VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● MAY 13, 2025

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

I. CALL TO ORDER

II. MINUTES

1. Planning and Zoning Commission - Regular Meeting - Apr 22, 2025 7:00 PM

III. PUBLIC HEARING

1. 1239 W. Autumn Road

   a. Special Use to permit a fence in a side yard abutting a street, where the side lot line of said side yard abuts the side lot line of a front yard of an adjacent lot

2. 2195 N. Hicks Road

   a. Special Use Amendment for electronic message board

   b. Variation to allow an electronic message board to be 100% of the sign area instead of the permitted maximum 40%.

   c. Variation to allow the size of the proposed sign to be 69 square feet instead of the maximum permitted 50 square feet for institutional use.

3. 839 W Brookside Street, 262 S Quentin Road, including the 3 vacant lots south of 262 S Quentin Road, and 836 W. Dorchester Road.

   a. Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development; and,

   b. Rezoning from R-1 Single Family Residential to R-2 Single Family Residential; and

   c. Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Properties.

IV. COMMUNICATIONS

V. ADJOURNMENT

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PLANNING AND ZONING COMMISSION

MINUTES ● APRIL 22, 2025

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Apr 8, 2025 7:00 PM - **Accepted**

   The Planning and Zoning Commission was called to Order, with Chairperson Wood noting that all were present, save for Commissioner Noonan.

   Chairperson Wood noted a few minor grammatical adjustments to the April 8, 2025 PZ Commission minutes. Commission Schubert recommended approval of the revised minutes, seconded by Commissioner Bettenhausen. Unanimously approved.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Tim Schubert, Commissioner
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan

Minutes Acceptance: Minutes of Apr 22, 2025 7:00 PM (Minutes)

III. PUBLIC HEARING

1. 704 W Euclid Ave **- Withdrawn**

   Chair Wood noted that the Petitioner for 704 W. Euclid Avenue has withdrawn the Petition from additional consideration and no further action by the Planning and Zoning Commission is required.

RESULT:	**WITHDRAWN**

Minutes Acceptance: Minutes of Apr 22, 2025 7:00 PM (Minutes)

2. 204 S Ashland Avenue **- Recommend To Approve**

SU-000160-2025 - 204 S Ashland Avenue

Chair Wood introduced the Petition for 204 S. Ashland Avenue. Notice was published in the Journal & Topics on April 3, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

Ms. Bremanis summarized the underlying property characteristics and the proposed improvements necessitating zoning relief for the proposed addition. The Subject Property is zoned R-2 Single Family Residential and is approximately 7,462 square feet. The property currently consists of a single-family residence and a detached garage in the rear yard. The structure is currently existing non-conforming, with a side yard setback of 0.9 feet from the southern side lot line and, in addition to the R-2 setbacks, the property has a 40-foot front yard building line.

The Petitioner is proposing to build an addition, which encroaches into the minimum required front and side yard setbacks. Therefore, the Petitioner is requesting a
Special Use to permit an addition to be set back 21 feet from the front lot line, instead of the minimum required 40 feet and approximately 3 feet from the side yard to the south instead of the minimum required 5 feet.

Sworn in petitioner: Mario Cruz - Architect of Record - 2050 Division Street, Chicago, IL; Michael Fragakis - 204 S. Ashland Avenue

Mr. Cruz introduced the project and proposed addition. The proposed addition includes a new 2-car garage, three-season room, laundry, and a new mudroom. The proposed addition is intended to improve the functionality of the home, while at the same time maintaining aesthetic integrity of the home and surrounding properties.

Mr. Cruz noted the irregular lot size and its impact on the overall proposed design and the Special Use application for setback reductions from the front yard and interior side yard of the Subject Property.

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Chair Wood asked the Petition to clarify that there are no business activities ongoing within the home.

Mr. Fragakis clarified that he was uncertain as the any business reference in the application materials, but there are no business activities associated with the property.

Commissioner Fedota inquired about the stairway or a stoop in the proposed addition. Mr. Cruz indicated that there is a staircase in the garage for access to the mudroom. Commissioner Friedman clarified that the demolition plan depicted the transition from finish floor to grade. Mr. Fragakis indicated that it was about 3 steps.

Chair Wood inquired as to how long the Petitioner has resided in the home. Mr. Fragakis indicated 19 years. Chair Wood also inquired as to whether the Petitioner had discussed the proposal with any of their neighbors. Mr. Fragakis indicated that one of the neighbors inquired and that his wife has also discussed with other neighbors in the area.

Chair Wood inquired as to the approximate date of platting and the timing of the privately recorded building lines. Ms. Bremanis indicated that these lots were platted in approximately the 1940's and clarified some of the existing setbacks in the area.

Mr. Fragakis clarified that a purpose of this is to attached the garage and reduce the stair use for laundry with the mudroom.

Commissioner Kolososki asked if there is an existing basement in the home and if one is proposed for the building addition. Mr. Fragaikis confirmed that the existing home has a basement, but the proposed addition will be over a crawl space.

Commissioner Friedman inquired about the height of the garage and roofline. Mr. Fragakis and Mr. Cruz indicated that the roofline is intended to match the roofline of the existing home. Mr. Fragakis also noted that the side yard setback is proposed to be one foot increase from the existing garage.

Commissioner Bettenhausen asked if the existing fence was intended to remain along the northern property line. Mr. Fragakis indicated that approximately 10 feet of the existing fencing would be removed and also noted that the utility location on the north side of the property between the porch and garage impacted the proposed addition and setback on the north side of the property.

Commissioner Fedota inquired as to whether they spoke to the neighbors to the north at 202. Mr. Fragakis indicated that they had not, but always exchange

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pleasantries when they see the neighbors, but do not typically see them. He also noted that they would have seen the sign and also received the Village mailing.

Ms. Bremanis clarified that the side yard setback would increase with the proposed, but that there would be an expanse, with the proposed garage addition. She also spoke to the setback of the home at 202 N. Ashland Avenue, which is 10 feet. Ms. Bremanis also noted that the southern portion of the lot is bounded by the commercial properties along Northwest Highway.

Mary Fragakis was sworn in and noted that their vehicles, which presently stay parked in the driveway would be relocated to the garage. Ms. Fragaskis noted the benefit of being able to park the vehicles in the garage.

Discussion about the use and view from the front deck of the property to the north.

Mr. and Mrs. Fragakis also noted that the property to the north also maintained a deck in the rear of the property and that they did not observe the property owners using the deck.

Commissioner Friedman inquired as to the room types for the windows directly adjacent to the proposed addition. The Petitioners indicated that the directly adjacent rooms were an office and front room.

Commissioner Kavanaugh inquired as to the subject lot size of 7,500 SF, house size (proposed 1,300 SF), and proposed coverage. Ms. Bremanis indicated that the lot size is unique to the subject lot and smaller for the area. There is a similar triangularly shaped lot across the street, but the remaining lots in the subdivision are all approximately 9,000 SF.

STAFF RECOMMENDATION:

Ms. Bremanis noted that the Petitioner proposes to construct an addition to the side and front of the existing residence. The Subject Property is located on an irregularly shaped lot, which, based upon the proposed plans, necessitates front yard setback relief to accommodate a two-car attached garage. Additionally, the existing side yard setback is limited, posing challenges for any significant addition.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot building line from the front property line, compared to the minimum R-2 district required 30-foot front yard setback. The proposed 19-foot encroachment (resulting in a 21-foot setback from the front lot line) into the required 40-foot setback is substantial and generally inconsistent with the character of the surrounding neighborhood. However, this property is uniquely situated at the end

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of the street and directly adjacent to a commercial property, which maintains an approximately 20-foot setback.

Therefore, Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 03/21/2025, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.

Commissioner Cavanaugh inquired about the privately recorded building line and hold harmless letter.

Ms. Bremanis explained that this has been required historically by the Village and the proposed condition would represent a cautious approach to such circumstances. Mr. Fedota also noted an HOA's role with regard to the privately recorded line, were there an HOA present, which there is not in this instance.

As there were no other questions for Staff and it recommendation, the Public Hearing was closed.

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

DISCUSSION:

Commissioner Kolososki recommended that the Petitioners should consider revising the plans to include a few windows on the north side of the property to break up the expanse, but also noted that this is a difficult circumstance, given the lot characteristics.

Commissioner Cavanaugh noted the site plan updated referenced by the architect.

Commissioner Fedota noted that architect's design to meet the clients' need, but also the design also created additional impacts, which is why the Petition is before the Commission. He indicated that he doesn't have a specific concern with the front yard setback, as the home across the street and other appear to be closer.

Commissioner Fedota noted that the property to the north received notice and saw the sign and did not object to the plans and sees the proposed as a solution to a complicated problem.

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Chair Wood understands the rationale for the garage on a smaller oddly configured lot. She expressed concerns for the view for the property the north and reviewing the proposed relief and trying to measure the impact for the property at 202 Ashland Avenue, with the proposed improvements. Chair Wood also initially discussed the required standards.

Commissioner Friedman indicated his concurrence with the concerns raised and noted that the proposed is a garage addition and not a whole house, but it feels that, given the overall height and perhaps there is an architectural way to lower the height to a more normal level. He also noted the consistency in front yard setbacks in the area and that, the proposed would be in the front yard and the side yard reduction's impact. Both could have a potential impact to the surrounding properties. Also, while the design and floorplan are not necessarily a bad design, it does not feel like a perfect fit in this location.

Commissioner Fedota inquired as to whether shortening the garage by 4 feet, would impact the concerns. Commissioner Friedman indicated that even if the garage were shortened, he still sees the impact and overlap to the property to the north, with the bulk in the front yard.

Commissioner Kolososki agreed that the setback is not ideal, but noted that the other house to the north has a larger side yard setback, with most of the homes in this area having 5-foot side yard setbacks. The larger setback to the north assists the Petitioners' plans. He also noted that the roofline could be lowered.

Commissioner Roth-Wurster noted that the architect implemented the plans and request of the Petitioners and noted that it is less common that the Commission reviews plans where there is an addition to the front of garage. She contemplated about the developer's intention to include a 40-foot building line in this area.

Commissioner Bettenhausen confirmed that the roofline could be lowered, which could lessen the impact to the neighboring property and also could reduce the garage's length. He also noted that larger newer homes are constructed, without specific consideration of the neighboring properties and its views.

Commissioner Kavanaugh confirmed that while the vista could be a concern, there are limits to what the Commission can preserve. He also noted that the neighboring property received notice and the Public Hearing sign was posted, as required.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-2. This item will tentatively go to Village Council on May 12, 2025.

Minutes Acceptance: Minutes of Apr 22, 2025 7:00 PM (Minutes)

RESULT:	**RECOMMEND TO APPROVE [6 TO 2]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
NAYS:	Friedman, Wood
ABSENT:	Noonan

Minutes Acceptance: Minutes of Apr 22, 2025 7:00 PM (Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Apr 22, 2025 7:00 PM (Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/13/25 07:00 PM

STAFF REPORT (ID # 9804)

1239 W. Autumn Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Yanet Miranda and Jose Hernandez, Owners

PLAN NUMBER: SU-000161-2025

BACKGROUND:

The Subject Property is zoned R-2, single-family residential and is approximately 14,483 square feet in size. The property is located in the Autumn Road subdivision and is currently improved with a single-family home. Currently, there is no fence in-place at the subject property.

The fence is proposed to be located in the subject property's side yard abutting a street yard (north Grove Avenue). Concurrently, this side yard abuts the front yard of a residential lot to the south. This property is categorized as a "corner lot" by the Village of Palatine Zoning ordinance.

Pursuant to 6.03(b)(6)(b) "*Special Uses*" of the Village of Palatine Zoning Ordinance, fences located in a side yard abutting a street, which also abut the side lot line of a front yard, of an adjacent lot, are only permitted when approved via special use procedure.

Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a fence in a side yard abutting a street and a fence in the side yard abutting a street, which abuts the side lot line of an adjacent front yard.

Surrounding Zoning/Uses:

North: R-1, Single-Family District
South: R-1, Single-Family District
East: R-2, Single-Family District
West: R-1, Single-Family District

KEY ISSUES:

- The Petitioner is seeking Special Use approval to permit a 5-foot-tall solid composite fence in the side yard that simultaneously abuts both a street (N. Grove avenue), and, side lot line of a front yard to the south. The proposed fence will be set back 5 feet from the side lot line along N. Grove Avenue. The petition includes landscaping between the fence and N. Grove Avenue lot line.
- Furthermore, the petitioner intends to place fencing across the remaining side and rear yards. These fence locations and sizes conform with fence regulations set forth in Article 6.03(b) "*Residential Districts*" of the Village of Palatine zoning ordinance.
- Staff review included analysis of both existing and previously approved fencing (either through a building permit or Special Use/Variation approval) in the surrounding area. Per code, a fence installed on this lot - without zoning relief - must comply with the minimum setback of 20 feet required by the "R-2" zoning district. Two approved solid vinyl fences, which were located outside of the subject area, were approved with zoning relief and both located in corner-lot yards, were reviewed for reference. Both fences were approved due to their alignment with the building face, or, fence present at the property that directly abuts the subject side yard. The approved fences are set back 15 feet or farther from the side lot line and include Village-required landscaping (or existing foliage) between the fence and the lot line.
- For similar corner-lots in the Village, the Palatine Village Council has approved corner-lot fences that include a set back from the front building face nearest to the intersection. For example, a corner-lot fence was approved with a 10-foot setback from the front corner of the home. This particular fence proposed a side yard setback at 15-feet; a greater setback than this proposal. With corner lots abutting two intersecting streets, this setback ensures visibility for vehicles and pedestrians when approaching the intersection. This proposed fence follows the front face of the residence, thus conflicting with the other example setbacks noted.

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

STAFF RECOMMENDATION:

In conclusion, the fence proposal is overall inconsistent with approved fences of similar circumstance and character. Therefore, Staff recommends denial of the proposed special use application. Staff notes the other similar corner side yard fence approvals, provided a minimum 15-foot setback from the property line. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

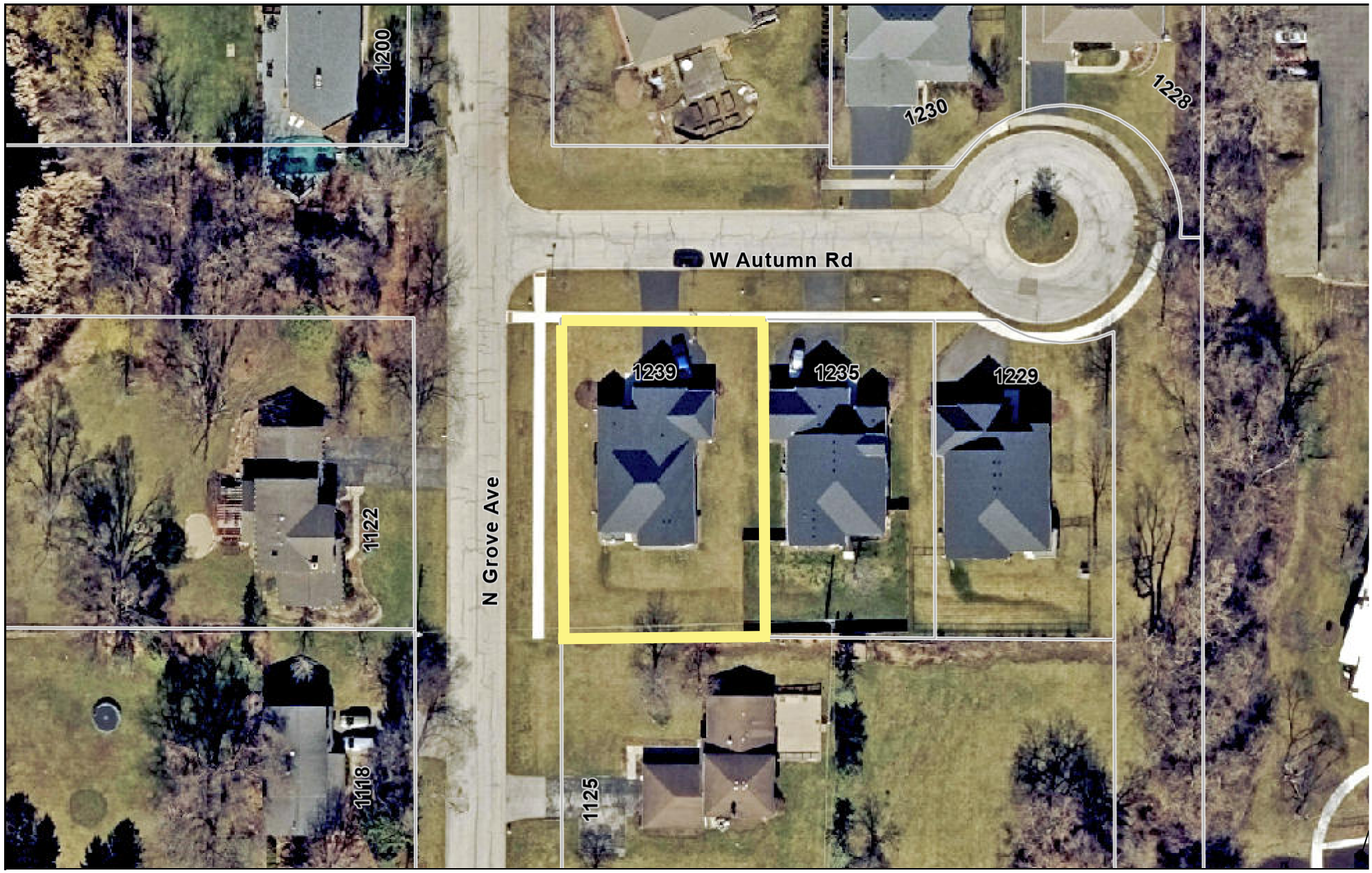
1. The fence is setback from the corner side lot line that parallels Grove Avenue, with a minimum 15-foot setback, in addition to the parkway along Grove Avenue, and includes the required landscaping between the fence and lot line.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Petitioner narrative
- Objection email
- Certificate of Publication

GISConsortium

1239 W Autumn Road



0 100 200 ft

Print Date: 5/8/2025

Notes

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

Attachment: Aerial Map (1239 W. Autumn Road - SU Fence)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Yanet Miranda, Jose Hernandez

Business Name (if applicable)

Subject Property Address

1239 W. Autumn Rd. Palatine, IL 60067

Please provide a description of your proposed request:

Fence to be installed in side yard

Petitioner Justification

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

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

Not applicable.

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

Installing the fence in the side yard will not negatively affect the safety and welfare of the public.

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

This installation will not negatively impact nearby property values.

Attachment: Special Use Application (1239 W. Autumn Road - SU Fence)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

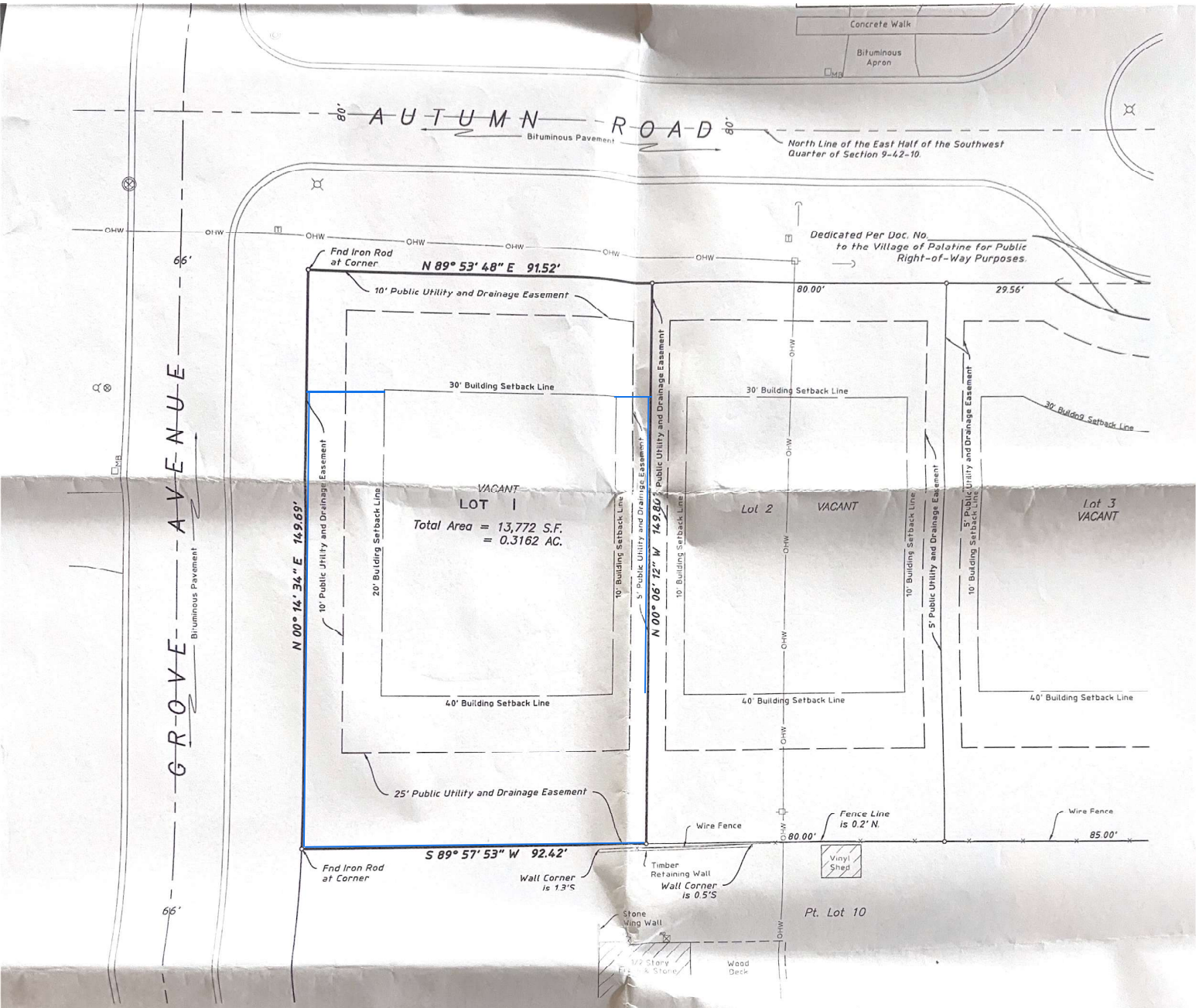
ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

This improvement is aligned with the above regulations.

