POOR
158	30 5/32	SPRUCE	FAIR
159	30 5/32	SPRUCE	POOR
160	12 5/32	SPRUCE	POOR
161	20 5/32	SPRUCE	GOOD
162	25 5/32	SPRUCE	POOR
163	25 5/32	SPRUCE	POOR
164	25 5/32	SPRUCE	POOR
165	25 5/32	SPRUCE	POOR
166	15 5/32	SPRUCE	GOOD
167	25 5/32	SPRUCE	GOOD
168	10 5/32	SPRUCE	GOOD
169	10 5/32	SPRUCE	GOOD
170	10 5/32	SPRUCE	FAIR
171	10 5/32	SPRUCE	FAIR
172	10 5/32	SPRUCE	FAIR
173	10 5/32	SPRUCE	POOR
174	10 5/32	SPRUCE	POOR
175	20 5/32	HEMLOCK	POOR
176	25 5/32	SPRUCE	GOOD
177	25 5/32	SPRUCE	GOOD
178	30 5/32	SPRUCE	GOOD
179	18 5/32	SPRUCE	GOOD
180	20 5/32	SPRUCE	GOOD
181	20 5/32	SPRUCE	POOR
182	25 5/32	SPRUCE	FAIR
183	25 5/32	SPRUCE	FAIR
184	20 5/32	SPRUCE	POOR
185	20 5/32	SPRUCE	FAIR
186	20 5/32	SPRUCE	FAIR
187	20 5/32	SPRUCE	FAIR
188	20 5/32	SPRUCE	FAIR
189	20 5/32	SPRUCE	FAIR
190	20 5/32	SPRUCE	FAIR
191	20 5/32	JUNIPER	POOR
192	20 5/32	SPRUCE	FAIR
193	20 5/32	SPRUCE	FAIR
194	25 5/32	SPRUCE	FAIR
195	30 5/32	JUNIPER	POOR

TREE PRESERVATION PLAN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO

FILENAME: 8876_TRE
DATE: 1/25/16
JOB NO. 8876
SHEET C5
5 OF

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS. AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR; 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93% AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION. TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 "-3/4" IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS. IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

10. CERTIFICATION:

A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

11. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. GENERAL:

A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE: MATERIAL
RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS. (ASTM C-443): TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH; OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS. AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

WATERMAIN NOTES

1. PIPE MATERIALS:

A. WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

2. FITTINGS:

A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.

3. WATER SERVICES:

A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.

4. VALVES:

A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS:

A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS:

A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

7. CORPORATION STOPS:

A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUCTION WITH THE CORPORATION STOP.

8. SERVICE BOX:

A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY.

B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING:

A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

C. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS.

D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC.

10. IEPA WATERMAIN PROTECTION:

A. HORIZONTAL SEPARATION

a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

B. VERTICAL SEPARATION

a) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR
2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. TESTING:

A. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

OLD WORLD SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:

DATE: 1/25/16

JOB NO. 8876

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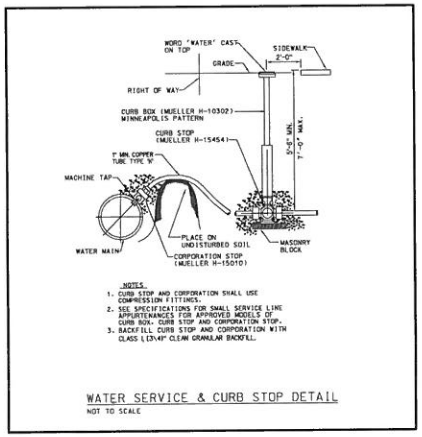

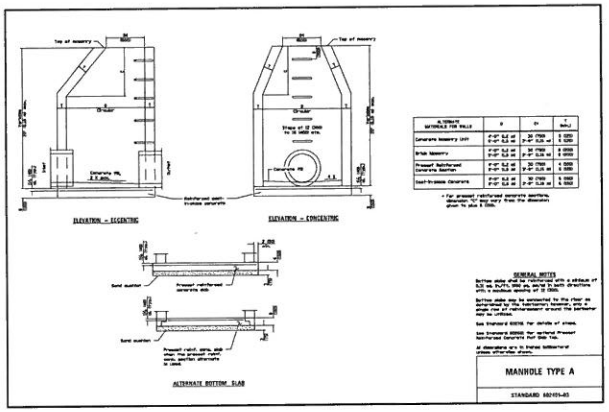

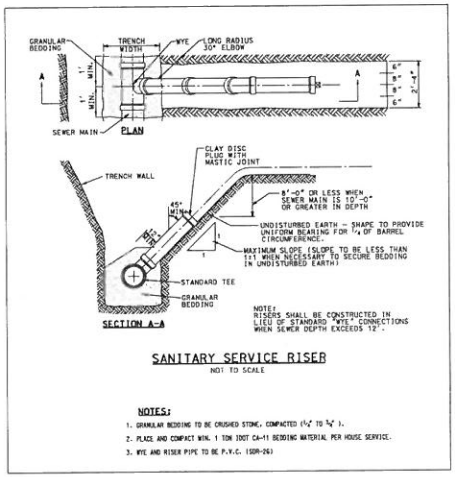

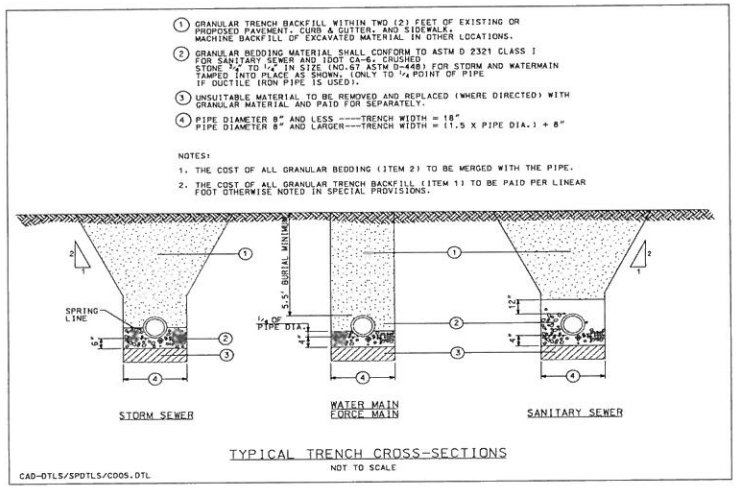

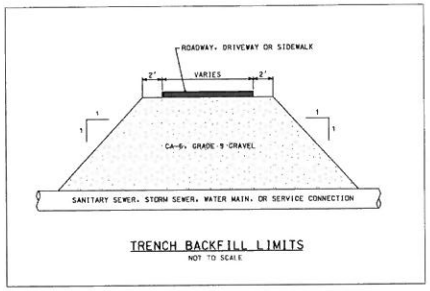

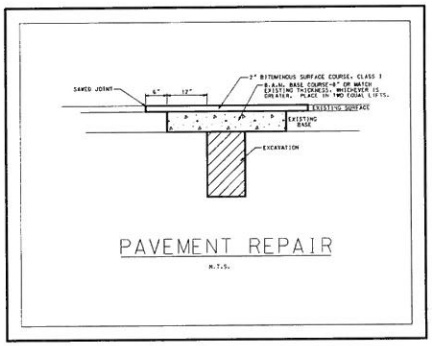

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS

OLD WORLD SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8876_DET.dgn
DATE: 1/25/16
JOB NO. 8876
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Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum Grove Road - Old World Subdivision)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, April 5, 2016, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Preliminary and Final Planned Development to permit a 3 lot single-family residential development.
The property is commonly known as 724 S. Plum Grove Road.
The above petition has been filed by George Swiderski and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 16-13
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of March, 2016
Published in Daily Herald March 21, 2016 (4435586)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 21, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltzman
Authorized Agent

Control # 4435586

Attachment: 2016 Final Planned Development ORD - Old World Subdivision (Lot north of 724 S. Plum Grove Road - Old World Subdivision)

Ben Vyverberg

From: The Stonefield Group Inc <info@stonefieldinc.com>
Sent: Tuesday, February 13, 2018 6:17 PM
To: Ben Vyverberg
Cc: Jeff Wronkiewicz
Subject: Revised Old World Subdivision Plan

Ben, as you know George Swiderski owns property just off the southwest corner of Plum Grove and Michigan (except for the existing house on the corner). Around 2005 he began a subdivision process to divide the property into three lots with a plan designed by Seton Engineering. One lot would contain his current existing home along with the quiet business being the Old World Taxidermy. The other two lots would be for the development of two new home sites. A Plan called "Old World Subdivision" was in the approval process but I believe was never finalized. The Lots have now been marketed for well over 12 years in this configuration, but no individuals or Builders have expressed any interest in purchasing or developing them. I've seen them there for years and have always thought the design of the lots was done very poorly and would be very hard to develop or sell. That's basically what has happened. They are just not appealing to the public.

