PLANNING AND ZONING COMMISSION
AUGUST 11, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING **7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. PZC Minutes - 07-28-2026

IV. PUBLIC HEARING

A. 25 W. Michigan Avenue

1. Final Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,
2. Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision.

B. 315 S. Oak Street

1. Special use to operate a Group Home that has five (5) persons, plus staff, pursuant to 10.06(c)(9) of the Palatine Zoning Ordinance.

C. 1490 N. Quentin Road and 885 W. Dundee Road

Annexation from unincorporated Cook County into the Village of Palatine;
Final Planned Development to allow a 38-unit townhouse development;
Final Plat of Subdivision; and
Rezoning to Planned Development

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT

PLANNING AND ZONING COMMISSION
JULY 28, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING **7:00 PM**

I. CALL TO ORDER

Chairperson Wood called the meeting to order at 7:00 PM

II. ROLL CALL

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

III. APPROVAL OF MINUTES

Commissioner Bettenhausen moved to approve the minutes, Commissioner Kolososki seconded the motion. Motion approved by Voice Vote

RESULT:	**APPROVED BY VOICE VOTE**
MOVER:	Commissioner Bettenhausen
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

A. Draft PZC Minutes - 07-14-2026

IV. PUBLIC HEARING

A. 1530 N. Elm Street

1. Variation to permit a 365 square-foot accessory structure in the front yard.

2. Variation to permit a total ground floor area of 1,235 square feet for accessory structures on a property, instead of the 700 square foot maximum.
3. Variation to exceed the 30-foot maximum width for a driveway serving a 2-car garage, pursuant to 7.04(i)(4) of the zoning ordinance.

1530 N Elm Street – District #3

Notice was published in the Journal & Topics on July 9, 2026

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Structure Elevations
6. Public Notice

Staff- Ms. Bremanis gave a brief summary of request.

A new accessory structure and driveway expansion were constructed at the subject property and the property owner/contractor did not apply for a Village building permit. After the Village received complaints, Staff inspected the property and confirmed that no building permit had ever been applied for and sent the property owner a notice of violation. Ultimately, the property owner submitted a building permit, which allowed Staff to review and determine that the completed work did not comply with the applicable zoning regulations. There were several forms of zoning relief required for the improvements and the Petitioner is requesting the following:

- Variation to permit a 365 square-foot accessory structure in the front yard;
- Variation to permit a total ground-floor area of 1,235 square feet for accessory structures on a property, instead of the 700 square foot maximum; and
- Variation to exceed the 30-foot maximum width for a driveway serving a 2-car garage, pursuant to 7.04(i)(4) of the zoning ordinance.

Sworn in petitioner: Dariusz Charczuk, Owner 1530 N Elm St.

Mr. Charczuk addressed the proposed driveway expansion, explaining that the gravel area is not intended to function as a driveway. He stated that it was installed to address flooding issues affecting his garage, noting that his property sits lower than those across the street. Mr. Charczuk explained that there is a well pump located on

the opposite side of the driveway and that the gravel provides natural filtration, which has resolved the drainage issues on his property. He also stated that the neighboring property experiences flooding and that the gravel area helps retain stormwater on his property, reducing runoff and preventing additional flooding on the adjacent property.

Mr. Charczuk addressed the construction of the storage shed. He stated that, based on his research, the shed complies with the applicable lot coverage requirements and is below the maximum allowable 700 square feet for accessory structures. He also noted that the existing garage was constructed before the property was annexed into the Village. Mr. Charczuk stated that he was later informed by staff that the square footage of the existing garage must also be included when calculating the total allowable accessory structure area. He explained that, after learning this, he submitted an application seeking approval for the additional 224 square feet.

Chairman Wood asked when the storage shed was constructed.

Mr. Charczuk responded that the shed was built approximately one to two years ago and acknowledged that no permit was obtained at the time of construction. He stated that he is now working with the Village to bring the shed into compliance with all applicable code requirements.

Chairman Wood noted that the property already contains a detached garage and an existing storage shed and asked about the purpose of the additional accessory structure.

Mr. Charczuk responded that he has a large family with seven children and requires additional storage space for gardening equipment and other outdoor items. He stated that the structure is also used to store a tractor used to maintain the large yard.

Chairman Wood asked what is currently stored in the garage.

Mr. Charczuk responded that the garage is used to store vehicles, as all of his children have cars.

Commissioner Kolososki asked why the additional structure was not located toward the rear of the lot.

Mr. Charczuk responded that the location is limited due to the septic system.

Commissioner Kolososki asked if locating the structure toward the rear of the lot would be more convenient.

Mr. Charczuk responded that he cannot build in the rear yard due to the location and shallow depth of the septic system, which prevents the construction of a foundation in that area.

Chairman Wood asked whether the new structure could be constructed adjacent to the existing shed.

Commissioner Roth-Wurster asked whether the entire yard area is affected by the septic system.

Mr. Charczuk confirmed that the septic system impacts the yard and explained the location of the septic system and related site limitations.

Chairman Wood asked whether the existing rear shed could be expanded instead of constructing a new structure.

Mr. Charczuk responded that the existing shed was built by a previous owner and is deteriorating. He stated that his original intention was to repair the rotting wood; however, due to concerns about its condition and safety, he constructed the new structure to provide storage space.

Commissioner Fedota asked whether the new structure would have any utilities.

Mr. Charczuk responded that there would be no utilities. He stated that the structure is intended only for simple storage of gardening equipment and related items.

Commissioner Fedota asked why the height of the structure was higher than typical accessory structures.

Mr. Charczuk responded that the additional height was due to the size of a boat with a mast that he intended to store. He explained that the larger door was originally purchased for a customer’s project that was later canceled, and he utilized the existing door for this structure.

Commissioner Roth-Wurster asked whether he constructed the structure himself.

Mr. Charczuk confirmed that he built the structure and stated that he is a general contractor.

Commissioner Roth-Wurster commented that the structure appears similar to a garage and questioned why the location in front of the house was selected.

Mr. Charczuk responded that this was the only feasible location due to foundation limitations in other areas of the property.

Commissioner Roth-Wurster asked about locating the structure on the side of the house.

Mr. Charczuk responded that the adjacent neighbor did not want the structure located next to their garage.

Chairman Wood acknowledged that Mr. Charczuk had conducted research regarding the requirements and asked why he did not apply for a permit initially so that staff could assist with the process.

Mr. Charczuk responded that he should have applied for a permit and stated that he had leftover materials that contributed to moving forward with the project.

Chairman Wood asked whether he consulted with anyone regarding solutions to the drainage issues.

Mr. Charczuk responded that he has an engineering degree and has researched the issue himself. He explained that addressing the drainage concerns requires understanding the soil depth and how water moves through the property. He stated that the improvements could be modified to meet Village criteria while still providing a solution to prevent flooding of the garage. He also expressed concerns that water infiltration near the septic system could negatively impact water quality.

Commissioner Fedota asked whether he is a licensed contractor in Palatine.

Mr. Charczuk responded that he is not licensed in Palatine and stated that his primary residence is in Arlington Heights.

Commissioner Fedota asked where the commercial vehicle is parked.

Mr. Charczuk responded that he does not have a commercial vehicle explaining that he uses subcontractors who perform the work.

Commissioner Friedman asked about the earth moving equipment shown in the photograph and whether it was used for business purposes.

Mr. Charczuk responded that the equipment is for personal use. He stated that he has heart issues and uses the equipment to assist with tasks such as snow removal and moving mulch for landscaping.

Commissioner Friedman asked whether the piles of stone and mulch on the property were related to a business operation.

Mr. Charczuk responded that they were not for business purposes and stated that the materials are used for landscaping and maintaining his property.

Commissioner Fedota asked about the structure elevation included in the packet and whether it was pending the hearing.

Mr. Charczuk responded that the information was prepared based on the inspector’s instructions.

Commissioner Fedota asked about the architect stamp on the plans, dated May 4, 2026.

Mr. Charczuk confirmed the date and stated that he requested drawings from an architect after the structure had been constructed without a permit. He explained that he obtained the drawings in order to submit the permit application and bring the structure into compliance.

Commissioner Friedman asked whether the drawings were generated after the foundation was constructed and requested confirmation regarding the presence of a trench.

Mr. Charczuk provided an explanation regarding the foundation and trench details.

Ms. Bremanis provided background information regarding the property, noting that it is zoned R-1 and was annexed into the Village in 1994. She presented slides comparing a 2022 aerial image of the property to a 2026 image showing the current conditions. As the property was annexed, some structures and improvements were made when subject to Cook County zoning standards. Some of these items still exist on the property and throughout the surrounding area.

She stated that a review of similar properties with front yard areas was conducted. While some properties have wider driveways or similar front yard conditions, those situations were existing prior to annexation and no comparable properties were identified with a second accessory structure located in the front yard.

Commissioner Fedota asked about the required setback between accessory structures.

Ms. Bremanis responded that there is no required setback between the accessory structures.

Chairman Wood asked whether there was any information regarding building restrictions or limitations related to the septic field.

Ms. Bremanis responded that there was no additional information available and stated that Cook County would likely have records regarding the septic system.

Chairman Wood asked whether any drainage solutions had been proposed.

Ms. Bremanis responded that not that she was aware.

Chairman Wood asked Mr. Charczuk whether he had consulted with the Village Engineer regarding the drainage issues.

Mr. Charczuk responded that he had not and stated that he is an engineer who provides advice to others.

Commissioner Friedman asked whether Mr. Charczuk is a licensed Professional Engineer in Illinois.

Mr. Charczuk responded that he studied engineering in Europe and utilizes that knowledge but does not prepare engineering drawings.

Sworn in Mr. Thomas Smith 321 Garden Ave

Mr. Smith asked how the variance amount was calculated. He urged the Commission to deny the variance, stating that the surrounding homes are maintained as residential properties and expressing concern that the additional storage structure is intended for business-related use. He stated that they do not want the area to take on the appearance of a commercial operation.

Commissioner Roth-Wurster asked Mr. Smith how long he had lived in the neighborhood.

Mr. Smith responded that he has lived in the neighborhood for 56 years.

Commissioner Roth-Wurster asked about the existing garage.

Mr. Smith responded that the garage was constructed previously and is too low.

Mr. Charczuk addressed the square footage of the structure, stating that it is 365 square feet. He explained that he did not include the garage square footage in his original calculation because the garage was constructed earlier. He stated that he pays taxes on the property and wants to maintain and improve his home. He clarified that he does not operate a business from the property, that his business is located in Arlington Heights, and that he does not have a commercial vehicle associated with the property.

Chairman Wood asked what is currently stored in the existing rear shed.

Mr. Charczuk responded that the items in the shed belonged to the previous owner. He stated that he has been unable to contact the previous owner and plans to either sell or dispose of the items.

STAFF RECOMMENDATION:

The property contains an existing nonconforming garage located within the front yard that was constructed prior to the property's annexation into the Village. The property owner has now constructed a second accessory structure within the front yard and expanded the driveway to a width that exceeds the maximum width permitted by nearly 18 feet, both without obtaining the required building permits.

While there are a limited number of properties in the surrounding neighborhood with front-yard accessory structures and one property with a driveway that exceeds the maximum permitted width, the neighborhood was originally developed in

unincorporated Cook County. As a result, many of these existing improvements would not comply with the Village's current zoning regulations if they were constructed today. Furthermore, staff is not aware of any other property in the neighborhood with two accessory structures located within the front yard.

Based on the information presented, staff finds that the standards for granting a variation have not been met. Therefore, staff recommends denial of the requested variations. If the Planning and Zoning Commission recommends approval, staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by Dariusz Charczuk, Owner, petitioner, except as such plans may be changed to conform to the Village’s Codes and Ordinances.
2. The driveway expansion be improved with a concrete or asphalt surface.

Commissioner Friedman asked whether the requirement for a hard surface would allow any flexibility for the use of permeable pavers.

Ms. Bremanis responded that pavers are an approved surface.

Commissioner Friedman noted that the condition referenced specific materials and suggested the motion be revised.

Ms. Bremanis agreed and stated that the condition could be changed to reference an “approved hard surface.”

Commissioner Wood asked whether, if the rear shed were removed, the proposed structure would still exceed the allowed square footage and whether it could then be located in the front yard.

Ms. Bremanis responded that structures are not permitted in the front yard. She explained that the existing garage is allowed because it was constructed prior to annexation and that it would not be permitted to be rebuilt in that location if removed.

Commissioner Friedman asked whether the structure would be permitted in the side yard.

Ms. Bremanis confirmed that structures are permitted in the side yard, provided all applicable requirements are met.

Commissioner Wood asked whether the structure could be attached to the home.

Ms. Bremanis confirmed that it could be attached to the home.

Commissioner Roth-Wurster asked whether the requirements would be different if the structure were attached.

Ms. Bremanis confirmed that it would be treated differently.

Commissioner Fedota asked about the required setback.

Ms. Bremanis confirmed that the setback requirements apply but stated that there appears to be sufficient room on the property to meet the required setback.

Commissioner Kolososki stated that if Mr. Charczuk had applied for a permit initially, he would have been provided direction from staff.

Ms. Bremanis confirmed that staff would have assisted with the process and provided guidance.

Commissioner Friedman noted that the packet includes the variance request for the structure but does not include the petitioner's justification.

Ms. Bremanis responded that the information included in the packet was the complete submission received.

Mr. Charczuk stated that, to meet Village standards, he could modify the gravel area by adding asphalt. He explained that the improvements would also help address water drainage concerns. He reiterated that he has experienced ongoing issues with building in the rear yard due to site conditions and stated that he is willing to work with the Village to find a solution.

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

Discussion on separating the variances for voting purposes

Commissioner Cavanaugh made a motion to approve the variances related to the structure subject staff's conditions; seconded by Commissioner Kolososki.

DELIBERATIONS:

Commissioner Wood stated that the petitioner provided a significant amount of information and helped clarify the circumstances surrounding how the structure was constructed.

She noted that even if the existing shed were removed, the proposed structure would still exceed the allowable square footage, which is a substantial variance request. She expressed concern that placing the structure in the front yard could impact the character of the surrounding properties. She acknowledged the petitioner's explanation regarding having materials available for use and recognized the unique

circumstances related to the existing garage. However, she expressed concern about the potential long-term impact on the character of the neighborhood.

Commissioner Fedota stated that he had difficulty supporting the request given that Mr. Charczuk is a professional contractor and did not verify whether a permit was required prior to constructing the structure.

Commissioner Roth-Wurster stated that adding an additional structure could contribute to drainage concerns and that the request does not meet the required standards.

Commissioner Wood discussed the applicable standards and noted the unique circumstances related to the drainage issues and the existing garage.

Motion failed

Commissioner Cavanaugh made a motion to deny the variances related to the structure subject staff's conditions; seconded by Commissioner Kolososki.

Chairman Wood summarized that this request was unanimously denied by a vote of 7-0.

Commissioner Cavanaugh made a motion to approve the variances related to the driveway subject staff's conditions; seconded by Commissioner Kolososki.

Commissioner Kolososki stated that Mr. Charczuk is making an effort to address the problem and find a solution.

Commissioner Friedman expressed concern regarding the appearance of material storage on the property. He referenced Google imagery from approximately one year ago showing piles of materials that appeared similar to a construction yard, noting that neighboring residents have expressed concerns. He discussed the regulations regarding materials that may be stored in front yards and the duration they may remain. He stated that while properly paved surfaces and potential drainage benefits are factors in favor of the request, the residential character of the property and surrounding area must also be considered.

Chairman Wood stated that residents may contact the Village if concerns continue or if issues arise in the future.

Commissioner Roth-Wurster stated that if engineering is involved, that would be beneficial.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will go to Village Council on August 17, 2026

RESULT:	**MOTION TO APPROVE VARIATION FOR SHED FAILED BY VOICE VOTE 7-0**
MOVER:	Commissioner Cavanaugh
SECONDER:	Commisioner Kolososki
AYES:	None
NAYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
RESULT:	**MOTION TO DENY VARIATION FOR SHED WAS APPROVED BY VOICE VOTE 7-0**
MOVER:	Commissioner Cavanaugh
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None
RESULT:	**MOTION TO APPROVE DRIVEWAY VARIANCE WAS APPROVED BY VOICE VOTE 6-1**
MOVER:	Commissioner Friedman
SECONDER:	Commissioner Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	Kevin Cavanaugh

B. 1254 W. Northwest Highway

1. Planned Development Amendment to permit an Institutional Religious Use; and
2. Variation to allow an additional parking variation of 6 spaces for the proposed Institutional Religious Use.

1254 W. Northwest Highway – District #1

Notice was published in the Journal & Topics on July 9, 2026

Petitioner's Exhibits:

1. Application for Planned Development & Variation
2. Proof of Ownership
3. Plat of Survey- Site Plan
4. Floor Plan
5. Business Plan
6. 1982 Countryside Commercial Mall Planned Development Amendment Ordinance

7. Public Notice

Staff- Ms. Bremanis gave a brief summary of request.
The Subject Property is part of the Countryside commercial Office Park Planned Development. The Planned Development was amended in 1982 to include a list of retail and office (including a portion of medical offices) uses of the converted mall space. The Petitioner is requesting a Planned Development Amendment to add a Religious Institution Use to this list; therefore, the Petitioner is requesting:

- Planned Development Amendment to permit an Institutional Religious Use;

and

- Variation to allow an additional parking variation of 6 spaces for the

proposed Institutional Religious Use

Sworn in petitioner: Wuraola Ajayi, RCCG CITADEL OF Hope 1105 E. Juniper Lane, Mount Prospect, IL Petitioner

Pastor W. Ajayi explained that the church rents space and is part of a ministry with approximately 600 parishes throughout the United States. She stated that the church serves as a meeting place for worship services, Bible studies, marriage counseling, youth programs, and community outreach.

Chairman Wood asked whether the church was relocating from Mount Prospect.

Pastor W. Ajayi explained that the congregation was previously located in Arlington Heights. During the COVID-19 pandemic, they relocated to a larger space but later had to vacate. For the past two years, they have been meeting temporarily at the Palatine Community Center, 250 E. Wood Street. She stated that the congregation is seeking a permanent place of worship.

Chairman Wood asked about parking and whether worship services would conflict with those of New Hope Church.

Pastor W. Ajayi responded that most attendees are families who arrive together in the same vehicle, reducing the overall parking demand.

Chairman Wood asked about the congregation's projected growth and the anticipated maximum attendance.

Pastor W. Ajayi stated that the ministry's headquarters are located in Nigeria and that its mission is to encourage members to establish new congregations. She explained

that the church originated from a congregation in Schaumburg and hopes to eventually purchase a larger church facility.

Chairman Wood asked about the lease term.

Pastor W. Ajayi responded that the lease is for three years.

Commissioner Friedman noted that the submitted floor plan indicated an occupant load of 54 and asked about the proposed uses outside the worship area.

Pastor W. Ajayi stated that the additional spaces would be used for children's and youth programs, offices, storage, and a lunch room.

Sworn in Mr. Solomon Ajayi 1105 E. Juniper Lane, Mount Prospect. Pastor

Pastor S. Ajayi stated that attendance is well below the maximum occupant load of 54. He explained that the congregation consists of a small group that gathers for worship, prayer, youth programs, and community outreach activities, including distributing supplies.

Ms. Bremanis presented the staff report, explaining that the proposed tenant space consists of approximately 4,950 square feet and was previously occupied by a professional commercial use. She stated that the submitted floor plans include a sanctuary and administrative offices, and there are shared restroom facilities within the building. Ms. Bremanis noted that because the proposed use is classified as an assembly occupancy, the required plumbing fixture count may differ from the previous use. She advised the petitioner that restroom requirements will be evaluated during the building permit review process if the request is approved. Ms. Bremanis reviewed the proposed operations, stating that Sunday worship services are scheduled from 11:00 a.m. to 1:00 p.m., with mid-week Bible studies held on Wednesdays from 7:00 p.m. to 9:30 p.m. Additional activities include meetings, special programs, administrative office hours Monday through Friday from 9:00 a.m. to 5:00 p.m., community outreach, and fellowship events.

Ms. Bremanis explained that the site has shared parking and noted that New Hope Church previously received a parking variation. She stated that, based on the assembly use parking requirements, the proposed use is deficient by six parking spaces and therefore requires a parking variation.

Commissioner Fedota asked whether New Hope Church had previously been granted a parking variance and whether this request involved six parking spaces.

Ms. Bremanis confirmed and provided background regarding the previous approval.

The Commission discussed parking requirements.

Commissioner Friedman asked whether staff was aware of any parking issues at the site.

Ms. Bremanis responded that staff has not received any complaints or observed any parking issues.

Chairman Wood asked about staff's parking evaluation.

Ms. Bremanis stated that staff reviewed existing site conditions and parking availability and found no parking concerns.

Commissioner Friedman asked about the current occupancy of the shopping center.

Ms. Bremanis indicated that the property manager could provide that information.

Commissioner Fedota noted that parking calculations for office uses differ from those for assembly uses.

Ms. Bremanis explained the applicable parking calculation method, and the Commission discussed the parking standards.

Sworn in Mr. Darrin Nasidar, 1284 N. Northwest Highway, tenant and property management representative.

Mr. Nasidar stated that he has managed the property since 2012. He explained that while New Hope Church fills the parking area immediately surrounding its space during Sunday services, the remainder of the shopping center parking lot remains largely empty. He stated that church uses are compatible with the shopping center because services occur primarily on Sundays when most businesses are closed.

Chairman Wood asked whether there had been any issues with New Hope Church.

Mr. Nasidar responded that there had been no issues.

Commissioner Fedota asked about restroom capacity.

Mr. Nasidar stated that extending the sewer line would be difficult and noted that he is not a plumber.

Commissioner Friedman clarified that his concern was fixture count rather than fixture location and asked whether additional restroom facilities could be added.

Mr. Nasidar responded that the shopping center is approximately 90 percent leased but indicated that there may be an opportunity to expand into Suite 1280 if necessary.

Commissioner Roth-Wurster asked whether the existing tenants primarily operate Monday through Friday.

Mr. Nasidar confirmed that they do.

Commissioner Pastor Roth-Wurster asked whether the applicant operates similar worship spaces in other commercial centers.

Mr. Nasidar responded that similar churches operate in Carpentersville and Schaumburg.

Chairman Wood asked staff about the restroom requirements.

Ms. Bremanis explained that the proposed change in use would require an architect to evaluate the required plumbing fixture count for the entire building.

STAFF RECOMMENDATION:

Staff remains concerned about the parking implications and additional parking variation for another assembly use within the Subject Property. Staff has consistently raised this issue through the zoning review process with the Petitioner. In addition to having to manage the parking for the proposed church and its regular and special events associated therein, the same parking implications for the assembly use to the east would also have to be evaluated. It does not seem possible to coordinate these independent uses regarding their activities to ensure that there are not parking conflicts. For example, if there are multiple special events for each assembly use occurring concurrently, there would likely be parking conflicts associated with the uses, in addition to impacting the other permitted office uses therein. Additionally, Staff also notes that the subject building was planned for and developed for commercial purposes. As a commercial planned development, the interior tenant spaces were not designed or zoned for such uses.

Additionally, it would seem unlikely that a church would establish and not grow over time. With a 180-space parking variation between all the assembly uses, Staff notes that a 25% parking variation would be requested for both of these assembly uses.

While religious institutions are permitted in residentially zoned districts, the subject property is located within a Planned Development, which was established to accommodate office and service-oriented commercial uses. The proposed religious institution is not consistent with the uses within this building for the Planned Development and also conflicts with the Future Land Use recommendations for this property, which proscribes that a business use would remain.

Therefore, Staff recommends denial of the Planned Development Amendment application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Planned Development and Variation shall substantially conform to the floor plan and business plan submitted by Wuraola Ajayi, RCCG Citadel of Hope, except as such plans may be changed to conform to Village Codes and Ordinances.

Pastor W. Ajayi stated that if special events created parking conflicts, the congregation could utilize buses for transportation.

Commissioner Friedman asked whether attendance at special events would exceed the proposed occupant load of 54.

Pastor W. Ajayi responded that attendance has not exceeded that number since the congregation was established. She noted that larger holiday events, such as Mother's Day, Father's Day, and Christmas, other locations may be utilized.

Commissioner Fedota asked about the history of the congregation, average weekly attendance, and growth.

Pastor W. Ajayi stated that weekly attendance averages approximately 15 people. She explained that many members are nurses with varying schedules, resulting in fluctuating attendance.

Commissioner Fedota asked whether the congregation existed prior to COVID-19.

Pastor W. Ajayi responded that the church was established during the pandemic.

Commissioner Fedota asked whether services are also streamed online.

Pastor W. Ajayi confirmed that they are.

Commissioner Fedota summarized that the applicant is requesting space with an occupant load of 54 under a three-year lease while current attendance averages approximately 20 people.

Pastor W. Ajayi confirmed.

Chairman Wood asked about the worship schedule.

Pastor W. Ajayi stated that Sunday services are held from 11:00 a.m. to 1:00 p.m. and that additional mid-week services are also conducted.

Commissioner Friedman referenced the 1982 site plans and asked about the parking requirements for a health club use.

Ms. Bremanis explained that parking requirements vary depending on the size and classification of the health club use.

Chairman Wood asked whether New Hope Church's services occur at the same time.

Ms. Bremanis stated that staff was not aware of the exact schedule.