Attachment: Special Use Application (1239 W. Autumn Road - SU Fence)



LEGEND

Manhole		Cable TV Pedestal	
Catch Basin		Mailbox	
Inlet		Curb & Gutter	
Fire Hydrant		Depressed Curb	
Valve Vault		Retaining Wall	
Valve Box	( )	Record	
Light Pole	O.L.	On Line	
Fence		Electric Meter	
Pipe Bollard		Guy Wire	
Gas Meter		Utility Pole	
OHW Overhead Utility Line		Telephone Pedestal	

Surveyor's notes:

1. Field work was completed on November 8, 2021.
2. The basis of bearing shown hereon is assumed.
3. Underground utilities are not shown hereon.
4. This survey should not be used for conveyance unless Subdivision is recorded.

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois November 8, 2021

By: _____
Illinois Professional Land Surveyor No. 3695

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

Ordered By: SKYCREST HOMES Project No. 20-229

HAEGER ENGINEERI
consulting engineers • land surve
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

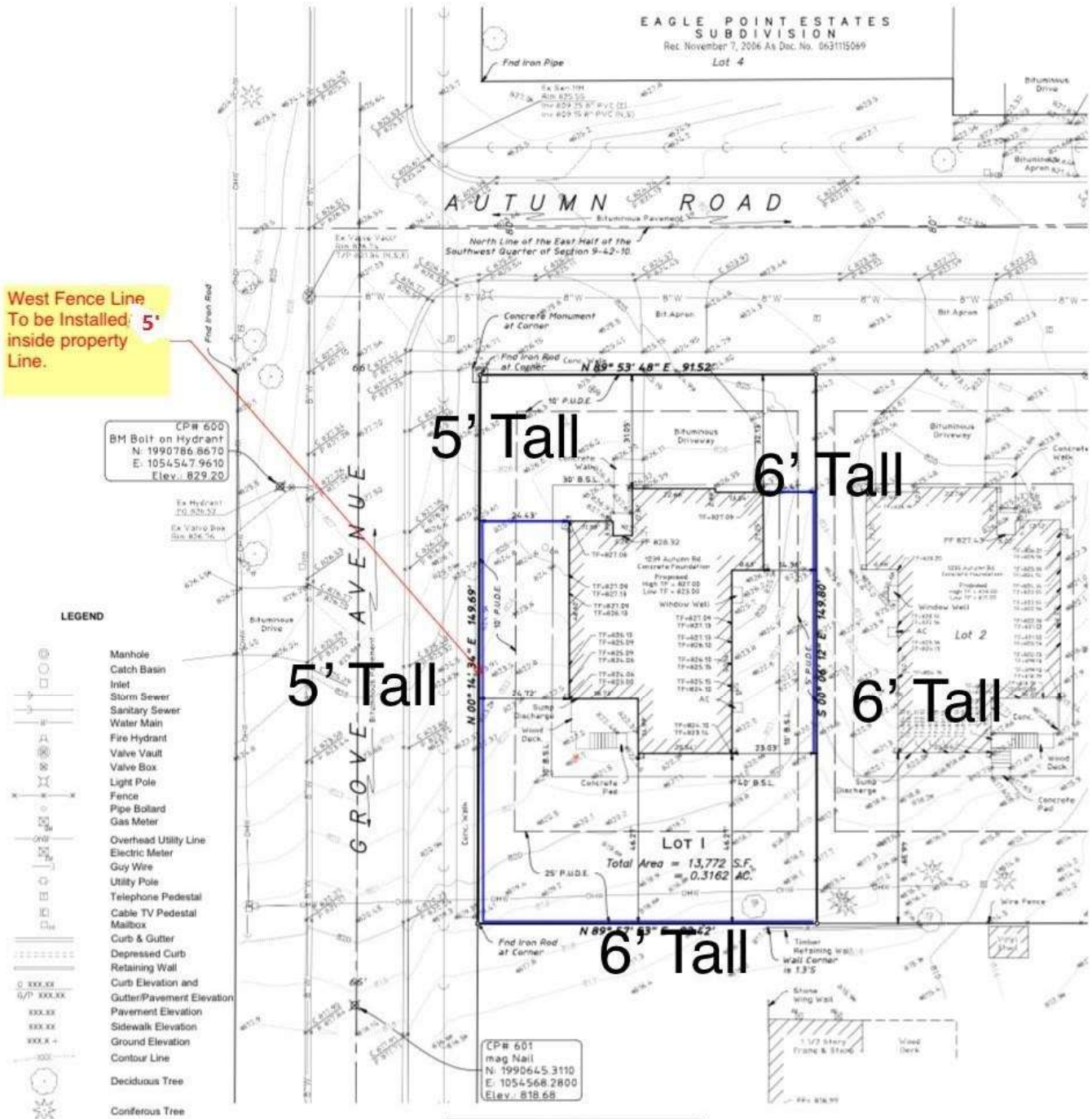
© 2021 Haeger Engineering,

Plot Date: Nov 08, 2021 - 3:45pm Plotted By: tommy-k Layout: Plat of Survey Lot 1

Attachment: Plat of Survey (1239 W. Autumn Road - SU Fence)

LEGAL DESCRIPTION

LOT 1 IN AUTUMN ROAD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- Light Pole
- Fence
- Pipe Bollard
- Gas Meter
- Overhead Utility Line
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Mailbox
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- ( ) Record
- O.L. On Line
- B.S.L. Building Setback Line
- P.U.D.E. Public Utility & Drainage Easement

Benchmark

Site Benchmarks

CP # 600 (See Survey)
Description: Bolt on Hydrant
Elevation: 829.20 NAVD 88 (Geoid 12A)

CP # 606 (See Survey)
Description: Bolt on Hydrant
Elevation: 819.60 NAVD 88 (Geoid 12A)

Surveyor's Notes:

1. Field work was completed on August 15, 2022.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Ordered By: Dan Beniek
Order No.: 20229 Lot No.1

STATE OF ILLINOIS · LEENDERT KLEINJAN 035-3760 SCHAUMBURG, ILLINOIS · PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

State of Illinois)
) SS
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois September 21, 2022

By: _____
Illinois Professional Land Surveyor No. 3760

Sheet 1/1 · Project Manager DJV · Drafter TJK · Date 2022.09.21 · Project No. 20229

TOPOGRAPHIC SURVEY OF AS-BUILT CONDITIONS

1239 AUTUMN ROAD PALATINE ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

No.	Date	Revision

Scale: 1" = 20'

Attachment: Site Plan (1239 W. Autumn Road - SU Fence)

Attachment: Fence Elevation (1239 W. Autumn Road - SU Fence)

Dear Planning Commission Members,

My name is Yanet Miranda and I have been a proud resident of Palatine for the past 21 years. I am writing to respectfully request approval for the installation of a backyard fence that would be situated five feet away from our property line and at 5 feet tall on the west side and around the rest of the house at 6 feet tall.

This request is made out of necessity and with deep consideration for both safety and privacy. Since 2007, I have lived with a disability that limits my mobility. I rely on a walker and wheelchair to get around, and I am unable to safely navigate stairs or uneven surfaces due to a fractured tibia and my spinal cord injury. The backyard of our property is sloped and difficult for me to access, so I can only safely walk along the west side of the house, A fence would allow me to safely walk in that area, including to access and open the water hose, without the risk of falling or encountering

unexpected hazards.

Additionally, my daughter has autism and requires a secure environment for her safety and well-being. My husband frequently travels for work, leaving the two of us alone at home. A fence would provide a necessary layer of protection and give us peace of mind when we are outdoors.

Furthermore, there are apartment buildings nearby, and people often walk through or around the neighborhood. While we welcome a friendly and open community, we are also seeking a bit more privacy and peace of mind, particularly with my medical condition and my daughter's needs.

This proposed fence would not encroach on neighboring properties and would be positioned thoughtfully to maintain neighborhood aesthetics. I am hopeful that the Commission will consider the personal and medical factors involved in this request and grant the necessary exception for the five-foot setback.

Thank you for your time and consideration. I would be happy to provide any further documentation or attend a meeting to discuss this in more detail.

Sincerely,
Yanet Miranda

Attachment: Petitioner narrative (1239 W. Autumn Road - SU Fence)

Ryan Auer

From: Bill Deal
Sent: Tuesday, May 6, 2025 2:30 PM
To: Ryan Auer
Subject: Re: 1239 W Autumn rd

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

Ryan

RE: the fence at 1239 Autumn Dr

My house lines up directly across the street from this property. The proposed 5' tall plastic fence would be the dominant object in my field of vision from my front yard extending across the entire frontage of my home and nearly across the entire frontage of my lot. If I proposed a privacy fence across my front yard it would not be considered. My objection is that fences are not pretty, and plastic fences are no maintenance but are not nice to look at, and there is just way too much of it as proposed. The landscaping in front of the fence part of the proposal was not clear and didn't sound like it would be much help.

Bill Deal
1122 N Grove

Attachment: Objection email (1239 W. Autumn Road - SU Fence)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 1239 W. AUTUMN RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of APRIL, A.D. 20 25., and the last publication thereof was made on the 24TH day of APRIL, A.D. 20 25.

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

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

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

Mary Alice Wenzl

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

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Certificate of Publication (1239 W. Autumn Road - SU Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/13/25 07:00 PM

STAFF REPORT (ID # 9806)

2195 N. Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Michelle Eckelberry, Palatine Park District

PLAN NUMBER: VAR-000163-2025

BACKGROUND:
In July of 2009, the Palatine Park District received approval for an offsite Electronic Message Board (EMB) sign, located on the corner of N. Hicks Road and E. Recreation Drive with the following relief:

1. Special Use for a reader board
2. Variation to allow a reader board for a non-business use outside of the permitted corridors
3. Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor
4. Variation to allow the message board to be 50% of the sign area which would exceed the maximum permitted 40% of the total sign area
5. Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use

The Petitioner is now proposing to replace the existing EMB sign, with the same EMB sign type that is located on Northwest Highway at Community Park. Therefore, the Petitioner is requesting:

Special Use Amendment for electronic message board

Variation to allow an electronic message board to be 100% of the sign area instead of the permitted maximum 40%.

Variation to allow the size of the proposed sign to be 69 square feet instead of the maximum permitted 50 square feet for institutional use.

(*Staff notes that the existing approved variation for the Falcon Park

EMB sign allows a 53 square foot sign, for an institutional use.)

Surrounding Zoning/Uses:

North:	Planned Development (Albion Lake Cook - Multi-Family)
South:	Planned Development (Arlington Toyota Dealership)
East:	Planned Development (Arlington Toyota Dealership)
West:	B-5 Highway Business District (auto dealership, vacant land)

KEY ISSUES:

- The existing sign is located offsite at the Arlington Toyota Property, through a sign easement agreement due the deference of the Palatine Park District and Village of Palatine.
- The Subject sign was approved in 2009 and the Park District was also approved for EMB sign on Northwest Hwy, at Community Park and adjacent to the Family Aquatic Center, in 2010. The table below compares the proposed to both the Park District's current sign on Hick Road and the one located on Northwest Highway.

	Current EMB	**Proposed EMB**	EXISTING EMB Northwest Highway
Sign Size	~ 46 sq. ft.	**~ 63 sq. ft.**	~ 87 sq. ft.
EMB Size	~ 23 sq. ft	**~ 63 sq. ft**	~ 87 sq. ft.*
Height	17 feet	**17 feet**	20 feet
Hours	7 AM - 11 PM	**7 AM - 11 PM**	24 hours

*Note The elevations shown in the ordinance this sign maintains a stagnant ribbon across the top at 2.67 height.

- Per code, the sign will not be permitted to be illuminated between the hours of 11 PM and 7 AM, as this location is directly adjacent to a residential property.

- The sign plans and information submitted indicate that the any video display, Movement, scrolling or flashing attributes will not be active or available for the proposed EMB sign.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the

public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Park District received approval for an EMB in 2009. While the existing sign could be replaced with one of the same size and scope, the Park District is requesting an increase of 17 square feet and a change in the EMB area from approximately 50% to 100%, to align with the existing sign on Northwest Highway, adjacent to the Family Aquatic Center.

While staff understands the desire for a fully digital sign and the EMB management implications of being able to universally manage both signs on one system, the proposed changes represent a significant departure from the previously approved design and are located directly adjacent to residential properties.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the sign plan prepared by Olympik Signs dated 02/05/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Electronic Message Board may not be illuminated between the hours of 11 PM - 7 AM.

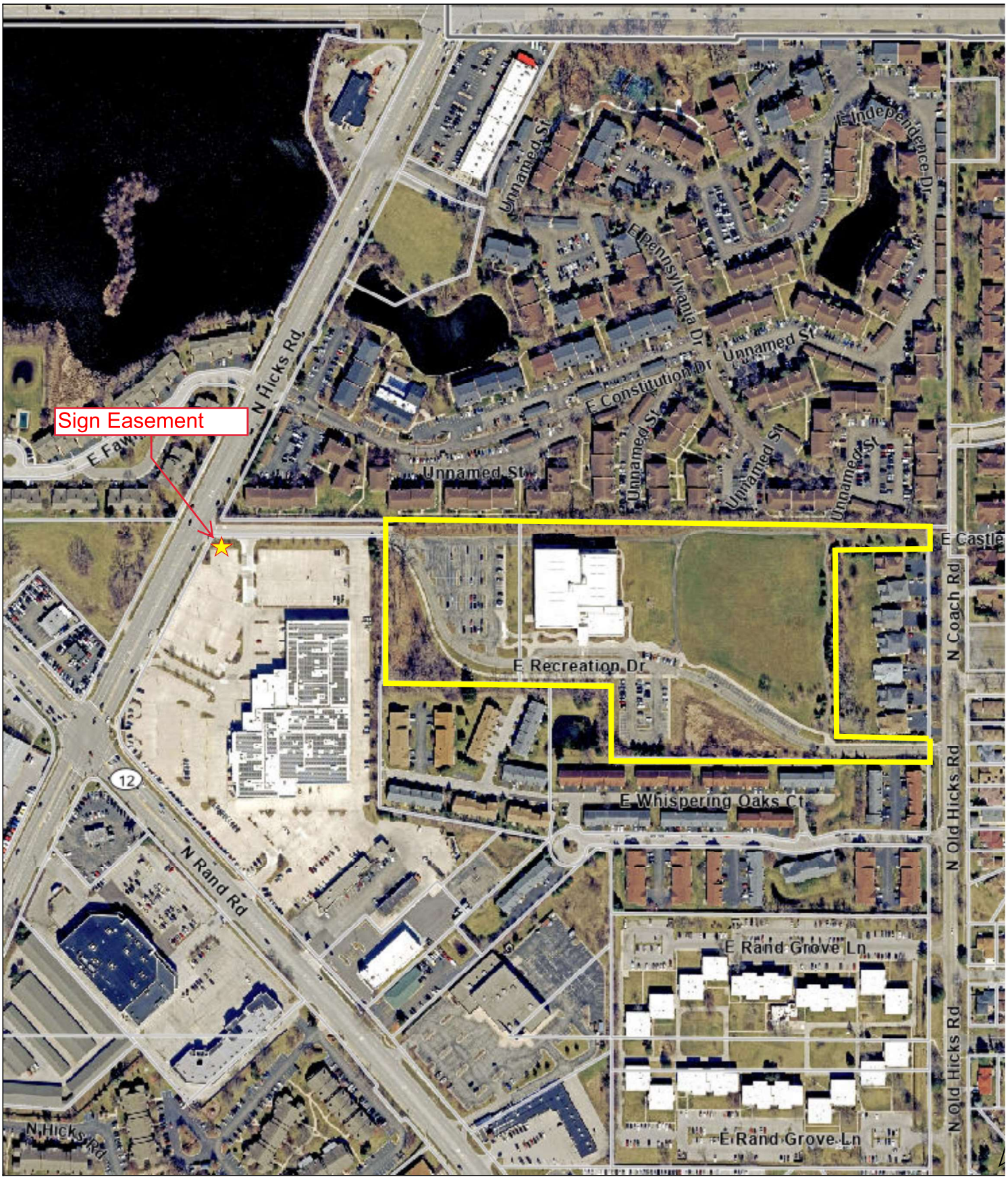
ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Sign Elevation

- Sign Easement site plan
- Plat of Survey
- Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR
- Objection Letter
- Public Notice

GISConsortium

2195 N Hicks Road



Attachment: Aerial Map (2195 N. Hicks Road - SU VAR EMB)

0 450 900 ft

Print Date: 5/2/2025

Notes

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

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Andrew Milz

Business Name (if applicable)

Olympik Signs

Subject Property Address

2195 N. Hicks Road

Please provide a description of your proposed request:

Remove existing EMC unit. Replace with (1) new EMC, larger viewing are, size. Using existing power and foundation.

Petitioner Justification

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

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

A major part of any organization is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising their organization & services thru signage. The purpose of this proposed variation is to allow a larger Electronic Message Center than permitted by code within this specific district.
The sign will help promote the variety of programs & community events throughout the year, but most importantly, it will be installed in an attractive way & will not alter the surrounding community's aesthetic properties.
The sign will also be consistent in size & design as the Electronic Sign recently installed at The Family Aquatic Center – 340 E. Palatine Road.

That the plight of the owner is due to unique circumstances:

The "allowable" size will not be consistent with The Family Aquatic Center & the Messaging Area would be inconsistent to the other local community boards.

That the Variation, if granted, will not alter the essential character of the locality:

The essential character of the locality will not be altered because the sign will be built with the highest quality materials. The proposed sign is nothing out of the ordinary to Electronic Message Center displays within the community.

Attachment: Application (2195 N. Hicks Road - SU VAR EMB)

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

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

The proposed variation will not impair an adequate supply of light and air to adjacent properties & will not substantially increase the danger of fire or endanger the public safety within the neighborhood because the sign will be UL inspected & will be built & installed to the highest quality.

Attachment: Application (2195 N. Hicks Road - SU VAR EMB)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Andrew Milz

Business Name (if applicable)

Olympik Signs

Subject Property Address

2195 N Hicks Rd., Palatine IL, 60067

Please provide a description of your proposed request:

Furnish & Install (1) new 63SF EMB sign onto the existing sign display.

Petitioner Justification

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

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

A major part of any Community Center is to have a presence that extends visually throughout the community in a tasteful way. The most effective way to do this is by advertising the respective community thru signage. The signage will be installed in an attractive way & will not alter the surrounding community's aesthetic properties.

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

The signage won't have an effect upon adjacent properties or the character of the area. The sign will be built to the highest quality & many signs in the area match this aesthetically.

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

The use will not be detrimental to nearby property values. The sign will be built & installed to the highest quality. The sign will also not affect the buiding itself.

Attachment: Application (2195 N. Hicks Road - SU VAR EMB)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

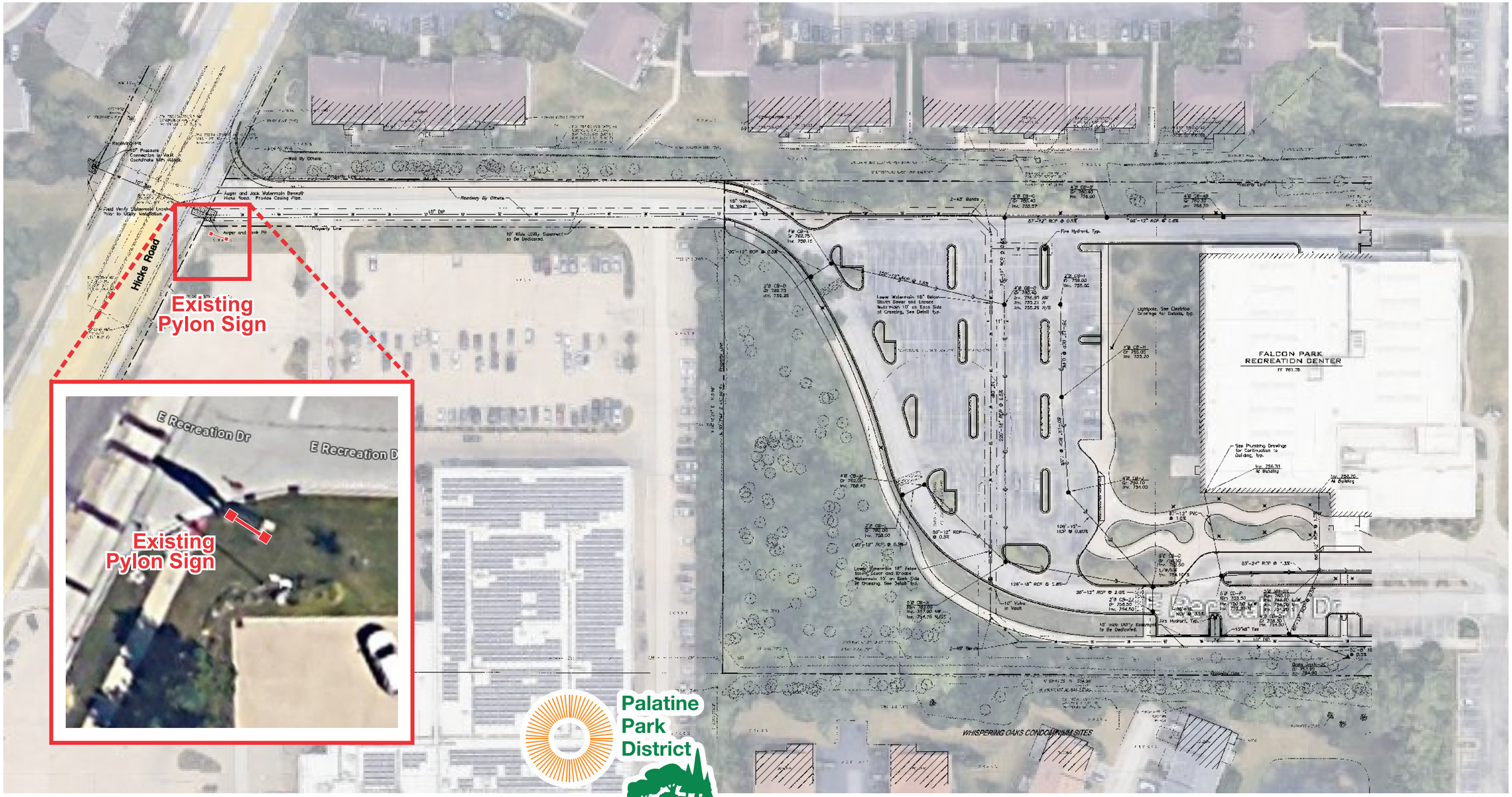
ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

The signage complies with all standards imposed on it by the particular provision of the sign having to have a special permit because it's larger than the original Zoning Approval.