Only one of the lots (Lot 2) was maybe usable, but still has its impediments. The other one, Lot 1, is a "Flag" Lot. It is an irregular shaped lot that would require an exceptionally long driveway (just over a 110 feet long), plus it varied in elevation by being two and a half feet below the street elevation. The proposed designed drive has an immediate drop of one foot just ten feet from the proposed garage door. Then it travels for 70 feet up two and a half feet to a ridge, then down again for 30' on a more acceptable incline to the street. Given the snow fall we just had and if this house was actually built, picture that low area being filled in with snow. Someone would have to dig out 2-1/2 feet of snow for a good 20 feet and dig another foot of snow for an additional 40 feet. Furthermore, the proposed house would be barely visible from the street, sitting a little over 110 feet back from the street pavement and that's just the garage section. The main structure of the home would be over 130 feet back and possibly concealed by a future fence built on Lot 2's backyard. You would never be able to see its address from the street. These conditions would create a substantial lack of "curb appeal" for the lot.

Lot 2 also has difficulties that would need to be addressed. The buildable depth is only 29 feet (although it may be possible to extend it 5 foot with a variance). This means a house would only be 29-34' deep. If you "leafed" through any Architectural Plan book I doubt you would find anything interesting with a good floor plan at that depth. With the plan I propose, the homes would have a depth of 48 feet. Viewing the submitted House floor plans, you could see I designed a much more desirable, more interesting and more usable floor plan for families.

Old World's Lots have been extensively marketed and have been sitting un-sold for over 12 years. That in itself says they are not desired. In my opinion the Flag Lot is a weird lot for development. These type of lots do not attract buyers when the potential home is going to sit so far back off the street that it is almost invisible. I therefore proposed to the Owner to submit a revised Planned Development Plat of Subdivision for this property. I have extensive Home Building and Selling experience in this area. I have proposed and built many developments in Palatine on "In-Fill" lots that have required creativity and variations to codes. I feel confident that what I am proposing will be successful and beautify the neighborhood just like other Stonefield past developments have.

To the south of the subject property Stonefield developed the Summerset Subdivision. That project was very successful with compact lots and homes ranging from 2,800 to 3,200 sqft. For the revised Old World Subdivision, I propose a slight modification of the floor plans I used for Summerset. Utilizing the Summerset House Plan concept, I proposed to divide this property along Michigan Avenue into 2 even lots of approximately 69 x 99 each. (in the Summerset Subdivision I had smaller lots of only 65 x 82). The same homes I built on Summerset will also be a suitable fit on these 2 proposed Lots. (I submitted copies of the proposed Typical Floor Plans). A Typical Home would be 2,900 to 3,100 sqft. The Homes on Summerset turned out to be very nice homes, sold fairly quick and over 12 years later are still occupied by the same original families.

If you drove through Summerset Court and looked at address numbers 10 & 16, this would give you a good picture of what the homes proposed for Old World Subdivision would look like when built there. Also note that in Summerset the front yard setback is 20 feet. On Michigan Avenue I propose to increase the front yard setback by an additional 5', so they will be 25 feet long.

Additionally, there is an existing house on the Southwest corner Plum Grove & Michigan. It has only a 5 foot setback off of Michigan. So the 25 feet makes a great transition next to this existing home. Further, Summerset Subdivision was approved with 20 foot rear yard setbacks. The revised proposed Old World plan would have longer, 25 foot rear yard setbacks.

Sewer & Water Services are readily available and would be connected to the existing mains on Michigan Avenue. The existing frame Garage and Shed shown on the plan would be torn down and removed.

In the United States we are rapidly running out of usable residential land if we want to avoid developing and turning up farmlands. We need to wisely use the residential land we already have to accommodate our growing population. I feel what I have proposed is the best and highest use of this parcel of land. I have employed my best creativity, so that this minor development will heighten the appearance of this neighborhood and community for the future.

GARY WRONKIEWICZ

THE STONEFIELD GROUP INC
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INFO@STONEFIELDINC.COM
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200 E. Wood Street · Palatine, IL · 60067-533
Telephone: (847) 359-9047 · Fax (847) 963-624
www.palatine.il.us · Action Line (847) 705-520

CONTACT INFORMATION WORKSHEET

Petitioner(s) GEORGE SWIDERSKI		**Business Name (if applicable)**
Address 724 S. PLUM GROVE RD,		City/State/Zip Code PALATINE, IL 60067
Telephone [redacted]	Fax [redacted]	Email [redacted]
Subject Property Address WEST ½ OF LOT 1		
Authorized Agent (if applicable) GARY WRONKIEWICZ		**Business Name (if applicable)** THE STONEFIELD GROUP, INC.
Address 1000 S. BROCKWAY STREET		City/State/Zip Code PALATINE, IL 60067
Telephone 847-963-9100	Fax	Email GARY@STONEFIELDINC.COM

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

2/12/18
Date

RECEIVED
FEB 12 2018
PLANNING & ZONING DEPARTMENT

Attachment: APPLICATION - Preliminary Plat of Subdivision - lot north of 724 S Plum Grove Road (Lot north of 724 S. Plum Grove Road - Old

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT

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

Office Use Only		
Project Planner: BV	Zoning Case #: 18-12	
Filing Fee: 188	Notification Deadline	

RECEIVED FEB 12 2018 PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): GEORGE SWIDERSKI
2. Authorized Agent of Petitioner (if different):
   Name: GARY WRONKIEWICZ
   Address: 1000 S. BROCKWAY ST, PALATINE, IL 60067
   Telephone No. 847-963-9100 Business No. 847-963-9100
   Email GARY@STONEFIELDINC.COM
   Relationship to Petitioner: DEVELOPER
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   WEST 1/2 OF LOT 1
5. All existing land use(s) on the property are: RESIDENTIAL
6. Current zoning of property: R Size of the property: 0.31 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc:
   SUBDIVIDE EXISTING PROPERTY INTO TWO SINGLE FAMILY LOTS ON EXISTING SEWER AND WATER.

Attachment: APPLICATION - Preliminary Plat of Subdivision - lot north of 724 S Plum Grove Road (Lot north of 724 S. Plum Grove Road - Old

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development ere to be developed as a traditionally zoned project (if any):

FOR EACH LOT; MINIMUM LOT SIZE 6,852.71 SQFT FROM 9,000 SQFT. MINIMUM LOT WIDTH 69.43 FEET FROM 75 FEET. MINIMUM FRONT SETBACK 25 FEET FROM 30 FEET. MINIMUM REAR SETBACK 25 FEET FROM 40 FEET.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

Attachment: APPLICATION - Preliminary Plat of Subdivision - lot north of 724 S Plum Grove Road (Lot north of 724 S. Plum Grove Road - Old

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 2/12/18

State of Illinois

County of Cook

This instrument was acknowledged before me on February 12, 2018 by _____.

"OFFICIAL SEAL"
LISA RUNDQUIST
Notary Public, State of Illinois
My Commission Expires Nov. 23, 2020

(Seal)

Notary Public

Attachment: APPLICATION - Preliminary Plat of Subdivision - lot north of 724 S Plum Grove Road (Lot north of 724 S. Plum Grove Road - Old

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, May 15, 2018, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Preliminary Plat of Subdivision for a 2-lot residential development
The property is commonly known as the lot north of 724 S. Plum Grove Road. Parcel ID number 02-22-410-015.
The above petition has been filed by George Swiderski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
The Preliminary Plat of Subdivision would amend Old World Subdivision and create 2 lots fronting on W. Michigan Avenue, between 712 S. Plum Grove Road and 55 W. Michigan Avenue.
FILE #: 18-12
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th of April, 2018
Published in Daily Herald April 30, 2018 (4499175)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 30, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltzman
Authorized Agent

Control # 4499175

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/15/18 07:00 PM

CASE STAFF STATEMENT (ID # 4451)

1500, 1532, and 1548 N. Hicks Road

CASE NUMBER: 18-21

PETITIONER: Greg Rose (K F Walter Inc.)

LOCATION: 1500, 1532, and 1548 N. Hicks Road

PROPOSAL: Preliminary Planned Development to allow 12 ranch-style townhomes

ZONING AND LAND USE: The subject properties consists of 3 platted lots, which are zoned R-1 single family residential and consist of 2 vacant lots (south) and 1 lot improved (north) with an unoccupied single-family residential home. In the aggregate, the 3 lots constitute 1.98 acres

SURROUNDING CONDITIONS:

North:	B-2; General business - Walgreens with drive through and GNI Resubdivision - unified commercial center
South:	R-1 and R-2 single-family residential properties farther south along Hicks Road
East:	Planned Development (Northwest Shopping Center)
West:	R-1 single-family residential properties

BACKGROUND:

- These lots are part of the Home Garden Acres subdivision, which continues south until Home Avenue, where Pepper Tree Farms Unit 3 begins on the south side of Home Avenue.
- The subject property is 1.98 acres and consists of 2 vacant lots (southern) and 1 (northern) lot improved with an unoccupied single-family home. It is zoned R-1 single-family residential and platted in 1928 and annexed into the Village in 1994.

ANALYSIS:

- The Petitioner is proposing a 12-unit townhouse development accessed through a 28-foot (back of curb to back of curb) private road, which terminates with a hammerhead on the north end. The four proposed buildings are located on either side (two 3-unit buildings on the west and east sides) of the private road. The proposed road has full access onto Garden Avenue and is located

approximately 130 feet west of Hicks Road.