Mr. Nasidar stated that New Hope Church holds services at approximately 8:30 a.m. and 11:30 a.m.

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

Commissioner Fedota made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Fedota stated that church attendance has generally declined since COVID-19 and noted that the congregation currently averages approximately 20 attendees with fewer participants during mid-week activities. He stated that while the leased space may be larger than presently needed, he does not anticipate the congregation outgrowing the space during the three-year lease and does not believe parking will become problematic.

Commissioner Kolososki agreed that the space may be larger than necessary but stated that it serves a worthwhile community purpose and expressed appreciation for the applicant's optimism regarding future growth.

The Commission discussed the size of the tenant space.

Commissioner Pastor Roth-Wurster commented that the original 1982 office use differs from today's standards and stated that the testimony from the property manager regarding existing uses and similar church locations was helpful.

Commissioner Bettenhausen stated that parking was his primary concern and noted that the property manager testified that there is ample parking available.

Chairman Wood stated that the shopping center is approximately 90 percent leased, the parking lot has not experienced capacity issues. She noted that the property manager reported no concerns with church use at the site and stated that the standards for approval had been addressed.

The Commission discussed the lease term.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on August 17, 2026.

Commissioner Friedman asked why it was not eligible for administrative approval by staff.

Ms. Bremanis explained that because of the staff's recommendation and being a Planned Development Amendment, it did not meet the requirements.

RESULT:	**APPROVED BY VOICE VOTE**
MOVER:	FEDOTA
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

NO ONE CAME FORWARD

VI. COMMUNICATIONS

Ms. Bremanis states that the front yard setback on N. Hale Street, accessory structure at 1152 W. Wood Street and a massage business at 317 W. Northwest Hwy were eligible for and received administrative approval. The two additional projects are the fence at 300 N Clark Street and 3-lot Planned Development at 366 N Quentin Road have not gone to Village Council yet.

Ms. Bremanis announces that there will be two agenda items scheduled for the August 11, 2026, Planning and Zoning Commission meeting.

VII. ADJOURNMENT

APPROVED TO ADJOUN - 9:15PM

RESULT:	**APPROVED BY VOICE VOTE**
MOVER:	ROTH-WURSTER
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki

NAYES: None

25 W. Michigan Avenue

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jigar Patel, Owner

PLAN NUMBER: PFSUB-000016-2026

BACKGROUND:

The subject lot, approximately 13,700 square feet in area, is a tax-divided parcel containing an accessory structure and driveway associated with the property located at 724 S. Plum Grove Road. The original Planned Development was previously approved in 2016, and a subsequent Planned Development Amendment and Subdivision were approved in 2020; however, the project did not proceed and the Planned Development has expired and the final plat of subdivision was never recorded.

The Petitioner recently acquired the property and is now requesting a Planned Development and approval of a one-lot subdivision to construct a new single-family residence. Therefore, the Petitioner is requesting the approval of the following:

1. Final Planned Development to the Old World Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,
2. Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).

KEY ISSUES:

- The properties to the north, east and west are all R-2 Single Family Residential. However, they are all existing nonconforming with similar characteristics in lot depth and rear yard setback to the proposed Subject Property.
- The subject lot has an existing lot depth of 98.7 feet instead of the required 110 feet. This is an existing condition.
- The proposed architectural plan shows a combination of brick and siding with a 3-car garage.
- Building coverage is 25.14% and lot coverage is 37.67%, which are below the required R-2 standards.

- The subject lot is within the Michigan Avenue/ Plum Grove Road Sub-Area Plan, which identifies that rear yard setback reductions and lot depth reductions may be appropriate for this area. The non-conforming lot depth would not be out of character for the neighborhood as other properties on this block of Michigan Avenue has similar lot depths. In addition, the 34-foot rear yard setback is consistent with the previously approved plan and neighboring properties.
- A sidewalk shall be installed across the frontage, in conjunction with the development of the new lot.
- Parkway trees shall be planted along the Michigan Avenue frontage, in conjunction with the development of the new lot.
- There are existing sanitary and water service lines located along W. Michigan Ave. along with a newly constructed sidewalk.

STAFF RECOMMENDATION:

The requested zoning relief is unique because the subject property is a tax-divided lot that currently contains only an accessory structure and driveway that was associated with the property located at 724 S. Plum Grove Road. Under the Village Code, a tax-divided lot that contained a principal structure prior to 2005 would be considered a buildable lot. Because no principal structure exists on the subject property, a formal subdivision is required before a new single-family residence can be constructed. The proposed Planned Development would permit a one-lot single-family residential subdivision similar to the two previously Planned Developments approved by the Village Council.

Although the proposed lot does not comply with the required rear yard setback, the property is located within the Michigan Avenue/Plum Grove Road Sub-Area Plan, which recognizes that reduced rear yard setbacks may be appropriate in this area. In addition, the proposed lot depth is consistent with the adjacent properties located on both the north and south sides of Michigan Avenue between Plum Grove Road and Brockway Street.

Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Subdivision for a 1-lot single-family residential subdivision for the subject lot, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Murray and Moody LTD. and the Engineering Plans prepared by Smith LaSalle, dated 5/14/2026, revised 6/26/2026 and the Elevation Plan prepared by SG Solanki Architects, 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 all required signatures.
3. Planned Development Letter of Credit in the amount of $10,000 shall be

submitted in a manner acceptable to the Director of Planning and Zoning.
4. Review fees shall be submitted in a manner acceptable to the Village Engineer.
5. All required public improvements shall be completed in conjunction with the development of the Subject Property.
6. Recording fees in the amount of $300 shall be submitted.
7. Any future modifications to the property shall be subject to the bulk requirements of the Village's R-2 Single Family Residential district.
8. Cash-in-lieu of sidewalk shall be required pursuant to the Village's recently installed sidewalk.
9. Parkway trees shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot in a manner acceptable to the Village Engineer.

ATTACHMENTS:

1. Aerial Map
2. App FPD PFSUB
3. Plat of Survey
4. Plat of Subdivision
5. Site Plan
6. Engineering Plans
7. Elevations
8. Public Notice

GISConsortium | 25 W. Michigan Avenue

0 100 200 ft

Print Date: 7/29/2026

Notes

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

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

JIGAR PATEL

Business Name (if applicable)

N/A

Property Owner (if different from petitioner)

SAME.

Subject Property Address

25 W. MICHIGAN AVE.

Property Interest of Petitioner(s):

(Owner), ~~Lessee~~, ~~Contract~~ ~~Purchaser~~, ~~etc.~~

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

EMPTY LOT / SHED

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

BUILD SINGLE FAMILY HOME.

Current zoning of property:

R-2

Size of the property: .31 **acres**

State the specific action requested:

SUBDIVISION FOR SINGLE FAMILY LOT.

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

JIGAR PATEL

Business Name (if applicable)

—

Subject Property Address

25 W. MICHIGAN AVE.

All existing land uses on the property:

EMPTY LOT/SHED.

Property acreage and proposed land use:

.31 ACRE.
USE: SINGLE FAMILY HOME.

Property attributes (acreage and subdivision name):

NAME: OLD WORLD RESUBDIVISION
.31 ACRE.

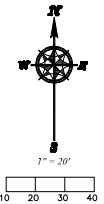
MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

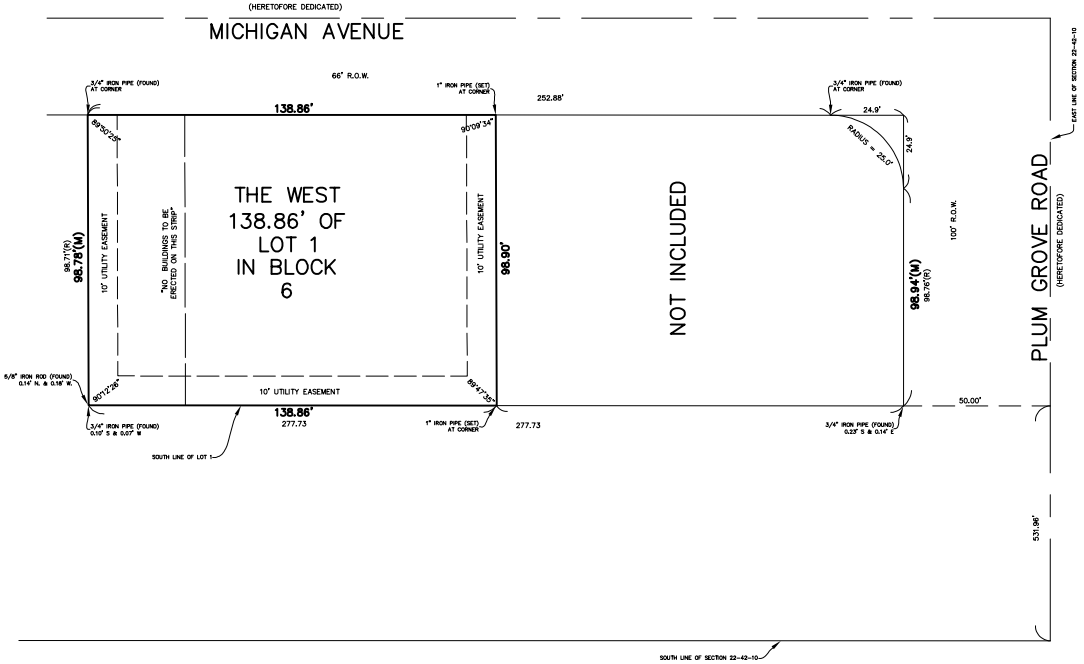
OLD WORLD RESUBDIVISION

OF

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926, AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

AREA = 13,735.88± S.F. / 0.315 ACRE





NOTE: 33 FT. RESTRICTION "NO BUILDINGS TO BE ERECTED ON THIS STRIP" IS HEREBY ABROGATED.
1" IRON PIPES AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926, AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0181J EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

FILED WORK COMPETED JULY 30, 2019

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 19TH DAY OF MAY, 2026

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2026

Order Number: 19-1193
Survey Made For: George Swiderski
SHEET 1 OF 2

Project Number: 19-1193
Field Book: 288L-57-59
Drawing File: 19119300.dwg
Revised May 19, 2026

MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

OLD WORLD RESUBDIVISION

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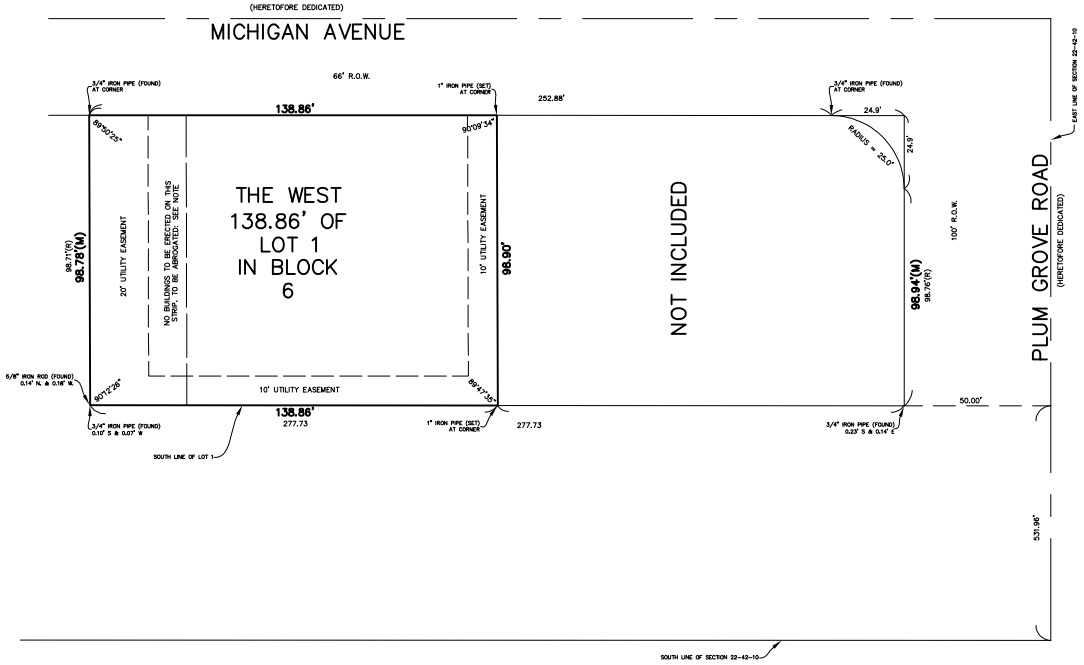

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926, AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0181J EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

FILED WORK COMPETED JULY 30, 2019

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 19TH DAY OF MAY, 2026

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2026

NOTE: 33 FT. RESTRICTION "NO BUILDINGS TO BE ERECTED ON THIS STRIP" IS HEREBY ABROGATED.
1" IRON PIPES AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

Order Number: 19-1193
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Revised June 24, 2026 per Village comments

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933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358–5960

OLD WORLD RESUBDIVISION

SURFACE WATER DRAINAGE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED: _____

SIGNED: _____
OWNER

DATED: _____

SIGNED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS _____DAY OF _____, A.D., 20__.

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS 'PUBLIC UTILITIES' OR 'PUBLIC UTILITIES EASEMENT' SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES 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 AND SEWAGE MAIN 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 SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT 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.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER 'GRANTEE') JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND/OR LABELED A 'UTILITY EASEMENT,' 'UTILITY AND DRAINAGE,' OR 'UTILITY AND LANDSCAPING EASEMENT,' WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET 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 HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF 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 GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEES.

GAS

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENTS" AREAS, STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACED SHOWN ON THIS PLAT. SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS, AND CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

EASEMENTS APPROVED AND ACCEPTED BY:

Commonwealth Edison Company

By: _____

Date: _____

Title: _____

Ameritech Illinois

By: _____

Date: _____

Title: _____

AT&T Comcast

By: _____

Date: _____

Title: _____

Northern Illinois Gas Company (NICOR)

By: _____

Date: _____

Title: _____

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS, AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE 'COMPANY') AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS 'UTILITY EASEMENT,' WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND THERETO AS THE VILLAGE AND COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE 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 SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND, AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK

COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF

_____, A.D., 20__.

SIGNED _____
CHAIRMAN

SIGNED _____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20__.

SIGNED _____
MAYOR

SIGNED _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS GROVE AVENUE RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: _____

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2026.

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, ILL.

PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

_____

PHONE: _____

SEND NEXT TAX BILL TO: _____

_____

_____

PERMANENT INDEX NUMBER: 02–22–410–015–0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____DO CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1 AND 2, BOTH INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS_____DAY OF_____, 20__.

_____, OWNER

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

_____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT HE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT HE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

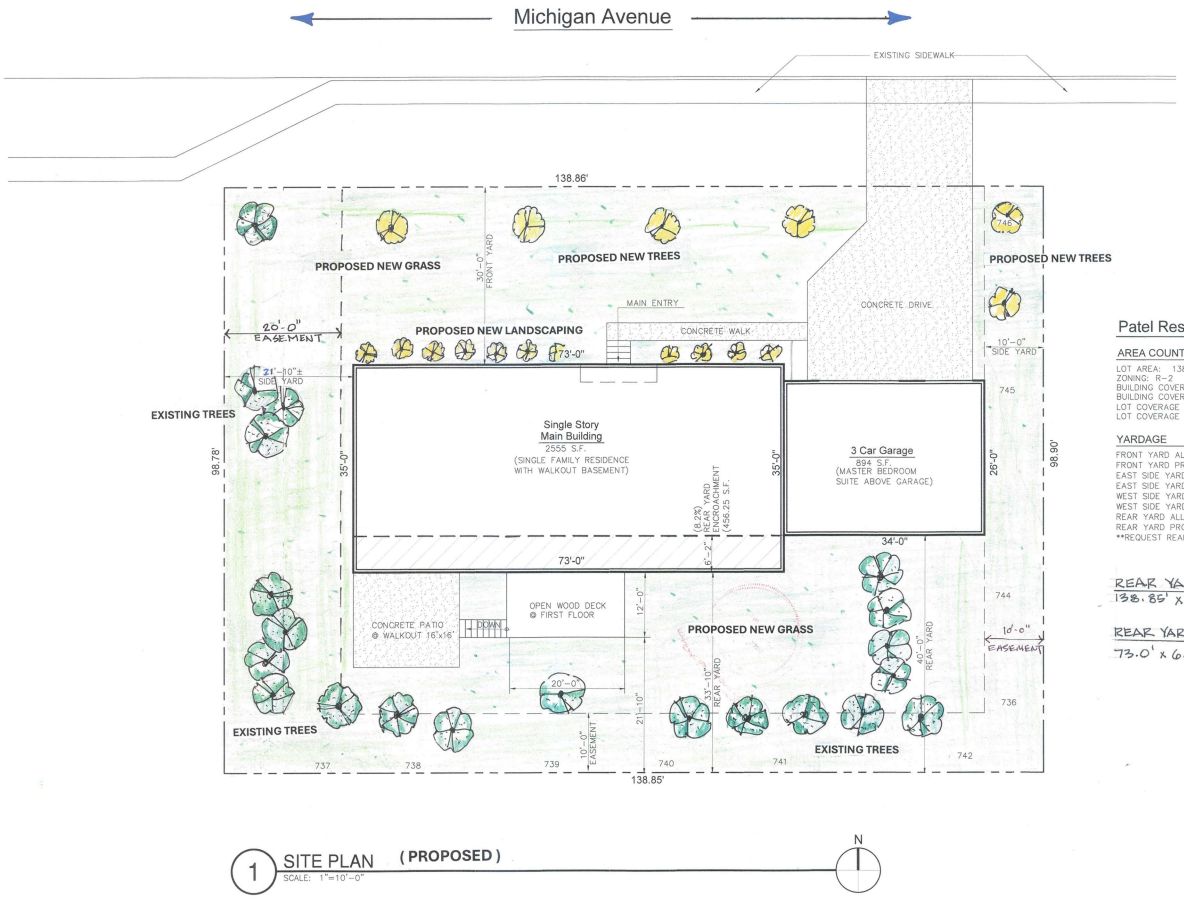
GIVEN UNDER MY HAND AND NOTARY SEAL THIS_____DAY

OF_____, 20__.

_____
Notary Public Signature and Seal

Order Number: 19-1193
Survey Made For: George Swiderski
SHEET 2 OF 2

Project Number: 19-1193
Field Book: 288L-57-59
Drawing File: 19119300.dwg
Revised May 19, 2026
Revised June 24, 2026 per Village comments



1 SITE PLAN (PROPOSED)
SCALE: 1"=10'-0"

N

Patel Residence, Palatine Illinois

AREA COUNT

LOT AREA: 138.85'x98.80'=13,718.38 SF
ZONING: R-2
BUILDING COVERAGE ALLOWED: 35%=4,801 SF
BUILDING COVERAGE PROVIDED: 3,449 SF
LOT COVERAGE ALLOWED: 45% (6173 SF)
LOT COVERAGE PROVEIDED: 5,126 SF

YARDAGE

FRONT YARD ALLOWED: 30'-0"
FRONT YARD PROVIDED: 30'-0"
EAST SIDE YARD ALLOWED: 10'-0"
EAST SIDE YARD PROVIDED: 10'-0
WEST SIDE YARD ALLOWED: 10'-0"
WEST SIDE YARD PROVIDED: 22'-0"
REAR YARD ALLOWED: 40'-0"
REAR YARD PROVIDED: 33'-0" **
**REQUEST REAR YARD SHORTAGE OF 7'-0"

REAR YARD
138.85' x 40.0" = 5554 SF

REAR YARD ENCROCHMENT
73.0' x 6.20' = 452.80 SF
= 8.1% OF REAR YARD

SG SOLANKI ARCHITECTS
5105 TOLLVIEW DRIVE, SUITE 107
ROLLING MEADOWS, ILLINOIS 60008
TEL 847-754-7199

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THE ARCHITECT OF RECORD IS NOT IN CHARGE OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY PROCEDURES OR SAFETY PRECAUTIONS, SINCE THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR DOING THE CONSTRUCTION AND/OR DEMOLITION WORK.

SHIVRAJ SOLANKI
001-010653
LICENSED ARCHITECT
STATE OF ILLINOIS
Expires: 11/30/2026

SHEET TITLE: SITE PLAN (PROPOSED)

PROJECT:
PROPOSED RESIDENCE FOR:
JIGAR & JANKI PATEL
25 N. MICHIGAN AVENUE
PALATINE, ILLINOIS 60067

DRAWING ISSUE RECORD

04.30.26 ISSUED FOR PLANNING REVIEW
06.26.26 REVISED PER VILLAGE COMMENTS

DRAWN BY: A. SILINIS
CHECKED BY: S. SOLANKI
PROJ. NO.

SHEET NO.
ST-1
1 OF 1

IMPROVEMENT PLANS FOR

JIGAR & JANKI PATEL RESIDENCE
25 N. MICHIGAN AVENUE
PALATINE, ILLINOIS 60067

LEGEND

EXISTING

- TREE
- TRAFFIC SIGNAL
- POST ON CONC. BASE
- RAILROAD CROSSING
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- GAS VALVE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- CONTOUR LINE
- ROW LINE
- PROPERTY LINE
- CENTERLINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- COMBINED SEWER
- WATER

PROPOSED

- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- WATER

INDEX OF SHEETS

SHEET NO.	SHEET I.D.	SHEET DESCRIPTION
1	G1	TITLE SHEET
2	EX1	EXISTING CONDITIONS AND DEMOLITION
3	SE1	SITE ENGINEERING PLANS
4	G2	GENERAL NOTES AND SPECIFICATIONS

SMITH LASALLE®

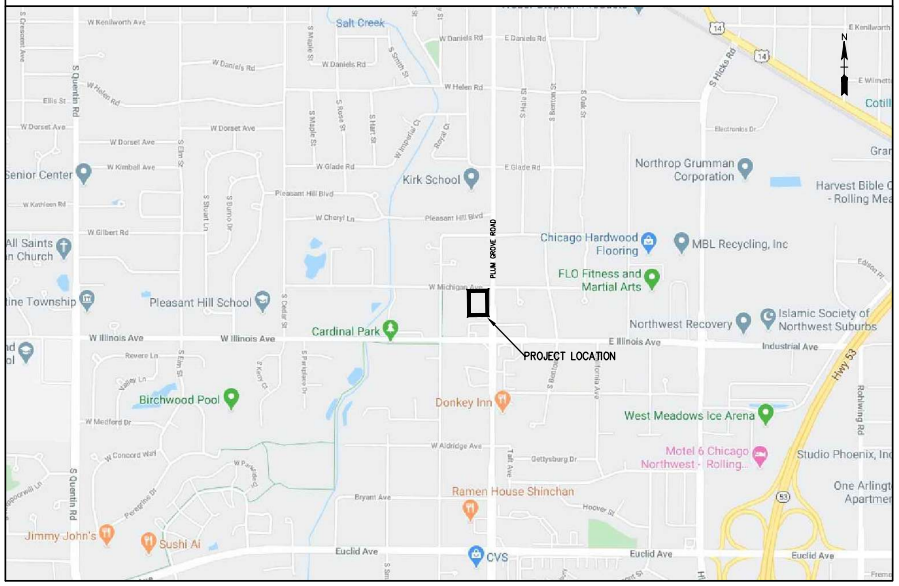
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131

PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027

BENCHMARK
VILLAGE OF PALATINE BM # 456
TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF PLUM GROVE ROAD AND MICHIGAN AVENUE ELEV. = 744.9

CALL J.U.L.I.E. AT 1-800-892-0123
WITH THE FOLLOWING INFORMATION:
COUNTY COOK
CITY, TOWNSHIP FRANKLIN PARK
SEC. & 1/4 SEC. NO. NW. 1/4 SECTION 27, T40N, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

LOCATION MAP



CIVIL ENGINEER
THOMAS McCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2027

06/26/2026
DATE

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

THOMAS JR. McCABE 44159 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REV.	DESCRIPTION	ORIGINAL PLAN DATE:	DATE
1	PER VILLAGE COMMENTS		6/26/26
1			5/14/26

SMITH LASALLE®

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE
25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067
TITLE SHEET