Attachment: Application (2195 N. Hicks Road - SU VAR EMB)



Palatine Park District

Falcon Park Recreation Center

2195 N Hicks Road
Palatine, IL 60024

Site Plan - Plat Overlay

OLYMPIK SIGNS

1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

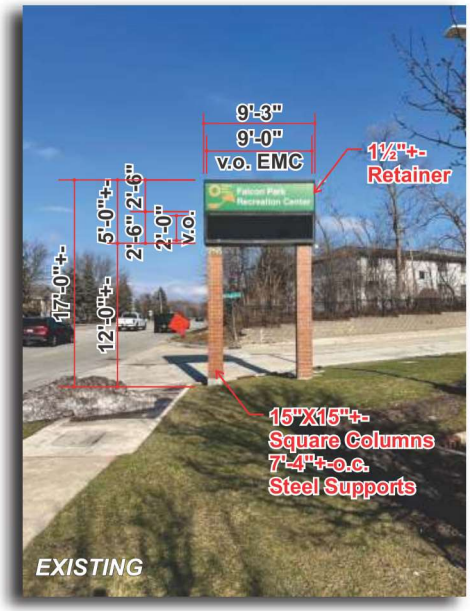
account representative: ROBBY WHITEHEAD
client:
drawn by: PAMELA F / ARGO S

- job#: 24-9780
- 02-05-24
- rev.# 05-05-25

Comments:

SITE PLAN

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

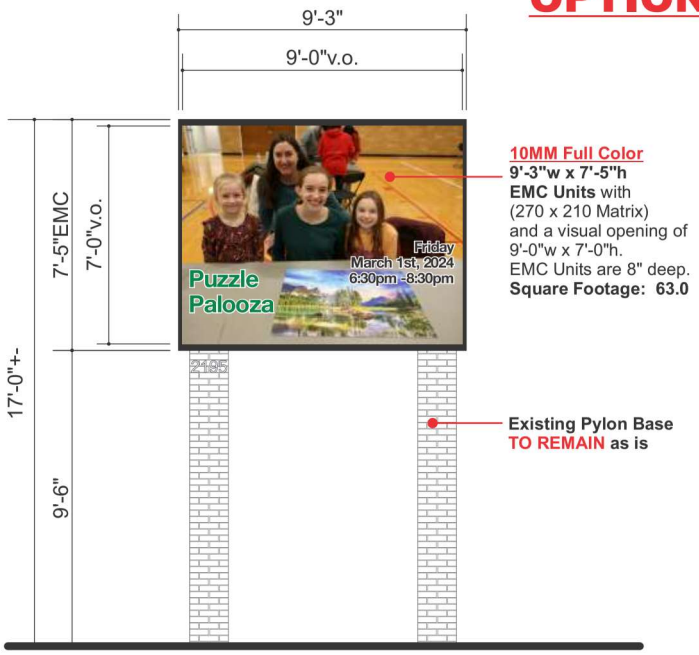


South Sign Elevation - Before

Existing Square Footage 46.25 +-

South Sign Elevation - After

OPTION #2



EMC Modification of Existing D/F Illuminated Pylon Sign -

Scale 3/8" = 1'-0"
Qty: (1) Sign Head Required
Square Footage: 63.0
Remove existing EMC Units and sign head, existing sign base, main steel support and foundation to be remain.
Install (2) NEW 10mm EMC Units in exact place of existing units.
Existing electrical service to be used for new sign. Field survey of sign required prior to fabrication.
Drawing for concept purposes only.

PMS 7731C
3M Holly Green
#3630-76

PMS 2011C
3M Poppy Orange
#3630-144

Palatine Park District
Falcon Park Recreation Center
2195 N Hicks Road
Palatine, IL 60024

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: ROBBY WHITEHEAD
client
drawn by: PAMELA F
• job#: 24-9780
• 02-05-24
• rev.# 03-18-24

Comments:

SIGN LAYOUT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Attachment: Sign Elevation (2195 N. Hicks Road - SU VAR EMB)

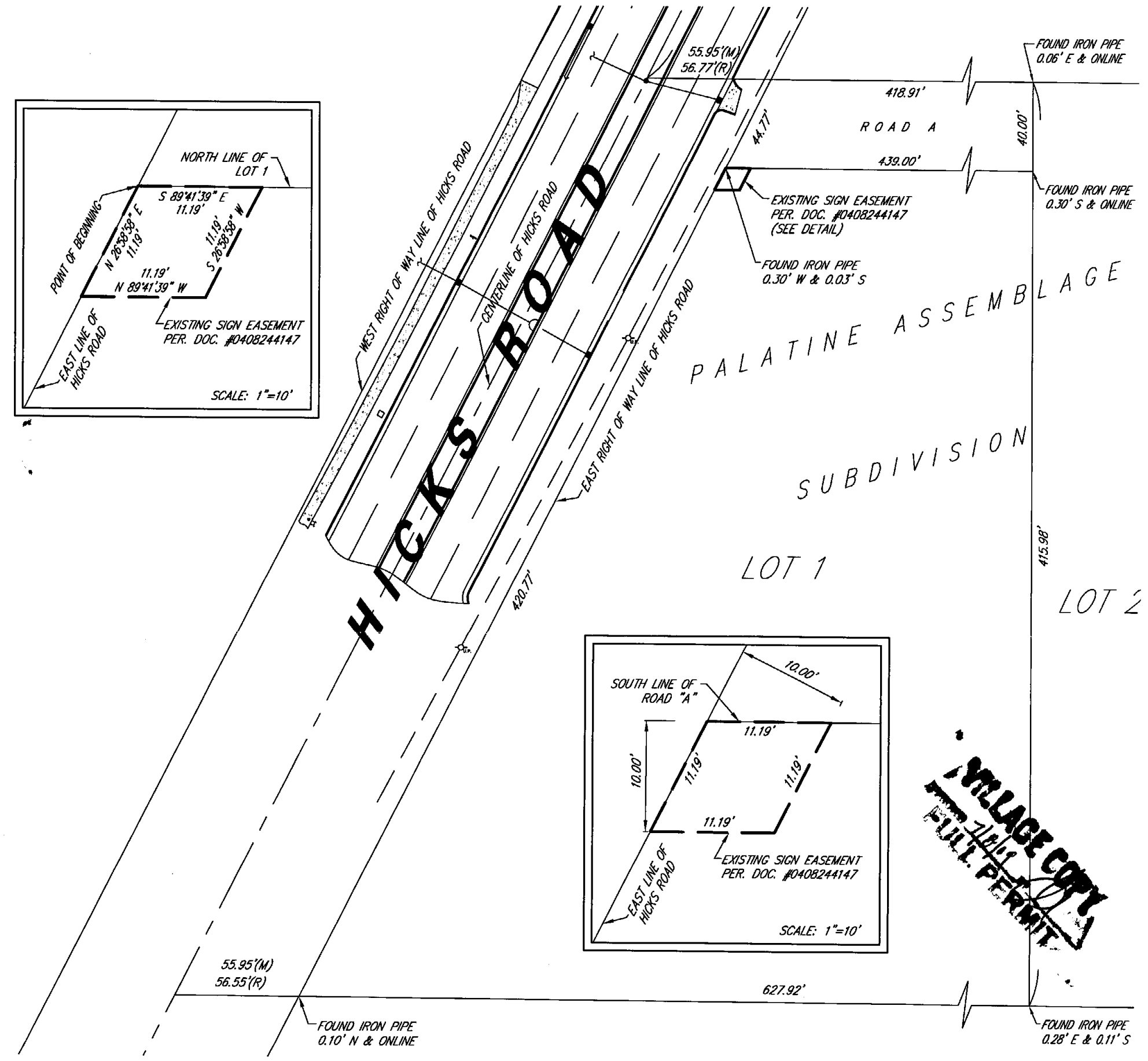
Sign Easement on Arlington Toyota Property – 2095 N. Rand Road

Attachment: Sign Easement site plan (2195 N. Hicks Road - SU VAR EMB)

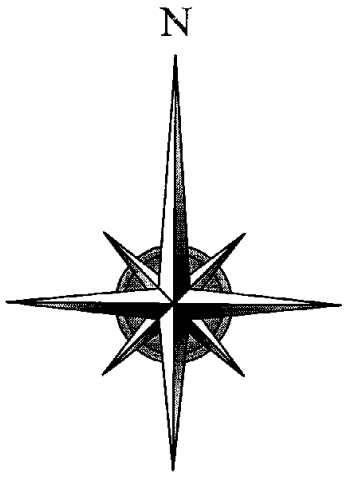
PLAT OF SURVEY

EXISTING SIGN EASEMENT DESCRIPTION PER DOC. #0408244147:
APPROXIMATELY 10 FEET BY 10 FEET, LOCATED IMMEDIATELY SOUTH OF THE ROADWAY ACCESS TO BE DEDICATED TO THE VILLAGE AND IMMEDIATELY EAST OF THE HICKS ROAD RIGHT OF WAY.

EXISTING SIGN EASEMENT DESCRIPTION AS CREATED BY SURVEYOR:
THAT PART OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION PALATINE ASSEMBLAGE BEING A SUBDIVISION AND A RESUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HICKS ROAD AND THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 11.19 FEET; THENCE SOUTH 26 DEGREES 58 MINUTES 58 SECONDS WEST, 11.19 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 11.19 FEET TO THE EAST LINE OF HICKS ROAD; THENCE NORTH 26 DEGREES 58 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, 11.19 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.



VILLAGE COPY
7/8/09
FULL PERMIT



SCALE: 1" = 50'

NOTES:

1. LOTS 1, 2 AND ROAD A ARE CURRENTLY UNDER CONSTRUCTION.

RECEIVED
JAN 13 2009

00 25 50 100
BAR SCALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED SIGI EASEMENT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF DECEMBER A.D. 2008 AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

PROFESSIONAL LAND SURVEYOR
FRANJO I. MATICIC, PLS
035-003556
HOFFMAN ESTATES ILLINOIS
STATE OF ILLINOIS

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2010
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387

SHEET	S-1
OF ONE SHEETS	REVISION
JOB :	S08107
CHECK :	FIM
DRAWN :	KCH
SCALE :	1"=50'
DATE :	12/08/083

PLAT OF SURVEY

FALCON PARK RECREATION CENTER
HICKS ROAD / COACH ROAD
PALATINE, ILLINOIS

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL. License No.: 184-004387 Exp: 04/30/09

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Attachment: Plat of Survey (2195 N. Hicks Road - SU VAR EMB)

ORDINANCE NO. 0-80-09

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS 2195 N. HICKS ROAD (FALCON PARK) (CASE NO. 08-115)

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on July 6, 2009

ORDINANCE NO. 0-80-09

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
2195 N. HICKS ROAD (FALCON PARK) (CASE NO. 08-115)

WHEREAS, pursuant to a petition and public hearing on March 10, 2009 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for a reader board pursuant to 8.01(i)(1) of the Palatine Zoning Ordinance; a Variation to allow a reader board for outside of the permitted corridors pursuant to 8.01(i)(2)(a) of the Palatine Zoning Ordinance; a Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor pursuant to 8.01(i)(2)(b) of the Palatine Zoning Ordinance; a Variation to allow the message board to exceed the maximum permitted 40% of the total sign area pursuant to 8.01(i)(4) of the Palatine Zoning Ordinance; a Variation to allow for an off-premise sign pursuant to 8.01(e)(1) of the Palatine Zoning Ordinance; and a Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use pursuant to 8.02(a)(2)(c) of the Palatine Zoning Ordinance, on the following legally described property.

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Existing sign easement description per Doc. #0408244147:
Approximately 10 feet by 10 feet, located immediately South of the roadway access to be dedicated to the Village and immediately East of the Hicks Road right of way.

Existing sign easement description as created by surveyor:
That part of Lot 1 in the final plat of subdivision Palatine Assemblage being a subdivision and a resubdivision of part of the South half of the Northeast quarter of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the East line of Hicks Road and the North line of said Lot 1; thence South 89 degrees 41 minutes 39 seconds East along the North line of said Lot 1, 11.19 feet; thence South 26 degrees 58 minutes 58 seconds West, 11.19 feet; thence North 89 degrees 41 minutes 39 seconds West, 11.19 feet to the East line of Hicks Road; thence North 26 degrees 58 minutes 58 seconds East along said East line, 11.19 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 2195 N. Hicks Road (Sign Easement Per #0408244174).

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

SECTION 1: A Special Use for a reader board pursuant to 8.01(i)(1) of the Palatine Zoning Ordinance; a Variation to allow a reader board for a non-business use outside of the permitted corridors pursuant to 8.01(i)(2)(a) of the Palatine Zoning Ordinance; a Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor pursuant to 8.01(i)(2)(b) of the Palatine Zoning Ordinance; a Variation to allow the message board to exceed the maximum permitted 40% of the total sign area pursuant to 8.01(i)(4) of the Palatine Zoning Ordinance; a Variation to allow for an off-premise sign pursuant to 8.01(e)(1) of the Palatine Zoning Ordinance; and a Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

for an institutional use pursuant to 8.02(a)(2)(c) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan attached hereto as Exhibit 'A', and the sign plans attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The electronic message board shall be operated in a manner consistent with Section 8.01 (i) (3) of the Palatine Zoning Ordinance.

SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

PASSED: This 6th day of July, 2009

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

APPROVED by me this 6 day of July, 2009

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

6 day of July, 2009

Village Clerk

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

PLAT OF SURVEY

EXISTING SIGN EASEMENT DESCRIPTION PER DOC. #0408244147:
APPROXIMATELY 10 FEET BY 10 FEET, LOCATED IMMEDIATELY SOUTH OF THE ROADWAY ACCESS TO BE DEDICATED TO THE VILLAGE AND IMMEDIATELY EAST OF THE HICKS ROAD RIGHT OF WAY.

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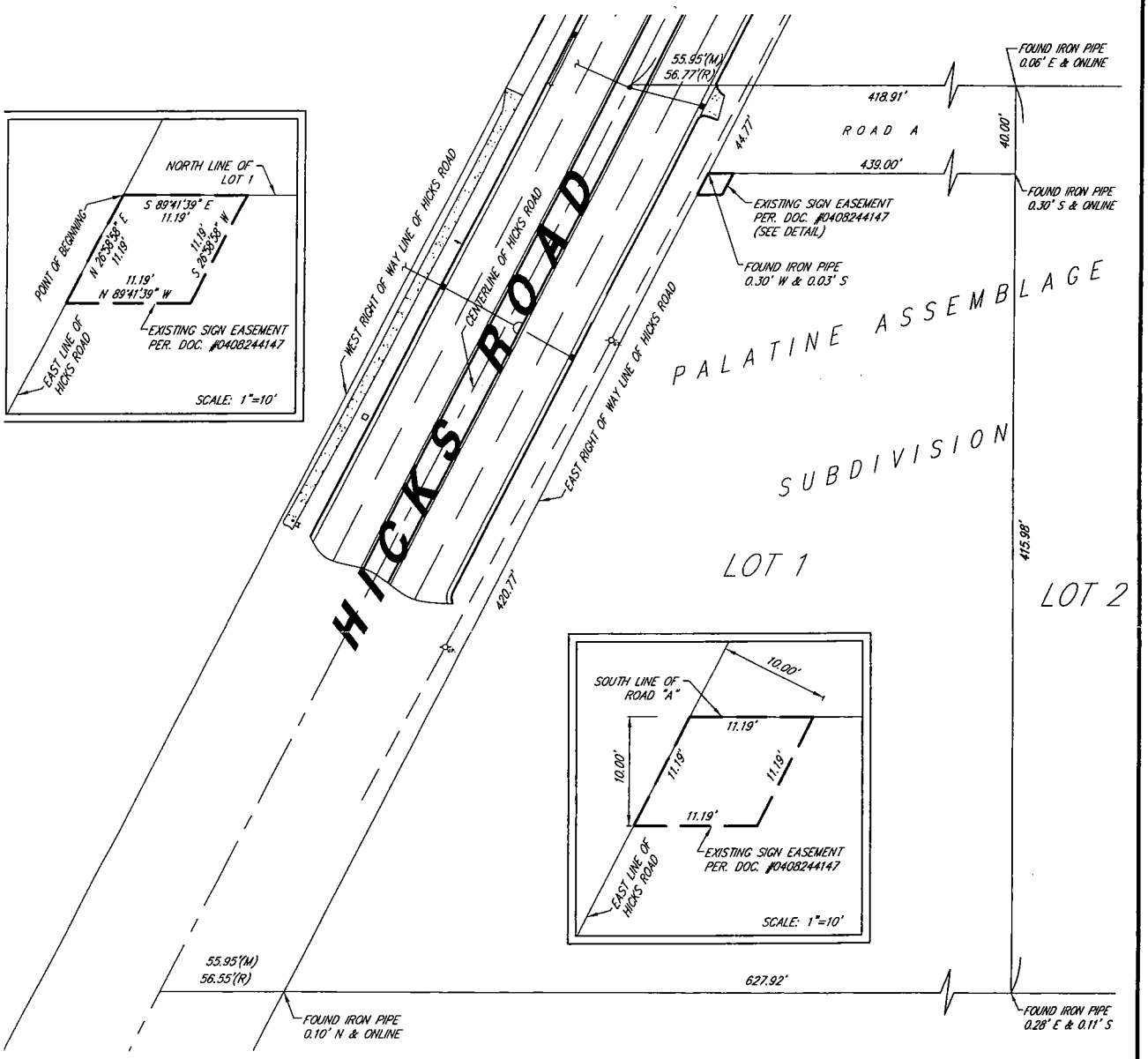

N

SCALE: 1" = 50'

00 25 50 100
BAR SCALE

NOTES:

1. LOTS 1, 2 AND ROAD A ARE CURRENTLY UNDER CONSTRUCTION.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED SIGN EASEMENT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF DECEMBER A.D. 2008 AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

PROFESSIONAL LAND SURVEYOR
FRANJO L MATICIC PLS 035-003556
HOFFMAN ESTATES ILLINOIS
STATE OF ILLINOIS

FRANJO L. MATICIC – PLS #035-003556 EXPIRES 11/30/2010
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387

SHEET	JOB :	CHECK :	DRAWN :	SCALE :	DATE :
S-1	S08107	FM	KCH	1"=50'	12/08/083
REVISION					

PLAT OF SURVEY

FALCON PARK RECREATION CENTER
HICKS ROAD / COACH ROAD
PALATINE, ILLINOIS

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2675 Pralum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL. License No.: 184-004387 Exp. 04/30/09

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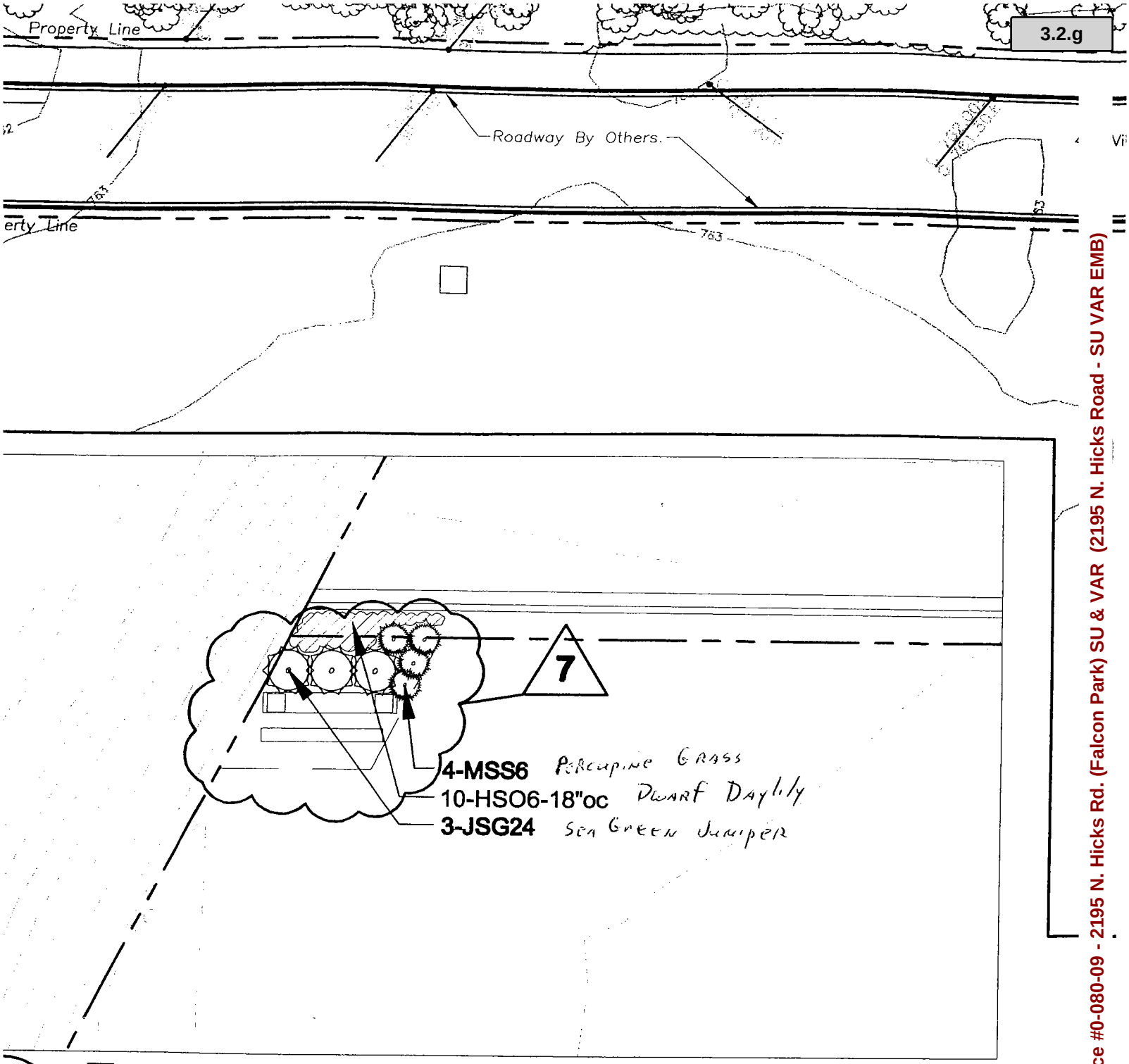
EXHIBIT A