- Each unit has a 2-car garage and 2 parking spaces available within the driveway (19 feet wide by 26 feet deep). There are also four additional parking spaces (total) divided on the west and east sides of the road. With the 2 garage spaces and 2 driveway spaces, there are a total of 48 spaces for the 12 units, plus 4 additional spaces for a total of 52 spaces or 4.33 space/unit.
- The proposed gross density is 6.09 units per acre. The chart below compares the densities of this project with the two adjoining townhouse projects:

	Units	***Acres***	***Gross Density***	***Net Density***
Garden Subdivision	12 units	1.97	6.09 units/acre	9.44 units/acre
Concord Mills #1 (east)	105 units	9.3	11.03 units/acre	
Lexington Chase	24 units	2.89	8.3 units/acre	12.58 units/acre
Newberry Lane	16 units	2.156	7.42 units/acres	10.21 units/acre
Bridgeview Creek West	41 units	4.994	8.23 units/acre	9.97 units/acre

Engineering

- The existing grade of the site generally flows from southeast to the northwest corner of the proposed development. In its existing condition, there is an approximately 13-foot grade differential on this site (772 SE to 759 NW).
- Access to the units is provided through a private 28-foot wide road. The road will remain private and under the ownership and maintenance responsibility of the Homeowners Association. The road complies with the minimum requirements proscribed in the Subdivision Ordinance.
- Storm water would be collected through the installation of two new sections of storm sewer (east to west), accessed through inlets on the north and middle section of the development. The storm water is then collected and transferred to a detention basin on the northwest side of the property, discharged through a restrictor and into a new storm sewer system. This system will be extended by the developer in support of the proposal. The Village Engineer has reviewed and accepted the preliminary engineering plans.
- Presently, there are not any storm sewers in Home or Garden ROW and storm

water follows with the grade, without benefit of a storm sewer. The proposed storm sewer would cross Garden Avenue south and then turn west to Elm Street. It then would transition south along the east side Elm Street until it connects to an existing Village storm sewer along Home Avenue. The 607 feet of storm sewer along Elm Street will also use the existing ditch and any needed driveway culverts, in addition to the storm sewer to accept the storm water.

- The sanitary sewer would be extended along the north side of Garden Avenue, then north along Elm Street to connect to an existing sanitary sewer system. The Village recently installed a water lines in this area and the development would connect to the existing line running along the north side of Garden Avenue.

Architecture

- The proposed development consists of four 3-unit buildings. The peak height of the structures is 22 feet 8 inches tall, with a mid-point height of 16 feet. Under the current R-1 zoning, the maximum building height is 40 feet, with a mid-point height of 30 feet.

- The 12-units are dispersed between four 3-unit buildings, each with a linear north south orientation. The eastern buildings are set back 35 feet from the eastern (Hicks Road) property line; 49 feet from the northern (Walgreens) property line; 25 feet from the southern (Garden Avenue) property line; and 52 feet from the western (rear property line for residential properties fronting along Elm Street). The R-1 and R-2 required setbacks are listed in the table below:

	Front	**Rear**	**Interior Side**	**Corner Side**
R-1 Single-Family Residential	40 feet	50 feet	15 feet	40 feet
R-2 Single-Family Residential	30 feet	40 feet	10 feet	20 feet

- The proposed building materials include a brick façade, LP siding, and architectural shingles. The proposed units are 2 bedroom and 2 bathroom, with a living room or family room. Additionally, the units have a kitchen and dining room and a basement.

COMPREHENSIVE PLAN:

The current Comprehensive Plan identified the Dundee Hicks Subarea, as being

bounded by Dundee Road (north), Hicks Road (east), Garden Avenue (south) and Elm Street. Within this Subarea, the Comprehensive Plan articulated the direct adjacency of the commercial properties fronting on Dundee Road and the relevance of maintaining the block fronting on Elm Street for single-family residential uses. The lots fronting on Hicks Road (Subject Property), were contemplated for study of an office use.

STAFF RECOMMENDATION:

The subject property is located directly south of a commercial inline center and a freestanding retail store, with drive through. Additionally, it is directly across Hicks Road from a major commercial shopping center on Dundee Road. As such, although this subdivision was platted in 1928, these lots are impacted by the commercial development on both sides of the Subject Property. The current Village adopted Comprehensive Plan recognized that the future best use of these 3 lots may not be single-family residential for these reasons. The previous townhouse proposals for these lots were not approved. The subject proposal provides a land use transition for the commercial properties, incorporates a moderate density lower than the typical Village benchmark, and includes a lower height to balance with the surrounding single-family residential properties to the west and south. Through inclusion of the northern lot, this development proposal is more comprehensive than previous.

Finally, the extended storm sewer system and culverts along Elm Street will manage the storm water from the site and connect to an existing system, where none presently exists in this area. Therefore, Staff recommends approval of the Preliminary Planned Development subject to the following conditions:

1) The final architecture, engineering, and site development plans shall substantially conform to the Spies and Associates Preliminary Engineering Plans, dated 01/25/2018 and the Mathias Jans Architect plans, dated 05/07/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2) The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer, and include the following:
    a. A MWRD WMO permit would be required. Site runoff, volume control and detention requirements apply.
    b. The site grading plan will need to be “cleaned up” as part of the final engineering submittal;
        i. Clearly indicate proposed grades and existing grades.
        ii. Clearly show flow direction with arrows and contour lines.
        iii. The property perimeter shall be clearly labeled with proposed and existing grades.
    c. An inlet shall be added on the NE corner of N. Elm Street and E.

Garden Avenue in the parkway in a manner to allow runoff to flow to the structure from both Garden Avenue and Elm Street.

d. The inlet at the SE corner of Elm Street and Garden Avenue shall be placed in the parkway in a manner to allow runoff to flow to the structure from both Garden Avenue and Elm Street.

e. Profile and cross sections of the Elm Street storm sewer will be required for final engineering clearly showing the cut/fill & final grading of the Elm Street sewer.

f. Please show 10-foot separation of sanitary/storm from water main or show construction use of water main quality pipe.

g. A ditch line shall be graded and established in the parkway areas along Elm Street and Garden Avenue, in a manner acceptable to the Village Engineer.

h. Driveway culverts shall be replaced or required where the sewer trenches cross a driveway.

i. The sump pump discharge for 1443 N. Elm Street shall be connected to the proposed storm sewer on N. Elm Street.

j. The ditch line along the east side of Elm Street and both the north and south side of Garden Avenue disturbed with construction of the sanitary/storm sewer shall be regraded to include a 5-foot area at 4% from the edge of pavement, side slopes no greater than 3:1, at least 1% longitudinal slope, and a flow line of at least 1 foot in width. Driveway culverts impacted in the above referenced area shall be replaced with at least 10-inch diameter pipe, extend at least 3 feet from the edge of driveway and include a flared end section.

3) After the construction of the second building, the Petitioner's engineer shall submit updated impervious coverage calculations in a manner acceptable to the Village Engineer. This shall include any Village recommend changes to the impervious calculations and engineering plans for the development.

4) Prior to the issuance of a building permit for any building, the developer shall complete the detention basin installation and storm sewer extensions along Garden Avenue, south along Elm Street, including the required ditch line in the Elm Street and Garden Avenue ROW, with approval from the Village Engineer.

5) A construction management and traffic 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 internal drive. The construction traffic and material deliveries should be directed to and from Hicks Road for access to the site. A component

of this plan shall also include an initial notification, by standard mail, to the residential properties within 600 feet of the subject property, once the initial site development schedule is known.

6) As part of the implementation of the Final Planned Development, the Traffic Committee may review and recommend additional parking and traffic controls to the Village Council, including the parking adjustments/restrictions along Garden Avenue, proximate to the Subject Development.

7) Homeowners Declarations shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning, and shall address the following items:

   a. The internal road shall remain private and the Village will not be responsible for maintenance or snow removal. A snow removal and maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Director of Fire Prevention.

   b. The private maintenance responsibilities of the HOA for the detention basin and any appropriate plantings within the detention basin.

8) A Planned Development letter of credit in the amount of $120,000 shall be submitted in manner acceptable to the Village of Palatine.

9) An engineer's estimate of probable cost shall be submitted in a manner acceptable to the Village Engineer.

10) A letter of credit in the amount of 110% of the engineer's cost estimate for the public improvements shall be submitted.

11) Review fees in the amount of 1.5% of the engineer's cost estimate of the total project improvements shall be submitted.

12) Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.

13) One side of the private road shall be posted "No Parking Fire Lane", including the hammerhead with an ordinance created to enforce this requirement. This request should be submitted to the Fire Prevention Director.

14) A landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and include substantial materials and screening on the west side of the site.