SCALE: NONE
SHEET 1 OF 4
DWG. NO. G1
REV. NO. 1

C:\Users\jwebster\Smith LaSalle, Inc\SLI - Civil Division\708.26 - Spear Development_Old Wood Subdivision\Drawings\Sheets\C01-Cover.dwg - 24x36
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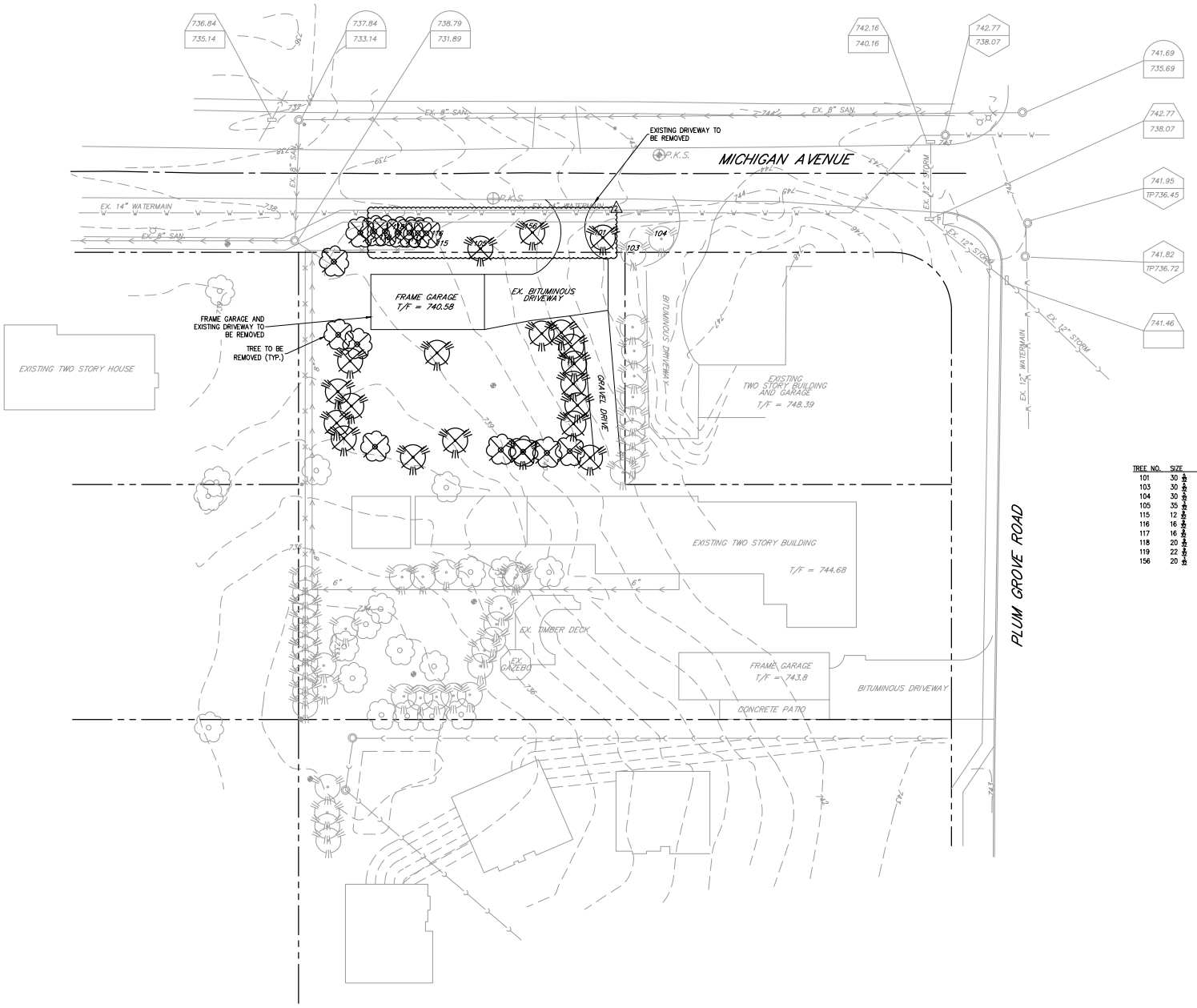
VERSION: 24.2a (LMS Tech)



TREE NO.	SIZE	SPECIES	CONDITION
101	30	PINE	POOR
103	30	PINE	POOR
104	30	PINE	POOR
105	35	PINE	FAIR
115	12	ELM	POOR
116	16	ELM	POOR
117	16	ELM	POOR
118	20	ELM	POOR
119	22	ELM	POOR
156	20	JUNIPER	GOOD

REV.	DESCRIPTION	ORIGINAL PLAN DATE	DATE
1	PER VILLAGE COMMENTS		6/26/26
-			5/14/26

REVISIONS

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue, #1 Frankfort, Illinois 60423
Phone: 847-381-8000 Fax: 847-717-1600
www.smithlasalle.com

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 20'

SHEET 2 OF 4

DWG. NO. EX1

REV. NO. 1

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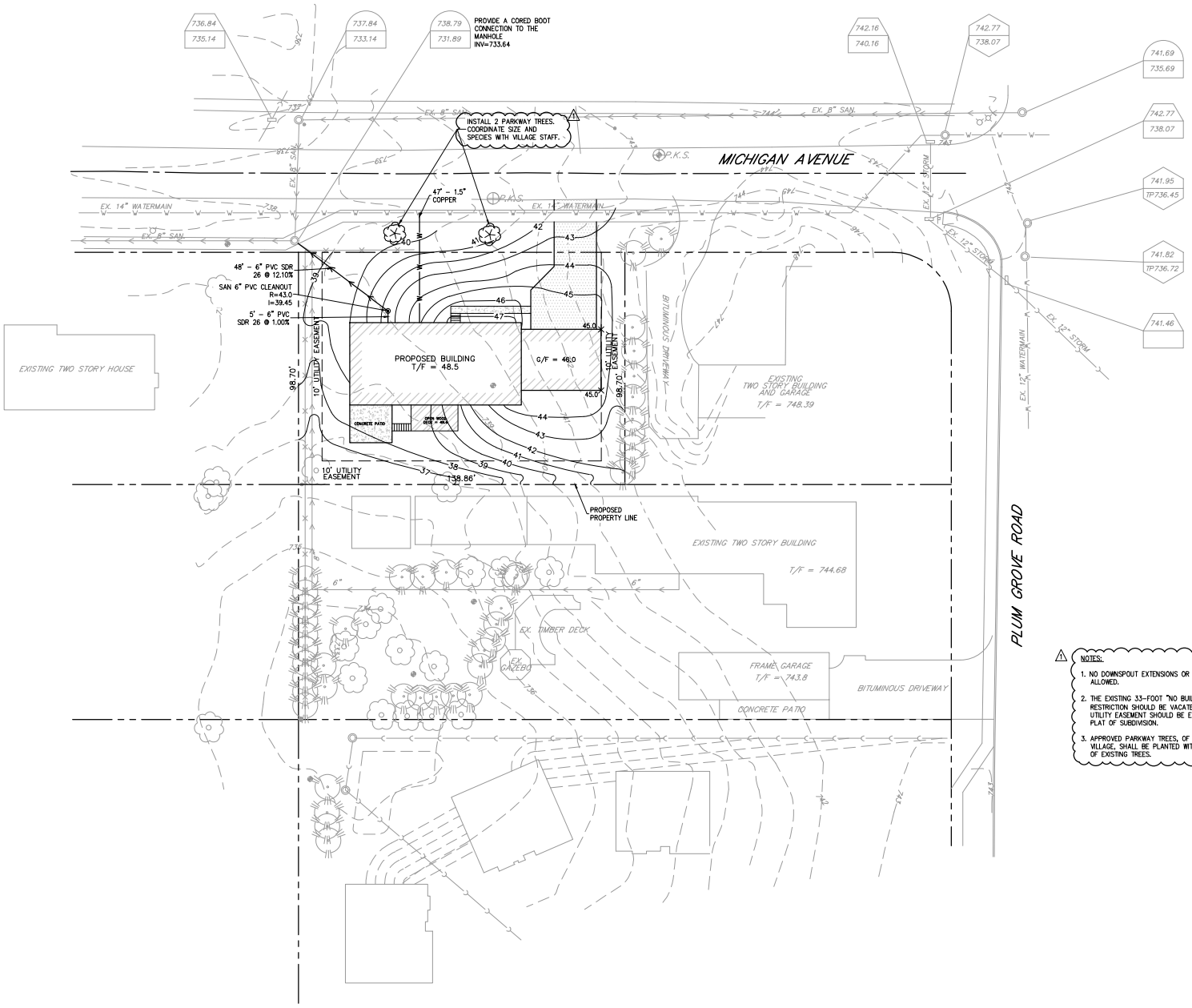

NOTES:

1. NO DOWNSPOUT EXTENSIONS OR SUMP PUMP DISCHARGE EXTENSIONS WILL BE ALLOWED.
2. THE EXISTING 33-FOOT "NO BUILDING TO BE ERECTED ON THIS STRIP" RESTRICTION SHOULD BE VACATED (ABROGATED), AND THE EXISTING 10-FOOT UTILITY EASEMENT SHOULD BE EXPANDED TO A WIDTH OF 20 FEET ON THE PLAT OF SUBDIVISION.
3. APPROVED PARKWAY TREES, OF A SPECIES AND SIZE ACCEPTABLE TO THE VILLAGE, SHALL BE PLANTED WITHIN THE PARKWAY TO OFFSET THE REMOVAL OF EXISTING TREES.

LEGEND

ASPHALT
2.0" SURFACE COURSE, CLASS I
6" CA-6 STONE BASE

SIDEWALK
5.0" CONCRETE
4.0" CA-6 STONE BASE

N

0' 20' 40'

SCALE: 1"=20'

REV.	DESCRIPTION	ORIGINAL PLAN DATE	DATE
1	PER VILLAGE COMMENTS		6/29/26
-			5/14/26

SMITH LASALLE
CONSULTING ENGINEERS

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

SITE ENGINEERING PLAN

SCALE: 1" = 20'

SHEET 3 OF 4

DWG. NO. SE1

REV. NO. 1

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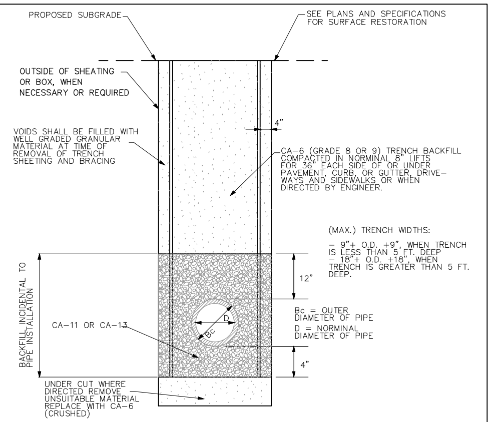
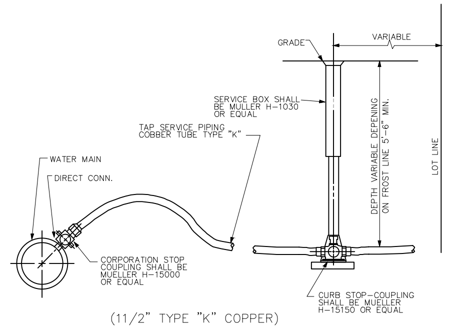
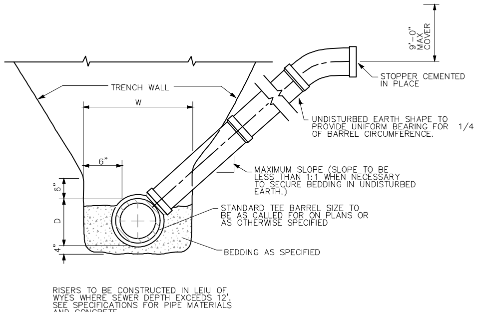


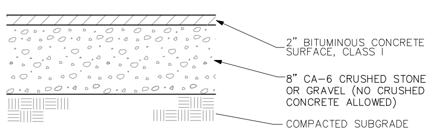
TYPICAL P.V.C. SEWER TRENCH AND BEDDING DETAIL (N.T.S.)



TYPICAL TAP SERVICE PIPING (N.T.S.)



TYPICAL RISER FOR SERVICE LATERAL (N.T.S.)



RESIDENTIAL DRIVEWAY DETAIL

PAVEMENT SECTIONS (N.T.S.)

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB ANYTHING BEYOND THE PROJECT LIMITS UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

ANY SITE IMPROVEMENTS NOT ADDRESSED IN THE SPECIFICATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2002 AND ALL APPLICABLE COUNTY, CITY OR MUNICIPALITY STANDARDS. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.

UNLESS AUTHORIZED BY THE ENGINEER, ALL EXISTING ACCESS POINTS SHOULD BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THIS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE CONTRACT.

DURING CONSTRUCTION, THE CONTRACTOR MAY BE REQUIRED, AT HIS OWN EXPENSE, TO HAVE A WATER TRUCK, STREET SWEEPER OR SIMILAR EQUIPMENT AVAILABLE TO CONTROL DUST AND ROADWAY DEBRIS. IF NECESSARY, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM THIS WORK DURING NON–WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE ADJACENT ROADWAYS CLEAN OF DEBRIS AND MUD AT ALL TIMES. AT A MINIMUM, THE ADJACENT ROADWAYS SHALL BE SWEPT TWICE WEEKLY AND AS DIRECTED BY THE CITY/VILLAGE.

THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS, AND NOT EXTEND BEYOND THESE LIMITS UNLESS DIRECTED BY THE ENGINEER. IF DIRECTED TO PERFORM WORK OUTSIDE OF THE CONSTRUCTION LIMITS, THE COST OF THE WORK BEING PERFORMED WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE CORRESPONDING PAY ITEM.

THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT ABUTTING PROPERTY, UTILITIES, PEDESTRIANS, AND VEHICULAR TRAFFIC.

THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACEMENT OF ANY BENCH MONUMENT DAMAGED OR DESTROYED DURING CONSTRUCTION.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS, BUILDING STANDPIPES AND OTHER EMERGENCY FACILITIES WITHIN THE CONSTRUCTION ZONE.

WHENEVER A PORTION OF THE EXISTING SIDEWALK IS TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT AND REMOVE THE SIDEWALK AS DIRECTED BY THE ENGINEER. THE SAW CUTTING SHALL BE INCIDENTAL TO THE WORK AND SHALL NOT BE PAID FOR SEPERATELY.

THE CONTRACTOR'S VEHICLE SHALL ALWAYS MOVE WITH AND NOT AGAINST OR ACROSS THE FLOW OF TRAFFIC. THESE VEHICLES SHALL ENTER OR LEAVE WORK AREAS IN A MANNER THAT WILL NOT BE HAZARDOUS TO OR INTERFERE WITH NORMAL TRAFFIC, AND SHALL NOT PARK OR STOP EXCEPT WITHIN DESIGNATED WORK AREAS.

CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING ACCESS, AND COORDINATE WITH BUILDING OWNERS AND LOCAL AUTHORITIES TO PROVIDE FULL ACCESS TO BUSINESSES OR PROPERTIES DURING THEIR NORMAL WORKING HOURS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (ADA) AND OTHER APPLICABLE CODE REQUIREMENTS. OWNERS SHALL BE NOTIFIED SEVENTY–TWO (72) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS WHICH MAY AFFECT THEIR DAILY SCHEDULE.

PROTECTIVE COATINGS SHALL BE APPLIED TO ALL EXPOSED NEW CONCRETE SURFACE AREAS SUCH AS SIDEWALKS, DRIVEWAYS, GUTTER FLAGS, FACES, AND TOPS OF CURBS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO PRIVATE PROPERTY AND SHALL REPAIR SAID DAMAGE AT OWN EXPENSE TO THE SATISFACTION OF THE ENGINEER AND PRIVATE PROPERTY OWNER.

ALL PAVEMENT DIMENSIONS SHOWN ON THE PLANS ARE FACE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ROADWAY EXCAVATION / BITUMINOUS CONCRETE

ALL EMBANKMENTS AND SUB–GRADE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING SUB–BASE.

ALL EXISTING DOMESTIC BUFFALO BOXES ARE TO BE ADJUSTED BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

ALL INFORMATION PERTAINING TO THE SUBSURFACE WORK AND/OR EXISTING CONDITIONS IN THE TYPICAL SECTIONS IS REPRESENTATIVE OF LIMITED CORE SAMPLING. ALL TYPICAL SECTIONS ARE INTENDED TO BE USED AS A BIDDING AND CONSTRUCTION GUIDE.

IN ADDITION TO THE REQUIREMENTS OF SECTION 202, EARTH EXCAVATION SHALL INCLUDE REMOVAL OF ANY EXISTING LANDSCAPING RAILROAD TIES, PLANTERS, DECORATIVE ROCKS AND CONCRETE PARKING BLOCK WHEEL STOPS.

THE CONTRACTOR SHALL TAKE EXTRA CARE IN GRADING AND EXCAVATING NEAR TREES THAT ARE NOT MARKED FOR REMOVAL SO AS NOT TO CAUSE INJURY TO THE ROOTS OR TRUNKS. NO EXCAVATION SHALL BE PERMITTED MORE THAT ONE (1) FOOT FROM THE BACK OF PROPOSED CURB AND GUTTER WHERE A TREE IS TO REMAIN. HAND EXCAVATION SHALL BE PERFORMED WHERE MAJOR ROOTS ARE PRESENT. ALL WORK REQUIRED TO PRESERVE THE ROOTS SHALL BE INCIDENTAL TO THE CONTRACT.

EARTHWORK AND PAVING SHALL BE IN ACCORDANCE WITH SECTION 200 EARTHWORK, AND SECTION 300 BASE COURSES AND SECTION 400 SURFACE COURSES OF THE STANDARD SPECIFICATIONS. NO CRUSHED CONCRETE OR RECYCLED AGGREGATE MATERIALS SHALL BE ALLOWED.

THE ENTIRE AREA WHICH IS TO RECEIVE BITUMINOUS MATERIALS (PRIME COAT) AND/OR AGGREGATE (PRIME COAT) SHALL BE SWEPT CLEAN BEFORE THE MATERIAL IS APPLIED. THE SWEEPINGS SHALL NOT BE DEPOSITED IN THE GUTTER, ON THE CURB, PARKWAY OR SIDEWALK BUT SHALL BE PICKED UP AND DISPOSED OF BEYOND THE LIMITS OF THE PROJECT ON THE SAME DAY AS THE SWEEPING IS DONE. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF BITUMINOUS MATERIALS (PRIME COAT) AND/OR AGGREGATE (PRIME COAT).

UTILITIES

THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1–800–892–0123 TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES STAKED FORTY–EIGHT (48) HOURS BEFORE STARTING EXCAVATION. THE ENGINEER NEITHER GUARANTEES THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE DRAWINGS REGARDING UTILITIES, EITHER PUBLIC OR PRIVATE.

THE CONTRACTOR SHALL HAVE AN INVESTIGATION TO DETERMINE THE EXISTENCE, NATURE, AND EXACT LOCATION OF ALL UTILITY LINES AND APPURTENANCES WITHIN THE LIMITS OF THIS IMPROVEMENT. THE COST OF THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL PROTECT EXISTING AND NEW UTILITIES WHEN CONSIDERED NECESSARY BY THE CITY, BY METHODS APPROVED BY THE CITY, AND SHALL BRACE AND SUPPORT THE UTILITIES PROPERLY TO PREVENT SETTLEMENT, DISPLACEMENT, OR CHANGE TO THE UTILITIES.

ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE COST OF THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

MOVING PRIVATE UTILITIES SHALL BE THE RESPONSIBILITIES OF THE OWNERS EXCEPT AS NOTED ON THE PLANS, IN THE GENERAL NOTES AND IN THE SPECIFICATIONS.

PCC SIDEWALK

THE SIDEWALK AND DRIVEWAYS MUST BE CURED FOR AT LEAST 72 HOURS. THIS IS ACCOMPLISHED BY MEANS OF WET BURLAP MATS, PLASTIC SHEETING, LIQUID MEMBRANE CURING COMPOUND, OR OTHER APPROVED METHODS. NO PEDESTRIAN OR VEHICULAR TRAFFIC WILL BE ALLOWED ON THE CONCRETE DURING THE CURING PERIOD.

WATER MAIN

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE OR REPLACE AND DAMAGED OR DISTURBED FACILITIES AT HIS OR HER EXPENSE TO THE SATISFACTION OF THE ENGINEER.

ALL WATERMAIN SHALL BE DUCTILE IRON PIPE CLASS 52 IN ACCORDANCE WITH A.N.S.I. A21.51–1976 (AWWA C–151–76) WITH CEMENT MORTAR LINING IN ACCORDANCE WITH A.N.S.I. A21.4–1974 (AWWA C–104–74) AND PUSH ON JOINTS IN ACCORDANCE WITH A.N.S.I. A21.11–1972 (AWWA C–111–72) OR THE LATEST EDITION OF THESE SPECIFICATIONS.

WHEN MECHANICAL JOINTS ARE INDICATED ON THE PLANS THEY ARE TO CONFORM TO THE ABOVE SPECIFICATIONS.

THE WATERMAIN CONTRACTOR SHALL VERIFY SIZES OF PROPOSED WATERMAINS, SPRINKLER SUPPLY MAINS, AND FIRE HYDRANT SUPPLY MAINS WITH THE PLUMBING CONTRACTOR, THE FIRE PROTECTION SYSTEM ENGINEER AND/OR FIRE PROTECTION SYSTEM CONTRACTOR. THE FIRE PROTECTION SYSTEM ENGINEER AND/OR FIRE PROTECTION SYSTEM CONTRACTOR SHALL VERIFY SIZES OF EXISTING WATERMAINS, PROPOSED WATERMAINS AND AVAILABLE PRESSURES AND FLOW RATES, AND SHALL BE RESPONSIBLE FOR FLOW TESTS AND HYDRAULIC CALCULATIONS NEEDED TO DETERMINE PIPE SIZES.

STORM SEWERS / DRAINAGE

WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY CONNECTION OUTLETS FOR ALL PRIVATE AND PUBLIC DRAINS, SEWERS, OR CATCH BASINS. THE CONTRACTOR SHALL PROVIDE FACILITIES TO TAKE IN ALL STORM WATER RECEIVED BY THESE DRAINS AND SEWERS AND DISCHARGE THE SAME AMOUNT. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN EFFICIENT PUMPING PLANT, IF NECESSARY, AND A TEMPORARY OUTLET, AND BE PREPARED AT ALL TIMES TO DISPOSE OF THE WATER FROM TEMPORARY CONNECTIONS UNTIL PERMANENT CONNECTIONS WITH SEWERS ARE BUILT AND IN SERVICE. ALL PUMPING SHALL ENTER A SETTLING BASIN SYSTEM, APPROVED BY THE ENGINEER, BEFORE PASSING INTO THE EXISTING DRAINAGE SYSTEM. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL MAINTAIN THE SURFACE DRAINAGE OF ALL ROADWAY SURFACES DURING CONSTRUCTION.

IN LOCATIONS WHERE THE MAIN SEWER IS NOT REPLACED AND THE EXISTING DRAINAGE FACILITIES ARE DISTUR8ED OR DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE AND REPLACE THE DAMAGED FACILITIES AT HIS OR HER EXPENSE TO THE SATISFACTION OF THE ENGINEER.

THE STATION/OFFSET/ELEVATIONS NOTED FOR ALL DRAINAGE STRUCTURES LOCATED IN THE CURB LINE REFER TO THE POSITION OF THE ADJACENT PROPOSED EDGE OF PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE OFFSET NECESSARY FOR THE STRUCTURES TO SET THE FRAME AND GRATES IN THE PROPER LOCATION. ALL OTHER STRUCTURES ARE DIMENSIONED TO THE CENTER OF THE STRUCTURE.

THE COST OF MAKING SEWER CONNECTIONS TO EXISTING OR PROPOSED SEWERS SHALL BE INCIDENTAL TO THE COST OF THE SEWER BEING CONNECTED.

ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE ASTM–C–76 CLASS IV UNLESS OTHERWISE INDICATED ON THE PLANS.

WHERE STORM SEWER CROSSES A WATERMAIN, R.C.C.P. WITH JOINTS CONFORMING TO ASTM C–443 SHALL BE USED FOR A DISTANCE OF TEN (10) FEET ON EITHER SIDE OF THE WATERMAIN.

WHEN, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF THE GUTTERS OR DRAINAGE STRUCTURES SO THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF THE CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES SO AFFECTED ARE TO BE FREE FROM ALL DIRT AND DEBRIS. THE WORK SPECIFIED ABOVE WILL NOT BE PAID FOR SEPARATELY.

DRAINAGE STRUCTURE GRADES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF DRAINAGE ITEMS.

ANY DEWATERING AND/OR SHEETING AND SHORING AND/OR OTHER APPROVED CONSTRUCTION METHODS REQUIRED TO INSTALL SEWER BID ITEMS AS PLANNED AND UNDER THE CONDITIONS NECESSARY TO DO THIS WORK AS SPECIFIED, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL CONNECT ALL LIVE DRAINS TO PROPOSED SEWERS AT LOCATIONS WHERE DRAINAGE STRUCTURES OR SEWERS ARE REMOVED OR ABANDONED.

ALL MANHOLES AND VALVE VAULTS SHALL HAVE SANITARY, STORM, OR WATER, AS APPROPRIATE, CAST INTO THE CAST IRON LIDS.

ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL INSPECTION OF THE WORK.

WATER AND SEWER MAIN CONSTRUCTION

WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS FIFTH EDITION (MAY 1996), AND ANY REVISION THERETO.

ALL REFERENCES BY THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS TO THE BASIS OF PAYMENT ARE HEREBY DELETED. COMPENSATION TO THE CONTRACTOR SHALL BE MADE ON THE BASIS OF UNIT PRICES AND THE PAY ITEMS AS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK. ITEMS OF WORK FOR WHICH NO SEPARATE PAY ITEMS ARE INDICATED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

PAVEMENT MARKINGS

THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE SHOWN ON THE PLANS, INCLUDING, HANDICAPPED STALLS, WITH YELLOW TRAFFIC PAINT. STALLS SHALL BE PAINTED WITH 4" WIDE STRIPES. HANDICAPPED STALLS SHALL BE PAINTED PER DETAIL ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ANY SPECIAL PROVISIONS REGARDING TRAFFIC MARKINGS.

THE CONTRACTOR SHALL PAINT ALL EXISTING STRIPES LOCATED BETWEEN THE PROPOSED STRIPING WITH BLACK TRAFFIC PAINT TO OBLITERATE THEM.