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)



Entry Monument Enlargement

Scale: 1" = 10"

t List

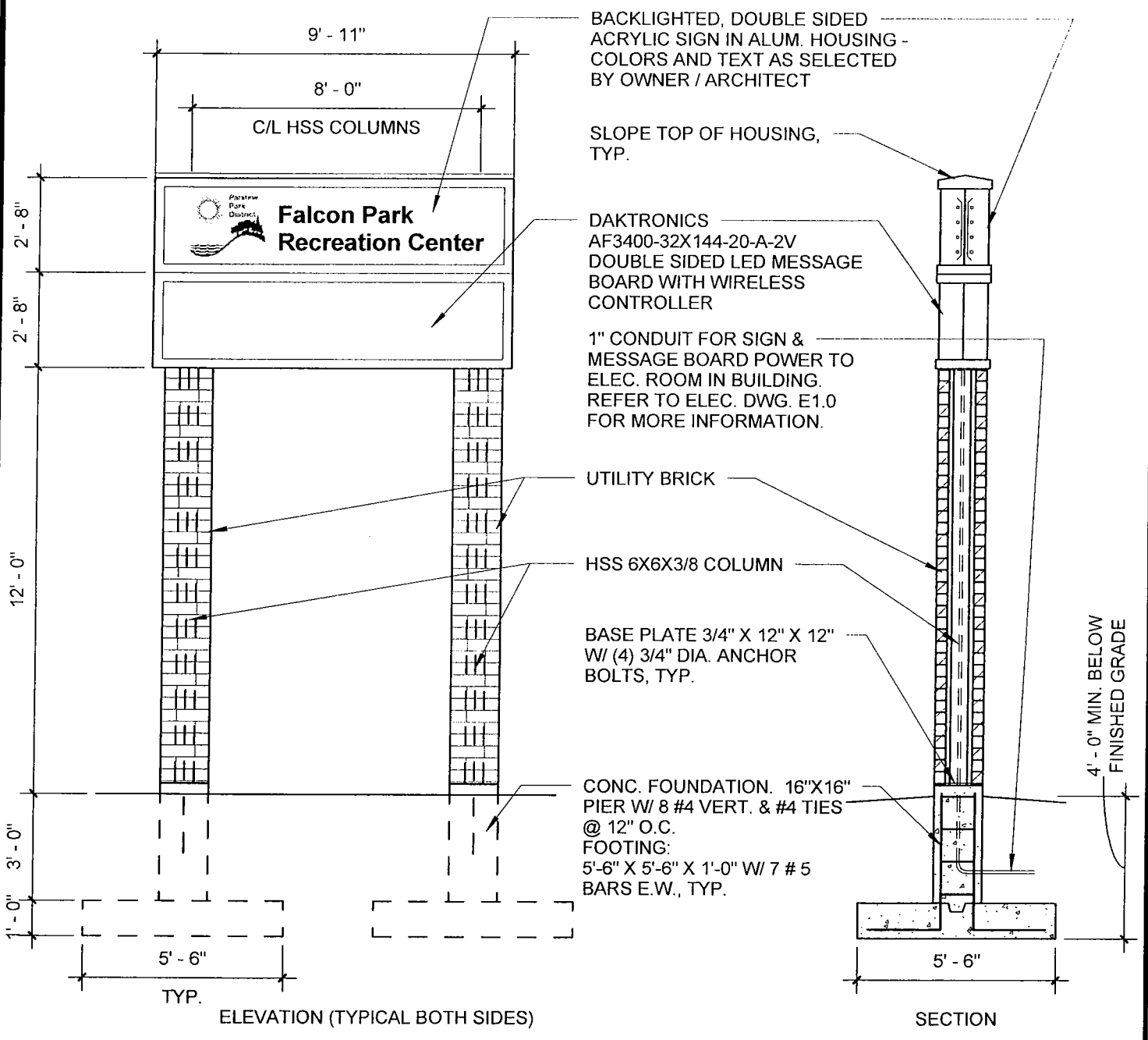
le	Botanical Name	Common Name	Size	C
ees				
32.5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Free'		
M2.5	Acer x freemanii 'Marmo'	Marmo Freeman M		
3.08	Alnus glutinosa	Black Alder		
3.0	Aesculus glabra	Ohio Buckeye		

PETITIONER'S EXHIBIT

EXH

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

NOTE:
REFER TO DRAWINGS L1.0 & E1.0 FOR THE SITE LOCATION OF THE MONUMENT SIGN.



1 Monument Sign - Permitting
1/4" = 1'-0"

Palatine Park District

Falcon Park Recreation Center

2195 North Hicks Road
Palatine, IL 60067

Phase: 50

PHN Architects
199 Town Square, Suite D
Wheaton, IL 60189
T 630.665.8400
F 630.665.
www.phnarchitect

Job No.:	07a031
Date:	20 NOV 2008
Title:	Monument Sign

Copyright © 2008
Pollock Holzrichter Nicholas Ltd.

PETITIONER'S EXHIBIT

#

EXH

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

VILLAGE OF PALATINE

DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us · Action Line (847) 705-5200

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

DATE:	March 10, 2009
TO:	Mayor and Village Council
FROM:	Ira Goldstein, Acting Chair, Zoning Board of Appeals
RE:	Findings of Fact
ZONING CASE:	08-115
PETITIONER:	Palatine Park District
LOCATION:	2195 N. Hicks Road (Falcon Park)
PROPOSAL:	Special Use for a reader board pursuant to Section 8.01 (i) (1) of the Palatine Zoning Ordinance; Variation to allow a reader board for a non-business use outside of the permitted corridors pursuant to Section 8.01 (i) (2) (a) of the Palatine Zoning Ordinance; Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor pursuant to Section 8.01 (i) (2) (b) of the Palatine Zoning Ordinance; Variation to allow the message board to exceed the maximum permitted 40% of the total sign area pursuant to Section 8.01 (i) (4) of the Palatine Zoning Ordinance; Variation to allow for an off-premise sign pursuant to Section 8.01 (e) (1) of the Palatine Zoning Ordinance; Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use pursuant to Section 8.02 (a) (2) (c) of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on March 10, 2009.

The petitioner, Palatine Park District represented by Pat Moser and Andrew Dogan, was present and provided testimony as to the reasons for the request and why he believed that the petition met the necessary standards.

Rebecca Leslie, Planning and Zoning Department, was present and testified that even though there is a standing agreement between the Village of Palatine and the Palatine Park District to allow for a sign to be placed in this designated easement, an electronic message board was not

a part of the original agreement and therefore Staff recommends action at the discretion of the Zoning Board of Appeals.

FINDINGS:

The Standards have been met.

RECOMMENDATION:

Therefore, by a vote of 5 Ayes to 2 Nays to recommend approval of the reader/message board and 8 Ayes and 0 Nays to recommend approval of the off premise sign, the Zoning Board of Appeals voted to recommend approval of the Special Use and Variations to permit the above proposal subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan attached hereto as Exhibit "A" and the sign plans attached hereto as Exhibit "B" except as such plans may be changed to conform to Village Codes and Ordinances.
2. The electronic message board shall be operated in a manner consistent with Section 8.01 (i) (3) of the Palatine Zoning Ordinance.

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

not synonymous.

Mr. Kendall asked about food preparation and transport from 53 W. Slade to 117 W. Slade and the safety in crossing the street and how it will be done. Mr. Davenport stated he had coordinated this with the Health Department. There will be refrigerated carts transporting the food early in the morning, with two trips at the most. Dirty dishes will be transported approximately 3 times a day.

There was nothing further. There were no audience comments.

Staff Recommendation:
Ms. Leslie stated that Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Architectural Plans attached hereto as Exhibit 'A' and the Business Plan attached hereto as Exhibit 'B', except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use to permit the operation of Mint Julep Bistro, Inc. shall be granted solely to Dave Davenport, Owner; and shall be transferred only after a review by the Zoning Board of Appeals and approval of the Village Council. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

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

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

3. The food service establishment shall apply for and obtain a food dealer permit from the Environmental Health Division and shall comply with the Illinois Department of Public Health Food Service Sanitation Code.

The public hearing was closed.

DELIBERATIONS:

Mr. Robertson made a motion to approve stating the standards have been met and an outstanding presentation was made, 2nd by Mr. Kendall.

Vote: All Ayes (7-0)

08-115 2195 N. Hicks Road – Falcon Park

Special Use for a reader board pursuant to 8.01(i)(1); Variation to allow a reader board for a non-business use outside of the permitted corridors pursuant to 8.01(i)(2)(a); Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor pursuant to 8.01(i)(2)(b); Variation to allow the message board to be 50% of the sign area which would exceed the maximum permitted 40% of the total sign area pursuant to 8.01(i)(4); Variation to allow for an off-premise sign pursuant to 8.01(e)(1) and Variation to allow the size of the proposed sign to be 53 square feet in

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

size which would exceed the maximum permitted 50 square feet for an institutional use pursuant to 8.02(a)(2)(c) of the Palatine Zoning Ordinance.

Ms. Leslie gave the background on this request. The Subject Property is a 10 foot by 10 foot easement located adjacent to the Hick's right-of-way and on private property, north of Rand Road. The Petitioner, who has rights to use the dedicated easement, is seeking to construct a new electronic message board sign for Falcon Park. All electronic message boards in the Village require a Special Use. Additionally, the proposed sign would not conform to the regulations governing electronic message boards and signs. Therefore, the Petitioner is requesting a Special Use and five Variations.

ANALYSIS:

- The sign would be located in a dedicated easement along the right-of-way of N. Hicks Road, north of Rand Road.
- The electronic message board would not be located in an electronic message board approved corridor. Approved corridors are Northwest Highway, Rand Road, Lake Cook Road and Dundee Road.
- The proposed sign would be two sided and stand approximately 17'-6" tall. The total area of one side of the sign would be approximately 53 square feet. Section 8.02 (a) (2) (a) states that institutional uses are permitted to be 10' in height and shall not exceed 50 square feet in area. Nevertheless, the proposed sign is shorter and much smaller than the B-2 district (subject property's previous zoning classification) standards - 20'-height & 100 s.f.
- The electronic message board and the sign panel are proposed to be both approximately 2 feet 8 inches tall by 9 feet 11 inches wide.
- A non-exclusive, perpetual sign agreement was established between the Village of Palatine and the Palatine Park District on March 18, 2004. The agreement stated that the sign shall conform in all aspects to all applicable provisions of the all applicable Village Codes and Ordinances or that the Palatine Park District shall request specific relief from the zoning ordinance.
- The sign would be oriented to be most visible to vehicles along Hicks Road, which is the main and only entrance to Falcon Park.
- Through the Planned Development process, an electronic message board type of sign is also contemplated for Arlington Toyota (intersection of Hicks and Rand Road). Arlington Toyota will be returning to the Village Council for final sign approval concurrent with Palatine Park District's sign request.
- After measuring in GIS, it appears that the proposed Park District sign would be approximately 525 feet from the proposed Arlington Toyota sign, therefore conforming to 8.01(i)(2)(c).

The Standards were already read into the record.

Mr. Wheeler asked if Toyota had applied for their sign. Ms. Leslie indicated they had not but Toyota is contemplating an electronic sign. The Toyota sign is allowed in this corridor and this sign is not. They will be taking both signs concurrently to the Village Board.

Mr. Goldstein asked if this was being constructed in a B-2 district and Ms. Leslie indicated it was a planned unit development under B-2 standards.

The Petitioner, Pat Moser of the Palatine Park District, 148 W. Illinois Avenue, Palatine, IL and

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Andrew Dogan, Vice President of PHN Architects, 199 Towne Square, Wheaton, IL 60189 were sworn in.

Mr. Moser indicated the recreation center will not be visible from the entrance at Hicks Road if they are unable to have a message board of this type. They need the sign to assist in finding the facility and advertising programs. This will be an unobtrusive sign designed to fit into the location.

Mr. Kendall asked about neighbor objections. Mr. Moser stated no one has come to any meetings. Mr. Kendall asked about the trees between the sign and the apartments to the north and Mr. Moser indicated the trees belong to Bourbon Square. The sign will be facing Hicks Road. It will be a two sided sign perpendicular to Hicks Road. Mr. Dogan indicated it is a monochrome sign available in a red or amber background. The Park District is contemplating a red LED letter board--no video or full color board. It will change but not flash and can scroll, but the Park District does not intend to provide scrolling messages. Park District staff will control the wording with one media person responsible.

Ms. Wood questioned if people were sitting on the second floor of Bourbon Square would they see the sign. Mr. Moser indicated the illumination from the sign is solely for message board purposes and will not cast an ambient light on residences. That portion is not designed or capable of throwing off light. The words "Falcon Park" will be illuminated.

Mr. Wheeler commented that staff created an ordinance that these signs should only be in certain corridors. Mr. Moser indicated that with Toyota being built this will be a difficult place for people find off of Hicks Road. When asked why it would be appropriate to have a reader board, Mr. Moser indicated people want to know what is happening at Falcon Park. This will not change the character of the locality. The type and character of the sign is consistent with those at Harper College and the two high schools.

Mr. Robertson asked if the petitioner had any objection to standard signage as opposed to LED. Mr. Moser indicated they would like the sign for reasons stated to designate an entrance and notification of current or upcoming events. The message board will be an enhancement to the overall sign.

Mr. Goldstein asked why not a white plastic sign that you could change the lettering. Mr. Moser indicated the LED sign can be changed every minute or so and this would give them more opportunity to add more information and more opportunity to disburse information. During the winter months it would be dangerous to use a ladder to change the lettering. The message board would be controlled from within the building.

Ms. Woods asked if the high school signs flash. This sign will not be doing what the high schools have. It is similar to the sign of the high schools with the ability to have four messages every 24 hours as per the Code.

Ms. Roth-Wurster asked about the variation to allow the message board to be 50% of the sign area and is there a reason why these signs are bigger. Mr. Dogan stated this is a standard size that is available and this would be readable from Hicks Road, a smaller sign will not be as effective. The next size down for a sign would be 35 square feet.

There were no objectors.

Staff Recommendation:

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

There is an existing sign easement recorded on the Arlington Toyota property due to the 2004 Village of Palatine's assemblage of this property. By virtue of the initial off-site sign easement agreement in 2004, the Park District and Village of Palatine acknowledged and contemplated off-site signage. Sign specifics were not identified and specific relief must now be sought. Due to the traffic patterns and number of cars using the intersection of Rand and Hicks Roads, staff does not object to the size or square footage of the proposed sign. The entrance road and setback distance to Falcon Park place further importance on identifying the entrance area. Nevertheless, Staff recommends action at the discretion regarding the Electronic Message Boards components of this request. If the Zoning Board should recommend approval of the proposal, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan attached hereto as Exhibit 'A', and the sign plans attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The electronic message board shall be operated in a manner consistent with Section 8.01 (i) (3) of the Palatine Zoning Ordinance.

Ms. Wood asked if it was correct that the new building was proposed to be closer to Hicks Road. There were no plans for the building at the time the property acquired and did they contemplate the building being that far back. Mr. Moser indicated the soil conditions were better suited by putting the building farther back.

Ms. Roth-Wurster asked staff if they had any calls about this petition or any comments. Ms. Leslie responded they had received no calls.

Mr. Moser indicated the messages will not be scrolling and there be an ability to have four different messages appear.

The public hearing was closed.

Deliberations:

Mr. Kendall moved to vote on Variations 1-4, 2nd by Ms. Wood

There was a general discussion on the Impact to the neighbors to the north, Hicks Road is a major thoroughfare, unlike Birchwood. There have no been objectors to the sign and no negative impact on surrounding properties. It will be operated in a manner public health safety and welfare. This being a public facility adds to the need of having messages.

Mr. Robertson indicated the standards for variation have not been met and the character will be altered with reader boards.

Ms. Wood indicated the sign would be set back and it is a busy intersection. There is a need to have visible signage but concern is the reader board. The Village Council put regulations in place for a reason. Mr. Kendall indicated that the Village Council did set regulations, but there is some flexibility. Mr. Goldstein stated that's what the Zoning Board is for. Ms. Roth-Wurster stated that it is safer to have one than can be changed electronically than letters and numbers flying through the air, it is important to have a visible sign, it is a busy road and drivers should be able to see it. Mr. Robertson agreed there was a need to have visible signage there. Ms. Wood reminded the Board

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

that that the sign will not flash or scroll.

Vote (Ayes 5-2) Nays: Wheeler and Robertson

Mr. Kendall, 2nd by Ms. Roth-Wurster moved to approve Variations 5 and 6.

Vote 8-0

MR. KENDALL LEFT THE MEETING AT 8:47 PM

09-06 320 N. Northwest Highway

Special Use to permit restaurant with drive-through pursuant to Section 11.03 (d) (26); Variation for a parking space reduction of 4 parking spaces to permit 24 parking spaces instead of the minimum required 28 parking spaces pursuant to Section 7.03 (b)(1)(g)(i); Variation for a escape lane width reduction of 1 foot to permit an eleven (11) foot wide escape lane instead of the minimum twelve (12) foot wide lane pursuant to Section 7.03(b)(3)(b)(i) and Variation for signage facing side yards pursuant to Section 8.01(e)(8) of the Palatine Zoning Ordinance.

PETITIONER'S EXHIBITS:
1. Petition for special use and variation
2. Real estate disclosure
3. Real estate transfer declaration
4. Plat of survey
5. Business plan
6. Menu
7. Site plan and elevations
8. Building rendering

Notice was published on February 23, 2009 and mailed to surrounding property owners.

Ms. Mesker gave the background on this request. The Subject Property contains an existing Taco Bell with related improvements, zoned B-2, General Business. The Petitioner is seeking to demolish the existing Taco Bell and construct a new Taco Bell building which would better accommodate the new branding and restaurant functions of the current business model. The site design for the new building will necessitate two variations regarding parking and the drive-through escape lane. The Petitioner is also proposing to place signage on three sides of the building, whereas, only signage would be allowed on one side. Therefore, the Petitioner is seeking a Special Use and three Variations.

ANALYSIS:

- The Subject Property is located in the Targeted Development Zone within the Northwest Highway Corridor.
- The site is proposed to be utilized in a similar manor as existing, with the only differences being:
  - two way vehicular traffic in the north drive aisle,
  - 90 degree parking instead of angular parking,
  - parallel parking adjacent to the south property line and

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

VILLAGE OF PALATINE
SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: CT	Zoning Case #: 08-115
	Filing Fee:	Notification Deadline:
	ZBA Public Hearing Date:	Village Council Date:

RECEIVED
DEC 19 2008
PLANNING & ECONOMIC DEVELOPMENT
date received

Background Information

Petitioner(s)		**Business Name (if applicable)**
Palatine Park District		
Address: 250 E. Wood Street		City/State/Zip Code: Palatine, IL 60067
Telephone: 847-705-5130	Fax: 847-358-4242	Email: PMoser@palatineparks.org
Subject Property Address: Falcon Park, 2195 North Hicks Road, Palatine		
Authorized Agent (if applicable)		**Business Name (if applicable)**
Address:		City/State/Zip Code:
Telephone:	Fax:	Email:
Relationship to Petitioner (contractor, architect, etc.):		

Type of Application (check one)

☒ Special Use ☐ Special Use Transfer ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-1	Park	Park with Recreation Center

Action Requested: Message Board type sign (drawing attached)

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

Patrick T. Moser — Signature

12/19/08 — Date

PETITIONER'S EXHIBIT

#

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

The recreation center will not be visable from the entrance at Hicks Road and since the center will have many events it would be most helpful to advertise these events on a message board type sign.

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

The message board sign as shown on the attached drawings meets the current code for height and width. The attached plat of survey shows it is located on a 10x10 easement.

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

The nearby properties are a car dealership which is also petitioning for a similar type sign and a public street beyond which is an apartment complex.

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

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Falcon Park
Electronic Message Board
Proposal

Proposal

The Palatine Park District is proposing a electronic sign for the entrance of Falcon Park, 2195 North Hicks road. The sign will be seventeen and a half feet tall by ten feet wide. Two brick columns will support a two foot eight inch by nine foot eleven inch wide electric message board above which will be an equal sized back lighted sign with the park name and the Park District logo. Both signs will be double sided. The sign will be positioned on a 10 X 10 foot easement adjourning the new entrance road to the north and abuts the State of Illinois ROW for Hicks Road. The lot directly to the south will be occupied by Arlington Toyota, while north of the entrance road is Bourbon Square Apartments.

Purpose

The Falcon Park Recreation Center will sit over 800 feet east of Hicks Road beyond a cluster of trees and can not be seen by drivers on Hicks. The sign will be recognizable to the public as the entrance to the park.. The message board will be used to advertise programs at Falcon as well as District wide functions. These include sporting events, concerts and performances at Cutting Hall and the amphitheater along with reminders of registration dates. The Park District recognizes the limitations of the sign in not scrolling, scintillating or moving messages.

Neighbors

During the site plan review at the Village Council meeting of October 9, 2008 neighbors to the south and east of Falcon Park requested that the entrance to Falcon be off Hicks Road which the Park District and Village readily agreed. The Park District believes the sign would have the least impact on the majority of the neighbors. The Toyota car lot to the south would we believe be better light than the park or the entrance road. Between the entrance drive and the apartment building to the north, Bourbon Square, there is a screen of trees that would reduce the line of site from the apartments and the sign for a good portion of the year.