ATTACHMENTS:

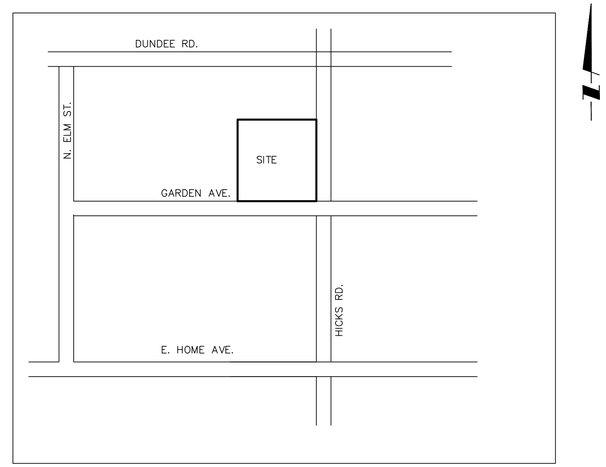
- Aerial Map

- PRELIMINARY - ENG Plans - 5115-COVER
- PRELIM ENG 5115-existing
- PRELIM ENG - 5115-BOUNDARY
- PRELIM ENG - 5115-GRADING
- PRELIM ENG- 5115-UTILITY PLAN
- PRELIM ENG - 5115-OFFSITE UTILITIES
- ENG Narrative - Hicks and Garden - Preliminary Planned Developent
- PRELIM ARCH - Master - townhouse -final (003)
- PRELIM ARCH - flat front elevation building mix a-b-a
- PRELIM - ARCH - flat REAR elevation building mix a-b-a
- Current COMP PLAN HIcks Road SUB AREA
- Hicks and Garden - surrounding zoning and uses - ArcReader Document - VOP_GISViewer
- Hicks Garden - existing utilities - ArcReader Document - VOP_GISViewer
- Preliminary Planned Development Application 1500, 1532, and 1548 N. Hicks Road
- Public Notice 1500, 1532, and 1548 N. Hicks Road

1500 – 1548 N. Hicks Road – Preliminary Planned Development

Attachment: Aerial Map (1500, 1532, and 1548 N. Hicks Road)

PRELIMINARY ENGINEERING PLANS
FOR
GARDEN SUBDIVISION
PALATINE, IL
BY
SKAR DEVELOPMENT, LLC



LOCATION MAP

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN	W	W
GAS	G	G
IBT	I	I
CABLE	C	C
ELECTRIC	E	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	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	M	M
UTILITY POLE		
SOIL BORINGS	N/A	B–
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT	P	X
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE

OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

INDEX OF SHEETS

1. COVER SHEET
2. BOUNDARY SURVEY
3. EXISTING CONDITIONS
4. DEVELOPMENT PLAN
5. GRADING PLAN
6. OFFSITE UTILITIES

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 62–42874

PREPARED FOR:
SKAR DEVELOPMENT, LLC
21 N. BROCKWAY ST., STE 201
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

CALL JULIE TOLL FREE
1(800)892–0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG

CALL
1(800)892–0123
48 HOURS BEFORE YOU DIG

BENCHMARK

MWRD INTERCEPTOR MANHOLE IN THE NORTHWEST CORNER OF THE PAVEMENT AT THE INTERSECTION OF HICKS ROAD AND GARDEN STREET.

NGVD29 ELEVATION 769.42
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

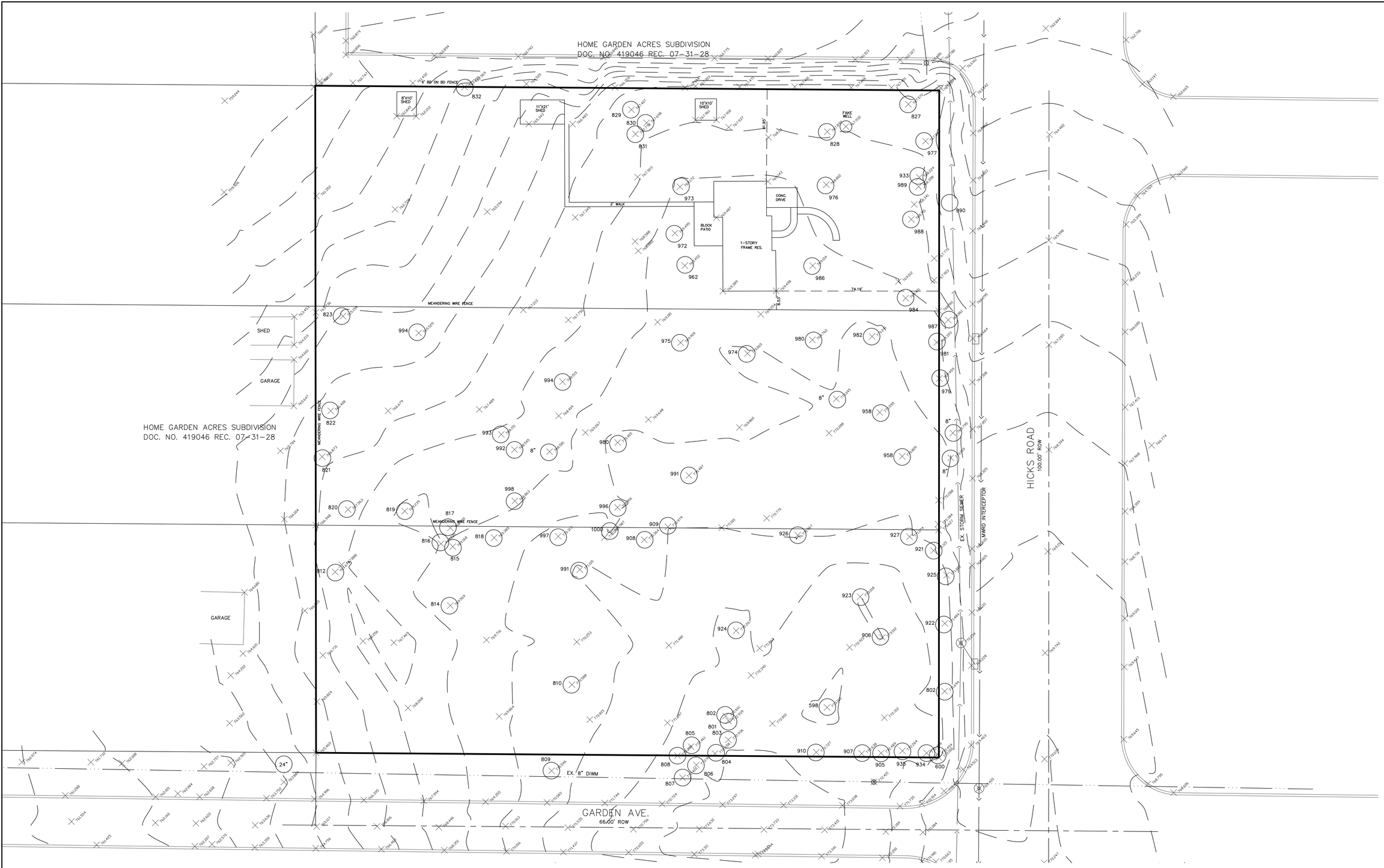
REVISIONS

DRAWN BY: L.T.S.	JOB NO. 5115
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 01–25–18

PRELIMINARY ENGINEERING PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 6 SHEETS

Attachment: PRELIMINARY - ENG Plans - 5115-COVER (1500, 1532, and 1548 N. Hicks Road)



TREE LISTING

TAG #	SIZE IN.
598	48
600	18
801	8
802	10
803	6
804	12
805	6
806	24
807	24
808	8
809	24
810	10
812	6
814	15
815	8
816	12
817	12
818	24
818	60
820	8
821	48
822	60
823	60
826	24
827	24
828	18
829	18
830	15
831	12
832	18
905	18
906	48
907	15
908	2-12
909	2-30
910	18
921	24
922	24
923	12
924	24
925	24
926	15
927	5-12
933	12
934	18
935	10
958	30
962	24
972	24
973	18
974	48
975	30
976	24
977	24
979	15
980	24
981	15
982	30
984	12
985	48
986	18
987	12
988	10
989	15
990	12
991	15
992	18
993	18
994	24
995	60
997	24
998	12
1000	2-10

ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED.
ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL.

WHEN DISCONNECTION FROM A SEPTIC SYSTEM AND SANITARY SERVICE CONNECTION IS MADE THE EXISTING SEPTIC SYSTEM MUST BE ABANDONED BY PUMPING OUT ANY RESIDUAL SLUDGE, COMPLETEL;Y FILLING THE ABANDONED SEPTIC TANKS WITH GRANULAR MATERIAL SUCH AS IDOT FA 2 OR CA 6, AND PLUGGING THE ENDS WITH GROUT. ALTERNATIVELY, THE SEPTIC SYSTEM COULD BE COMPLETELY REMOVED. IF THE EXISTING SEPTIC TANK IS LEFT IN PLACE, THE BOTTOM SLAB SHOULD BE PUNCTURED TO ALLOW WATER TO DRAIN OUT, AND THE ENDS PLUGGED WITH GROUT.