TRAFFIC CONTROL

NO WORK SHALL COMMENCE UNTIL TRAFFIC CONTROL REQUIREMENTS ARE MET.

ALL TEMPORARY, REGULATORY, WARNING AND GUIDE SIGNS WITHIN THE PROPOSED IMPROVEMENT SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. THE COSTS SHALL BE INCIDENTAL TO THE CONTRACT.

FINAL ADJUSTMENTS OF FRAMES, GRATES AND LIDS

THE CONTRACTOR SHALL MAKE ALL NECESSARY FINAL ADJUSTMENTS TO EXISTING AND PROPOSED FRAMES, GRATES, LIDS AND STRUCTURES TO MEET FINAL FINISHED GRADES.

PROJECT CLOSE OUT

THE CONTRACTOR(S) SHALL MAKE ALL NECESSARY ARRANGEMENTS, NOTIFY ALL INSPECTION AGENCIES, SECURE ALL SIGNATURES AND DOCUMENTS, AND FURNISH "RECORD DRAWINGS" FOR THE FINAL INSPECTION AND APPROVAL OF THE WORK.

THESE PLANS ARE NOT TO BE USED FOR BUILDING LAYOUT.

TRENCH BACKFILL

ALL TRENCHES UNDER OR WITHIN TWO(2) FEET OF EXISTING OR PROPOSED PARKING LOTS, DRIVES, WALKS, OR PAVEMENTS SHALL BE BACKFILLED WITH TRENCH BACKFILL IN ACCORDANCE WITH STANDARD SPECIFICATIONS "SECTION 208, TRENCH BACKFILL".

EXCESS MATERIAL

THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL OFF SITE IN A LEGAL MANNER.

INDEMNIFICATION

1.0 TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR CONSULTANTS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, DIRECT, INDIRECT OR CONSEQUENTIAL(INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS AND OTHER PROFESSIONALS AND COURT AND ARBITRATION COSTS) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE RESULTING THERE FROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER OR ARISES BY OR IS IMPOSED BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PARTY.

2.0 IN ANY OR ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR CONSULTANTS AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER PARAGRAPH 1.0 SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATIONS ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUCH SUBCONTRACTOR OR OTHER PERSON OR ORGANIZATION UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

3.0 THE OBLIGATIONS OF THE CONTRACTOR UNDER PARAGRAPH 1.0 SHALL NOT EXTEND TO THE LIABILITY OF ENGINEER, ENGINEER'S CONSULTANTS, AGENTS OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGN OR SPECIFICATIONS.

LAWS AND REGULATIONS

CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO FURNISHING AND PERFORMANCE OF THE WORK. EXCEPT WHERE OTHERWISE EXPRESSLY REQUIRED BY APPLICABLE LAWS AND REGULATIONS, NEITHER THE OWNER NOR ENGINEER SHALL BE RESPONSIBLE FOR MONITORING CONTRACTOR'S COMPLIANCE WITH ANY LAWS OR REGULATIONS.

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UTILITY FACILITIES, NOR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL 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.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1–800–892–0123 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.

STANDARD SPECIFICATIONS

THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS AS ADOPTED JANUARY 1, 2002, AND ANY REVISIONS THERETO, ARE INCORPORATED HEREIN BY REFERENCE AND SHALL BE REFERRED TO AS "STANDARD SPECIFICATIONS".

ALL REFERENCES BY THE STANDARD SPECIFICATIONS TO THE BASIS OF PAYMENT IS HEREBY DELETED. COMPENSATION TO THE CONTRACTORS SHALL BE MADE ON THE BASIS OF THE UNIT PRICES AND PAY ITEMS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK. ITEMS OF WORK FOR WHICH NO SEPARATE PAY ITEMS ARE INDICATED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

SPECIFICALLY SECTION 105.01 "AUTHORITY OF ENGINEER" AND SECTION 107.01 "LAWS TO BE OBSERVED" ARE DELETED.

INSURANCE

THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND SETON ENGINEERING SERVICE CORP., THE ENGINEER, AS ADDED INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE.

SAFETY AND PRECAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:

1. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY;
2. ALL THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE; AND
3. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES, UTILITIES AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATIONS OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

CONTRACTOR SHALL DESIGNATE A RESPONSIBLE REPRESENTATIVE AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY THE CONTRACTOR TO THE OWNER.

RECORD DRAWINGS CONTRACTOR'S RESPONSIBILITY

CONTRACTORSHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR TO PREPARE RECORD DRAWINGS SHOWING THE ELEVATION OF ALL RIMS AND INVERTS OF ALL STRUCTURES, LOCATION OF ALL VALVES, STRUCTURES, FIRE HYDRANTS, UNDERGROUND PIPES, STREET LIGHTS, PAVEMENT & CURB GRADES AND RECORD THE INFORMATION ON THE RECORD DRAWINGS AT THE JOBSITE AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS SIGNED AND SEALED BY AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR.

CONSTRUCTION LAYOUT

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE GRADE AND HORIZONTAL LAYOUT OF THE NEW WORK. THIS WORK SHALL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE ANY ESTABLISHED REFERENCE POINTS AND STAKES AND SHALL MAKE NO CHANGES OR RELOCATIONS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER. CONTRACTOR SHALL REPORT TO ENGINEER WHENEVER ANY REFERENCE POINT IS LOST OR DESTROYED OR REQUIRES RELOCATION BECAUSE OF NECESSARY CHANGES IN GRADES OR LOCATIONS, AND SHALL BE RESPONSIBLE FOR THE ACCURATE REPLACEMENT OR RELOCATION OF SUCH REFERENCE POINTS BY PROFESSIONALLY QUALIFIED PERSONNEL AT HIS OR HER OWN EXPENSE.

REV.	DATE	DESCRIPTION
1	6/26/26	PER VILLAGE COMMENTS
–	5/14/26	ORIGINAL PLAN DATE

REVISIONS

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue • Franklin Park, Illinois 60131
Phone 847-260-5085 Fax 877-774-6695
www.smithlasalle.com

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

NOTES AND DETAILS

SCALE: NTS
SHEET 4 OF 4
DWG. NO. G2
REV. NO. 1

1 NORTH ELEVATION - FRONT
SCALE: 1/4"=1'-0"

EXTERIOR WALLS : BRICK AND SIDING
ROOF : METAL STANDING SEAM

SG SOLANKI ARCHITECTS
5105 TOLLVIEW DRIVE, SUITE 107
ROLLING MEADOWS, ILLINOIS 60008
TEL 847-754-7199

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SG SOLANKI ARCHITECTS PREPARED FOR THE EXCLUSIVE USE FOR THE SPECIFIC PROJECT AND SITE NAMED HEREIN AND THE SAID DRAWINGS CANNOT BE USED AND/OR REPRODUCED FOR ANY OTHER PURPOSE. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SG SOLANKI ARCHITECTS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM SG SOLANKI ARCHITECTS.

THE ARCHITECT OF RECORD IS NOT IN CHARGE OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY PROCEDURES OR SAFETY PRECAUTIONS, SINCE THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR DOING THE CONSTRUCTION AND/OR DEMOLITION WORK.

LICENSED ARCHITECT
SHIVRAJ SOLANKI
001-010653
STATE OF ILLINOIS
Expires: 11/30/2026

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS - FRONT

PROJECT:
PROPOSED RESIDENCE FOR:
JIGAR & JANKI PATEL
25 N. MICHIGAN AVENUE
PALATINE, ILLINOIS 60067

DRAWING ISSUE RECORD

04.30.26	ISSUED FOR PLANNING REVIEW
06.26.26	REVISED PER VILLAGE COMMENTS

DRAWN BY: A. SILINIS
CHECKED BY: S. SOLANKI
PROJ. NO.:

SHEET NO.
A-1
2 OF 2

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 11, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Final Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,

Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).

The property is commonly known as 25 W Michigan Avenue.

The Petitioner is requesting a Final Planned Development for the previously approved Old World Planned Development (724 S. Plum Grove Road) and reapproval of a one-lot subdivision to construct a new single-family residence.

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

FILE #: PFSUB-000016-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of July 2026

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 125 W. Michigan Ave.

(●) ( ) ( ) ( )

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 23RD day of JULY, A.D. 20 26., and the last publication thereof was made on the 23RD day of JULY, A.D. 20 26.

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

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

"OFFICIAL SEAL"
MARY A WENZL
Notary Public, State Of Illinois
Commission No. 532167
My Commission Expires August 06, 2029

Mary A Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of JULY A.D., 20 26.

By Todd Wenzel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of JULY A.D., 20 26.

My commission expires the 6TH day of AUGUST A.D., 20 29.

315 S. Oak Street

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Mihai Toroiman, Oak Crest Residential Living LLC

PLAN NUMBER: SU-000270-2026

BACKGROUND:

The Petitioner is requesting to operate a Group Home at the subject property. The submitted business plan states that the operation will consist of 5 individuals receiving care from staff and be supervised 24 hours per day. Therefore, the petitioner is requesting:

- **Special use to operate a Group Home that has five (5) persons, plus staff, pursuant to 10.06(c)(9) of the Palatine Zoning Ordinance.**

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family Residential, is approximately 9,420 square feet in area, and consists of a single-family residence and shed in the rear yard.
- In addition to the zoning procedure, proposed Group Homes must meet the standards established by 10.06(c), items 10.01-10.07 of the Zoning Ordinance. These standards are outlined in the Staff Report attachments. Staff confirmed the submitted business plan is compliant with pre-requisite items. Other standards will be addressed upon building permit review.

- The Village of Palatine defines "Group Homes" by the characteristics and standards listed below:
    - A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities, as identified and regulated within the Federal Fair Housing Act.
    - Paid professional support staff, provided by a sponsoring agency, either

living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision.
    - A "Group Home" shall comply with the zoning regulations for the district in which the site is located and shall provide the necessary staff and resident parking on site, as more fully described within Article 10.
    - For purposes of this definition, disability shall mean, with respect to a person: (1) a physical or mental impairment which substantially limits one or more of such person's major life activities; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, "persons with disability" shall not include any person involved in the current, illegal use of or addiction to a controlled substance (as defined in section 802 of the Controlled Substance Act (21 U.S.C. Sec. 802), nor does it include any person whose residency would constitute a direct threat to the health or safety of other individuals or whose residency would result in substantial physical damage to the property of others.

Business Plan

- The Petitioner has submitted documentation confirming the business entity and subject property are engaged in a registration procedure with the Illinois Department of Health (IDPH).
    - The business plan states the Group Home will operate subject to the regulations of a "Shared Housing Establishment" as defined by IDPH.
    - To comply with IDPH standards, 80% of residents must be aged 55 or older.
- The proposed business operation will consist of 1 staff member providing service to 5 individuals residing at the property.
    - The proposed Group Home will be staffed by a care professional 24 hours a day, 7 days a week.
    - The business plan indicates the maximum number of individuals receiving care at one time is 5 persons.
- The submitted business application states the business operation will consist of Staff providing Individuals with services, such as “personal care, mobility, meal support, medication reminders, wellness checks, supervision". Other services include: bathing, dressing, grooming, toileting, transfers, ambulation, housekeeping, coordination with service providers.
- The submitted business application indicates care staff and specialized medical staff are both employed by entities licensed with IDPH.
- The submitted floor plan specifies 5 bedrooms and 3 full-size bathrooms are proposed. The property will be remodeled to accommodate each client receiving care with a dedicated bedroom-dwelling unit. Staff will have a designated area

for administrative tasks.
- The business plan states that outdoor storage is not proposed.

Parking

- The submitted floor plan indicates the principal building includes two available garage parking spaces.
- The submitted business plan states that parking will be limited to staff only. Individuals receiving care will not be permitted to park or operate personal vehicles at the subject property.
- The submitted business plan indicates primary staff vehicles and specialized-care vehicles may be present at the subject property at one time.
    - Transport service vehicles will visit the property intermittently. Staff anticipates these vehicles will be parked for a limited duration of time and present little-to-no impact upon the surrounding properties.

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

STAFF RECOMMENDATION:

The Petitioner is requesting to operate a Group Home at the subject property. The submitted business plan states that the operation will consist of 5 individuals receiving care from staff and be supervised 24 hours per day. The property will be remodeled to accommodate each client receiving care with a dedicated bedroom-dwelling unit. The proposed business operation is compliant with the Village's pre-requisite standards for Group Homes. Residents receiving care at the residence are not permitted to park vehicles at the subject property. The Petitioner has applied for the necessary State review, which is subject to the Village review and approval. The submitted business plan indicates the Petitioner has not operated a Group Home in the past. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission.

If the Planning and Zoning Commission recommends approval of the project, Staff recommends the following conditions be included:

1. The Special Use shall substantially conform to the plans (floor plan, business/operations plan) prepared by Mihai Toroiman, Oak Crest Residential

Living LLC, dated 06/26/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The Illinois Department of Public Health licensure shall be submitted in a manner acceptable to the Director of the Planning & Zoning Department.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Group Home Special Use Standards - 10.06 (C), items 10.01-10.07
7. Public Notice

GISConsortium | 315 S. Oak Street

0 200 400 ft

Print Date: 8/5/2026

Notes

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

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

Mihai Toroiman

Business Name (if applicable)

Oak Crest Residential Living LLC

Subject Property Address

315 S. Oak Street

Please provide a description of your proposed request:

The Applicant seeks approval of a Special Use Permit to allow the establishment and operation of a small residential group home at the subject property in Palatine, Illinois. The proposed use is intended to provide a safe, structured, and supportive residential living environment for individuals who require assistance with daily living in a manner consistent with a traditional residential setting. The residence will be operated in compliance with all applicable local ordinances, building and fire codes, and any licensing or operational requirements imposed by governing authorities.

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:

The proposed special use is necessary and appropriate for the public convenience because it will provide an important community-based residential care option within the Village of Palatine. There is an ongoing need for small-scale supportive housing opportunities that allow residents to live in a stable, home-like environment while remaining integrated within the community. The subject property is particularly appropriate for this use due to its residential character and its proximity to medical providers, transportation corridors, shopping areas, and other community services necessary to support the residents' daily needs and general welfare. The proposed use therefore serves an important public purpose by expanding the availability of needed residential care options within the Village.

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

The proposed group home will be designed, maintained, and operated in a manner that fully protects the public health, safety, and welfare. The property will remain residential in appearance and function, and the operation will be conducted in an orderly, professional, and well-supervised manner. The Applicant will ensure compliance with all applicable zoning, building, fire, life-safety, and occupancy requirements. The home will be appropriately staffed and managed to meet the needs of its residents while minimizing impacts on the surrounding neighborhood. The proposed use is residential in nature and is not expected to generate excessive traffic, noise, lighting, or activity beyond that normally associated with a single-family residence. Accordingly, the use will be compatible with the surrounding area and will not create any material threat to public health or safety.

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

The proposed use will not cause substantial injury to nearby property values. The subject property will continue to be maintained as a well-kept residential home, and the exterior appearance of the property will remain consistent with the surrounding neighborhood. There will be no commercial storefront activity, outdoor storage, or other visible operational characteristics that would alter the residential character of the premises. To the contrary, the property will be regularly maintained and professionally operated, which will support neighborhood stability and compatibility. Because the use will function in a quiet and unobtrusive manner similar to other residential uses, it is not reasonably anticipated to have any adverse impact on the value of adjacent or nearby properties.

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.

To the extent fencing is proposed or required, such fencing will be installed in a manner that is harmonious with the residential character of the neighborhood and consistent with applicable code requirements. The fencing will be designed so as not to impair existing vistas, diminish the appearance of neighboring properties, or detract from the overall aesthetic quality of the community. Rather, any fencing will be limited to that reasonably necessary to protect the privacy, safety, and welfare of the residents and to secure the property in a manner appropriate for a residential care setting. As such, the fencing will satisfy the applicable aesthetic and safety considerations required for approval.

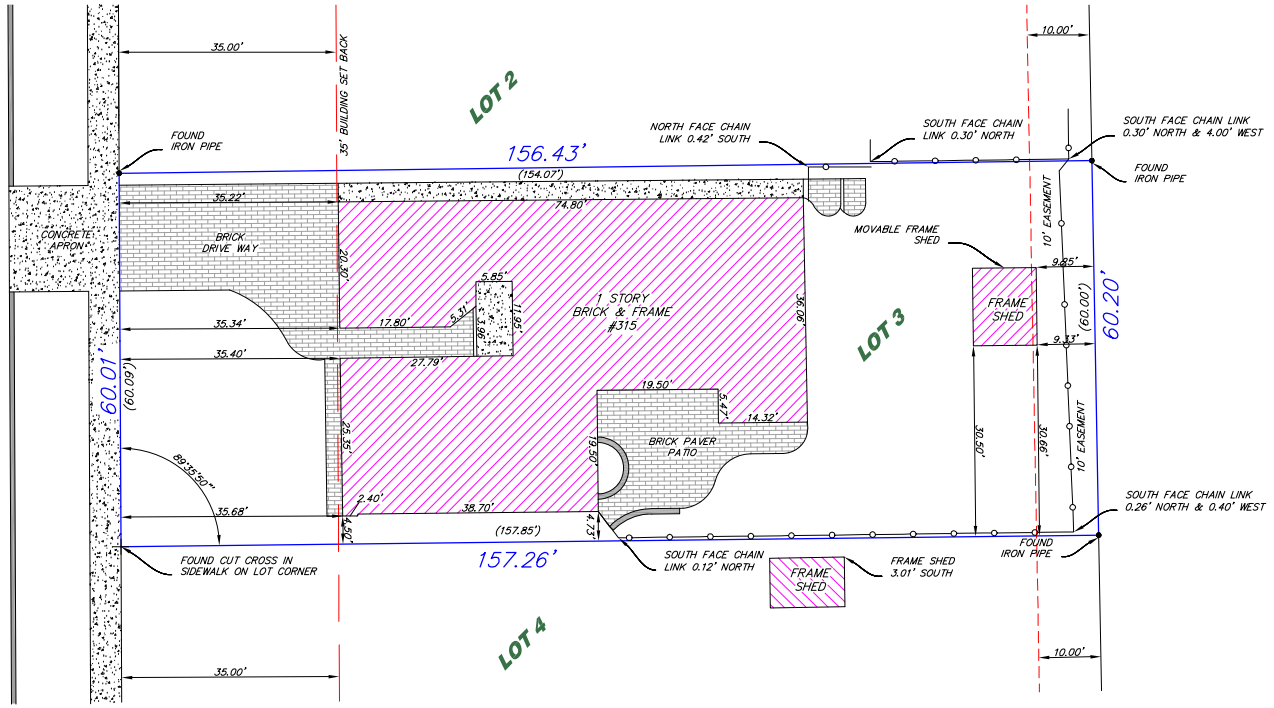
BOUNDARY SURVEY

of

LOT 3 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND CO.'S PLUM GROVE ROAD DEVELOPMENT, PALATINE, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE CENTER OF SAID SECTION 22; RUNNING THENCE NORTH 9 CHAINS AND 72 LINKS; THENCE EAST 19 CHAINS AND 70 LINKS; THENCE SOUTH 19 CHAINS AND 66 LINKS; THENCE WEST 19 CHAINS ARID 70 LINKS; THENCE NORTH 9 CHAINS AND 93 LINKS TO THE PLACE OF BEGINNING, ALSO THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1926 AS DOCUMENT NUMBER 9268584, AMENDED BY A CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 16678415, IN COOK COUNTY, ILLINOIS.

±9,428 SQUARE FEET

NORTH



STATE OF ILLINOIS)
COUNTY OF COOK) C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Wednesday, March 18, 2026

Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2026

MEASURED DISTANCE
(RECORDED DISTANCE)

LEGAL DESCRIPTION PROVIDED BY CLIENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DESIGN FIRM: #184-002898

ORDERED BY

LAVELLE LAW
KELLY A. ANDERSON
SHAREHOLDER
kanderson@lavellelaw.com
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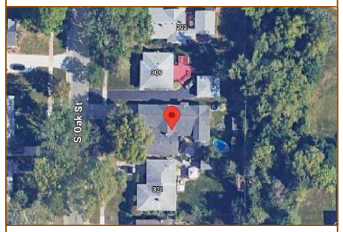
CHICAGO | SCHAUMBURG

VICINITY MAP



315 SOUTH OAK STREET

GENE V. SCOLA
35-3364
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH BARRINGTON, ILLINOIS

PIN# 02-23-303-0000

PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin
1255 CANNON DRIVE, UNIT 958605
HOFFMAN ESTATES ILLINOIS, 60169
PHONE 224-306-4489

FIELD WORK COMPLETED: MARCH 14, 2026
DRAWN BY: G.V.S. | SCALE : 1"=20'
BOOK NUMBER: 2603-71B
DRAWING NUMBER: 117-260332
pyramidpls@yahoo.com

Oak Crest Residential Living

Comprehensive Entitlement & Regulatory Compliance Package
315 S. Oak St., Palatine, IL 60067
Applicant: Mihai Toroiman, BSN, RN
Proposed License: Illinois Shared Housing Establishment

Business Plan Summary

The residence will offer private accommodations, common living and dining areas, housekeeping, laundry, meals, staff oversight, emergency response, and coordination with outside licensed healthcare providers. Medical care will be delivered by residents' physicians and other licensed providers when indicated.

Core services include three daily meals, housekeeping, laundry, transportation coordination, wellness oversight, social engagement, and individualized service planning. Operations are intended to comply with 210 ILCS 9 and 77 Ill. Adm. Code Part 295

Oak Crest Residential Living is a proposed small residential group home to be established at 315 Oak St, Palatine, Illinois. The residence is intended to provide a safe, structured, and home-like living environment for adults who benefit from supervision, limited assistance with daily living, meal service, housekeeping support, wellness monitoring, medication reminders, and coordination with outside providers and family members.

Residents served at Oak Crest Residential Living do not have mental or intellectual disabilities and do not require institutional-level care. The residence is designed for adults who are generally medically stable, who require assistance with no more than two (2) Activities of Daily Living

(ADLs), and who can participate in a residential environment with 24-hour supervision.

The proposed use is residential in character and is designed to operate in a manner compatible with the surrounding neighborhood. The home will remain residential in appearance, will be properly staffed and managed, and will be maintained in compliance with all applicable local requirements, life-safety standards, and operational policies. The overall objective is to create a financially stable and professionally operated supportive residence that protects resident dignity while preserving neighborhood character.

Regulatory Compliance Narrative

The proposed operation is intended to be licensed as a Shared Housing Establishment. Key regulatory provisions include 77 Ill. Adm. Code §§295.200 (definitions), 295.3000 (staffing), 295.400 (license requirement), 295.4020 (mandatory services), and 295.8000 (food service)

A shared housing establishment is a publicly or privately operated, free-standing residence for **16 or fewer persons**, where **at least 80% of residents are age 55 or older**, and the residents are unrelated to the owners and the residence's one manager.

Operational Plan

Admissions begin with an assessment and service plan. Staff provide mandatory services, monitor resident well-being, coordinate appointments, maintain the residence, and respond to emergencies. Outside providers deliver skilled healthcare services as appropriate.

All prospective residents will be screened prior to admission to ensure that the home can safely and appropriately meet their needs. The client evaluation process will be conducted by an in-house Registered Nurse (RN) and, as required by IDPH, by an MD or Nurse Practitioner (NP). Each admitted resident will have an individualized service plan that outlines assistance needs (up to a maximum of two AD Ls), emergency contacts, dietary requirements, mobility considerations, physician and pharmacy information, and any other relevant support measures.

The home is intended for adults, including seniors and other adults requiring supportive residential living, who may need assistance with personal care, mobility, meal support, medication reminders, wellness checks, and general supervision. Individuals whose care needs exceed what can safely be managed in a small residential setting would not be admitted. Individuals whose care needs exceed what can safely be managed in a small residential setting, who require extensive hands-on assistance with multiple ADLs beyond this scope, or who exhibit behaviors that pose a safety risk to themselves or others would not be admitted.

Services include:

- Private or semi-private furnished accommodations in a traditional home setting (maximum of five (5) residents total in the home)
- Three meals per day plus snacks, with attention to individual dietary needs and resident-selected menus
- Limited help with bathing, dressing, grooming, toileting, transfers, and ambulation, consistent with the limit of two AD Ls per resident
- Medication reminders and observation within the scope allowed by applicable law
- Housekeeping, laundry, routine wellness observation, and family communication
- Coordination with physicians, pharmacies, home health agencies, hospice, and therapy providers

Food Services

Food will be prepared in-house based on each resident's prescribed diet and selected menus. When

appropriate, outsourced food service may also be provided to support special dietary needs or ensure continuity of service. Staff will assist with safe food handling, meal preparation, and assist residents who need help with eating, consistent with their level of independence.

Operations and Staffing Plan

The residence will operate twenty-four hours per day and seven days per week. Daily operations will follow a structured residential routine that includes morning assistance, meals, scheduled support services, wellness observation, evening assistance, and overnight supervision or staffing, as appropriate to each resident's needs.

The home will have a maximum capacity of 5 (five) residents

Staffing Plan

Qualified staff will be scheduled to ensure continuous coverage. Staff responsibilities include resident assistance, food preparation, housekeeping oversight, emergency response, documentation, and coordination of services. Everyday care staff (caregivers) are employed through On Call Home Care Services Inc., an IDPH-licensed agency. They must meet agency hiring standards, including experience in direct care, completion of orientation and ongoing training in personal care, infection prevention, resident rights, confidentiality, and emergency procedures. Certified Nursing Assistant (CNA) or equivalent credentials are preferred; everyday care staff are not required to be licensed nurses

The in-house Registered Nurse is licensed in the State of Illinois and provides clinical oversight and assessment.