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Public Notice

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 10, 2009 at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for:

1. Special Use for a reader board pursuant to 8.01(i)(1) of the Palatine Zoning Ordinance;
2. Variation to allow a reader board for a non-business use outside of the permitted corridors pursuant to 8.01(i)(2)(a) of the Palatine Zoning Ordinance;
3. Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor pursuant to 8.01(i)(2)(b) of the Palatine Zoning Ordinance;
4. Variation to allow the message board to exceed the maximum permitted 40% of the total sign area pursuant to 8.01(i)(4) of the Palatine Zoning Ordinance;
5. Variation to allow for an off-premise sign pursuant to 8.01(e)(1) of the Palatine Zoning Ordinance; and
6. Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use pursuant to 8.02(a)(2)(c) of the Palatine Zoning Ordinance.

The property is commonly known as 2195 N. Hicks Road (Sign Easement Per #0408244174).

This proposal would allow for the construction of a new sign with electronic reader board to serve Falcon Park. The sign would be located in a dedicated easement along the right-of-way of N. Hicks Road, north of Rand Road.

The above petition has been filed by Pat Moser and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

ZONING DOCKET: 08-115
VILLAGE OF PALATINE
Susan Tibbitts, Chair
Zoning Board of Appeals
DATED: This 23rd day of February, 2009
Published in Daily Herald
Feb. 23, 2009 (4138843) N

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, 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, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 23, 2009 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 Holly Bratanick
Authorized Agent

Control # 4138843

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 7/6/2009

DESCRIPTION: Consideration of an Ordinance approving a Special Use and four Variations to allow a sign and electronic message board for Falcon Park at 2195 North Hicks Road. (Palatine Park District) (District: 3)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property is a 10 foot by 10 foot easement located adjacent to the Hick's right-of-way and on private property, north of Rand Road. The Petitioner, who has rights to use the dedicated easement, is seeking to construct a new electronic message board sign for Falcon Park. All electronic message boards in the Village require a Special Use. Additionally, the proposed sign would not conform to the regulations governing electronic message boards and signs. Therefore, the Petitioner is requesting a Special Use and four Variations.

1) Special Use for a reader board pursuant to 8.01(i)(1) of the Palatine Zoning Ordinance;

2) Variation to allow an electronic message board not on an approved corridor pursuant to 8.01(i)(2)(a) of the Palatine Zoning Ordinance;

3) Variation to allow the message board to be 50% of the sign area which would exceed the maximum permitted 40% of the total sign area pursuant to 8.01(i)(4) of the Palatine Zoning Ordinance;

4) Variation to allow for an off-premise sign pursuant to 8.01(e)(1) of the Palatine Zoning Ordinance; and

5) Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use pursuant to 8.02(a)(2)(c) of the Palatine Zoning Ordinance.

ANALYSIS:

- The Subject Property is zoned P, Planned Unit Development, and is located in a dedicated easement along the right-of-way of N. Hicks Road, north of Rand Road. The proposed sign would be two sided and stand approximately 17'-6" tall. The total area of one side of the sign would be approximately 53 square feet.
- The electronic message board and the sign panel are proposed to be both approximately 2 feet 8 inches tall by 9 feet 11 inches wide. A non-exclusive, perpetual sign agreement was established between the Village of Palatine and the Palatine Park District on March 18, 2004.
- The sign would be oriented to be most visible to vehicles along Hicks Road, which is the main entrance to Falcon Park. Although there is a Variation for off-site signage, the proposed sign is directly adjacent to Falcon Park and within proximity to an approved electronic message board corridor (Rand Road). Its location was decided through an easement granted in 2004.
- Arlington Toyota also will return to the Village Council with their final sign plan. A component of the sign plan reviewed with their Planned Development also contemplated an electronic message board sign. The Park District's proposed sign will not conflict with Arlington Toyota's sign plan.

ALTERNATIVES:

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

RECOMMENDATION:

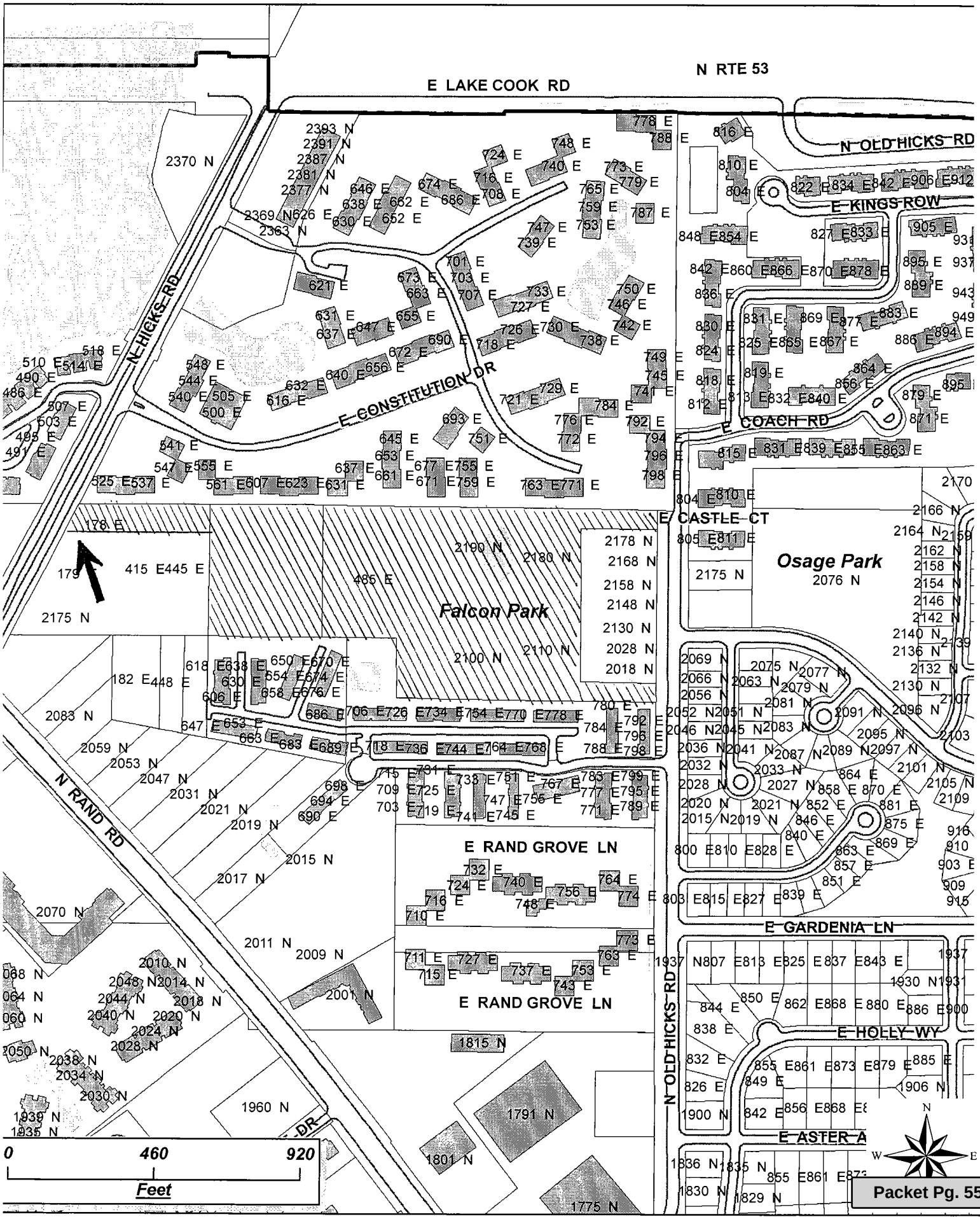
Public Hearing:	March 10, 2009, Zoning Board of Appeals
Residents Testifying:	None
Concerns:	None
Vote:	The Zoning Board voted 5-2 to approve the reader board Special Use and Variations and unanimously to approve the sign variations. Staff concurs with that recommendation.

ACTION REQUIRED:
Consideration of an Ordinance approving a Special Use and four Variations to allow a sign and electronic message board for Falcon Park at 2195 North Hicks Road.

Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

VILLAGE OF PALATINE

FALCON PARK



Attachment: Ordinance #0-080-09 - 2195 N. Hicks Rd. (Falcon Park) SU & VAR (2195 N. Hicks Road - SU VAR EMB)

Lyn Bremanis

From: Marie Giannola
Sent: Wednesday, May 7, 2025 10:30 AM
To: Lyn Bremanis
Subject: Follow-Up on Signage Amendment Request For 2195 N. Hicks Road

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

Subject:
Dear Lyn, Planning & Zoning Department,

Lyn, thank you again for your time yesterday. I'm following up on our conversation regarding the proposed amendment to increase the electronic board to 100% of the sign area, up from its current 40%.
After careful consideration, I would like to propose that this request be denied for the following reasons:

- **Limited Effectiveness**: Increasing the size of a sign doesn't necessarily improve visibility or readability, particularly for drivers who are moving quickly or are far from the sign, especially on general
- **Reliance on GPS**: Most drivers now depend on GPS and voice-guided navigation to locate destinations. While signs can assist, they are often secondary to digital tools, which provide precise directions to the center.
- **Environmental Impact**: A larger sign requires more materials and energy, which could raise sustainability concerns and contradict environmentally conscious practices.
- **Alternative Access**: Should a driver miss the first entrance, GPS will easily redirect or reroute them to the second entrance on Old Hicks Road, further reducing the need for a larger sign.
- **Perception and Aesthetics**: An oversized sign may appear aggressive or overly commercial, potentially diminishing the center's image. Additionally, it could contribute to visual clutter, detracting from the neighborhood's charm.
- **Lighting Concerns**: A bigger sign may require stronger or additional lighting, which can create glare and negatively affect nearby residents.

In conclusion, the Palatine residence is considered to be in an upscale neighborhood. Like other similar communities, we should follow their lead in maintaining modest, tasteful signage. The area is primarily residential, surrounded by homes, townhomes, and condos, and not a commercial zone. Increasing the sign's size may detract from the welcoming and refined feel of the neighborhood gathering place.
Thank you again for your consideration.

Best regards,
--
Marie Giannola, MLIS

Attachment: Objection Letter (2195 N. Hicks Road - SU VAR EMB)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 2195 N. HICKS RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of APRIL, A.D. 20 25., and the last publication thereof was made on the 24TH day of APRIL, A.D. 20 25.

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

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

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

Mary Alice Wenzl

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

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (2195 N. Hicks Road - SU VAR EMB)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/13/25 07:00 PM

STAFF REPORT (ID # 9805)

839 W Brookside Street, 262 S Quentin Road, including the 3 vacant lots south of 262 S Quentin Road, and 836 W. Dorchester Road.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Greg Rose, GWR Enterprises, Inc.

PLAN NUMBER: PFSUB-000010-2025

BACKGROUND:

The properties were annexed in 2002 and consist of 6 lots ranging from 8,712 to 20,025 square feet, totaling approximately 76,182 square feet (1.75 acres). They are currently zoned R-1 single-family residential. The surrounding properties are all zoned R-2 single-family residential.

The Petitioner is requesting a Preliminary and Final Subdivision to re-subdivide the 6 subject lots into 6 reconfigured lots; rezone the properties from R-1 to R-2; and vacate of southern 3 feet of the W. Brookside Street right of way and northern 3 feet of the Dorchester Street right-of-way, abutting the subject properties. Therefore, the Petitioner is requesting:

Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development; and,

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential; and

Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Properties.

Surrounding Zoning/Uses:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential

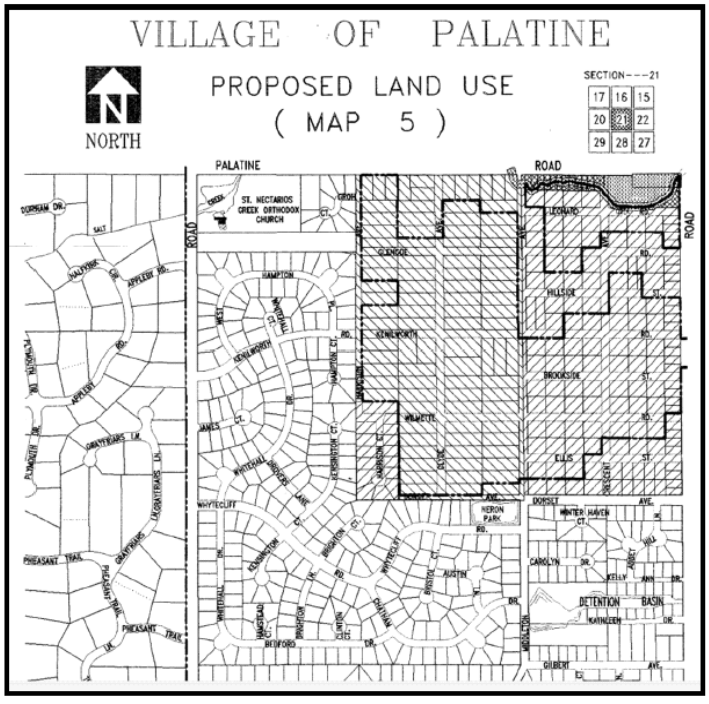
West:	R-2 Single Family Residential

KEY ISSUES:

Zoning and Site Design

- The Subject Lots were initially platted as Arthur T. McIntosh & CO.'s Palatine Hills subdivision and were annexed into Palatine in 2002. Although 6 lots were platted, only three single-family homes were constructed. In the early 1990's in anticipation of the likely residential growth and future annexations in the area, the Village Council directed Staff to conduct a Sub Area Plan ("Sub Area A") to better determine the potential redevelopment considerations, for review by the Plan Commission and Village Council, as an Amendment to the Comprehensive Plan. Sub Area A was adopted by the Village Council in 1994 and recommended that their area redevelop within the R-2 lot bulk standards.

SUB AREA A recommendations:



"STIPULATIONS"
AMENDMENT TO COMPREHENSIVE PLAN

1. Areas west of Middleton Avenue, except those areas already located in an R-2 District, shall have a minimum lot size of 20,000 square feet (R-1 zoning). Other lot sizes and zoning classifications may be permitted if it should include a minimum contiguous development area of two (2) acres.
2. Areas east of Middleton Avenue along the Salt Creek shall be designated as open space. This limits of this area shall be determined by the floodway/floodplain elevations as determined on official floodplain maps.
3. Areas north of Salt Creek, west of Quentin Road, south of Palatine Road, east of Crescent Avenue which are not located in a floodway/floodplain shall be designated for commercial uses.
4. Areas located north of Leonard Avenue, west of Quentin Road, east of Middleton Avenue, south of Palatine Road which are not located in a floodway/floodplain and are not designate as commercial, shall be designated for low density (6-12 DU/AC) multiple family.
5. The remaining areas shall be designated for lot sizes with a minimum of 9,000 square feet in area for interior lots, and 10,000 square feet for corner lots. Corner lots may be made smaller than 10,000 square feet, but no less than 9,000 square feet in area. Lots which have been previously platted or divided such that they are lees than these requirements may also remain. Lot divisions shall be permitted on a "piecemeal" basis.

EXHIBIT "B"

- The Petitioner is requesting preliminary/final plat of subdivision to reconfigure the 6 existing lots, which would then all face either Brookside Street or Dorchester Road.

- The property would be rezoned to R-2, which is consistent with the established development patterns for the area and development recommendations in Sub-Area A Plan. The proposed lots would conform to or exceed all of the R-2 requirements and the Subdivision Regulations. All lots would exceed the minimum R-2 lot size requirements, as noted in the table below:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	10,125 sq. ft.	75'	135'
Lot 2	10,125 sq. ft.	75'	135'
Lot 3	17,822 sq. ft.	132'	135'
Lot 4	17,850 sq. ft	132.06'	135.14'
Lot 5	10,132 sq. ft	75'	135.07'
Lot 6	10,128 sq. ft	75,	135'

Engineering

- Sanitary sewer and water services would connect to the existing services in the W. Brookside Street and W. Dorchester Avenue in the right-of-way.
- All newly constructed impervious surfaces would direct stormwater runoff to the designated volume control area. Accordingly, the preliminary drainage plans show runoff flowing both north and south before converging at the volume control area located in the northeast corner of the development.
- The Petitioner is also requesting a vacation of 3 feet to the north and south of the project which will align the new front property lines with the neighboring residents.
- Sidewalks gaps would be completed along both Brookside Street and Dorchester Road and parkway trees would be provided across the frontages, as required by Code.

STAFF RECOMMENDATION:

The subdivision and rezoning to R-2 are consistent with the Comprehensive Plan recommendations, and comparable to the surrounding development patterns. The proposed lots meet or exceed all minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot standards, per the Subdivision Ordinance. The proposed subdivision is also consistent with the surrounding

subdivisions.

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

1. The development shall substantially conform to the engineering plans prepared by Spies & Associates, Inc. attached here to except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
5. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC), for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Cash in lieu of live detention in the amount of $19,807.32.
8. Recapture fees in the amount of $69,990.51 shall be submitted in a manner acceptable to the Village Engineer.
9. All required extra-agency permits (MWRD letter of determination) shall be submitted in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
11. A Subdivision Approvement Agreement shall be required.
12. Recording fees in the amount of $300 shall be submitted.
13. The Architectural Plans for the homes shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.

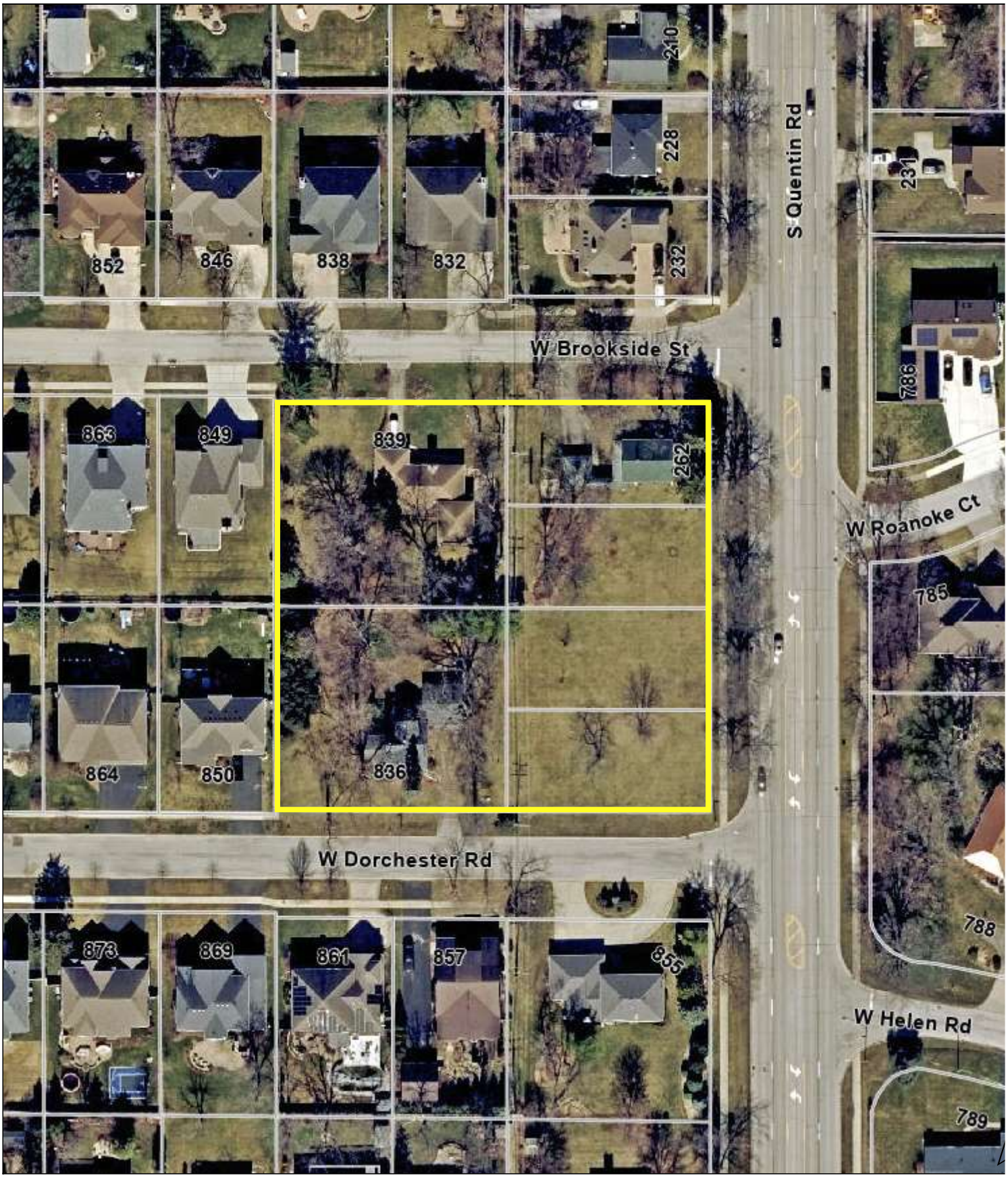
ATTACHMENTS:

- Aerial

- Application
- Plat of Subdivision
- Plat of Survey
- Plat of Vacation
- Engineering Plans
- Conceptual Elevations
- Current Zoning Map
- Public Notice

GISConsortium

839 W Brookside Street, 262 S Quentin Road, i...



0 100 200 ft

Print Date: 5/2/2025

Notes

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

Attachment: Aerial (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Petitioner Name

Greg Rose

Business Name (if applicable)

GWR Enterprises, Inc.

Property Owner (if different from petitioner)

Audrey Lovell, Trustee

Subject Property Address

839 W Brookside Street

Property Interest of Petitioner(s):

Contract Purchaser

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Single Family Residential

The proposed use(s) on the property, if this petition is approved is (are):

Single Family Residential

Current zoning of property:

R-1

Size of the property: 1.8 **acres**

State the specific action requested:

Subdivide properties into (6) R-2 single family home sites. (3) will face Dorchester and (3) will face Brookside.

Attachment: Application (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

VILLAGE OF PALATINE

REZONING APPLICATION

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

Petitioner Name

Greg Rose

Business Name (if applicable)

GWR Enterprises

Subject Property Address

839 W Brookside Street

All existing land uses on the property:

Single Family Residential

Property acreage and proposed land use:

1.8 Acres, Single Family Residential

Current Zoning:

R-1

Proposed Zoning:

R-2

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

The lot sizes are in line of R-2 standards.