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. 5115
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 1-25-18

EXISTING CONDITIONS GARDEN SUBDIVISIOM

SHEET NO. 3 OF 6 SHEETS

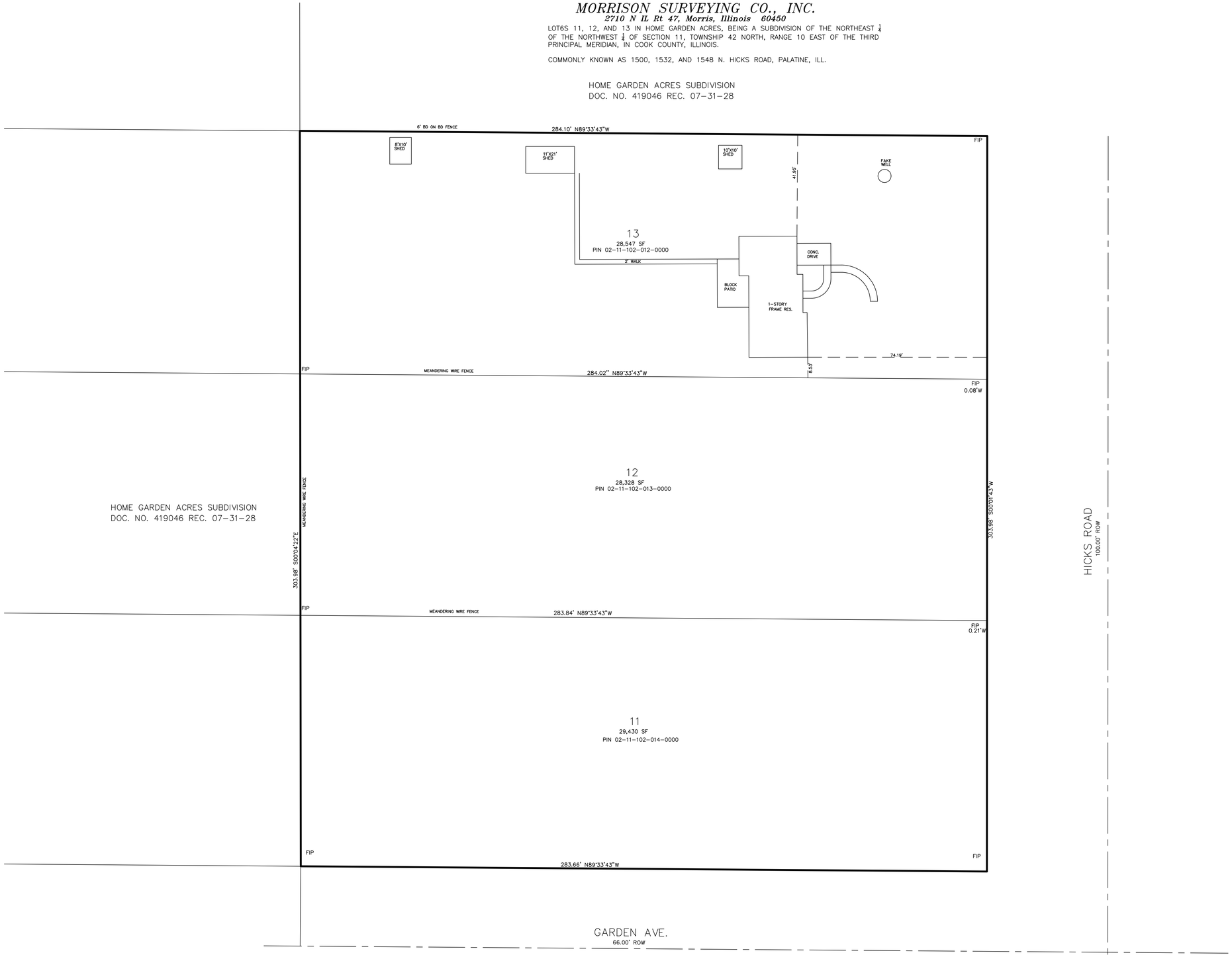
Attachment: PRELIM ENG 5115-existing (1500, 1532, and 1548 N. Hicks Road)

BOUNDARY SURVEY

MORRISON SURVEYING CO., INC.
2710 N IL Rt 47, Morris, Illinois 60450

LOT6S 11, 12, AND 13 IN HOME GARDEN ACRES, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1500, 1532, AND 1548 N. HICKS ROAD, PALATINE, ILL.



State of Illinois
County of Grundy

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.
Given under my hand and seal at Morris, Illinois.

Date: 02-25-17

MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/18

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

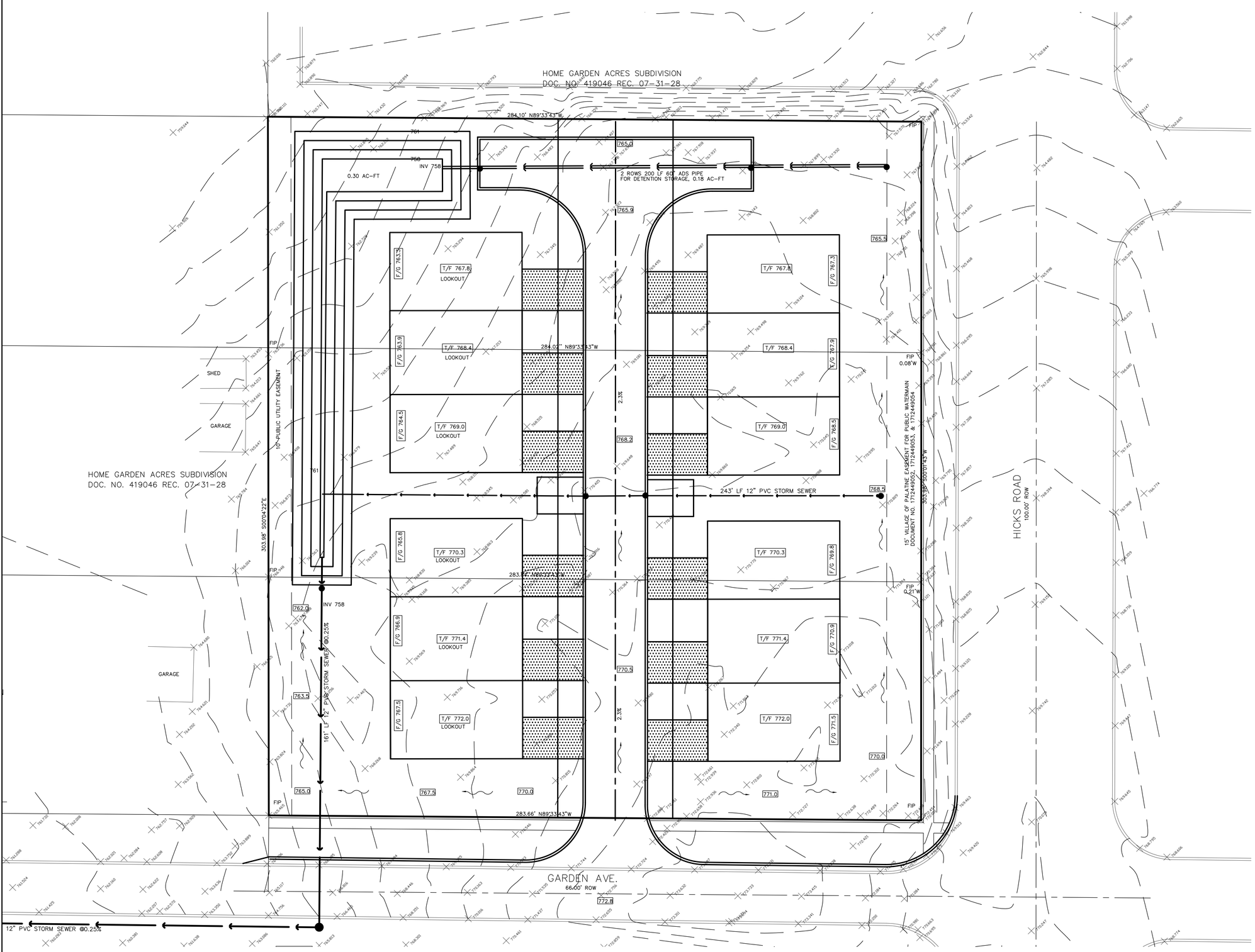
REVISIONS

DRAWN BY: TJS	JOB NO. 5115
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: mtm	DATE: 01-25-18

BOUNDARY SURVEY
GARDEN SUBDIVISION

SHEET NO. 2 OF 6 SHEETS

Attachment: PRELIM ENG - 5115-BOUNDARY (1500, 1532, and 1548 N. Hicks Road)