- Avotre Home Health Inc. - provides visiting MDs, nurses, physical therapists, occupational therapists, and speech therapists; licensed by IDPH and accredited by CMS through ACHC.

- On Call Home Care Services Inc. - provides caregivers for day-to-day personal care and supervision; licensed by IDPH.

These entities are under common ownership/management with Oak Crest Residential Living and operate under formal written service agreements to ensure coordinated, compliant, and consistent care.

Everyday care staff (caregivers) are employed through On Call Home Care Services Inc., an IDPH-licensed agency. They must meet agency hiring standards, including experience in direct care, completion of orientation and ongoing training in personal care, infection prevention, resident rights, confidentiality, and emergency procedures. Certified Nursing Assistant (CNA) or equivalent credentials are preferred; everyday care staff are not required to be licensed nurses

The in-house Registered Nurse is licensed in the State of Illinois and provides clinical oversight and assessment.

In-Home Clinical and Support Services

In-home services such as visiting MD, visiting nurses, visiting physical therapist, occupational therapist, and speech therapist will be provided by Avotre Home Health Inc., an agency:

- Licensed by the Illinois Department of Public Health (IDPH)
- Accredited by the Centers for Medicare & Medicaid Services (CMS) through the Accreditation Commission for Health Care (ACHC)

Caregivers will be provided through On Call Home Care Services Inc., an agency licensed by IDPH.

Life Safety

The residence will comply with applicable building, fire, and life safety requirements imposed by the Village, fire protection authorities, and IDPH.

Parking & Traffic

Staff parking will be managed on site. Resident transportation will be coordinated to minimize congestion. The operation is expected to generate traffic similar to a large single-family residence with caregivers.

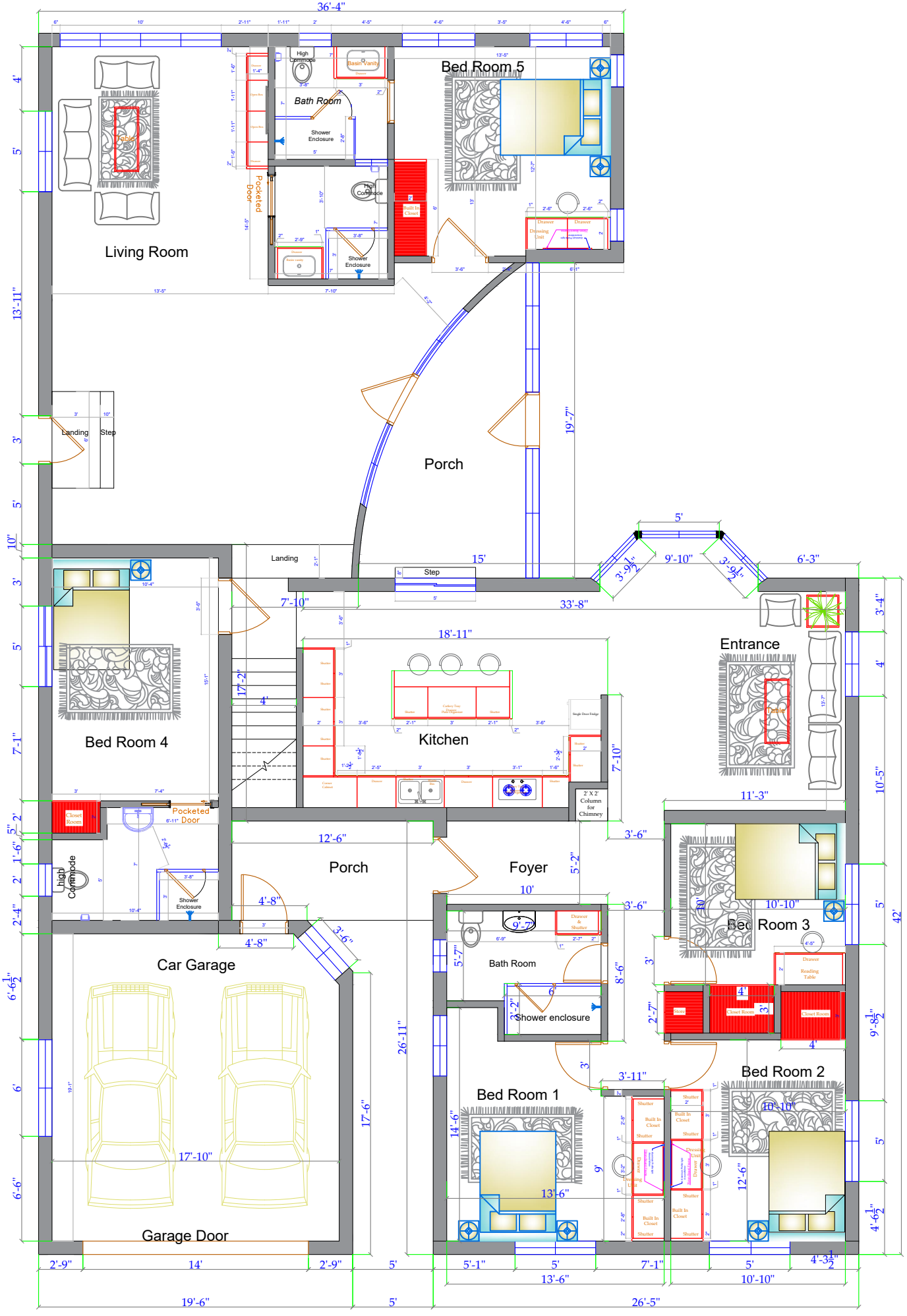
The proposed use is not expected to generate unusual noise, glare, odors, or commercial style activity. The property includes a two-car garage, a large driveway providing additional parking, and available curbside parking in front of the house to accommodate these vehicles. Residents will not be permitted to keep personal vehicles on the property in accordance with group home policy. Traffic is expected to be limited primarily to staff arrivals and departures, family visitation, routine deliveries, and service providers typical of a residence. No outdoor storage, retail activity, or disruptive operations are proposed.

IDPH Licensing Roadmap

Complete registration, application, policy development, inspections, licensure, staff training, and ongoing compliance before admitting residents.

Appendix – Legal Authorities

Primary references include 210 ILCS 9 and 77 Ill. Adm. Code Part 295, including §§295.200, 295.3000, 295.400, 295.4020, and 295.8000.



Option 01

Level 1 Details Drawing

Palatine, Illinois - Code of Ordinances, Appendix A – ZONING

...

ARTICLE X. - RESIDENTIAL DISTRICTS

...

10.06. - R-2 Single-Family District.

...

(c) Special Uses. The following uses are permitted as special uses when authorized by the village council, subject to the standards set forth in section 14.05 of this appendix:

...

(9) Group homes that have five (5) or more persons plus staff, subject to the following:

- *10.01. A minimum distance of one thousand three hundred (1,300) feet is maintained between group homes.*
- *10.02. For existing homes that are converted to a Group Home, the residential occupancy must also comply with the International Property Maintenance Code in terms of bedroom occupancy, inclusive of residents and staff that regularly sleep overnight. For new construction, the residential occupancy must comply with the International Building and International Residential Codes, inclusive of residents and staff that regularly sleep overnight.*
- *10.03. The group home conforms to all provisions outlined in chapter 10 of the Code of Ordinances or state licensing standards, if applicable to the use.*
- *10.04. Parking for the staff and residents, if applicable, shall be provided on-site and contained within the subject property of the Group Home (garage parking, driveway, or other paved parking, as required and permitted by code). Such parking shall conform to the residential parking requirements found in Article 7 and the lot coverage and building coverage limitations in Article 10 of the Village of Palatine Zoning Ordinance. Required parking for group homes shall be calculated at one (1) parking space per staff per shift and one (1) parking space per resident, maintaining a car on site. This required parking is reflected in the required parking table found in Section 7.03(b)(1) of the Village of Palatine Zoning Ordinance.*
- *10.05. If the staff and resident parking requirements cannot be met within the boundaries of the subject property, then a variation shall be required, in conjunction with the Special Use for the Group Home.*
- *10.06. The Group Home shall meet the fire prevention requirements of the International Fire Code and Life Safety Code, as set forth in Section 10-27(d) of the Palatine Code of Ordinances.*
- *10.07. All Group Homes not required to be licensed or certified by the State of Illinois shall comply with the licensing and background investigation requirements of Title 89 Illinois Administrative Code 385 et al. (Illinois Administrative Code Title 89, Chapter 111, Subchapter D, Part 385 Background Checks.)*

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 11, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Special use to operate a Group Home that has five (5) persons, plus staff, pursuant to 10.06(c)(9) of the Palatine Zoning Ordinance.**

The property is commonly known as 315 S. Oak Street.

The Petitioner is requesting to operate a Group Home at the subject property. The submitted business plan states that a maximum of 5 persons, plus staff, who will provide care and supervise 24 hours per day. The proposal includes remodeling the residence to contain five individual bedrooms. Residents will not be permitted to park vehicles at the subject property.

The above petition has been filed by Mihai Toroiman, Oak Crest Residential Living LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000270-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of July 2026

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 315 S. Oak St.

◉ ○ ○ ○

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of JULY, A.D. 20 26., and the last publication thereof was made on the 23RD day of JULY, A.D. 20 26.

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

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

"OFFICIAL SEAL"
MARY A WENZL
Notary Public, State Of Illinois
Commission No. 532167
My Commission Expires August 06, 2029

Mary A. Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of JULY A.D., 20 26.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of JULY A.D., 20 26.

My commission expires the 6TH day of AUGUST A.D., 20 29.

1490 N. Quentin Road and 885 W. Dundee Road

STAFF REPORT:

TO:	Palatine Planning and Zoning Commission Jan Wood, Chair
FROM:	Ben Vyverberg - Director of Planning and Zoning
PETITIONER:	David Schwartz - contract purchaser - Cornersite LLC
PLAN NUMBER:	FPD-000279-2026

BACKGROUND:

The Subject Property is 4.85 acres and is presently located in unincorporated Cook County. The Petitioner received Preliminary Planned Development in April 2026 to allow for a 38-unit rental townhouse development on the Subject Property. Therefore, the Petitioner has submitted the required plans and information and is therefore requesting the following:

Annexation from Unincorporated Cook County into the Village of Palatine;

Final Planned Development;

Final Plat of Subdivision (Plat of Consolidation from 3 lots into 1); and

Rezoning to Planned Development

KEY ISSUES:

- The Subject Property is located in unincorporated Cook County and immediately north of the Village of Palatine's corporate boundary at the Lakeside Estates subdivision. It maintains a C-3 General Services district zoning designation within Cook County. The property operated as a full-service gas station, with a car wash for many years in unincorporated Cook County. After the gas station ceased its operations, the property owner demolished and cleared the site and listed the property for sale. Cornersite LLC is the contract purchaser for the property and proposed developer for the 38-unit townhouse development.
- The Village Council approved the Preliminary Planned Development in April 2026 and the Petitioner completed the final engineering and architectural plans

and has applied for the Final Planned Development and Final Subdivision.

Architecture and Engineering:

- The submitted final plans are consistent with the Preliminary Planned Development approvals granted in April 2026. The development consists of 38 townhouse units, spaced between 10 buildings. Access to the development is provided through a right-in-right-out near the north-west corner of the site onto Dundee Road and a full access point onto Quentin Road at the south-east corner of the development.
- As was approved in the Preliminary Planned Development, the proposed final facade elevations include face brick and James Hardie Board siding & batten clading. The architectural plans are consistent with the preliminary approvals. The development narrative indicates anticipated initial rental rates from $3900-$4500/month.
- There are 2 existing billboards on the site. The billboard on the south-east corner of the property will ultimately be removed in conjunction with the proposed development. The second billboard on the north-west corner of the site has additional years left on its lease.
- The stormwater detention basin is located in the south-east corner of the property and the final engineering plans are both consistent with the preliminary approval and would address the required stormwater management on the site. The Village Engineer has conditionally approved the Engineering Plans.
- The Village will be completing the sidewalks along Dundee Road for the Subject Property and the property directly west, which is also located in unincorporated Cook County. The Village would be recording a recapture upon both properties for the sidewalk extensions.
- The landscaping plan includes shade and ornamental trees planted throughout the site. In addition to evergreen trees, various shrubs and foundation plantings are included for the units. Privacy fencing is proposed along the southern and western sides of the site.
- Upon annexation, the property would become part of Village Council District 1 in Palatine.

STANDARDS FOR A PLANNED DEVELOPMENT"

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

(1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

(2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.

(3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The final plans are consistent with the preliminary approvals and maintain the required improvements, as identified. As noted through the initial public hearings, the Subject Property has previously been studied and reviewed for annexation into the Village. And, the proposed use of the property aligns with the Comprehensive Plan's Future Land Map recommendations. Therefore, Staff recommends approval of the Annexation, Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The Village will be installing the sidewalks along Dundee Road and recording a recapture accordingly.

2. A Public Improvement of credit shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning. A separate letter of credit shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning to ensure the ultimate removal of the billboard in the north-west corner of the property.

3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

4. The final photometric plan shall be submitted in a manner acceptable to the Village Engineer as part of the building permit process.

5. The final plat of consolidation (subdivision) shall be revised in a manner acceptable to the Village Engineer and Director of Planing and Zoning.

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

7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

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

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

10. The final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. This would include the final proposed fencing plan and elevation for the proposed fencing plan on the southern and western sides of the property.

11. The final easement language for the roadway connection for the property located directly west of the Subject Property shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

12. Signs prohibiting the displacement of snow into the dead end areas where fire hydrants are proposed to be located shall be submitted in a manner acceptable to the Director of Fire Prevention, as part of the building permit review.

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

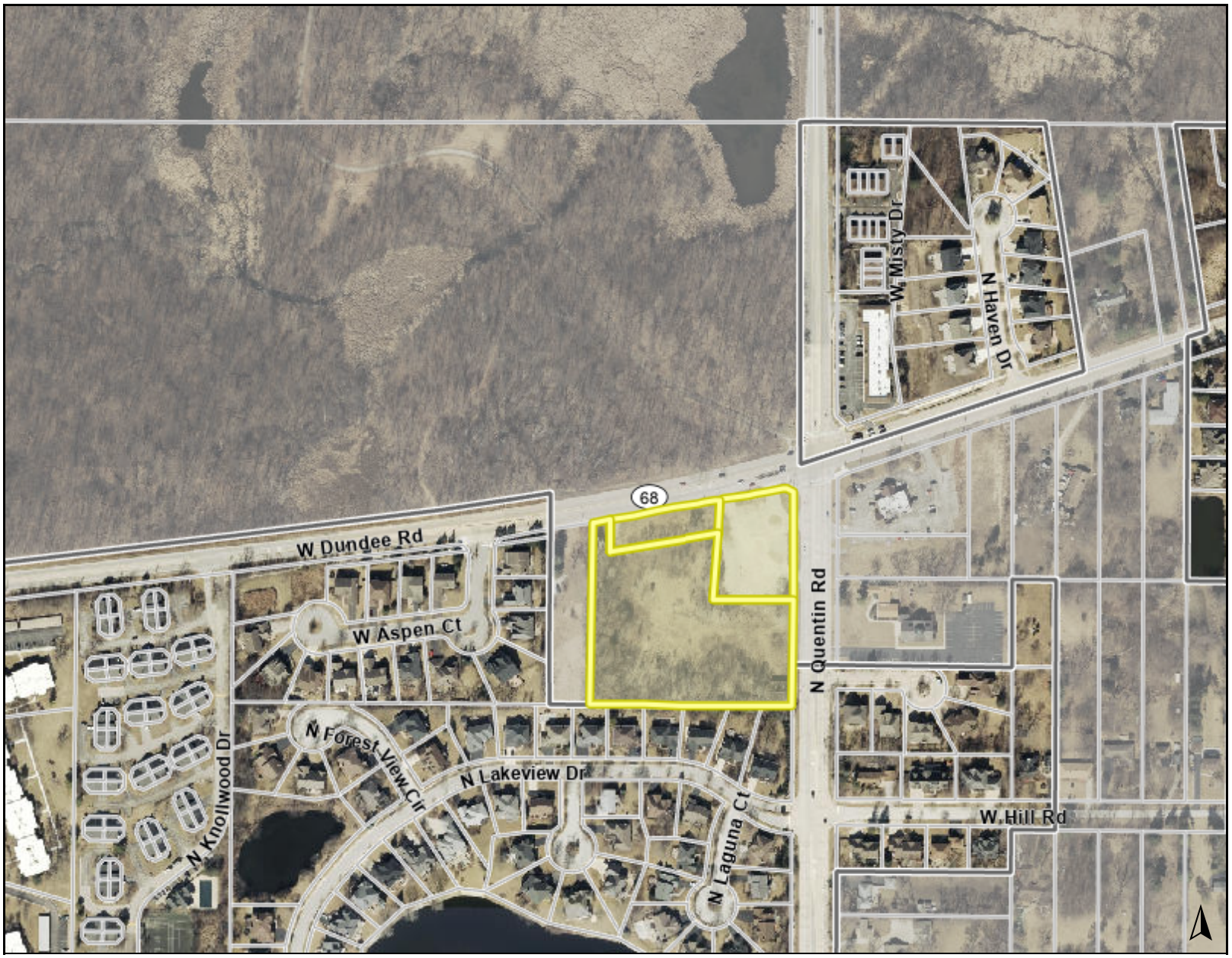
14. The final Plat of Annexation shall be revised in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

1. Aerial Map
2. Final Architectural Plans
3. Final Engineering Plans
4. FPD Site Plan
5. Proposed elevations (1)
6. Proposed rendering
7. 1490 Quentin Rd Townhomes Landscape Plan 2026-06-12-L-1_v1 (1)
8. Attachment - Fence Spec Sheet_v1 (4)
9. Plat of Annexation 885 W. DUNDEE Road and 1490 N. Quentin Road
10. Townhomes at Deer Grove - PROJECT NARRATIVE Revised 7-27-26
11. Executed Petition to Annex
12. FPD application

13. Public Notice

GISConsortium | 885 W. Dundee Road & 1490 Quentin Road



Legend

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Print Date: 2/5/2026

Notes

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

SITE DATA BASED ON EXISTING R-3 MULTI-FAMILY ZONING DISTRICT

REQUIRED	PROPOSED	CODE REQUIRED
TOTAL LAND AREA	210,941 SF 4.84 AC	5,000 SF PER D/U
UNIT COUNT	38	
DENSITY	7.85 DU/AC	
YARDS		
FRONT	30'-0"	30 FEET
SIDE	40'-0"	25 FEET FOR CORNER LOTS 6'-0" ONE SIDE 16' TOTAL FOR INT. LOTS
REAR	40'-0"	40 FEET MIN
FAR	0.45	0.50 MAX
LOT COVERAGE	50.99%	50% MAX
BUILDING HEIGHT	± 34'-0"	50 FEET MAX OR 4 STORIES
PARKING		
GARAGE	76	
DRIVEWAY	76	
GUEST	14	
TOTAL	166 CARS (4.37 CARS / UNIT)	2.25 CARS / UNIT

1 S-1.0 **PROPOSED SITE PLAN**

0 1' 3' 5'

SCALE: 1" = 30'-0"

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-14-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION
4-15-2026	SF	SITE PLAN COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
DATE

PS/KK DRAWN BY — **SF** FINAL REVIEW

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ARCHITECTURAL
SITE PUD

SHEET NAME
S-1.0
SHEET

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2-STORY
PROPOSED FRONT ELEVATION - 4-UNIT BUILDING

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

2-STORY
PROPOSED REAR ELEVATION - 4-UNIT BUILDING

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

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N Quentin Rd and W Dundee Rd, Palatine, Illinois

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PROPOSED
2 STORY
4 UNIT
ELEVATIONS

SHEET NAME

A-1.0

SHEET

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2-STORY
PROPOSED FRONT ELEVATION - 3-UNIT BUILDING

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

2-STORY
PROPOSED REAR ELEVATION - 3-UNIT BUILDING

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

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N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE

2025-0112
PROJECT NUMBER

10-27-2025
DATE

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PROPOSED
2 STORY
3-UNIT
ELEVATIONS

SHEET NAME

A-1.1

SHEET

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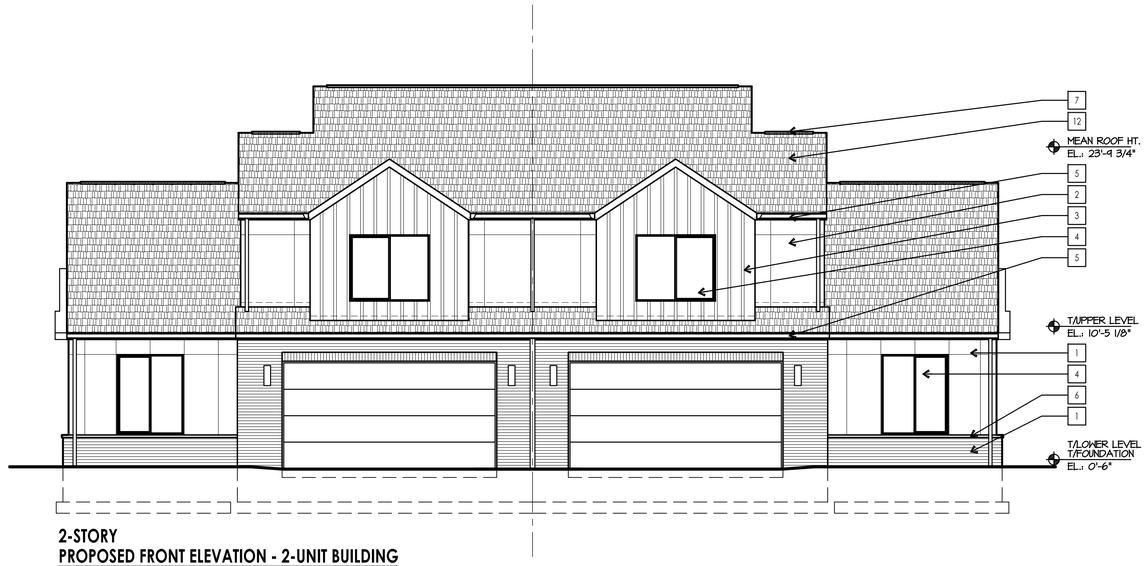

2-STORY
PROPOSED FRONT ELEVATION - 2-UNIT BUILDING

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

2-STORY
PROPOSED REAR ELEVATION - 2-UNIT BUILDING

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

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N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
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10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
DATE

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SF FINAL REVIEW

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PROPOSED
2 STORY
2-UNIT
ELEVATIONS

SHEET NAME

A-1.2
SHEET

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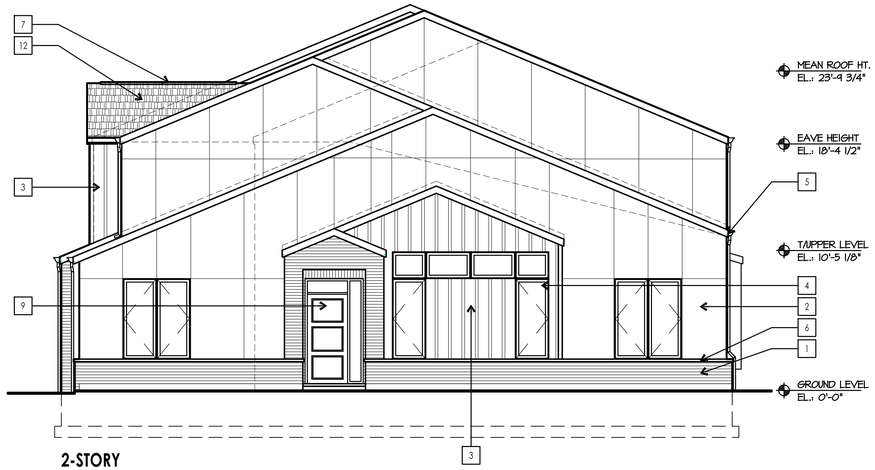
ELEVATION KEY NOTES

1	FACEBRICK
2	JAMES HARDIE REVEAL PANEL CLADDING
3	JAMES HARDIE BOARD & BATTEN CLADDING
4	VINYL WINDOWS
5	PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
6	2-1/4" C.S. SILL
7	RIDGE VENT
8	PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
9	INSULATED ENTRY DOOR WITH TRANSOM
10	PREFINISHED INSULATED OVERHEAD DOOR
11	WALL-MOUNTED LIGHT FIXTURE
12	ASPHALT ARCHITECTURAL SHINGLES
13	PRE-FINISHED METAL GUARDRAIL SYSTEM



2-STORY
PROPOSED SIDE ELEVATION UNIT A

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

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LANDSCAPE ARCHITECTURE

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WWW.LINDENGROUPINC.COM

PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10.16.2025	PS	ZONING REVIEW
10.27.2025	PS	REVISED SITE
3.5.2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
DATE

PS/KK DRAWN BY
SF FINAL REVIEW

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PROPOSED
2 STORY
SIDE ELEVATION