Attachment: Application (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

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

Yes, surrounding properties currently zoned R-2

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

No

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

No continued use of single family residential.

Attachment: Application (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____ IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

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

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: Plat of Subdivision (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

FINAL PLAT OF RE-SUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTING OF THE FOREGOING INSTRUMENT IMPOSES NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE RECORDED DECLARATION, COVENANTS AND RESTRICTIONS.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AT&T:

BY:_____ DATE:_____

TITLE:_____

COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-217-003-0000
02-21-217-004-0000
02-21-217-005-0000
02-21-217-008-0000
02-21-217-009-0000
02-21-217-010-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation) without the prior written consent of Grantees. After installation of ary such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas', and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

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 _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequete provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision 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 _____ Dated 02-18-25
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

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

PLANNING & ZONING COMMISSION

State of Illinois)
County of Cook) S.S.

Approved by the Planning & Zoning Commission of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____, IN COOK COUNTY, ILLINOIS.

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a said property does not fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 01st day of September, A.D., 2024

_____
I.P.L.S No. 35-3735

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

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

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: Plat of Subdivision (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

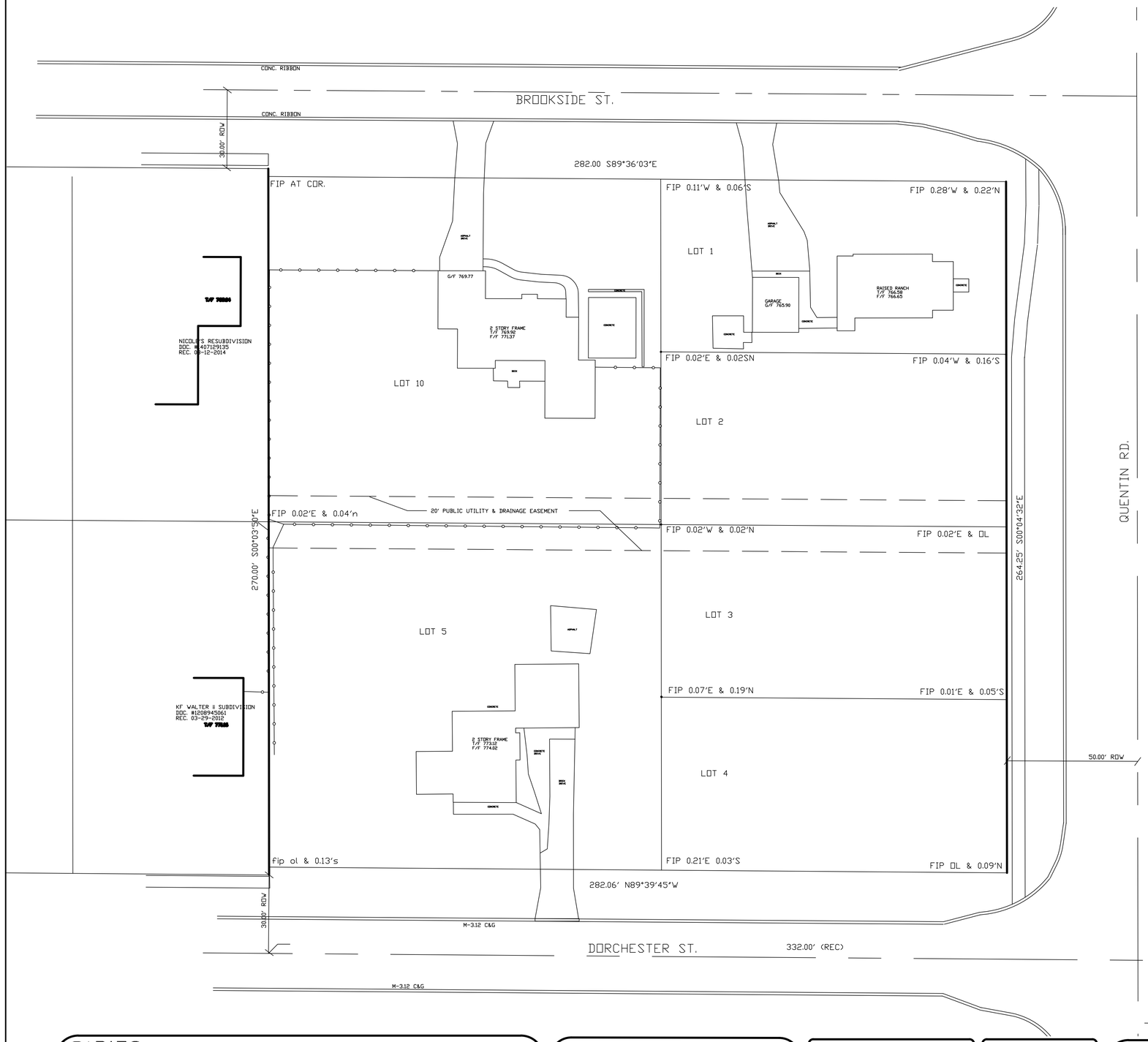
PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 663, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 ARTHUR T. McINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.



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

State of Illinois }
County of Grundy } s.s.

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: 02-18-25

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/26

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. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF SURVEY
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: Plat of Survey (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

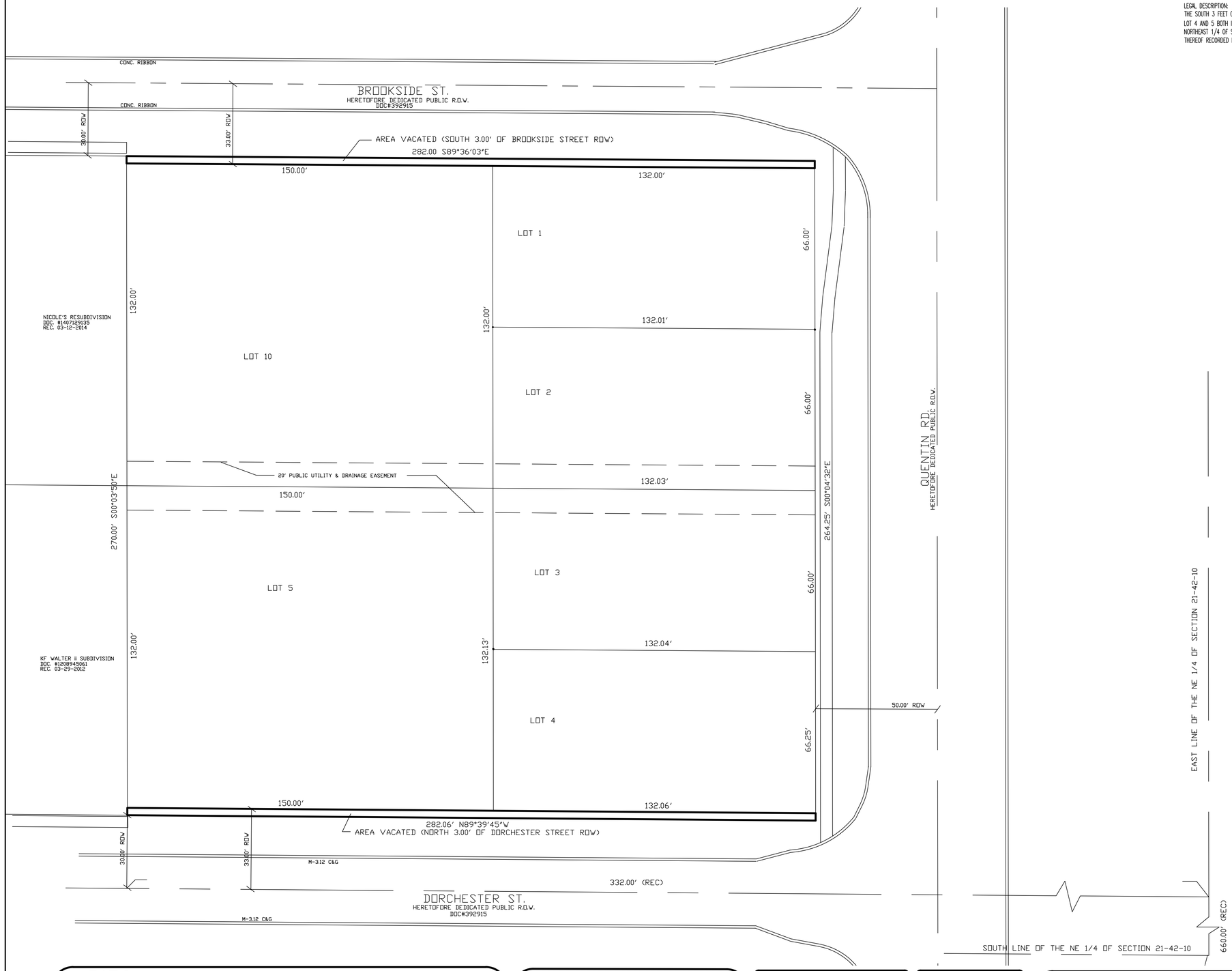
PLAT OF VACATION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 663, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER STREET ADJACENT TO LOT 4 AND 5 BOTH IN BLOCK 12 ARTHUR T. McINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS FOR THE UNDERSIGNED.
UPON RECORDATION RETURN THIS PLAT TO:

VILLAGE CLERK'S OFFICE
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

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

State of Illinois }s.s.
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: 02-18-25

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/26

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

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF VACATION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: Plat of Vacation (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-10)

PUBLIC IMPROVEMENT PLANS
FOR
JOST CORNER RESUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

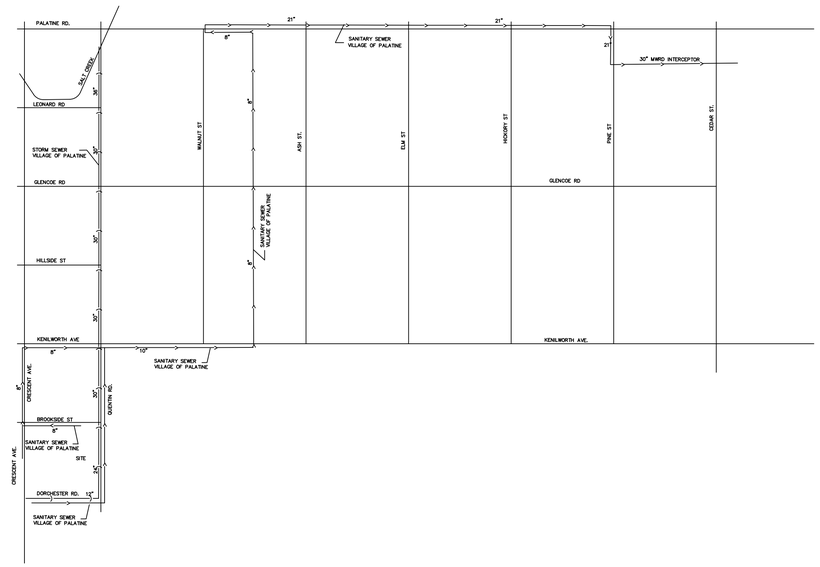
P (708) 588-4055
E WMOJobStart@mwrd.org

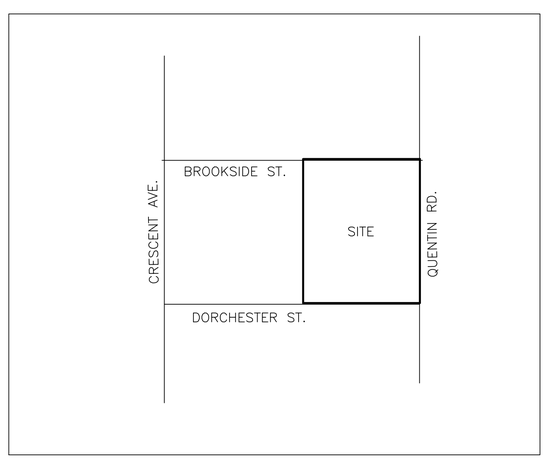
LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS

SANITARY/STORM SEWER ROUTING





LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE & TREE PRESERVATION PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. EXHIBIT R
10. DETAIL SHEET

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	—→—	—→—
STORM SEWER	—›—	—›—
UNDERDRAIN	═══	═══
WATERMAIN	———	———
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	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
GEOMETRIC COORDINATE	(XXXX)	XXXX
LIGHT POLES	○—○	●—●
DRAINAGE ARROWS	~→	~→
SEWER CLEANOUT	○	●
WATER METER VAULT	—M—	—M—
UTILITY POLE	Ø	●
SOIL BORINGS	N/A	⊕B–
TRAFFIC SIGN	—▽—	—▼—
TRAFFIC ARROW	⇧ ⇦	⇧ ⇦
PARKING STALL COUNT	#	X
TREE	⊛	⊛
RELOCATE TREE	◯	⬡
ITEM REMOVAL	X	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

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:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXPIRES 11-30-25

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

PROJECT BENCHMARK:
WESTERN BOLT OF HYDRANT LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

NAVD88 ELEVATION 774.03

TO OBTAIN NGVD29 DATUM ADD 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
PER VILLAGE 04-23-25

DRAWN BY:	L.T.S.	JOB NO.	5382
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	02-10-25

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ⅛ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

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

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

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SPIES & ASSOCIATES, INC.
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REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5382
SCALE:
DATE: 02-10-25

MWRDGC GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 2 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road - PFSUB 6-lot)

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASURMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.

5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.

2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.

3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE

10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.

12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.

13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATLY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-B R=3510 IN R-4-16 CURB R=3270 IN R-4-12 CURB R-3501-D IN M-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE-SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL-52 ANSI/AWWA C151/A21.4	ANSI/AWWA C477 ASTM D-3139

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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

REVISIONS
PER VILLAGE 04-23-25

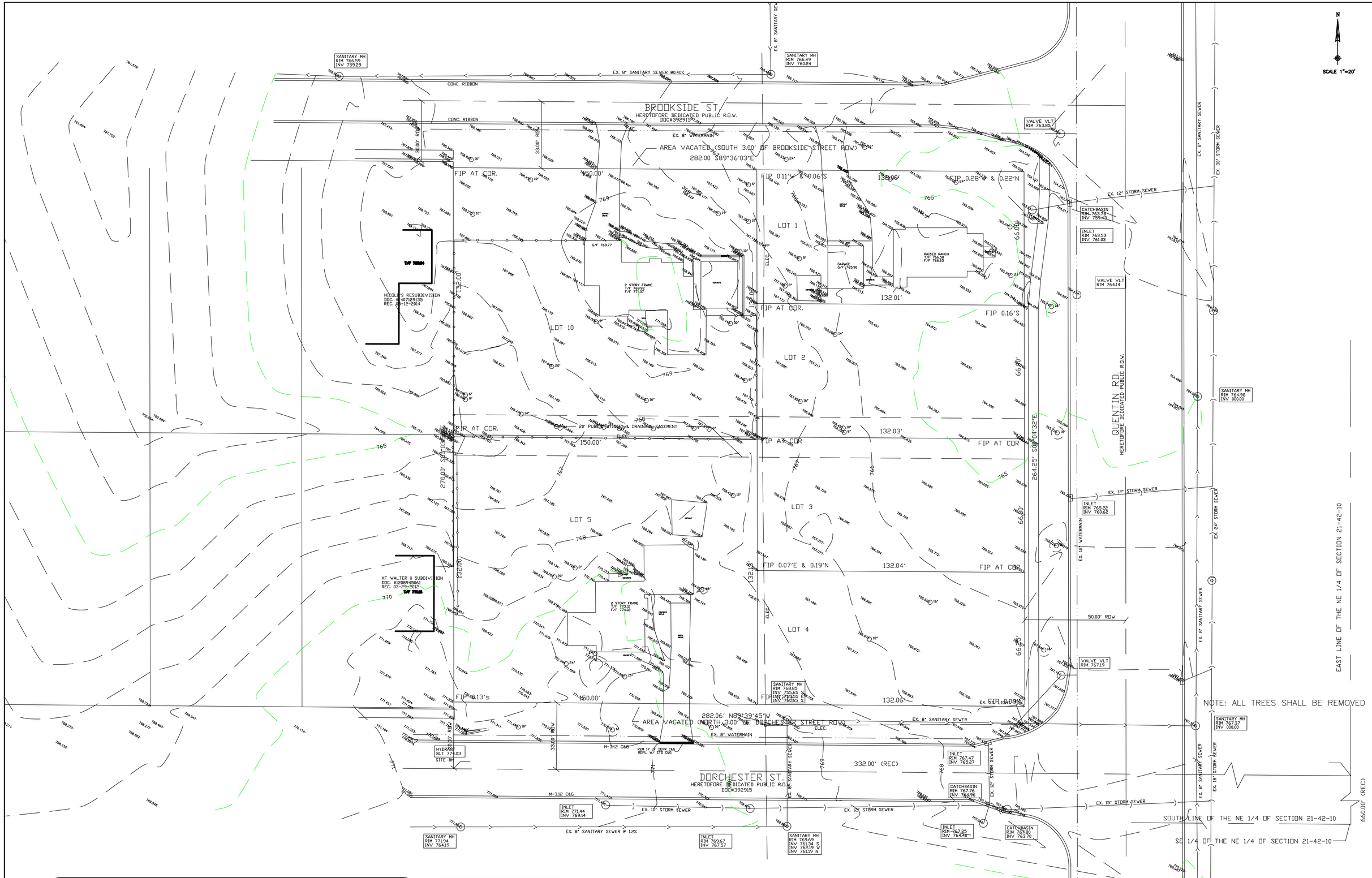
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5382
SCALE:
DATE: 02-10-25

GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 3 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-10f)



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REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-10-25

EXISTING CONDITIONS
JOST CORNER RESUBDIVISION

SHEET NO. 4 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

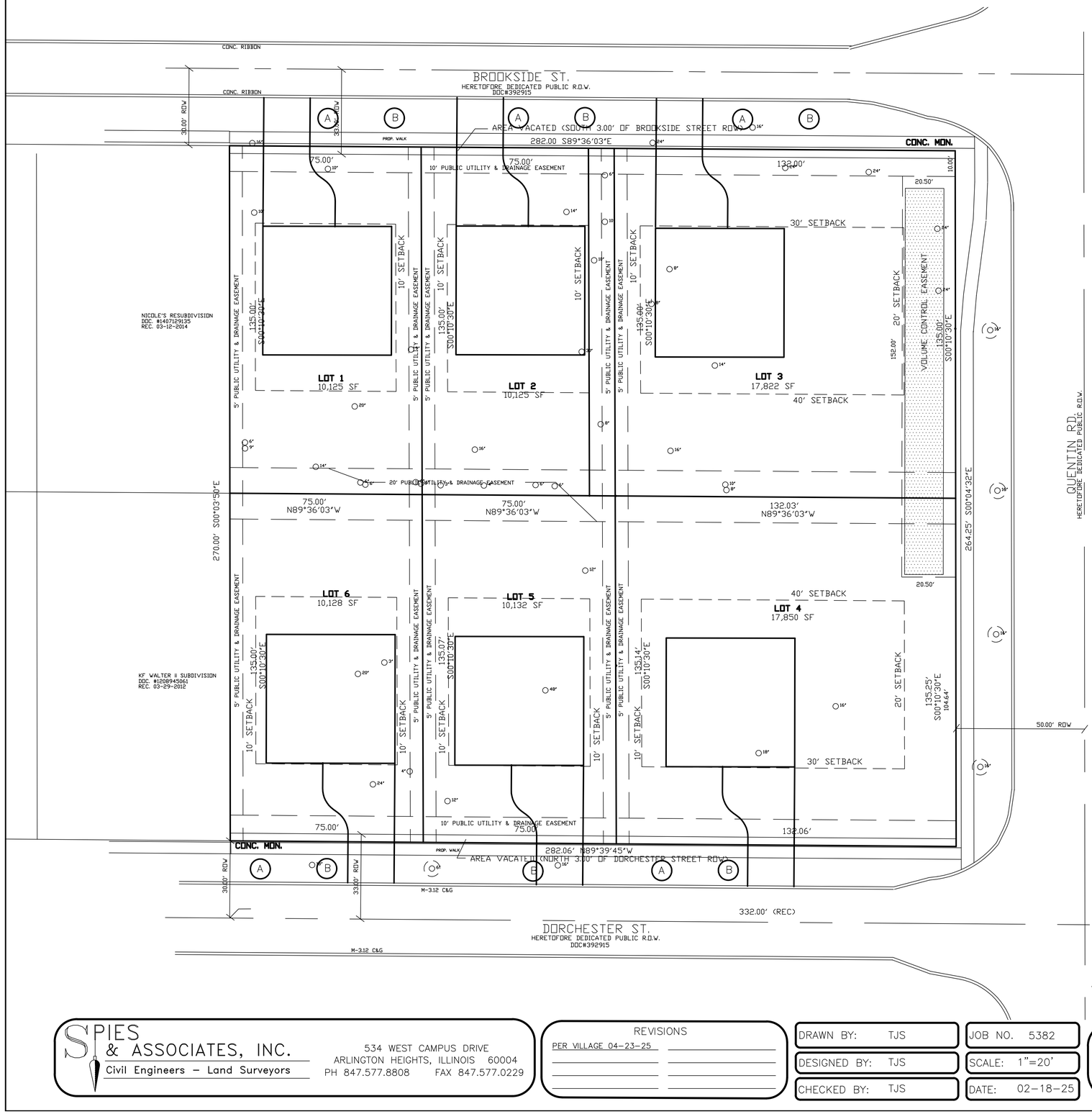
FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____ IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



R-2 ZONING

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	10'
QUENTIN RD	20'