SPIES & ASSOCIATES, INC.
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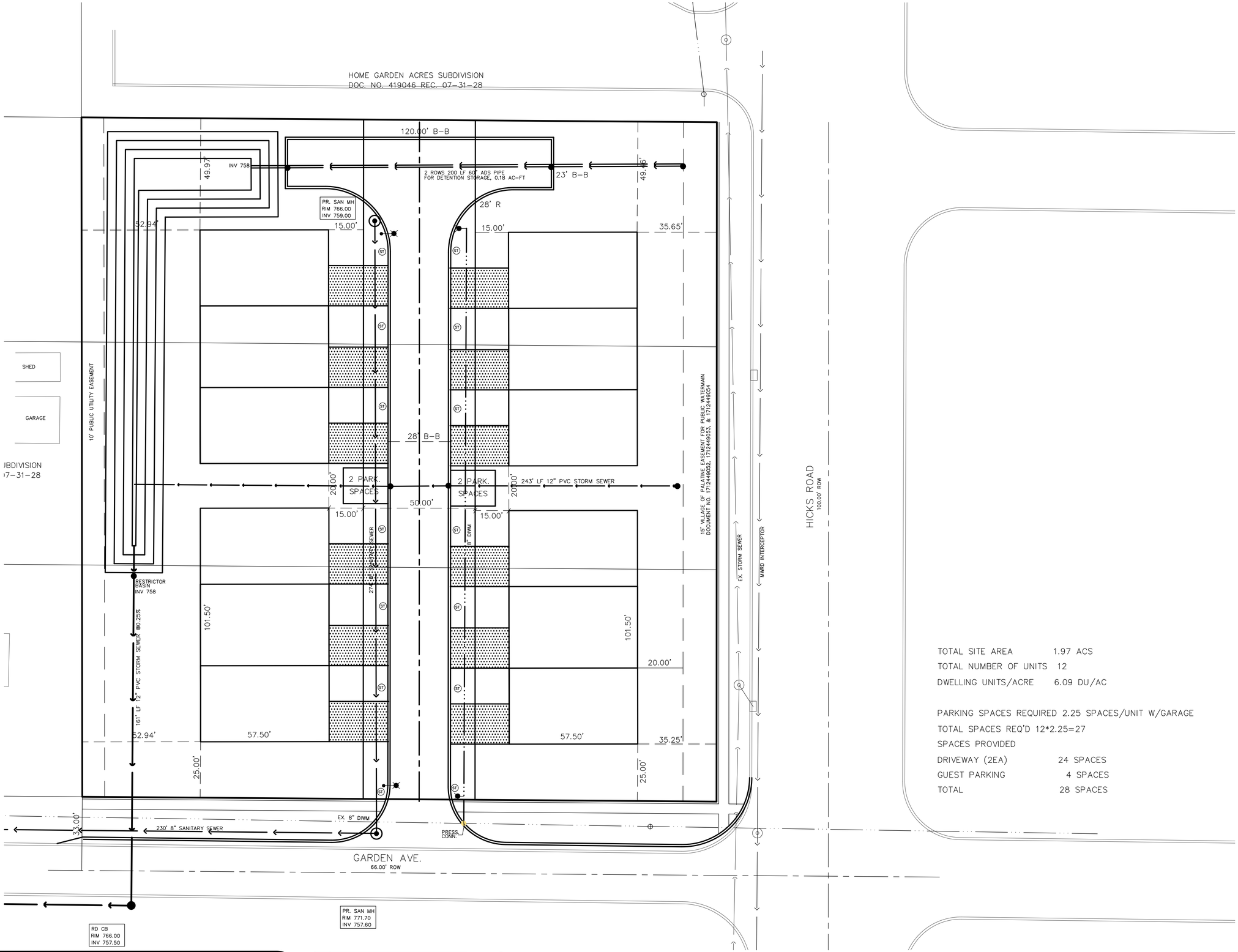
REVISIONS

DRAWN BY: TJS	JOB NO. 5115
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 01-25-18

GRADING PLAN
GARDEN SUBDIVISION

SHEET NO. 5 OF 6 SHEETS

Attachment: PRELIM ENG - 5115-GRADING (1500, 1532, and 1548 N. Hicks Road)



TOTAL SITE AREA 1.97 ACS
TOTAL NUMBER OF UNITS 12
DWELLING UNITS/ACRE 6.09 DU/AC

PARKING SPACES REQUIRED 2.25 SPACES/UNIT W/GARAGE
TOTAL SPACES REQ'D 12*2.25=27
SPACES PROVIDED
DRIVEWAY (2EA) 24 SPACES
GUEST PARKING 4 SPACES
TOTAL 28 SPACES

SPIES & ASSOCIATES, INC.
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REVISIONS

DRAWN BY: TJS	JOB NO. 5115
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DEVELOPMENT LAYOUT
GARDEN SUBDIVISION

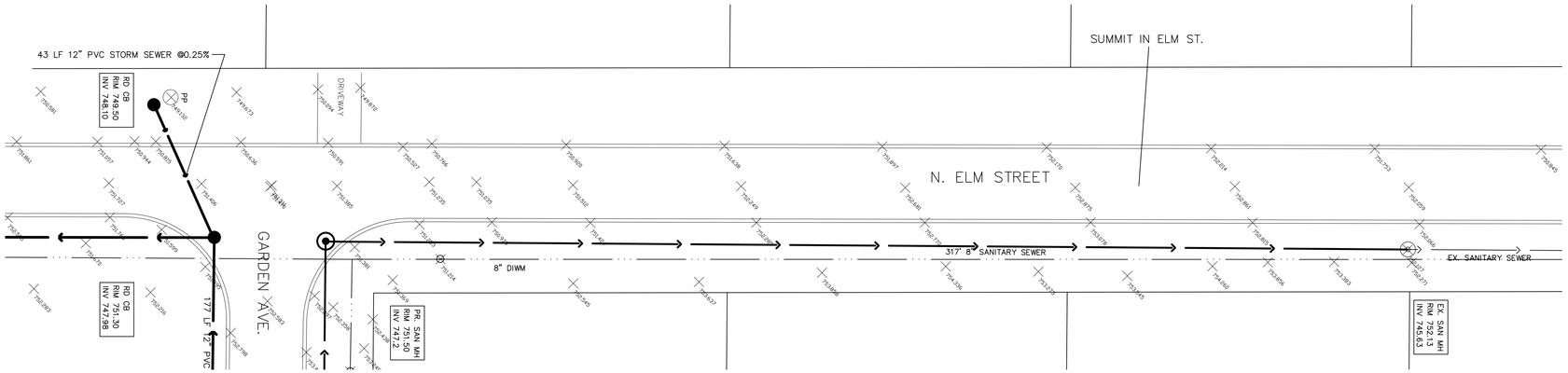
SHEET NO. 4 OF 6 SHEETS

Attachment: PRELIM ENG- 5115-UTILITY PLAN (1500, 1532, and 1548 N. Hicks Road)

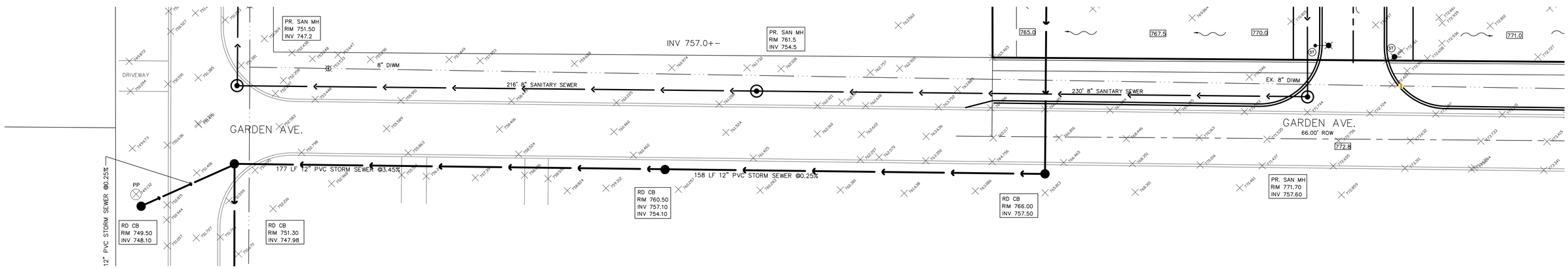
N

SCALE 1"=20'

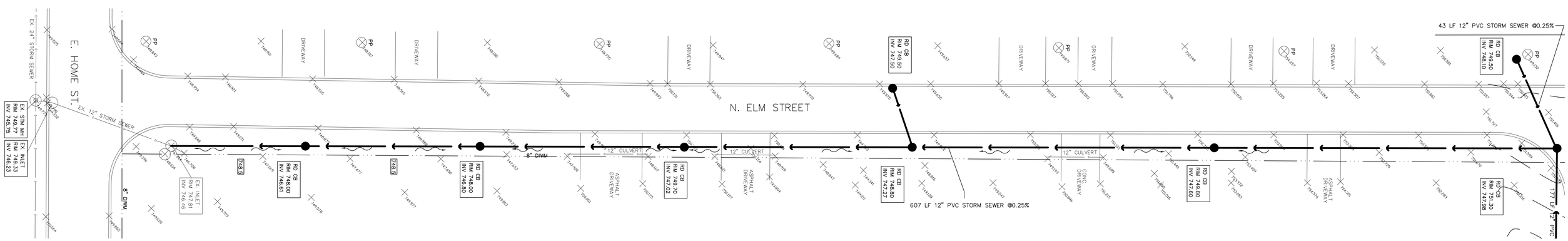
ELM ST. NORTH OF GARDEN



GARDEN AVE WEST OF SITE



ELM ST. SOUTH OF GARDEN AVE.



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REVISIONS

DRAWN BY: TJS	JOB NO. 5115
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CHECKED BY: TJS	DATE: 01-25-18

OFFSITE UTILITIES
GARDEN SUBDIVISION

SHEET NO. 6 OF 6 SHEETS

Attachment: PRELIM ENG - 5115-OFFSITE UTILITIES (1500, 1532, and 1548 N. Hicks Road)

Hicks/Garden Subdivision

Subject Property

The subject property is comprised of 3 parcels located at the northwest corner of Hicks Rd and Garden Ave. in Palatine. The total area of the property is 1.97 acres. The 2 southern parcels are vacant and the northern parcel contains a 1 story frame home with 2 sheds. The vegetation on the property is primarily made of open grasses with scattered tress ranging in size from 6" up to 36".

The site generally drains from the southeast toward the northwest corner of the site, across the adjacent property at the northwest corner of the site and toward Elm Street some 300 feet west of the subject property.

Proposed Development

Skar Development, Inc. intends to develop the site into four 3 unit (12 units total) single story townhome residences. A single street is to be constructed from Garden Ave north to the northern end of the site ending in a hammerhead configuration. There will be 6 units on each side of the road.