SHEET NAME

A-1.3

SHEET

\\LG-NAS\project files\2025\2025-0112\Drawing Files\Construction Documents\Architectural\COMBOS\2025-0112_2-Story Unit and Building Elevations - 20251111.dwg 3/6/2026 11:32 AM PSOH A-1.3
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3 STORY
PROPOSED FRONT ELEVATION - 6-UNIT BUILDING

3/16" = 1'-0"

3 STORY
PROPOSED REAR ELEVATION - 6-UNIT BUILDING

3/16" = 1'-0"

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-16-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
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PROPOSED
3 STORY
6 UNIT
ELEVATIONS

SHEET NAME

A-1.4

SHEET

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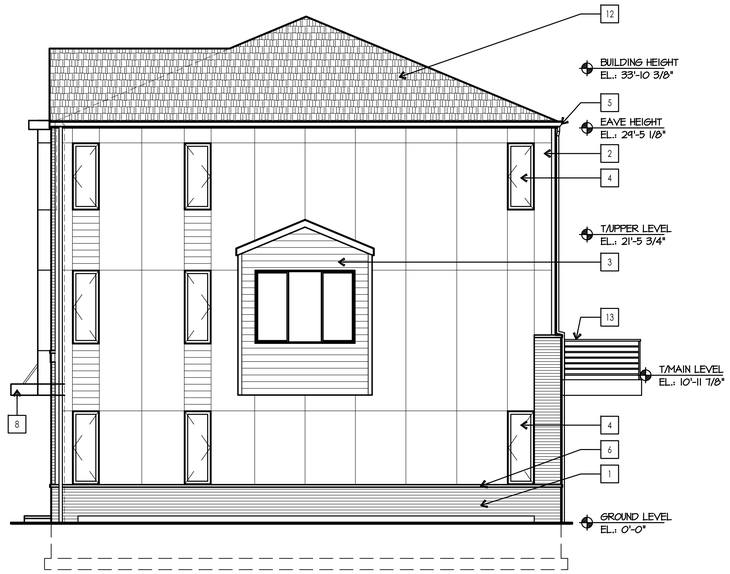
ELEVATION KEY NOTES

1	FACEBRICK
2	JAMES HARDIE REVEAL PANEL CLADDING
3	JAMES HARDIE BOARD & BATTEN CLADDING
4	VINYL WINDOWS
5	PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
6	2-1/4" C.S. SILL
7	RIDGE VENT
8	PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
9	INSULATED ENTRY DOOR WITH TRANSOM
10	PREFINISHED INSULATED OVERHEAD DOOR
11	WALL-MOUNTED LIGHT FIXTURE
12	ASPHALT ARCHITECTURAL SHINGLES
13	PRE-FINISHED METAL GUARDRAIL SYSTEM



3-STORY
PROPOSED SIDE ELEVATION UNIT D

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

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10.16.2025	PS	ZONING REVIEW
10.27.2025	PS	REVISED SITE
3.5.2026	SF	PALATINE VILLAGE COORDINATION

2025-0112
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PROPOSED
3 STORY
SIDE ELEVATION

SHEET NAME

A-1.5

SHEET

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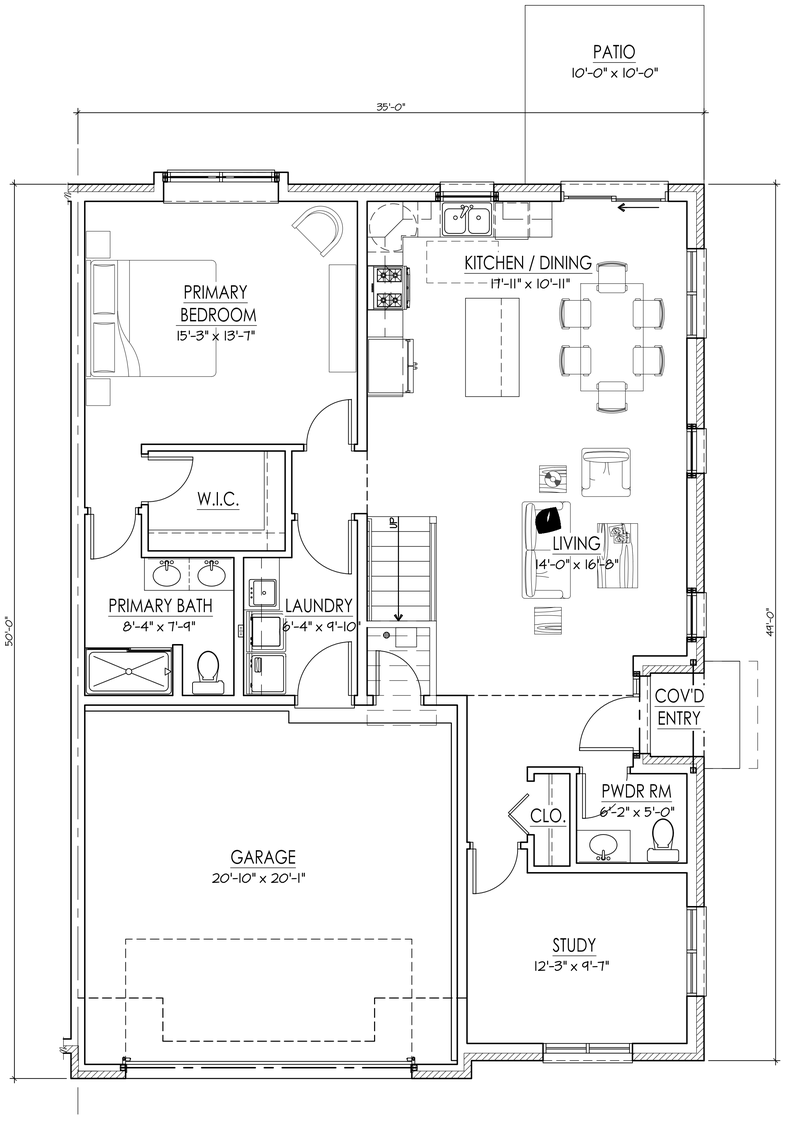
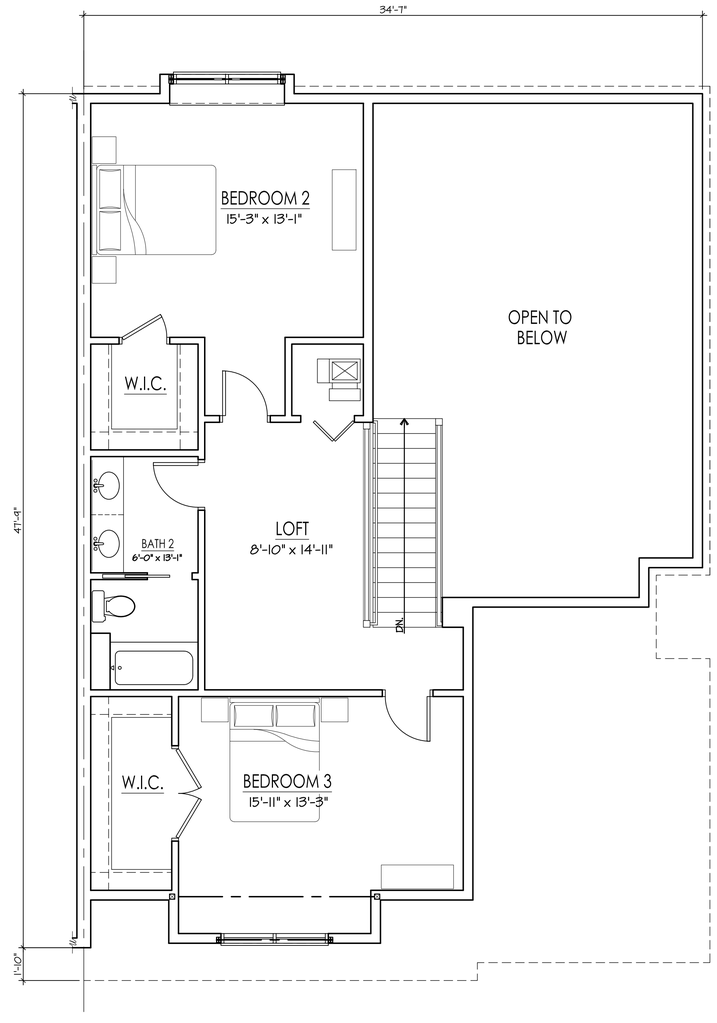


UNIT - A
FIRST FLOOR PLAN

1/4" = 1'-0" 1,589 SF



UNIT - A
SECOND FLOOR PLAN

1/4" = 1'-0" 840 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE	DRAWN	DESCRIPTION
10-14-2025	PS	ZONING REVIEW
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UNIT A
FLOOR PLANS

SHEET NAME
A-3A
SHEET

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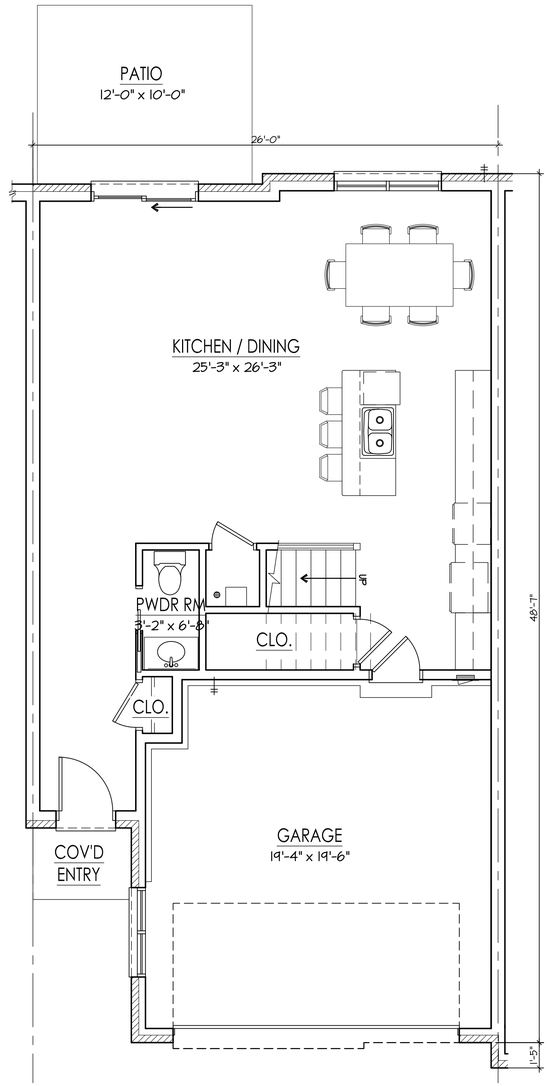
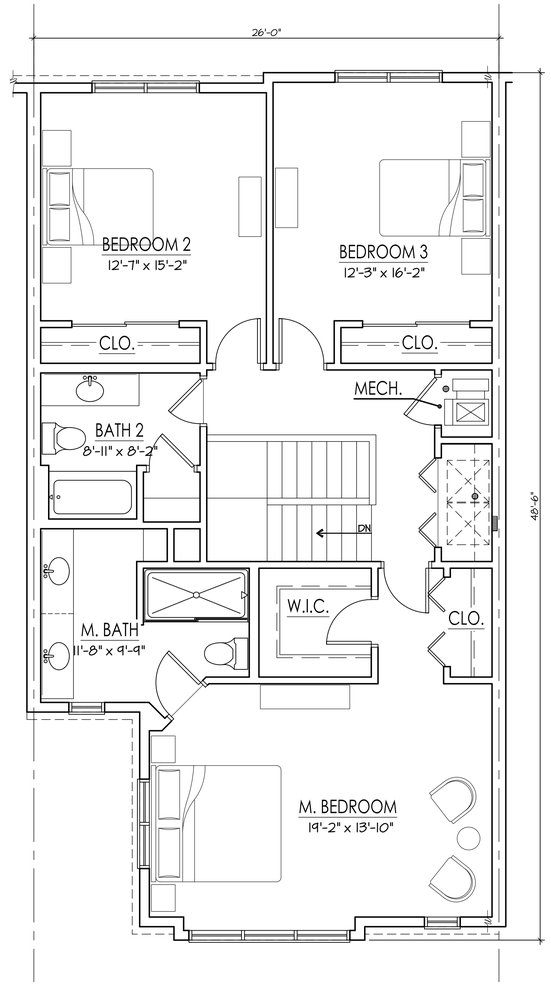


UNIT B-FIRST FLOOR PLAN

1/4" = 1'-0" 1,102 SF



UNIT B-SECOND FLOOR PLAN

1/4" = 1'-0" 1,104 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE DRAWN DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

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UNIT B
FLOOR PLANS

SHEET NAME
A-3B
SHEET

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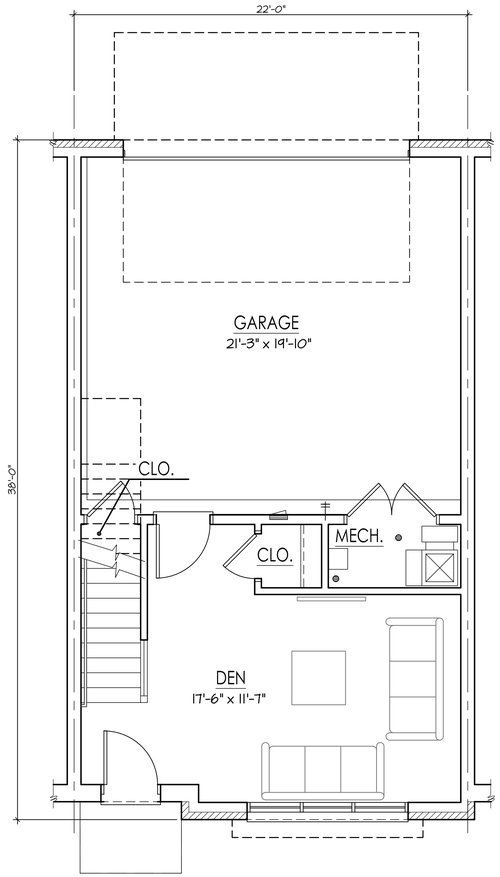
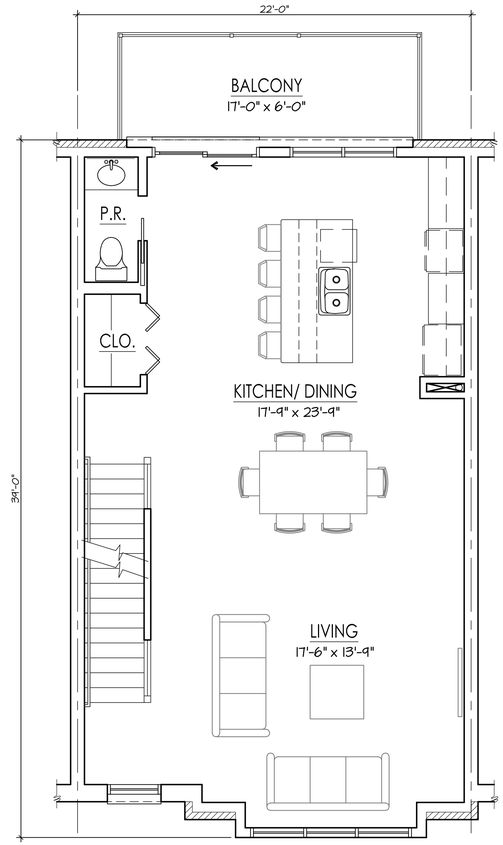
current date/user



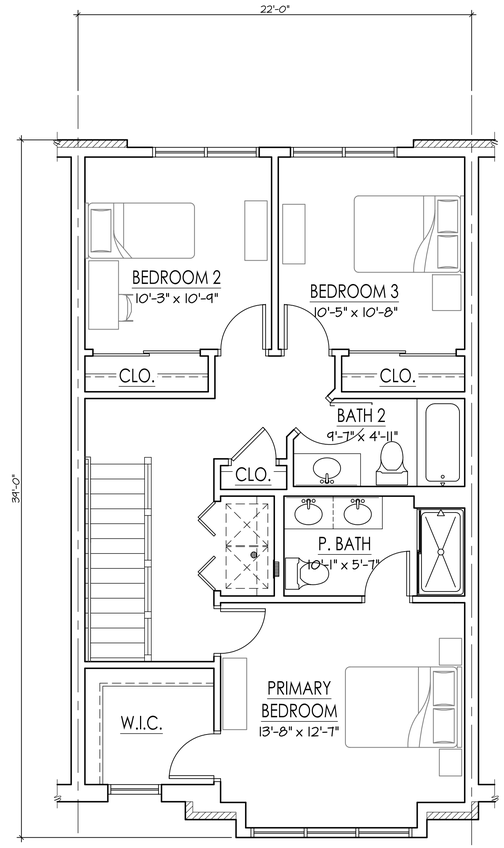
UNIT C-LOWER LEVEL FLOOR PLAN

1/4" = 1'-0" — 760 SF



UNIT C-MAIN LEVEL FLOOR PLAN

1/4" = 1'-0" — 713 SF



UNIT C-UPPER LEVEL FLOOR PLAN

1/4" = 1'-0" — 713 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE | DRAWN | DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

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UNIT - C
FLOOR PLANS

SHEET NAME
A-3C
SHEET

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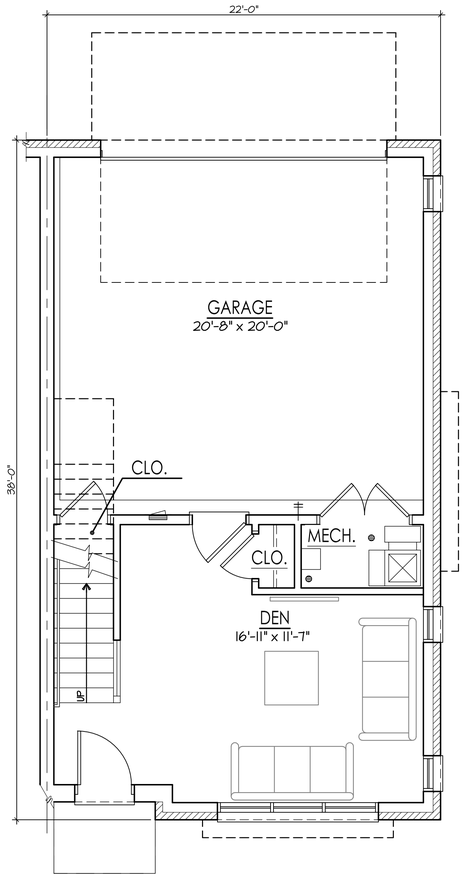
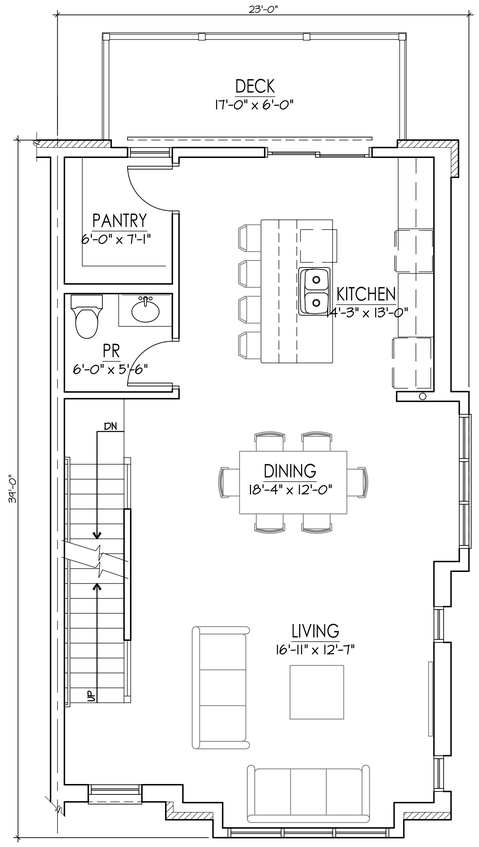


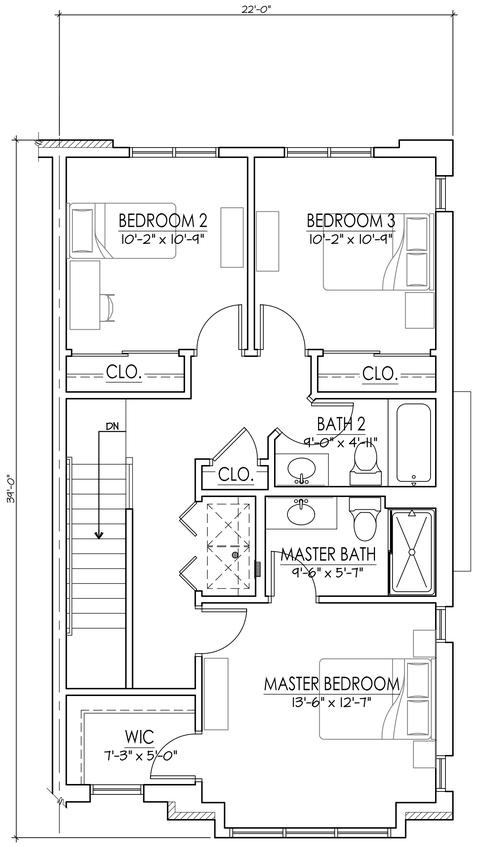
UNIT D-LOWER LEVEL FLOOR PLAN

1/4" = 1'-0" 734 SF



UNIT D-MAIN LEVEL FLOOR PLAN

1/4" = 1'-0" 765 SF



UNIT D-UPPER LEVEL FLOOR PLAN

1/4" = 1'-0" 751 SF

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE
DRAWN
DESCRIPTION

2025-0112
PROJECT NUMBER

8-22-2025
DATE

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UNIT - D
FLOOR PLANS

SHEET NAME
A-3D
SHEET

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CASEMENT WINDOWS
BRONZE FRAME

JAMES HARDIE
RICH ESPRESSO
SMOOTH LAP SIDING

JAMES HARDIE
COBBLESTONE
HARDIE TRIM BATTEN BOARDS
& HARDIE PANEL

OVERHEAD GARAGE DOOR
MOCHA BROWN
CLOPAY OR EQUAL

ALUMINUM AWNING
DARK BROWN
CHESTERFIELD AWNING CO.
OR EQUAL

ALUMINUM DECK
RAILING
BURNISHED BRONZE
TREX OR EQUAL

COMPOSITE DECKING
TIDE POOL
TREX OR EQUAL

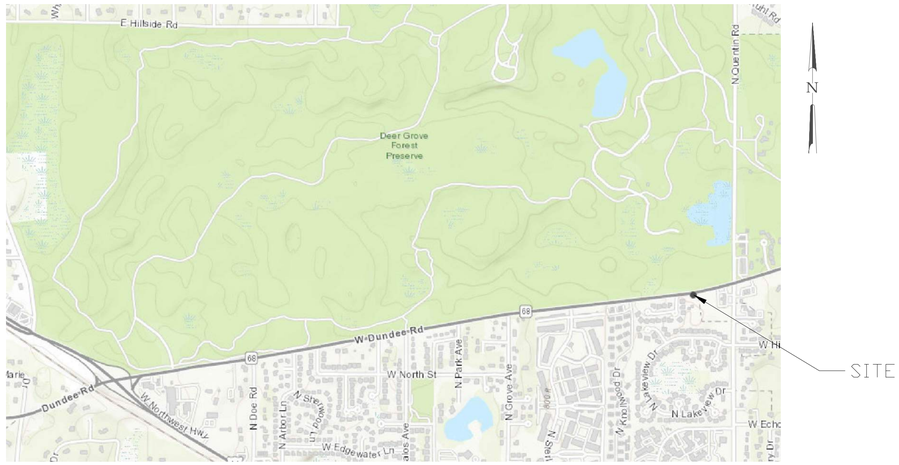
NEW TOWNHOUSE DEVELOPMENT
885 DUNDEE RD., PALATINE, IL

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

SECTION: 9
TOWNSHIP: 42N
RANGE: 10E

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

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY
3. DEMOLITION PLAN
4. PHASE – I –SOIL EROSION & SEDIMENTATION CONTROL PLAN
5. PHASE – II –SOIL EROSION & SEDIMENTATION CONTROL PLAN
6. SWPPP
7. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
7.2 NORTH DRIVEWAY GRADING DETAILS
7.3 SOUTHEAST DRIVEWAY (QUENTIN) GRADING DETAILS
8. PROPOSED UTILITIES PLAN – OVERALL SITE
9. PROPOSED PLAN & PROFILES (NOT INCLUDED)
10. TRIBUTARY AREA & INUNDATION EXHIBITS (NOT INCLUDED)
11. GEOMETRIC PLAN – OVERALL SITE
12. AUTOTURN EXHIBIT
13. RESERVED (NOT INCLUDED)
14. RESERVED (NOT INCLUDED)
15. RESERVED (NOT INCLUDED)
16. CONSTRUCTION NOTES
17. STANDARD DETAILS
18. STANDARD DETAILS CONT..
19. RESERVED (NOT INCLUDED)
20. IDOT DETAILS
21. IDOT DETAILS
22. IDOT DETAILS
23. IDOT DRAINAGE EXHIBIT
24. CCDOTH DRAINAGE EXHIBIT
26. CCHD CROSS–SECTIONS(NOT INCLUDED)

AERIAL MAP

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE	787.25	787.25
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		CO
DOWNSPOUT (ROOF DRAINS)	DS	DS
WATER B. BOX		WB
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		CF
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB		M/C XXX.XX B/C XXX.XX

NOTE

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

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

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

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

PROJECT NARRATIVE

GENERAL: NEW TOWNHOUSE DEVELOPMENT WITH UTILITY MAINS AND STORMWATER MANAGEMENT

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

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

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

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

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

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

SOILS/INFILTRATION RATE: REFER TO GEOTECHNICAL REPORT.