A 2-1/2" STATE STREET MAPLE
B 2-1/2" AMUR MAPLE
X" REMOVE TREE
X" PRESERVE TREE

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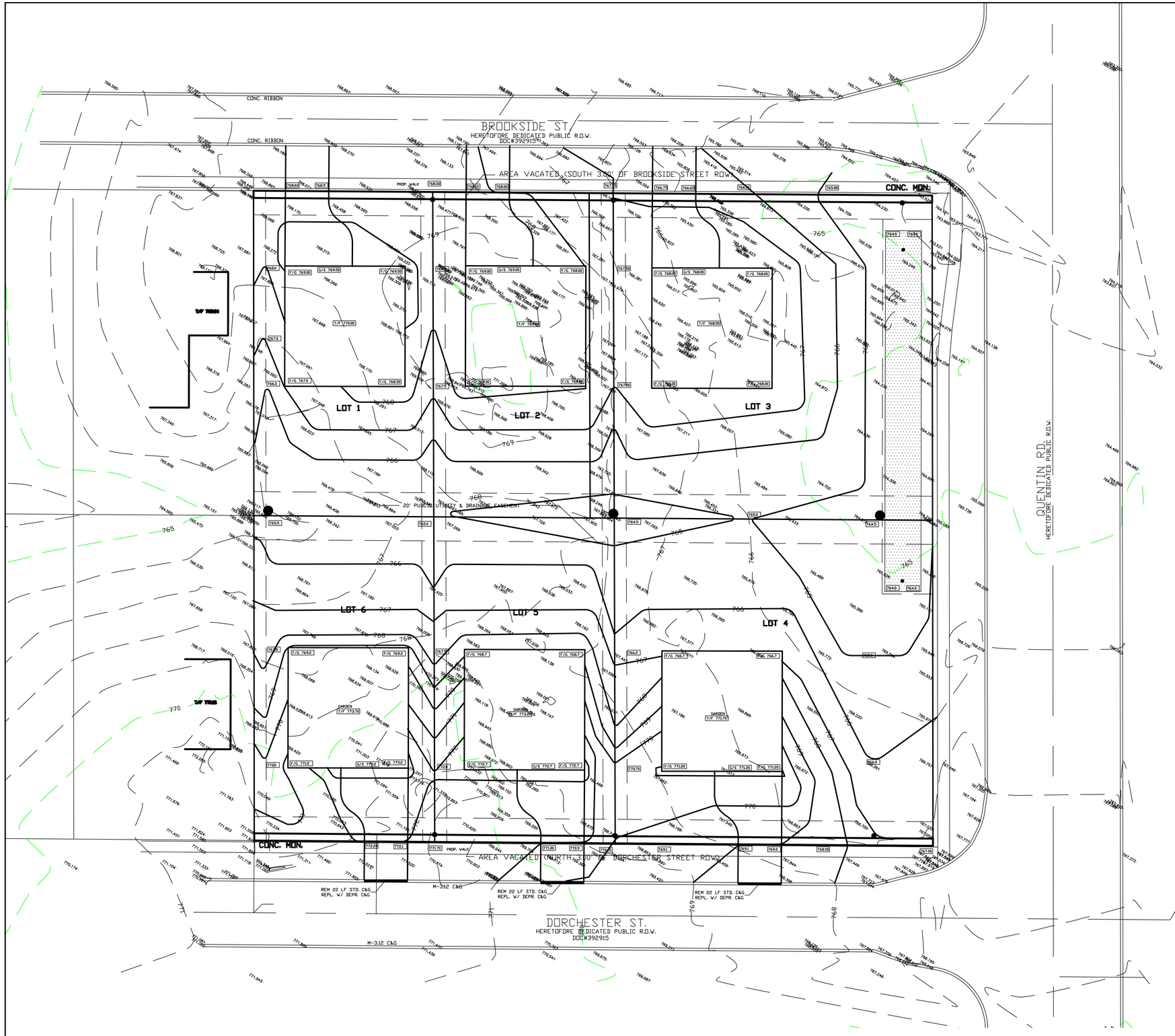
REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

SITE & TREE PRESERVATION PLAN
JOST CORNER RESUBDIVISION

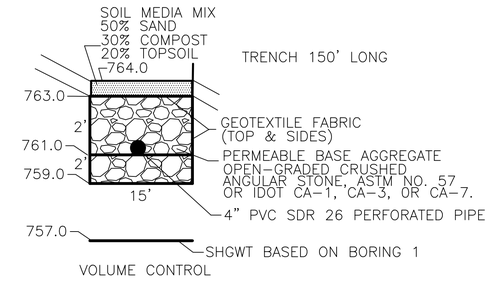
SHEET NO. 5 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside St, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



N

SCALE 1"=20'



NOTES:

1) TREES SHALL BE REMOVED ONLY AS NEEDED.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

———	PROPOSED CONTOUR LINE
– – – – – –	EXISTING CONTOUR LINE
+761.00	EXISTING ELEVATION
761.00	PROPOSED ELEVATION

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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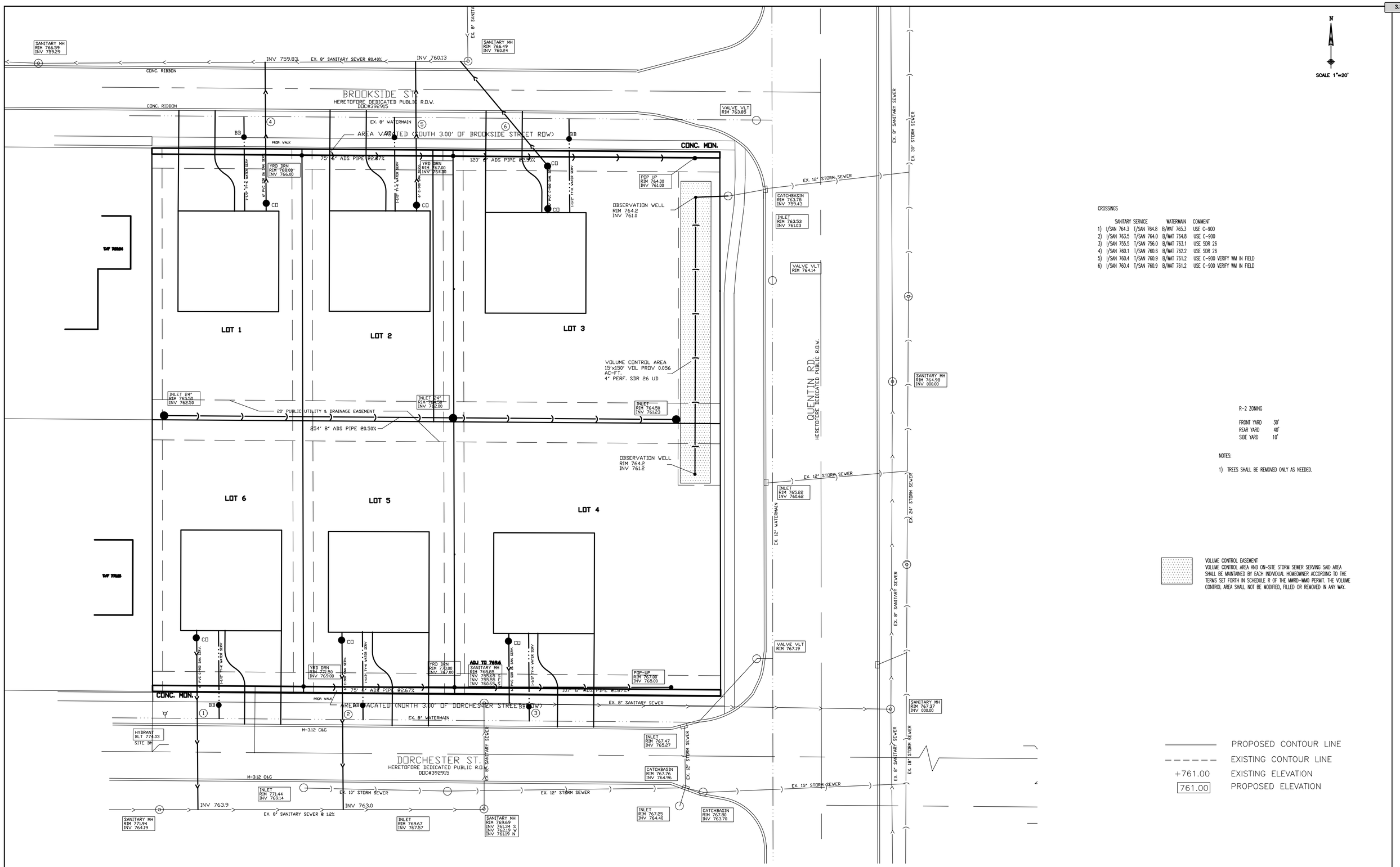
REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-10-25

GRADING PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 6 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



CROSSINGS

	SANITARY SERVICE	WATERMAIN	COMMENT
1)	I/SAN 764.3	T/SAN 764.8	B/WAT 765.3 USE C-900
2)	I/SAN 763.5	T/SAN 764.0	B/WAT 764.8 USE C-900
3)	I/SAN 755.5	T/SAN 756.0	B/WAT 763.1 USE SDR 26
4)	I/SAN 760.1	T/SAN 760.6	B/WAT 762.2 USE SDR 26
5)	I/SAN 760.4	T/SAN 760.9	B/WAT 761.2 USE C-900 VERIFY WM IN FIELD
6)	I/SAN 760.4	T/SAN 760.9	B/WAT 761.2 USE C-900 VERIFY WM IN FIELD

R-2 ZONING

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	10'

NOTES:

1) TREES SHALL BE REMOVED ONLY AS NEEDED.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

SPIES & ASSOCIATES, INC.
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REVISIONS
PER VILLAGE 04-23-25

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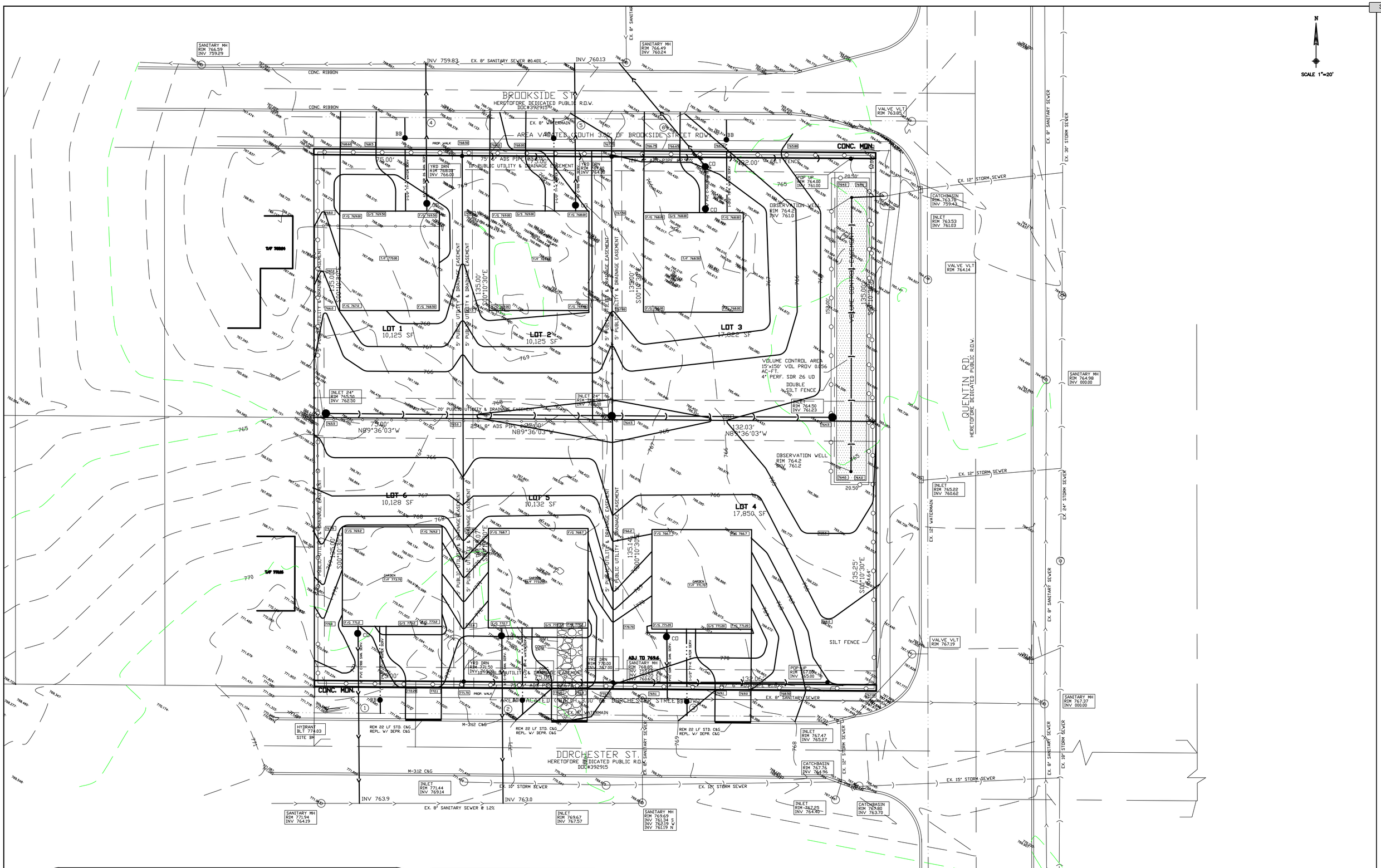
UTILITY PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 7 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
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REVISIONS
PER VILLAGE 04-23-25

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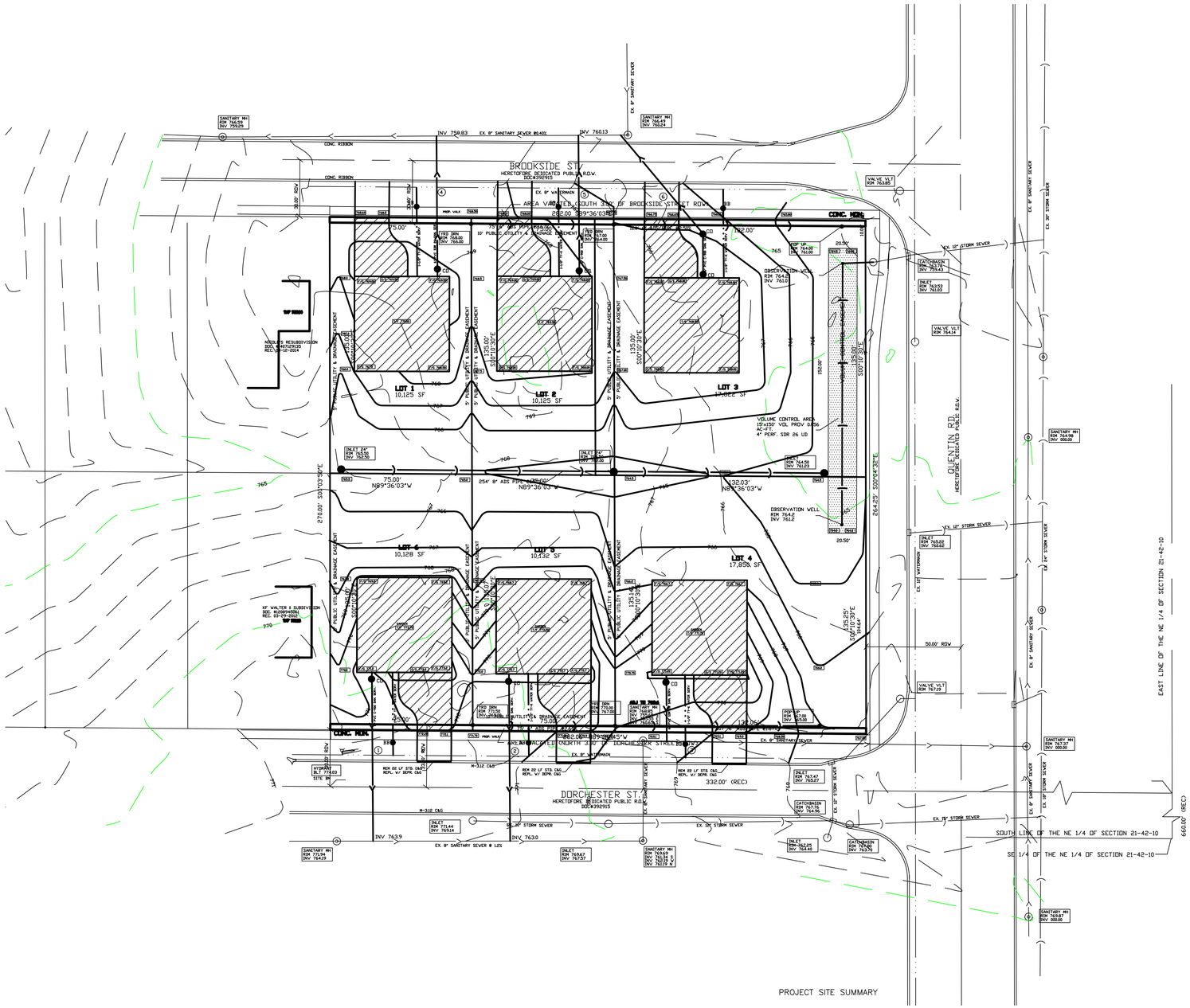
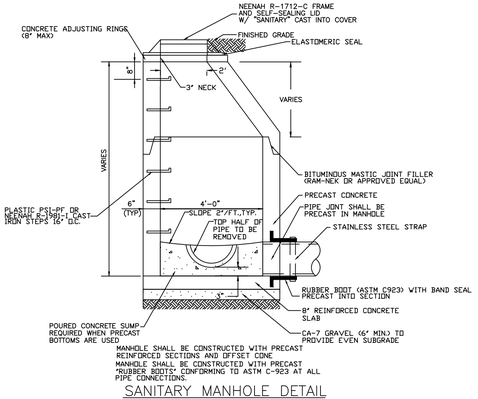
EROSION CONTROL
JOST CORNER RESUBDIVISION

SHEET NO. 8 OF 10 SHEETS

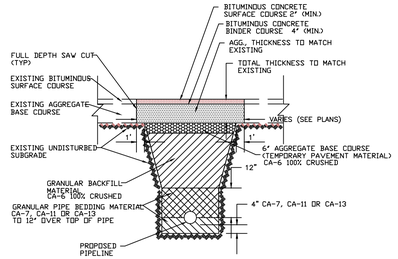
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)


BROOKSIDE ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#3929915
DORCHESTER ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#3929915
QUENTIN RD.
HERETOFORE DEDICATED PUBLIC R.O.W.
LOT 1
10,125 SF
LOT 2
10,125 SF
LOT 3
17,966 SF
LOT 4
17,893 SF
LOT 5
10,132 SF
LOT 6
10,128 SF
VOLUME CONTROL AREA
15'x150' VOL PROV 0.056 AC-FT.
4' PERF. SDR 26 UD
OBSERVATION WELL
RIM 764.6
INV 761.2
CONC. RIBBON
EX. 8" WATERMAIN
EX. 8" SANITARY SEWER
EX. 10" STORM SEWER
EX. 12" STORM SEWER
EX. 24" STORM SEWER
EX. 30" STORM SEWER
EX. 36" STORM SEWER
EX. 8" SANITARY SEWER #1.25%
EX. 8" SANITARY SEWER 80.40%
EX. 12" WATERMAIN
SOUTH LINE OF THE NE 1/4 OF SECTION 21-42-10
SE 1/4 OF THE NE 1/4 OF SECTION 21-42-10
EAST LINE OF THE NE 1/4 OF SECTION 21-42-10
660.00' (REC)
332.00' (REC)
50.00' ROW
20.50'
75.00'
132.03'
254' 8" ABS PIPE @0.50%
N89°36'03"W
S00°10'39"E
S00°04'39"E
270.00' S00°03'39"E
264.25' S00°04'39"E
135.00'
125.00'
152.00'
ADJACENT TO NORTH 3.00' OF DORCHESTER STREET R.O.W.
ADJACENT TO SOUTH 3.00' OF BROOKSIDE STREET R.O.W.
KF VALTER II SUBDIVISION
DOC. #4129140
REC. 10-10-2014
WOODLEE RESUBDIVISION
DOC. #4179130
REC. 10-10-2014
SANITARY MH
RIM 765.29
INV 759.29
SANITARY MH
RIM 764.69
INV 760.69
SANITARY MH
RIM 764.98
INV 760.98
SANITARY MH
RIM 765.00
INV 760.00
SANITARY MH
RIM 764.98
INV 760.98
SANITARY MH
RIM 764.98
INV 000.00
SANITARY MH
RIM 765.87
INV 000.00
SANITARY MH
RIM 763.37
INV 000.00
SANITARY MH
RIM 771.04
INV 764.09
SANITARY MH
RIM 765.93 S
INV 761.93 S
INV 762.19 N
INV 762.19 E
INV 762.19 W
INV 760.13
INV 760.13
INV 759.83
INV 763.9
INV 763.0
INV 763.9
INV 763.9
INV 763.9



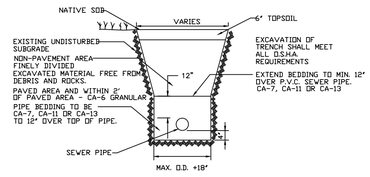
SANITARY MANHOLE DETAIL

N.T.S.



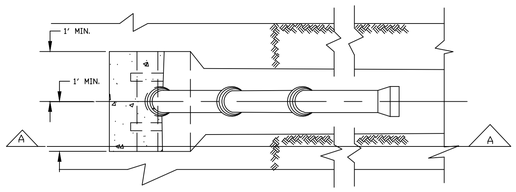
PAVEMENT TRENCH DETAIL

NTS

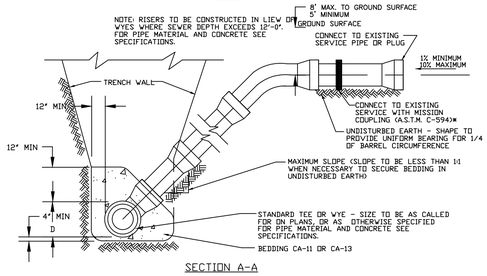


SEWER PIPE BEDDING DETAIL

N.T.S.