Stormwater detention and volume control will be provided at the northwest corner of the site. Based on preliminary calculations 0.07 ac-ft of Volume Control and 0.41 ac-ft of Detention (0.48 ac-ft total) will be required for the development. The storage will be combination of an open basin and underground storage (60" piping), as shown on the preliminary engineering plans. The outfall for the basin will be directed (via storm sewer) southerly to Garden Ave, westerly to Elm St, then southerly to Home St. where it will connect to an existing storm sewer along Home St. Should a storm in excess of a 100 year event be encountered the overflow from the basin will be directed to the northwest corner of the site.

534 W. Campus Dr. Arlington Heights, Il. 60004 (847) 577-8808 Fax (847) 577-0229
www.spiesandassociates.com

Attachment: ENG Narrative - Hicks and Garden - Preliminary Planned Developent (1500, 1532, and 1548 N. Hicks Road)

An 8" watermain exists along the north side of Garden Ave. An 8" tap will be made on the main and an 8" line will be run northerly to serve the proposed units. The main will terminate at the hammerhead of the roadway. Each unit will be served with a 1" dia. Type K copper water service.

Currently the sanitary sewer in the area terminates on Elm St. approximately 300 feet west of the site and 300 feet north of Garden St. The sanitary sewer will be extended south along Elm to garden, east along Garden to the site then north along the proposed road terminating at the hammerhead of the roadway. Each unit will be served with a 6" PVC SDR 26 sewer service.

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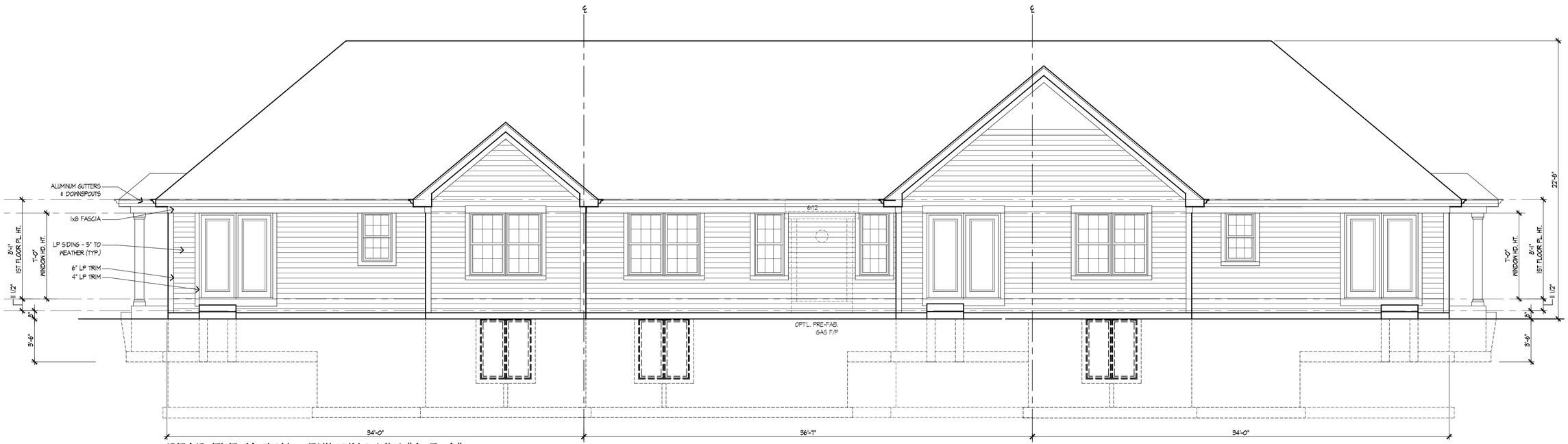
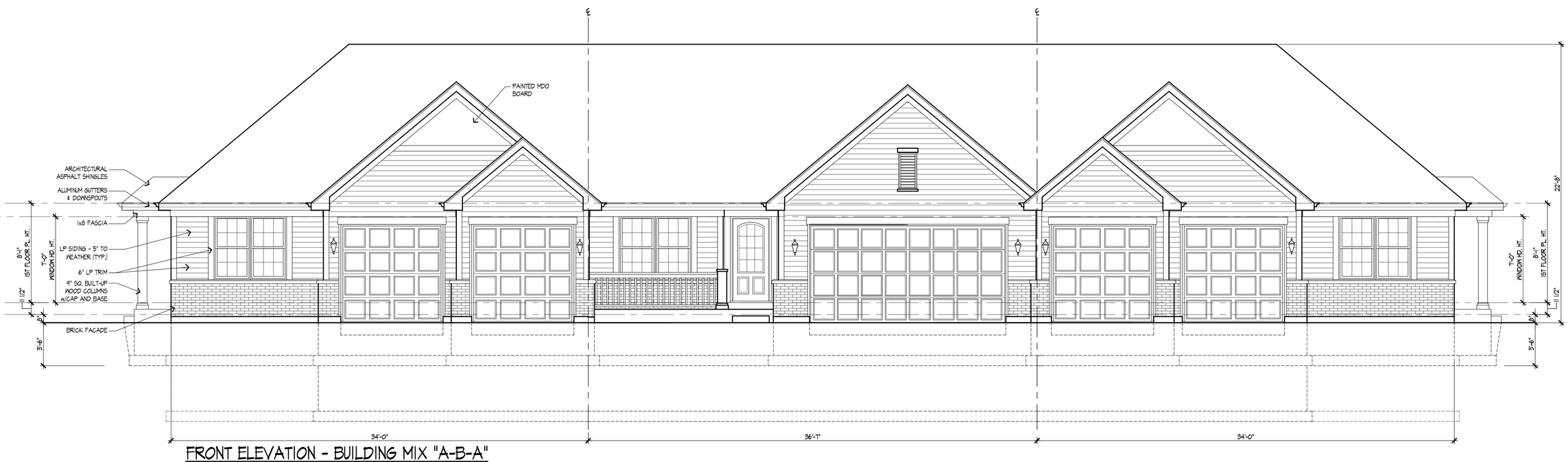


REAR ELEVATION - BUILDING MIX "A-B-A"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - BUILDING MIX "A-B-A"

SCALE: 1/4" = 1'-0"

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KF WALTER TOWNHOMES
. PALATINE, IL 60067

LICENSED ARCHITECT
MATTHIAS JANS
01-10159
STATE OF ILLINOIS
exp 11/30/18

REVISION DATES
DATE 1

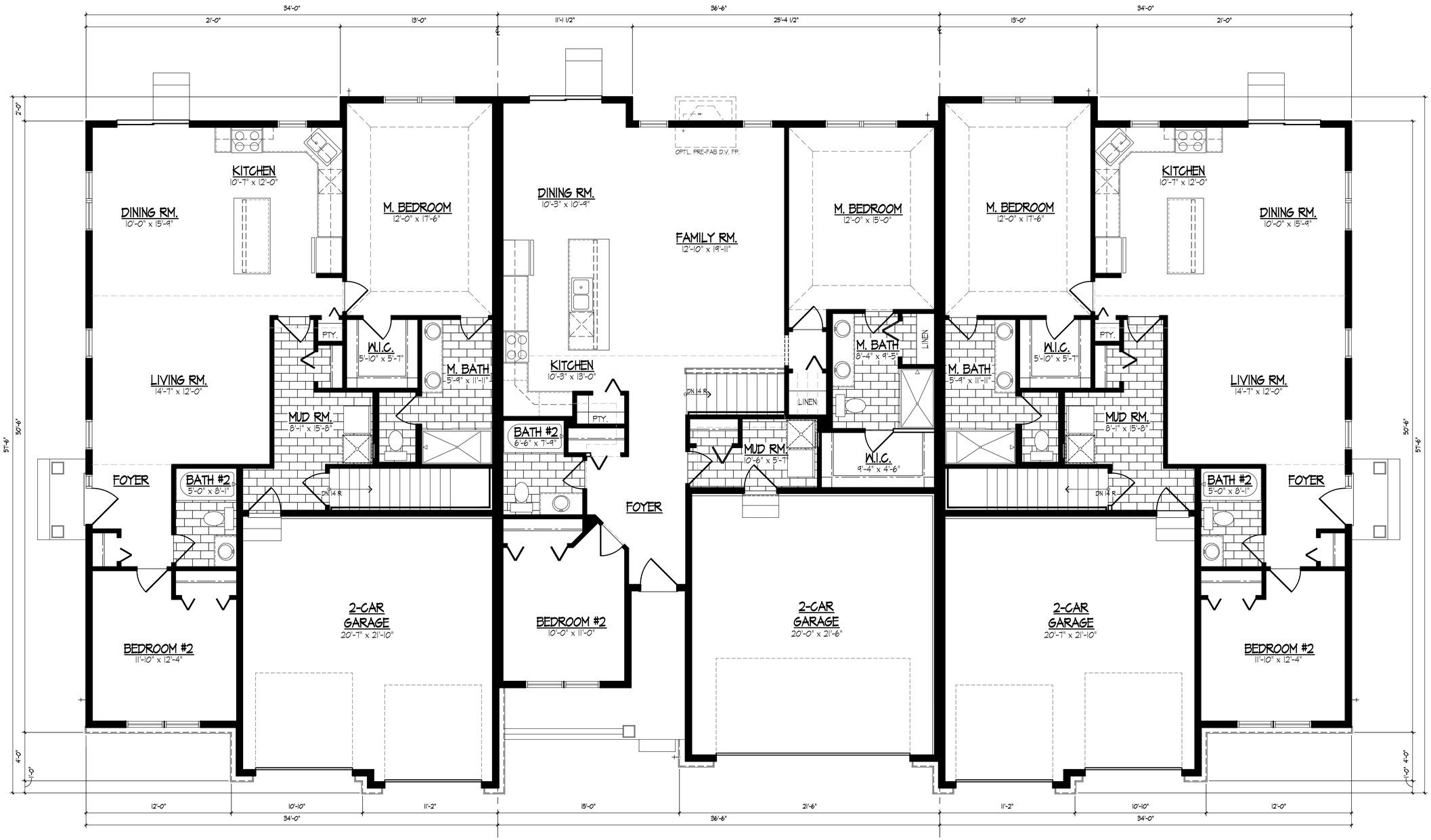
PROJ. START 08/07/17

PLA

JOB # 17100

5

Attachment: PRELIM ARCH - Master - townhouse -final (003) (1500, 1532, and 1548 N. Hicks Road)