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

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT–OF–WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEPBURN
062-073376
OF ILLINOIS

EXP. 11-30-27

ENGINEER

6-5-26
DATE

REVISIONS		DATE
ISSUE	1 ISSUED FOR PERMIT	6-5-26

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

SME SEVEE & MAHER ENGINEERS
Formerly Bono-Consulting Civil Engineers
1518 RIDGE HIGHWAY
HAINESVILLE, IL 60030
847.362.5500
4729 MEDICINE CREEK TRAIL STE 115
AUSTIN, TX 78744
512.766.5252
DESIGN FIRM NO. 184.006811-0002

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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

SHEET NUMBER
1

UNITED SURVEY SERVICE, LLC

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

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

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

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

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

AREA=210,940.87 SQ.FT OR 4.84 ACRES

NOTE:
ELEVATION DETERMINED BY GPS METHOD

CALL JULIE TOLL FREE 1-800-892-0123

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

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

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

LEGEND ABBREVIATIONS

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

N

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: W. HEPBURN, P.E.	1	ISSUED FOR PERMIT	6-5-25
ENGINEER:			
ENGINEER:			
TECHNICIAN:			

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EXISTING TOPOGRAPHY

TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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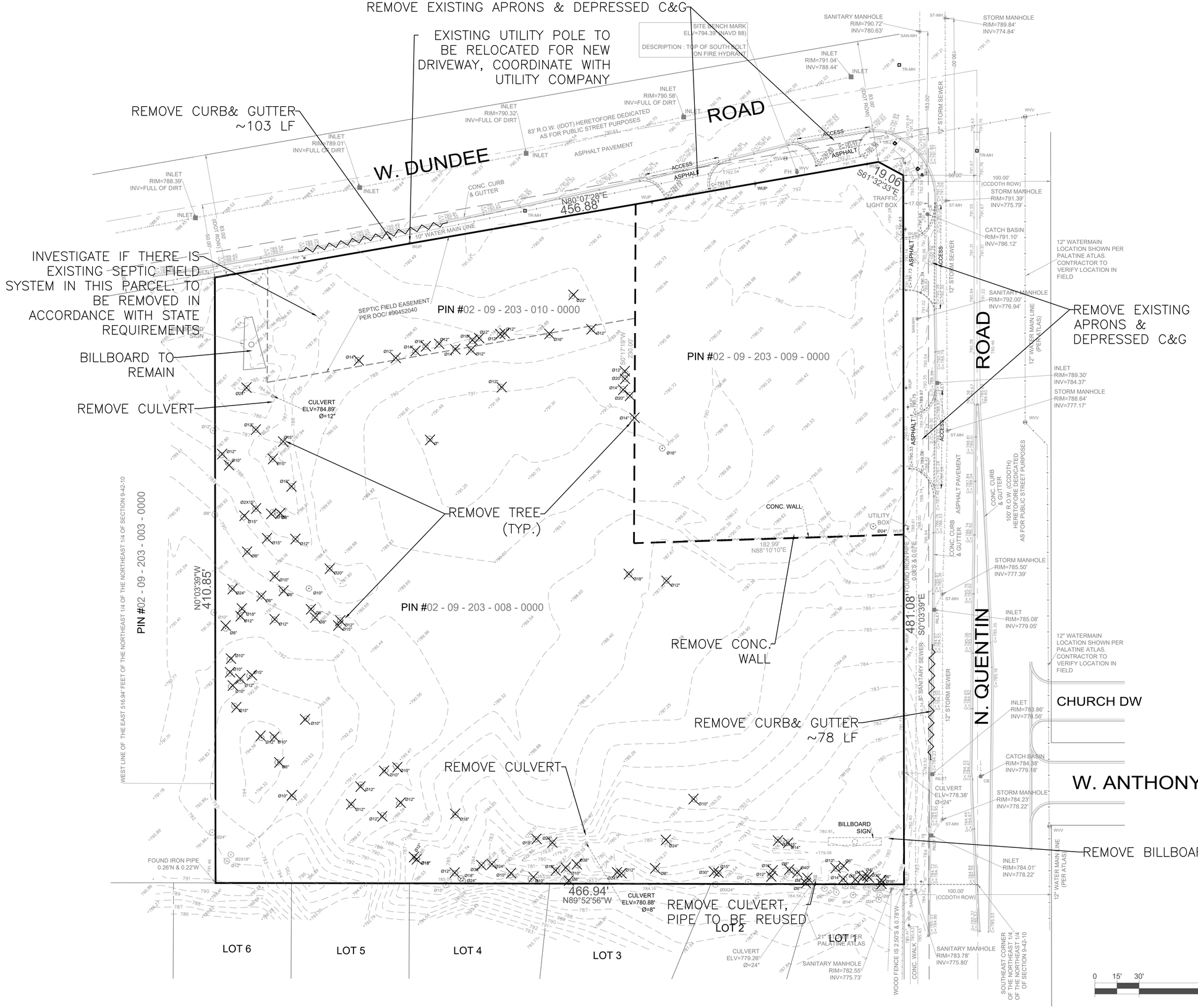
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
2



N

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: W. HEYBURN, P.E.	1	ISSUED FOR PERMIT	6-5-26
ENGINEER:			
ENGINEER:			
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DEMOLITION & TREE PRESERVATION PLAN

TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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3

BEST MANAGEMENT PRACTICES SEQUENCE

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

PHASE – I

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

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

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

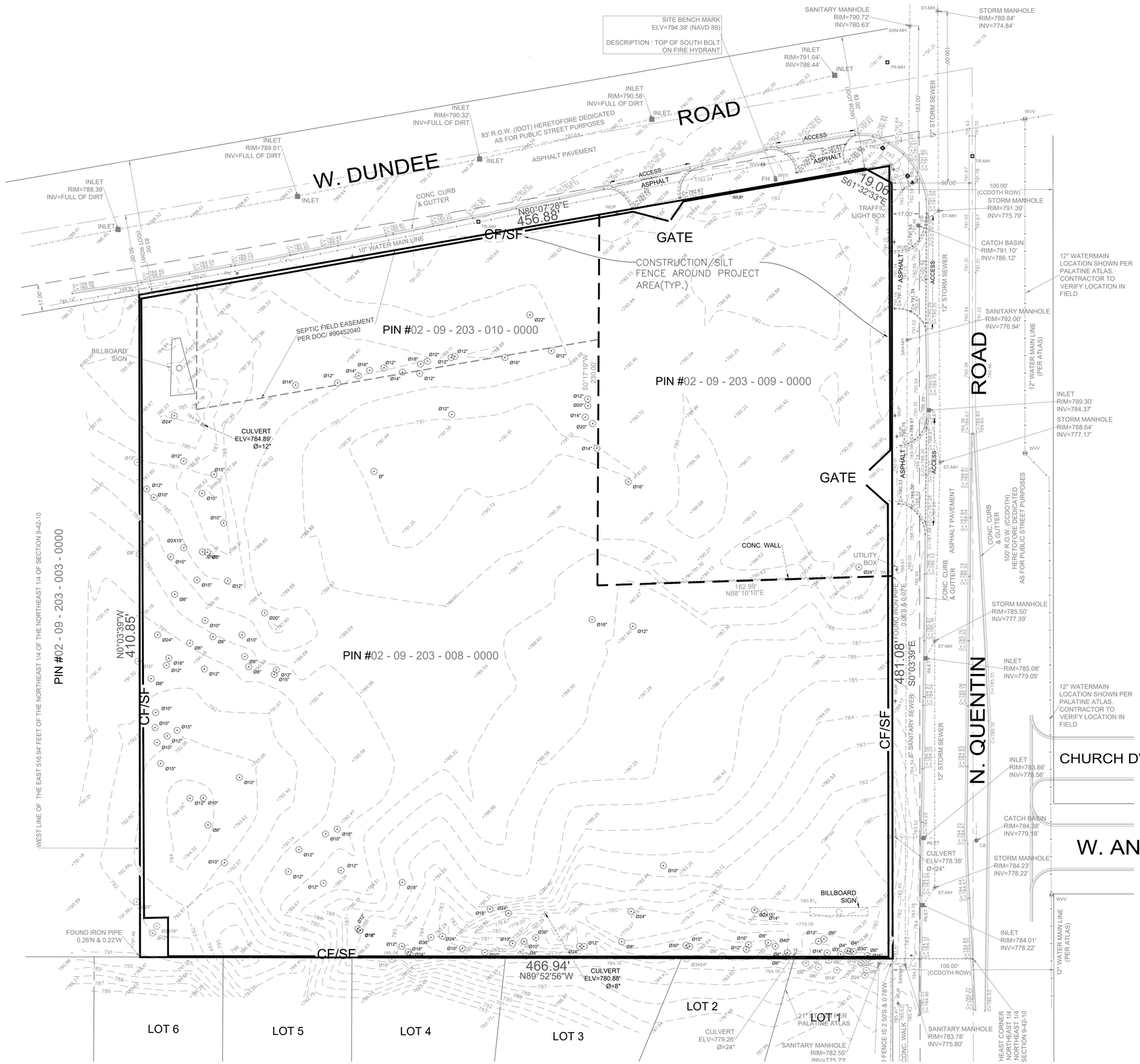
DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

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

PHASE-II

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

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



REVISIONS	DATE
1 ISSUED FOR PERMIT	6-5-25

PROJECT STAFF

PROJECT MANAGER: W. HERBURN, P.E.
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PHASE - I -SOIL EROSION & SEDIMENTATION CONTROL PLAN

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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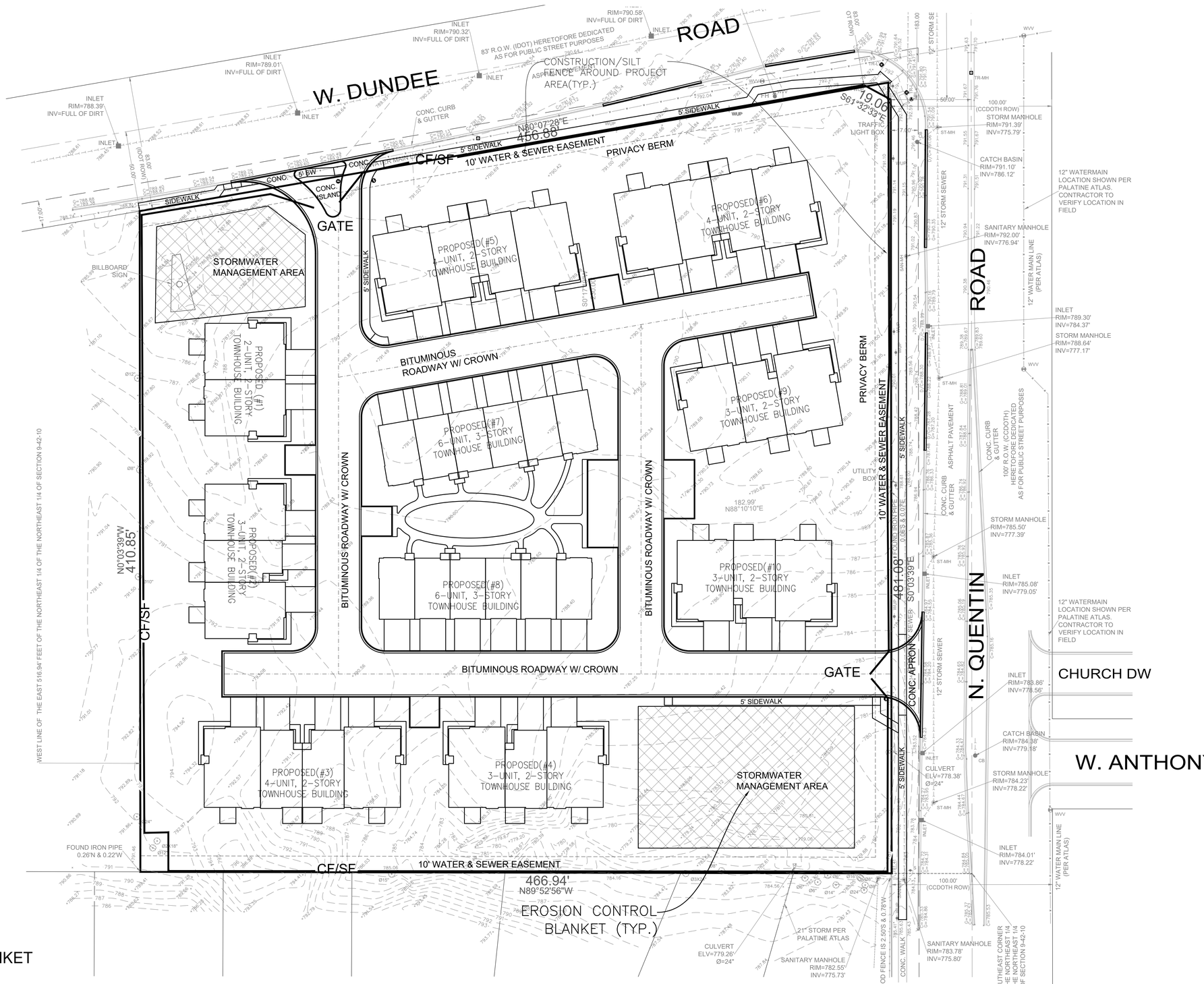
SCALE:	1"=40'-0

SHEET NUMBER

4



EROSION CONTROL BLANKET

FILTER BASKET

0 15' 30' 75'

PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

REVISIONS			DATE
	1	ISSUED FOR PERMIT	6-6-56

PROJECT STAFF

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STORMWATER POLLUTION PREVENTION PLAN

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

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:
PROPOSED TOWNHOUSE DEVELOPMENT. 855 DUNDEE RD., PALATINE, COOK COUNTY, IL.

PROJECT DESCRIPTION:
A NEW TOWNHOUSE DEVELOPMENT TO BE CONSTRUCTED ON VACANT LAND

TOTAL SITE AREA = 4.843 ACRES

TOTAL AREA DISTURBED = 4.843 ACRES

RUNOFF COEFFICIENT OF SITE AFTER CONSTRUCTION = 0.68

SOILS: VARIES, PREDOMINATELY SILTY CLAY LOAM

RECEIVING WATERS: --

EXISTING SITE CONDITIONS: VACANT

ADJACENT/OFFSITE AREAS: EXISTING SINGLE FAMILY RESIDENCES TO SOUTH & WEST. DUNDEE ROAD BORDERS THE NORTH, AND QUENTIN ROAD LIES TO THE EAST.

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

EROSION AND SEDIMENT CONTROLS

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

STABILIZATION PRACTICES:

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

STRUCTURAL PRACTICES:

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

STORM WATER MANAGEMENT

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

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

VELOCITY DISSIPATION
THE SITE UTILIZES THE STORM SEWER.

WASTE DISPOSAL

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

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

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

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

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

OTHER REQUIREMENTS

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

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

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

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

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

NON-STORMWATER DISCHARGES

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

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

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

PROPOSED SUBDIVISION DEVELOPMENT DEMOLITION AND RECONSTRUCTION SCHEDULE OF CONSTRUCTION

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

CCDOTH NOTES

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

MAINTENANCE AND INSPECTION PROCEDURES

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

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

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

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

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

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

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

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

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

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

CONTRACTOR'S CERTIFICATION

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

GENERAL CONTRACTOR

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

_____

SUB-CONTRACTOR #1

_____

SUB-CONTRACTORS RESPONSIBILITY

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

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

OWNERS'S CERTIFICATION

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

_____

COMPANY NAME

_____

COMPANY ADDRESS

_____

COMPANY PHONE NUMBER

_____

PRINTED NAME AND TITLE

_____

SIGNATURE

_____

DATE

REVISIONS		DATE
ISSUED FOR PERMIT	1	6.6.25

PROJECT STAFF
PROJECT MANAGER: W. HEPBURN, P.E.
ENGINEER:
ENGINEER:
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SWPPP

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885 DUNDEE RD, PALATINE, IL 60074

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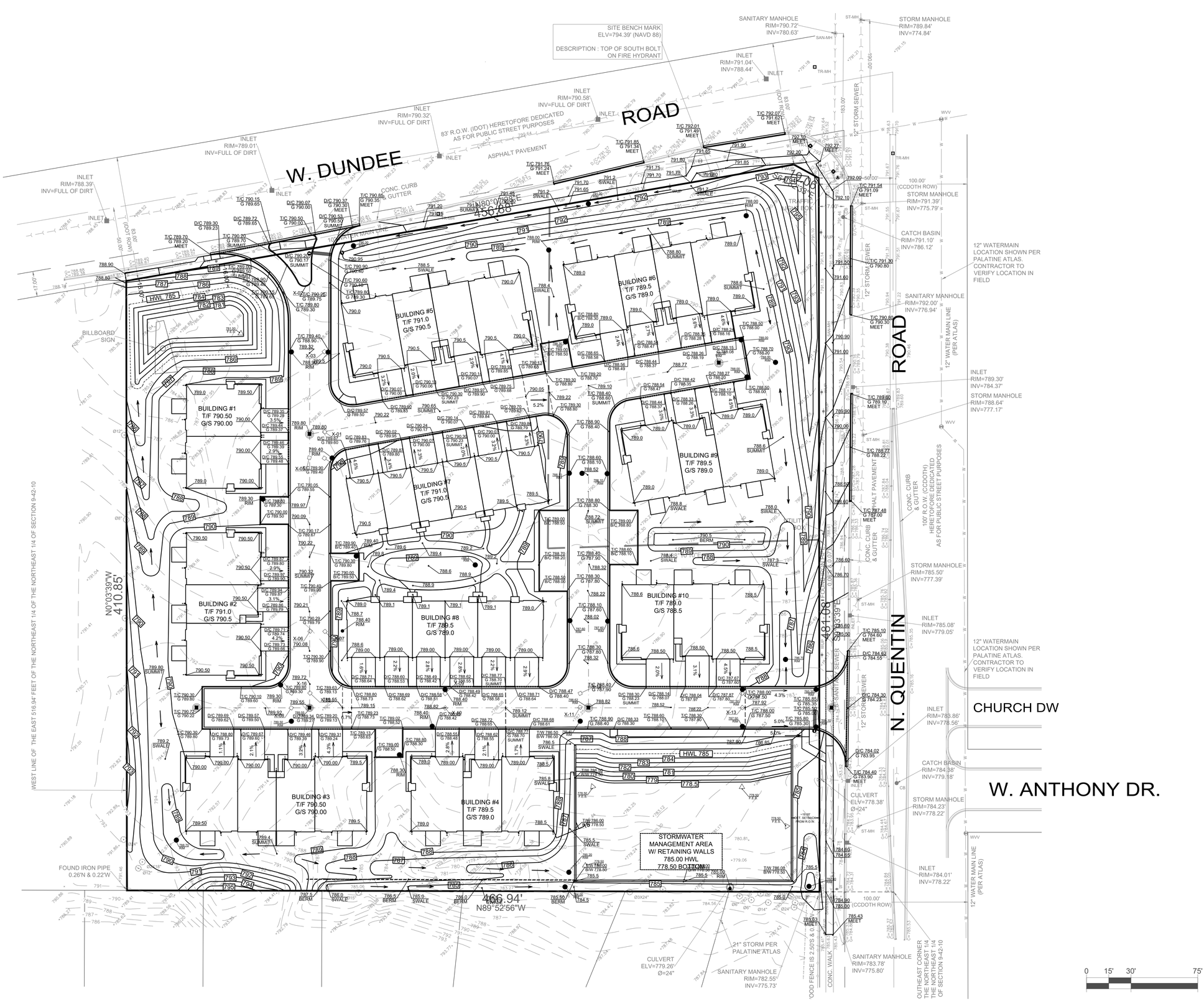
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
6



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	1	ISSUED FOR PERMIT	6-5-26
ENGINEER:				
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DESIGN FIRM NO. 184.006811002

PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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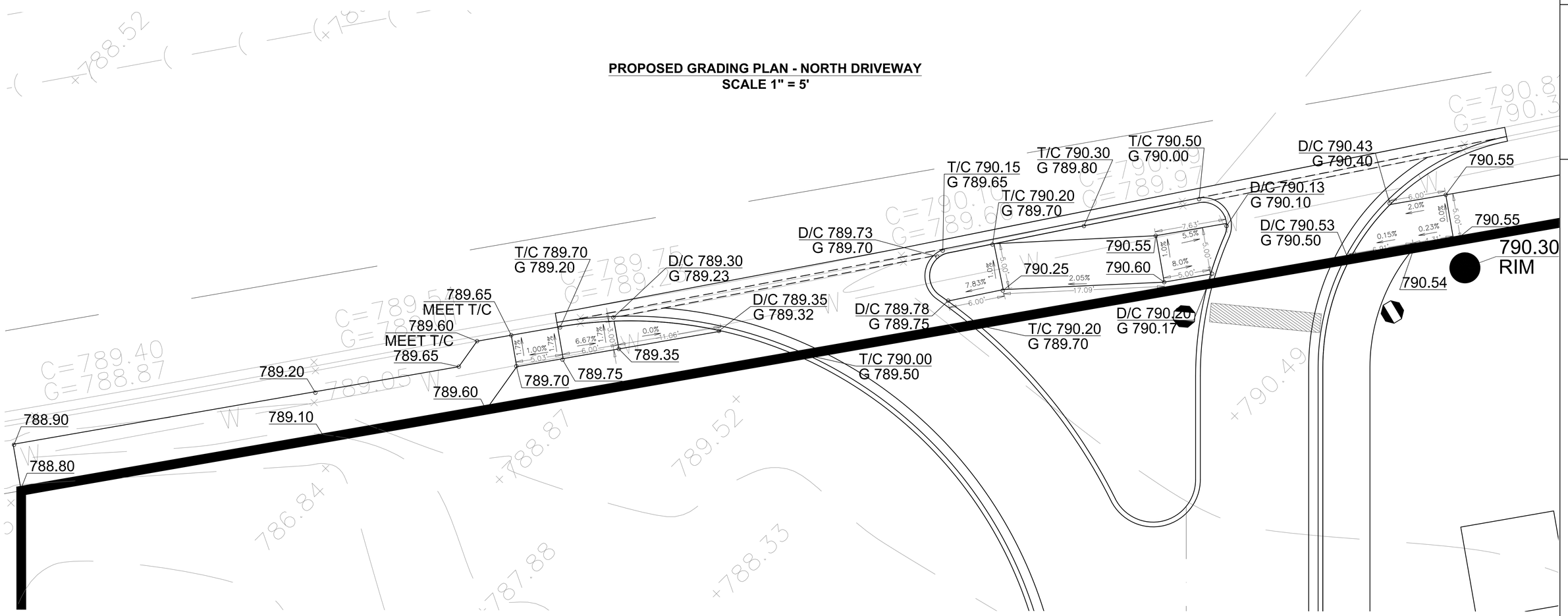
7

PROPOSED GRADING PLAN - NORTH DRIVEWAY
SCALE 1" = 5'



0 2.5' 5' 12.5'

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	1	ISSUED FOR PERMIT	6-5-26
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ENGINEER:				
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NORTH DRIVEWAY GRADING DETAILS
TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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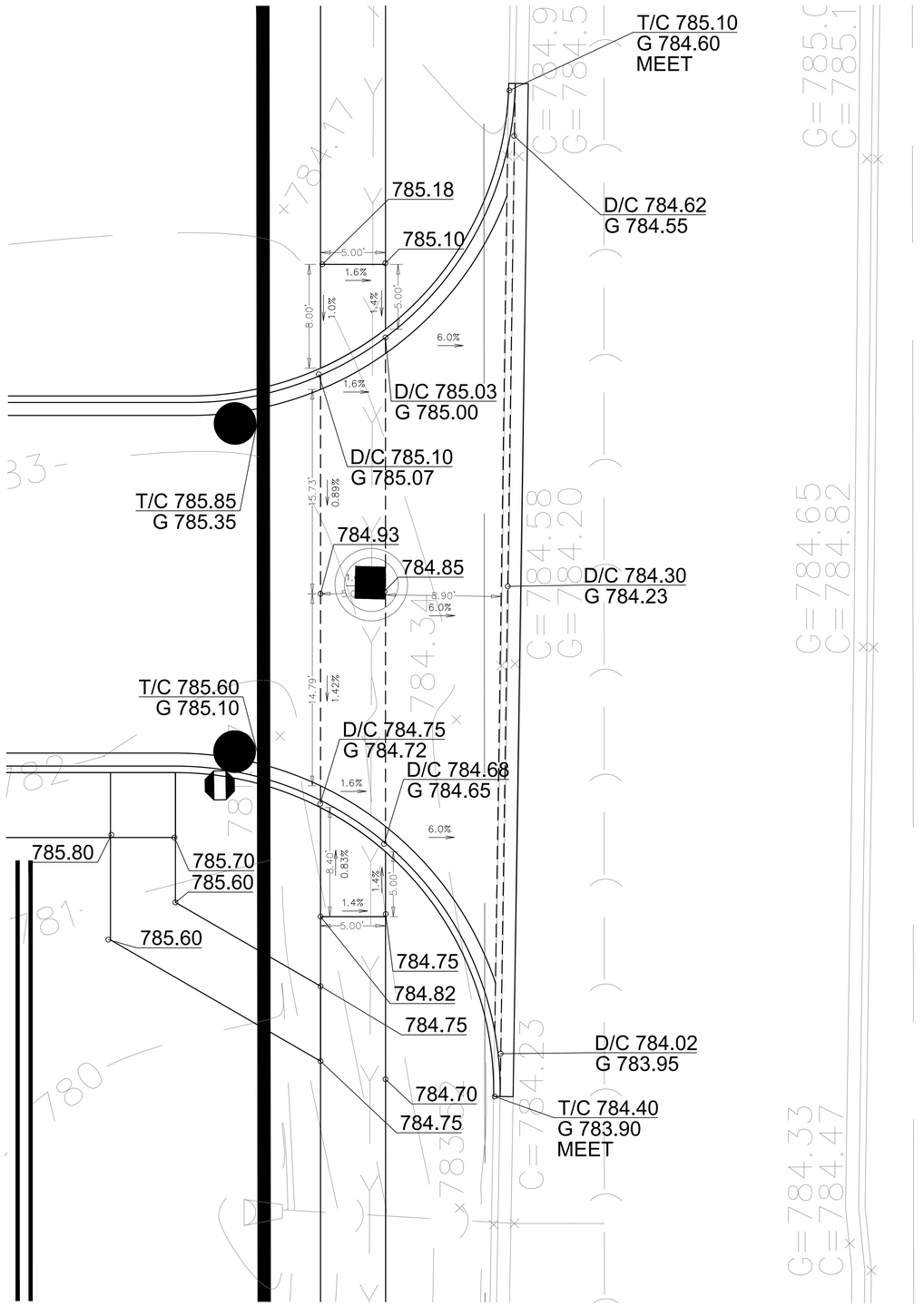
SCALE:	1"=5'-0