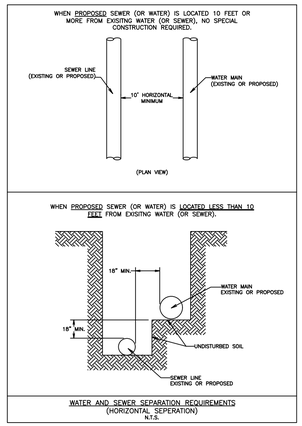
PLAN



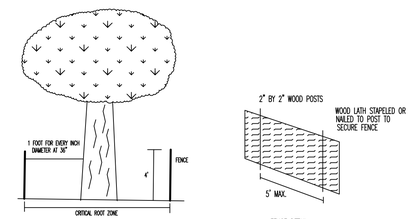
SECTION A-A

SANITARY SERVICE RISER

N.T.S.



WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.

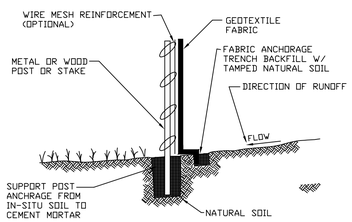


FENCE DETAIL

INSTALL AND MAINTAIN A 4' TALL HIGH VISIBILITY MESH, SNOW OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MINIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION.

FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

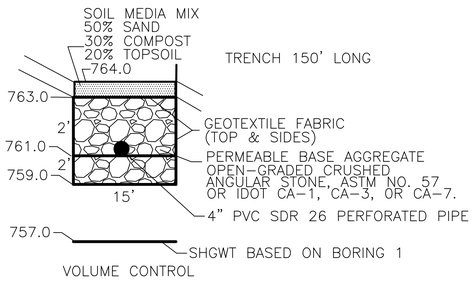
TREE PROTECTION DETAIL



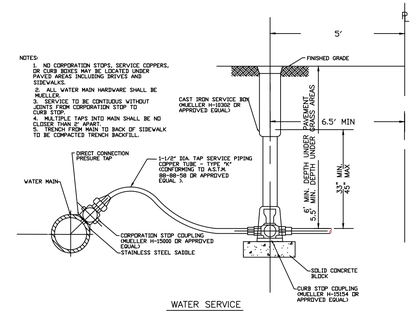
NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

TYPICAL DETAIL FOR
SILT FENCE CONTROL



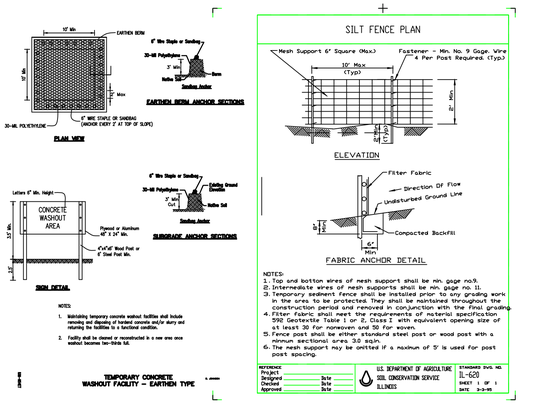
VOLUME CONTROL



NOTES:
1. NO CORPORATION STOPS, SERVICE COPPERS, OR CURB BOXES MAY BE LOCATED UNDER ANY CONCRETE INCLUDING DRIVES AND SIDEWALKS.
2. ALL WATER MAIN HARDWARE SHALL BE MUELLER.
3. SERVICE TO BE CONTINUOUS WITHOUT JOINTS FROM CORPORATION STOP TO CURB STOP.
4. SERVICE TAPS INTO MAIN SHALL BE NO CLOSER THAN 2' APART.
5. TRENCH FROM MAIN TO BACK OF SIDEWALK TO BE COMPACTED TRENCH BACKFILL.

WATER SERVICE

N.T.S.

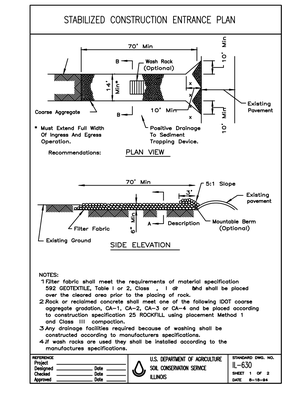


TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

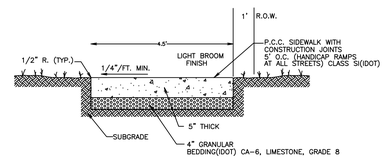
NOTES:
1. Top and bottom wires of mesh support shall be min. gage no.9.
2. Intermediate wires of mesh supports shall be min. gage no. 11.
3. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading.
4. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 For nonwoven and 50 For woven.
5. Fence post shall be either standard steel post or wood post with a minmun sectional area 3.0 sqin.
6. The mesh support may be omitted if a maximun of 5' is used for post post spacing.

REFERENCE		U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS	STANDARD DWG. NO. IL-620
Project			SHEET 1 OF 1
Designed	Date		DATE 3-3-95
Checked	Date		
Approved	Date		



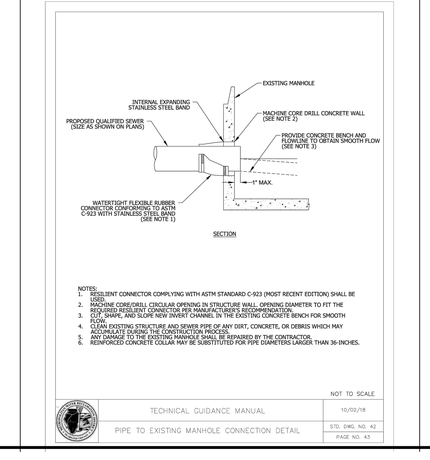
NOTES:
1 Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I or and shall be placed over the cleared area prior to the placing of rock.
2 Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III composition.
3 Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4 If wash rocks are used they shall be installed according to the manufacturers specifications.

REFERENCE		U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS	STANDARD DWG. NO. IL-630
Project			SHEET 1 OF 2
Designed	Date		DATE 8-16-94
Checked	Date		
Approved	Date		



CONCRETE SIDEWALK SECTION

N.T.S.

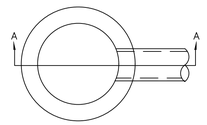


SECTION

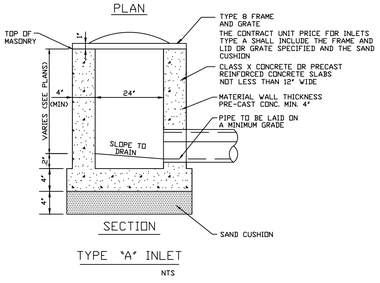
NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43



PLAN



SECTION

TYPE "A" INLET

NTS

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

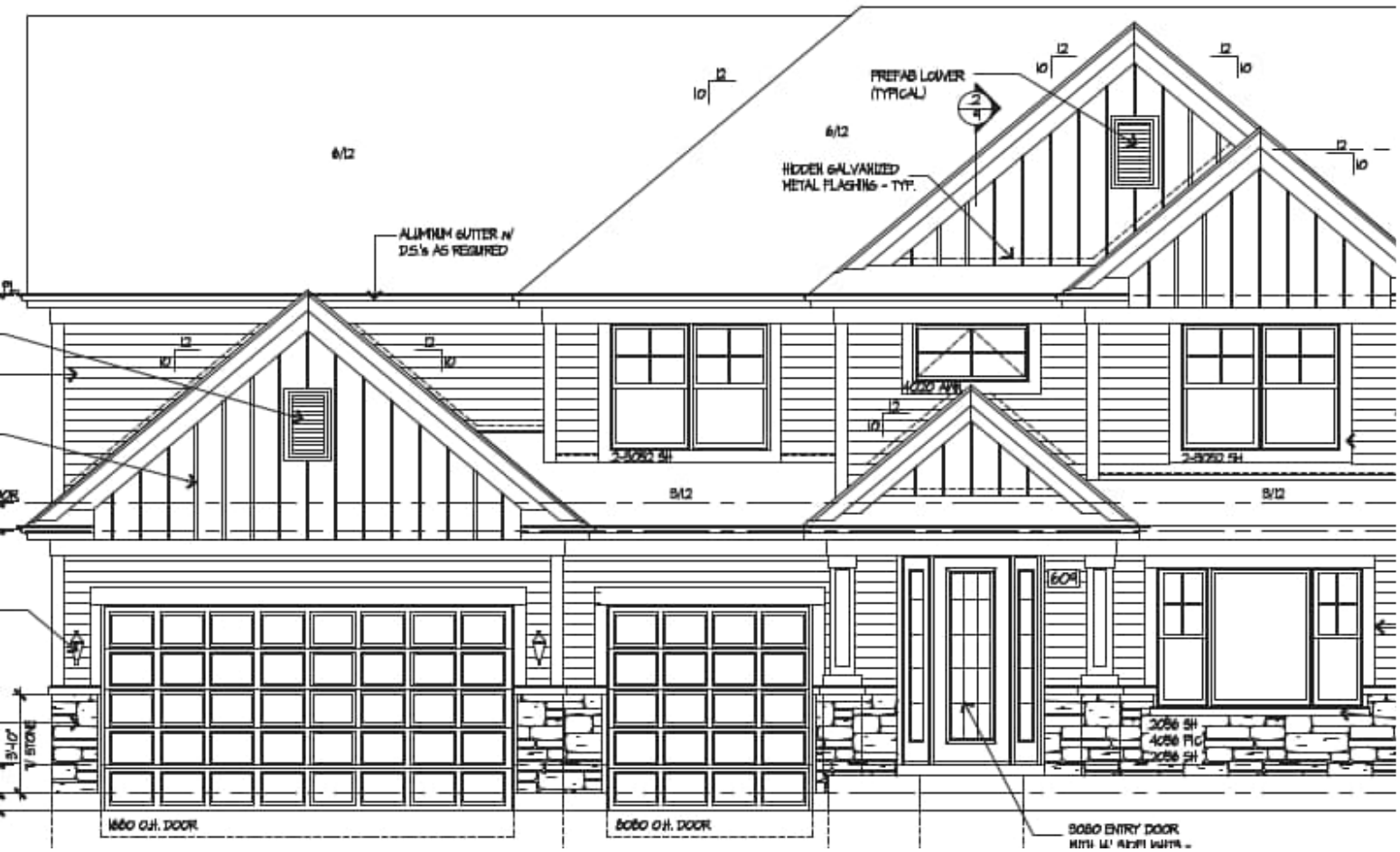
REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	TJS	JOB NO. 5382	
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE: 02-10-25	

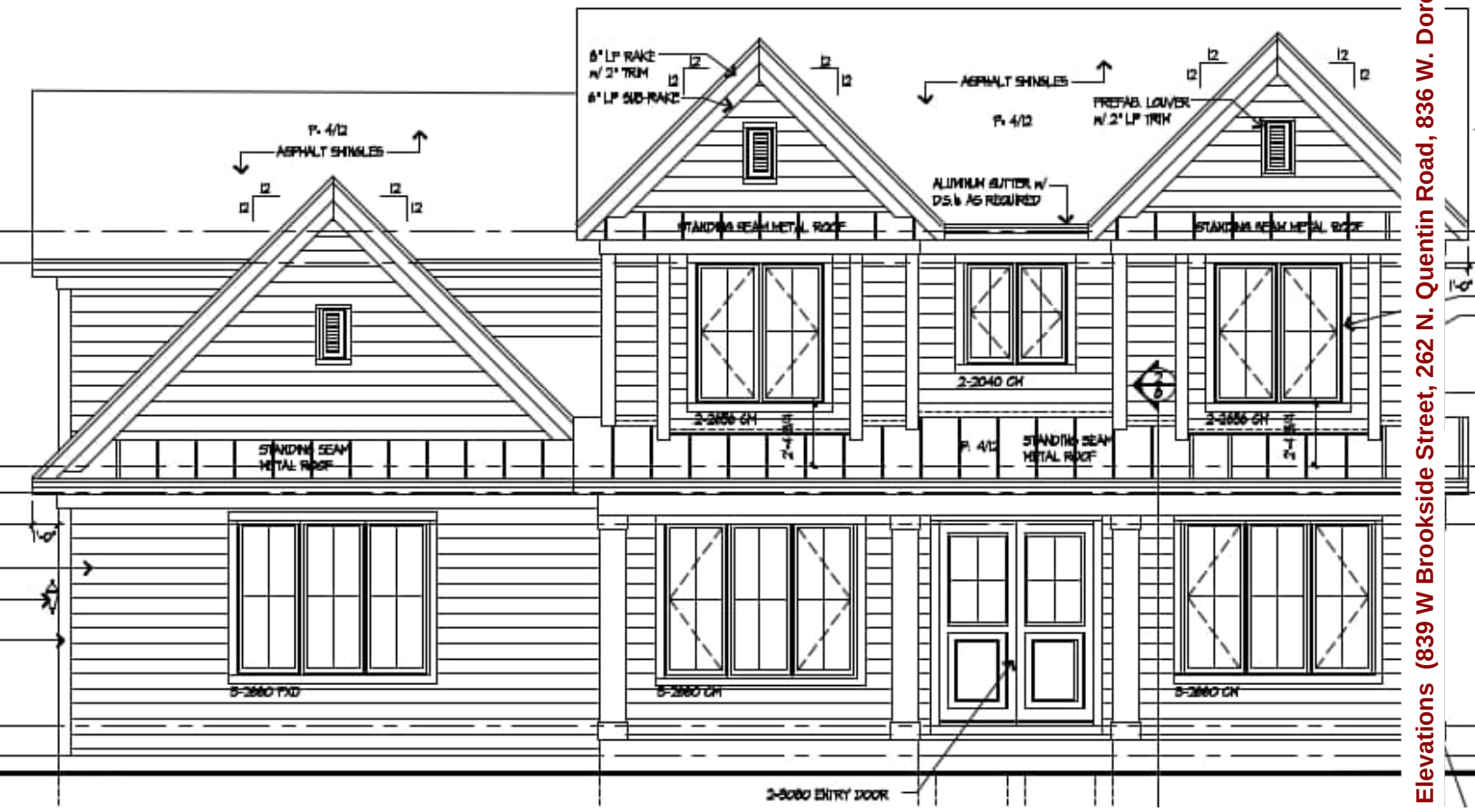
DETAIL SHEET
JOST CORNER RESUBDIVISION

SHEET NO. 10 OF 10 SHEETS

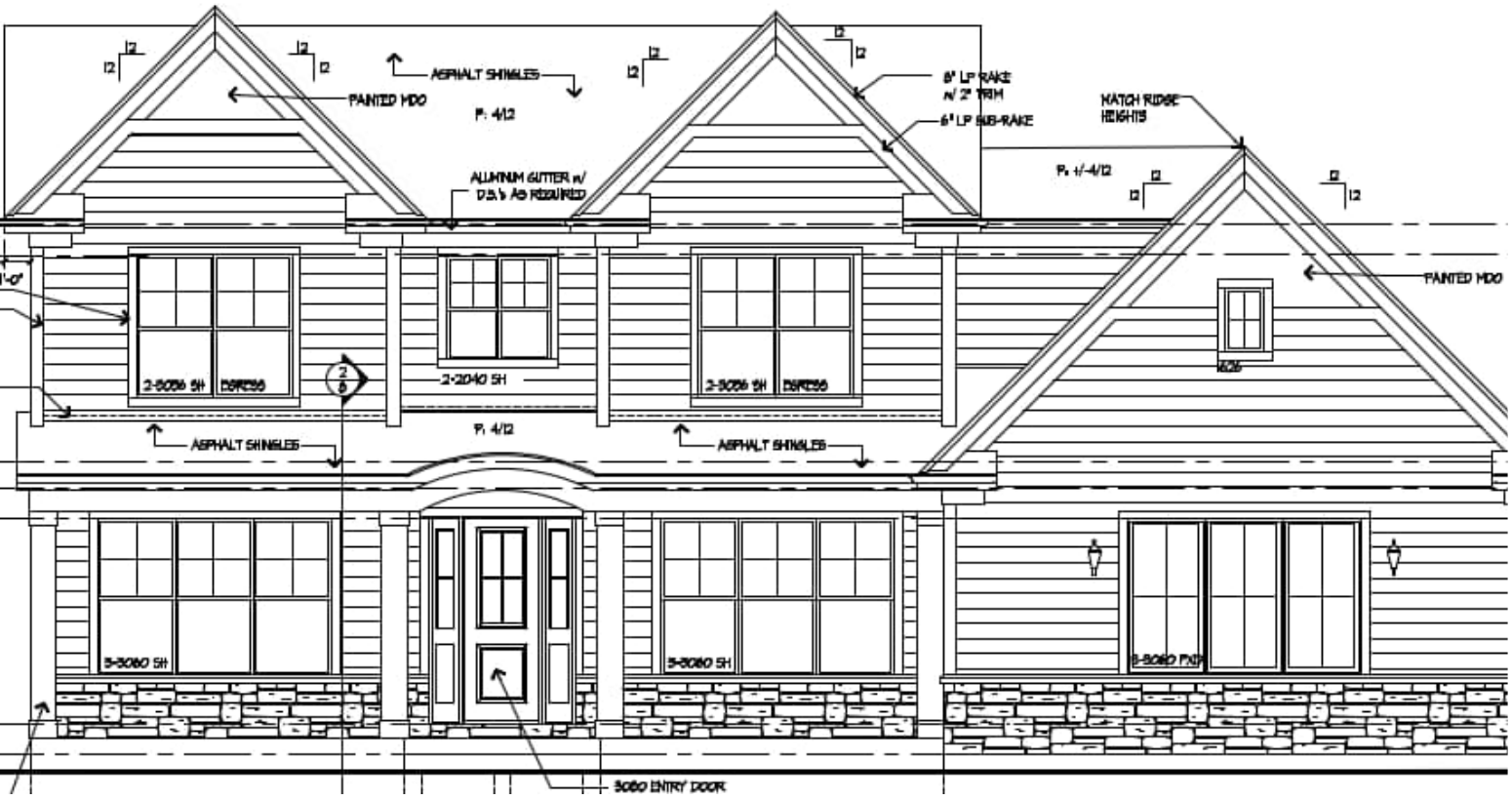
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



Attachment: Conceptual Elevations (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

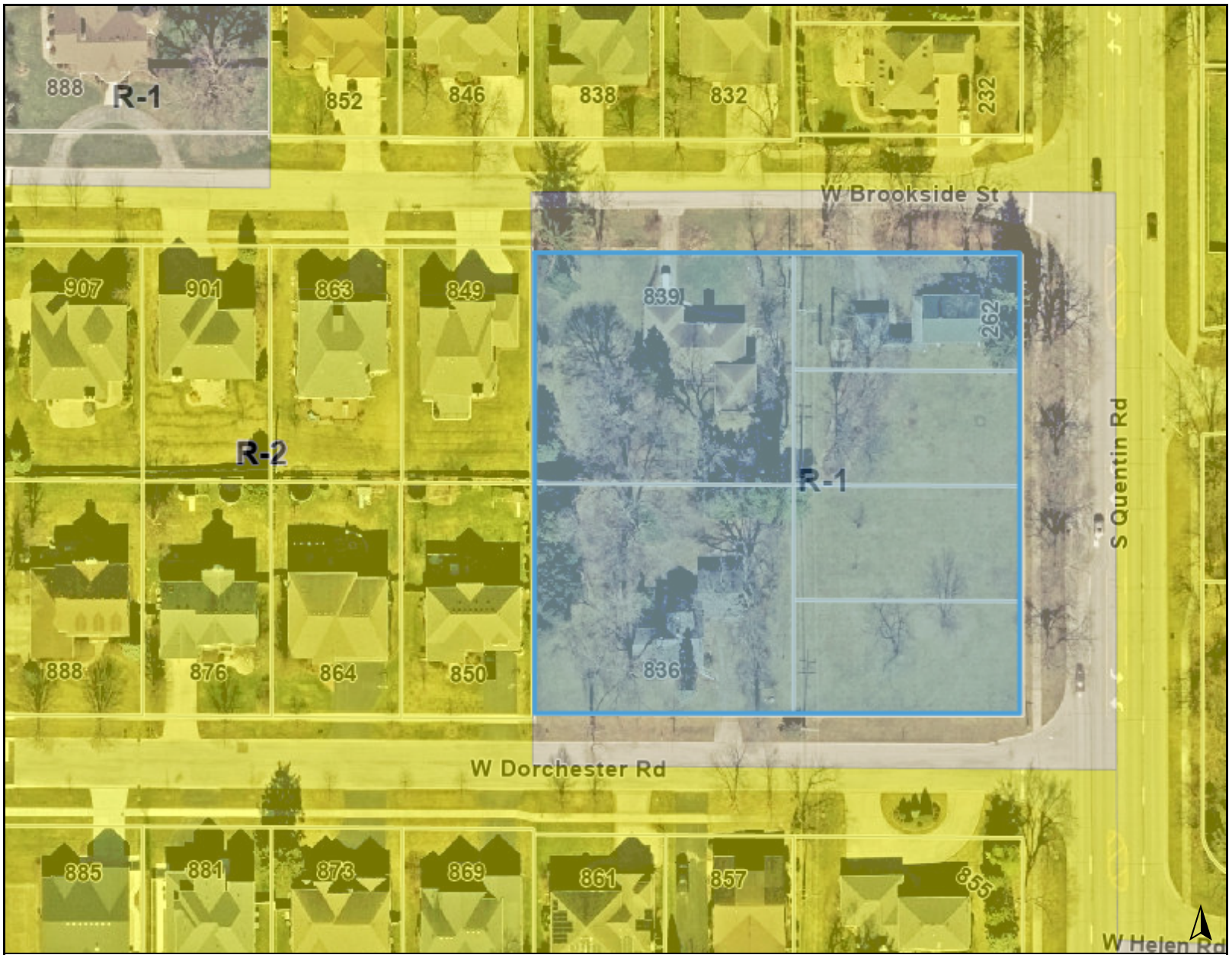


Attachment: Conceptual Elevations (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



Attachment: Conceptual Elevations (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

GISConsortium | Brookside Street - Dorchester Road- Zoning Map



Legend

Zoning and Development

Zoning

- R-1: Single Family
- R-2: Single Family

0 150 300 ft

Print Date: 5/9/2025

Notes

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

Attachment: Current Zoning Map (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 839 W. BROOKSIDE ST. 262 S. QUENTIN & 836 W. DORCHESTER RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of APRIL, A.D. 20 25., and the last publication thereof was made on the 24TH day of APRIL, A.D. 20 25.

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

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

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

Mary Alice Wenzl

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

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)