FIRST FLOOR PLAN - BUILDING MIX "ABA"

SCALE: 1/4" = 1'-0"

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KF WALTER TOWNHOMES
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Attachment: PRELIM ARCH - Master - townhouse -final (003) (1500, 1532, and 1548 N. Hicks Road)

KF WALTER TOWNHOMES
PALATINE, IL 60067

FRONT ELEVATION -BUILDING MIX “A-B-A

MAY 07, 2018

MATTHIAS JANS ARCHITECT
602 ACADEMY DR, NORTHBROOK, IL 60062
VOICE (847) 344-5297 FAX (224) 326-2483 mja@matthiasjans.com

Attachment: PRELIM ARCH - flat front elevation building mix a-b-a (1500, 1532, and 1548 N. Hicks Road)

KF WALTER TOWNHOMES
PALATINE, IL 60067

REAR ELEVATION -BUILDING MIX “A-B-A

MAY 07, 2018

MATTHIAS JANS ARCHITECT
602 ACADEMY DR, NORTHBROOK, IL 60062
VOICE (847) 344-5297 FAX (224) 326-2483 mja@matthiasjans.com

Attachment: PRELIM - ARCH - flat REAR elevation building mix a-b-a (1500, 1532, and 1548 N. Hicks Road)

Figure 4.22 Dundee Road, Hicks Road, Elm Street, and Garden Avenue

Dundee/Hicks Subarea

This subarea includes the block bounded by Dundee Road, Hicks Road, Elm Street and Garden Avenue. The 1990 Comprehensive Plan was amended in 1995 to change the future land use designation for this block from a mix of single family and commercial to all commercial. This block is included in the Village's Dundee Road Tax Increment Finance district and the land use designation was changed to facilitate commercial development along the Dundee Road corridor. The intent was to create a future commercial redevelopment site with sufficient lot depth so that adjacent residential uses could be appropriately buffered. At the time of the plan amendment, the residential properties were identified as being in need of major rehabilitation.

However, in the past ten years there has been significant reinvestment and redevelopment of residential properties within this subarea. Consequently, large scale commercial development is not recommended on this block.

Current Land Use Pattern:

- Frontage along the Dundee Road has been developed with two commercial centers.
- The balance of the block is zoned R-1 and is generally improved with single family houses, especially along the Elm Street and Garden Avenue frontages.

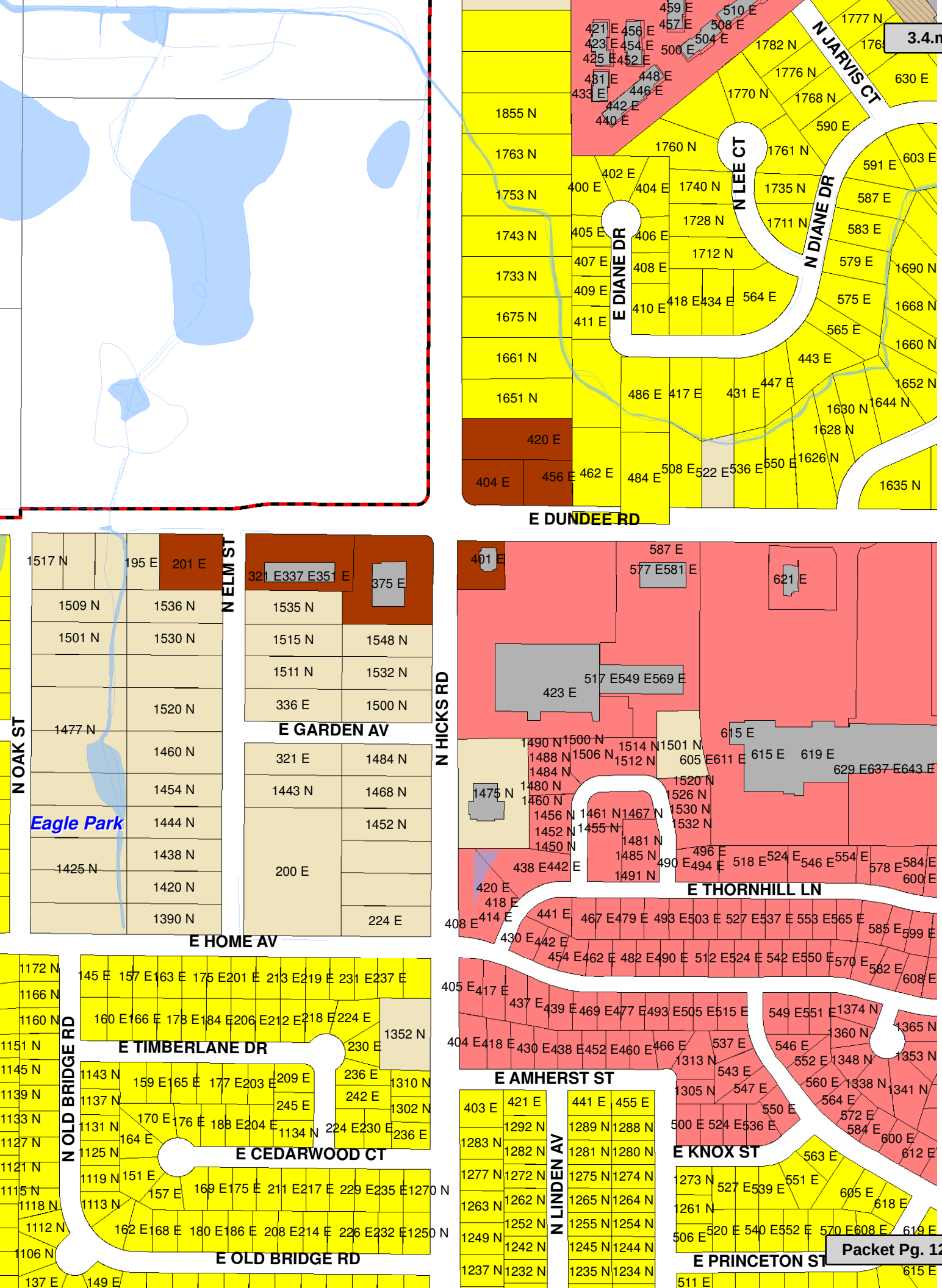
4

Attachment: Current COMP PLAN HIcks Road SUB AREA (1500, 1532, and 1548 N. Hicks Road)

Recommendations:

- Retain commercial land use for properties along Dundee Road.

- Designate the remainder of the block fronting on Elm Street, for single-family residential uses. The Hicks Road lots should be further studied to determine if a less intense non-residential use is appropriate (e.g. office).



Attachment: Hicks and Garden - surrounding zoning and uses - ArcReader Document - VOP_GISViewer (1500, 1532, and 1548 N. Hicks Road)

Attachment: Hicks Garden - existing utilities - ArcReader Document - VOP_GISViewer (1500, 1532, and 1548 N. Hicks Road)

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT

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

Office Use Only		
	Project Planner: BV	Zoning Case #: 18-21
	Filing Fee	Notification Deadline
	PC Public Hearing Date: 5/15/18	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): KF Walter Inc
2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): Contract Purchaser
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   1548 Hicks, 1500, 1532 Hicks Rd.
5. All existing land use(s) on the property are: Residential
6. Current zoning of property: R1 Size of the property: ~2 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
   KF Walter Inc. proposes to rezone the property to R-3 and build 1(4) 3-unit RANCH townhome buildings

Attachment: Preliminary Planned Development Application 1500, 1532, and 1548 N. Hicks Road (1500, 1532, and 1548 N. Hicks Road)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development ere to be developed as a traditionally zoned project (if any):

_____
_____
_____
_____
_____
_____

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, May 15, 2018, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Preliminary Planned Development to allow 12 ranch-style townhomes
The property is commonly known as 1548 N. Hicks Road (Parcel ID #02-11-102-012), 1532 N. Hicks Road (Parcel ID #02-11-102-013) and 1500 N. Hicks Road (Parcel ID #02-11-102-014).
The above petition has been filed by KF Walter Homes (Greg Rose) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-21
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th of April, 2018
Published in Daily Herald April 30, 2018 (4499176)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 30, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltzman
Authorized Agent

Control # 4499176

Attachment: Public Notice 1500, 1532, and 1548 N. Hicks Road (1500, 1532, and 1548 N. Hicks Road)