SHEET NUMBER
7.2

PROPOSED GRADING PLAN - SOUTHEAST DRIVEWAY
SCALE 1" = 5'



0 2.5' 5' 12.5'

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	1	ISSUED FOR PERMIT	6-5-26
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ENGINEER:				
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(847) 363-1555
www.sme-consulting.com
4725 MERCHANTS PARK DR STE 115
ELGIN, IL 60123
(847) 363-1555
www.sme-consulting.com
DESIGN FIRM NO.: 184.006811002

SOUTHEAST DRIVEWAY (QUENTIN) GRADING DETAILS

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=5'-0

SHEET NUMBER

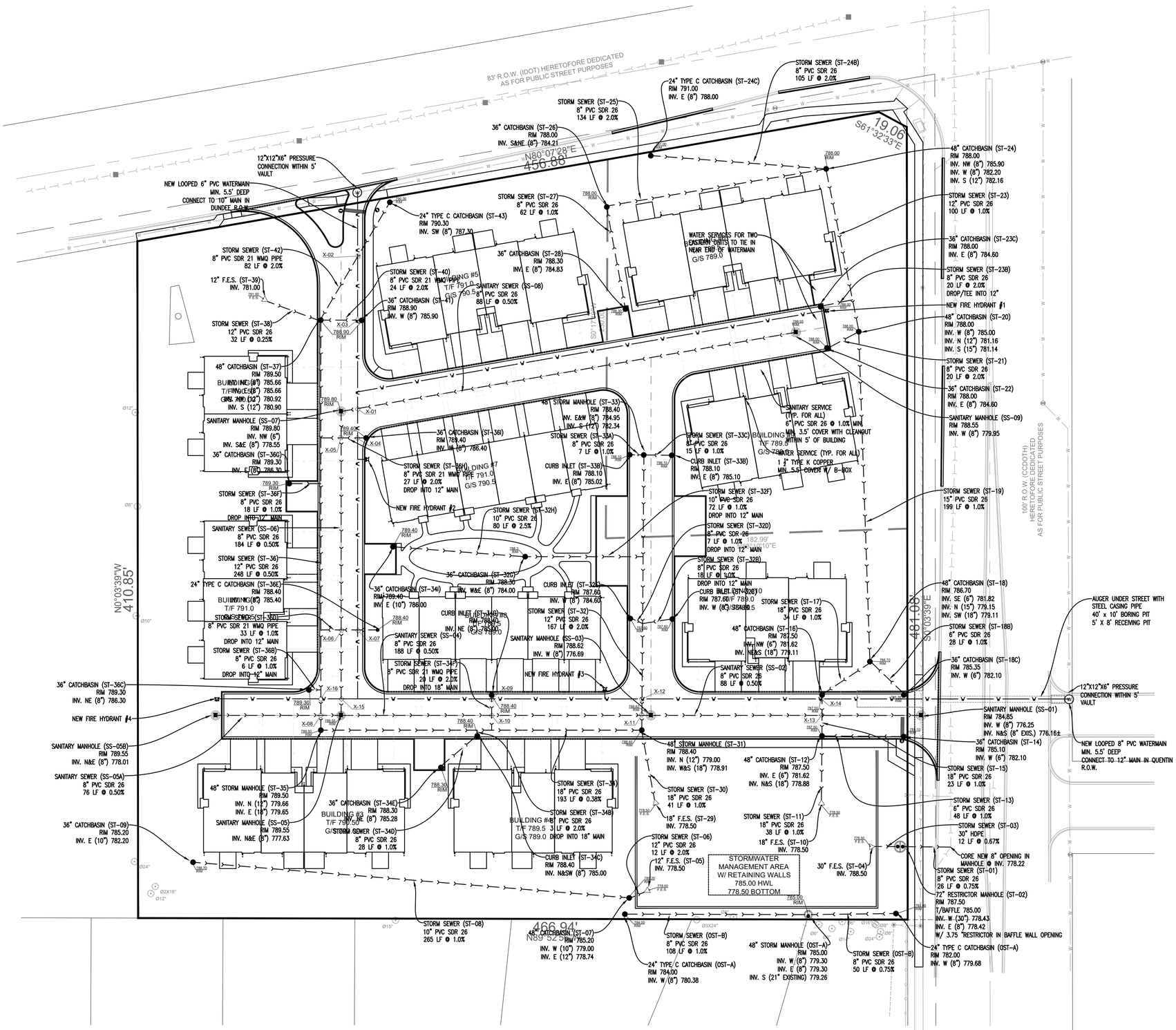
7.3

Townhouse Development, SW Corner of Dundee & Quentin, Palatine

Date: 6.4.26

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Entire Lot	210,941	4.843		
Building	0	0.000	49,497	1.136
Hardscapes	0	0.000	59,333	1.362
Impervious Area	0	0.000	108,830 51.59%	2.498
Pervious Area	210,941	4.843	102,111	2.344

Increase in Impervious Area **2.498 Ac.**
Disturbed area of the Site = **4.843 Ac.**



PROPOSED UTILITY PLAN

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

REVISIONS	ISSUE	DATE
ISSUED FOR PERMIT	1	6.6.26

PROJECT STAFF

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

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SEVEE & MAHER ENGINEERS
Formerly Bono-Consulting Civil Engineers
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(630) 665-5000
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www.smeengineering.com
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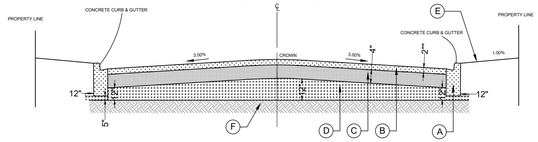
SHEET NUMBER

8

TYPICAL PAVEMENT SECTION
(SUBJECT TO CHANGE)



LEGEND:

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

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

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

D. CA-6 AGGREGATE STONE BASE (12")
SN = 12 X 0.11 = 1.32
TOTAL SN FOR PVMT. SECTION = 3.72

E. PROPOSED LAWN 6" TOPSOIL WITH SOD

F. 2' OF SUBGRADE IMPROVEMENT

PAVEMENT LEGEND

~~HEAVY DUTY PAVEMENT (20 YEAR SERVICE LIFE) (NOT USED)~~
~~1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50~~
~~2-1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50~~
12" AGGREGATE BASE COURSE CA-6, TYPE B

STREET RETURN
~~1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50~~
~~2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50~~
~~10" AGGREGATE BASE COURSE CA-6, TYPE B~~
12" AGGREGATE SUBGRADE IMPROVEMENT

CONCRETE APRON
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

~~CONCRETE PADS - TRASH CORAL & UTILITY PADS (NOT USED)~~
~~8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*~~
~~4" COMPACTED AGGREGATE BASE CA-6, TYPE B~~

SIDEWALKS
5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

DETECTABLE WARNING AND DEPRESSED CURB
CAST IRON DETECTABLE WANTING PAD. SEE CCDOTH SPECIAL PROVISION 325
*REFER TO CONCRETE JOINT DETAILS (IF ANY).

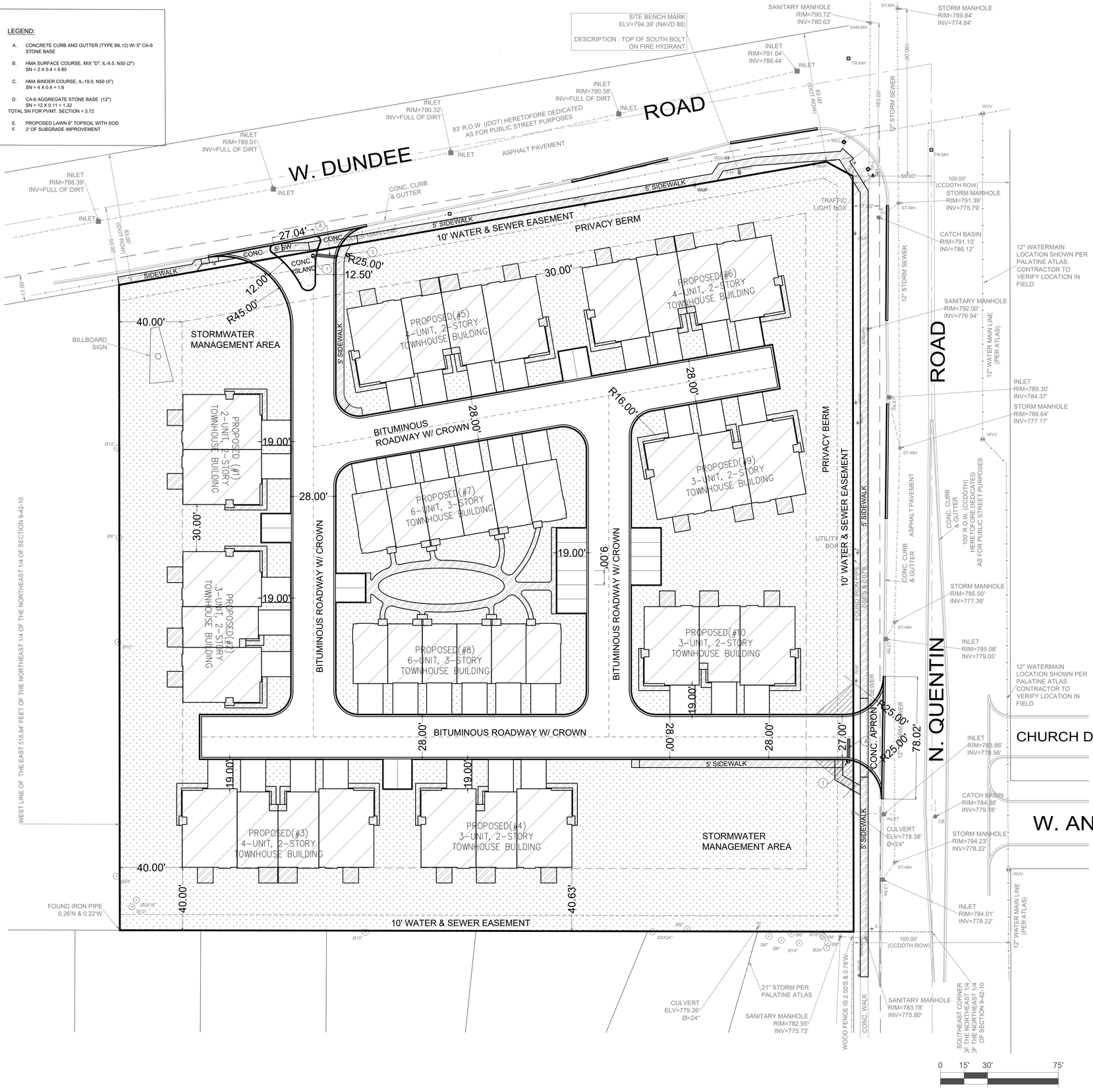
MILL & RESURFACE
MILL EXISTING PAVEMENT 2.25" & RESURFACE, ADDING ADDITIONAL SURFACE COURSE TO MEET PROPOSED GRADES OF NEW DRIVEWAY RETURN.
1 1/2" (MIN.) BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3/4" BITUMINOUS BINDER COURSE, POLYMERIZED HOT-MIX ASPHALT, IL-4.75, N50

SIGNAGE LEGEND
SIGNAGE MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

(1)	STOP SIGN (R1-1)
~~(2)~~	~~ACCESSIBLE PARKING SIGN (R7-8)~~
~~(3)~~	~~NO PARKING SIGN FIRE LANE (R8-31)~~
~~(4)~~	~~DO NOT ENTER (R5-1)~~
~~(5)~~	~~PEDESTRIAN CROSSING SIGN~~
~~(6)~~	~~NO OUTLET SIGN (W14-2)~~
~~(7)~~	~~NO PARKING TO CORNER SIGN (R7-11)~~
~~(8)~~	~~RESTRICTED PEAK HOUR NO LEFT TURN SIGN (M-F, 4-6 P.M.)~~

PAVEMENT MARKING LEGEND

(A)	24" WHITE SOLID STOP BAR (THERMOPLASTIC)
~~(B)~~	~~4" YELLOW SOLID LINE~~
~~(C)~~	~~8" SOLID WHITE LINE~~
~~(D)~~	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
~~(E)~~	~~TRAFFIC FLOW DIRECTIONAL ARROWS~~
~~(F)~~	~~ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS SEE DETAIL~~
~~(G)~~	~~12" WHITE LINE SPACED AT 24" O.C. (THERMOPLASTIC)~~
~~(H)~~	~~6" SOLID WHITE LINE(THERMOPLASTIC)~~



REVISIONS	DATE
1 ISSUED FOR PERMIT	6-5-26

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

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SITE PLAN & GEOMETRIC PLAN
TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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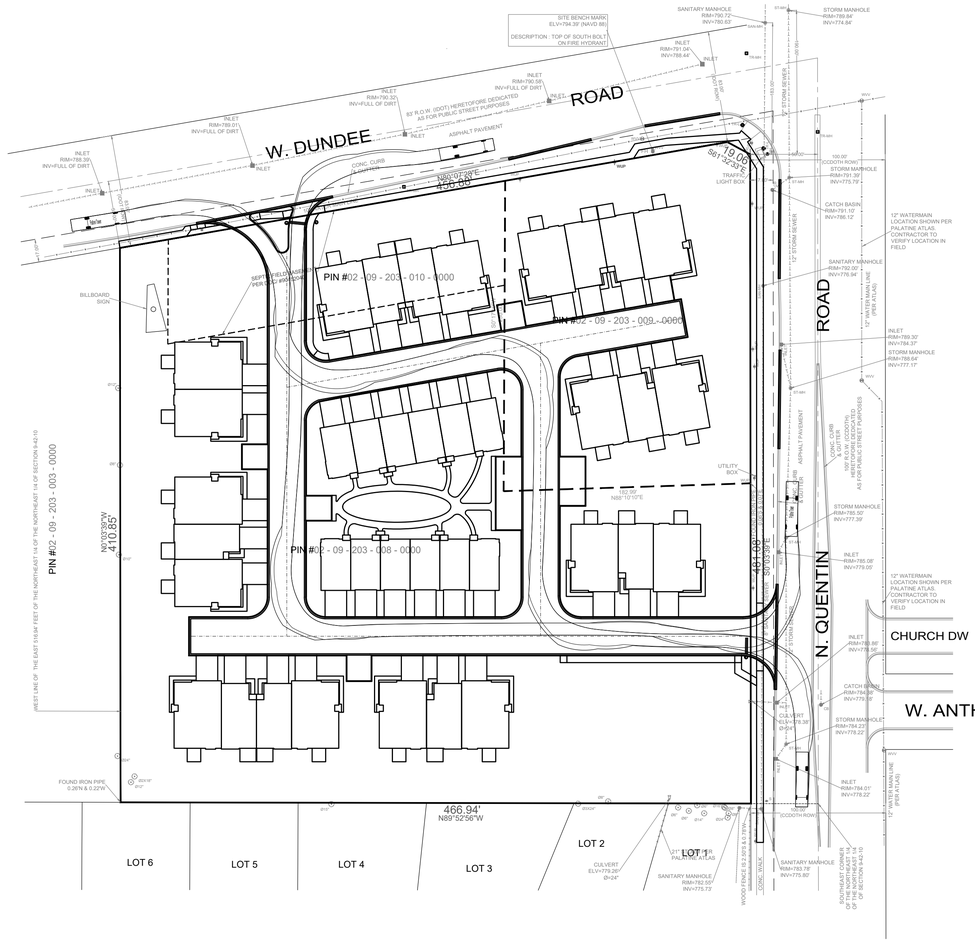
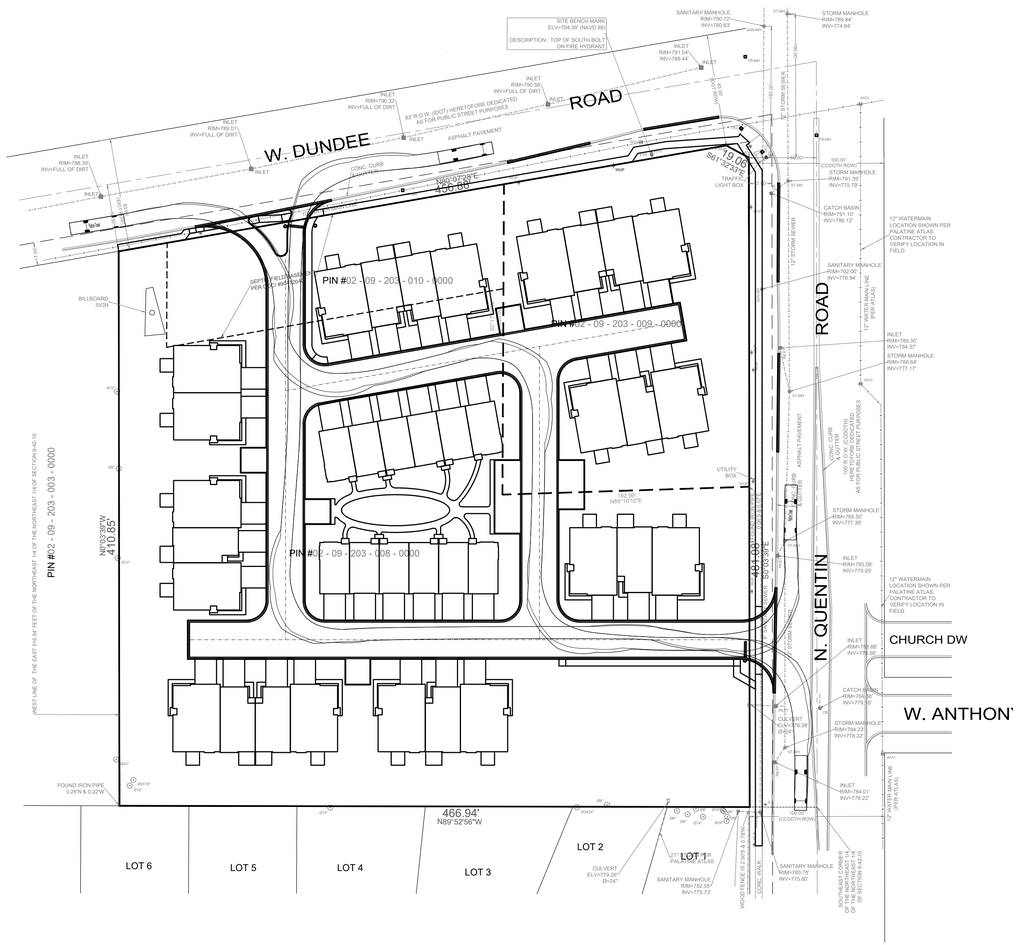
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

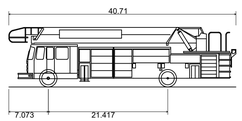
SHEET NUMBER
11

FIRE TRUCK TURNING EXHIBIT - ENTERING FROM DUNDEE



FIRE TRUCK TURNING EXHIBIT - ENTERING FROM QUENTIN





Palting Tower	
Overall Length	40.710ft
Overall Width	8.930ft
Overall Body Height	10.685ft
Min Body Ground Clearance	1.025ft
Track Width	8.930ft
Lock-to-lock time	6.00s
Max Wheel Angle	50.00°

N

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: W. HERBURN, P.E.	1	ISSUED FOR PERMIT	6-5-26
ENGINEER:			
ENGINEER:			
TECHNICIAN:			

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DESIGN FIRM NO. 184.006811002

AUTOTURN EXHIBITS

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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SHEET NUMBER

12

GENERAL CONSTRUCTION NOTES

1. The construction shall be under the general inspection of the Village engineer and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" January 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the Village of Northbrook
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

   Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Northbrook Department of Public Works shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services. Call (847) 705-5200
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Northbrook Department of Engineering and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

    The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

    All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

    The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for all damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

    The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

    Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

    No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

IEPA NOTES:

Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:

   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:

     •A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
     •B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

MWRD GENERAL NOTES

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 708-588-4053).
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 _____ 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 OTHER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR THE SEWER 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 DISTRUBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

EARTHWORK AND GRADING

1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded

7.26 Mueller Co.

Rev. 8-04

CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE

Extension type curb box with Minneapolis pattern base - for 1/2" through 2" curb valves

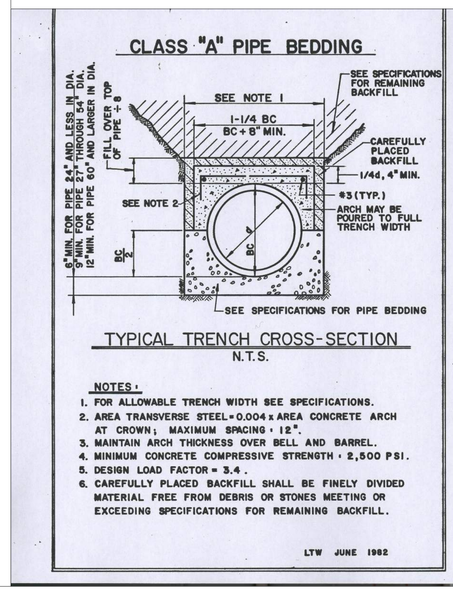
The base is tapped to attach to the threaded top of the Minneapolis pattern curb valves. This arrangement helps to prevent frost heave from separating the box from the valve, and excludes dirt and debris. The box is cast iron and is furnished with a cast iron lid and brass pentagon plug (the H-10312 is furnished with a one piece lid that requires a spanner wrench to remove –wrench ordered separately). The upper part of the box is spring loaded and telescopes into the base to allow for grade adjustments within the range given in the dimension charts. Stationary rods, shut-off rods, and pentagon keys are optional and are ordered separately.

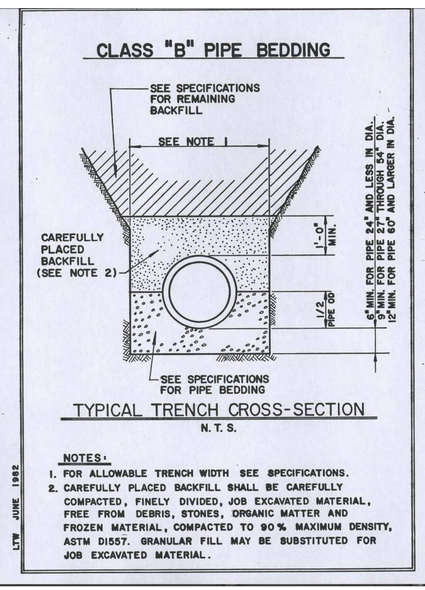
Box Selection

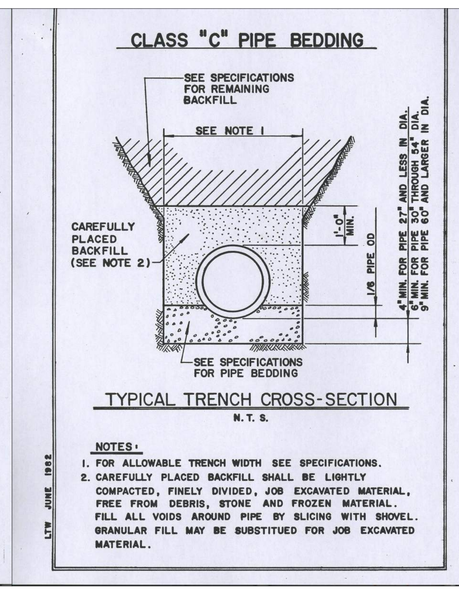
Curb Valve & Size	Box Catalog Number	Inside Diameter	Base Tapping
300" Ball			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1-1/2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
MARK II®			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
1-1/4"	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"
1-1/2"	H-10304-99000	2"	3"
	H-10304-99007	2"	3-1/2" (3" bushing)
2"	H-10304-99002	2"	3-1/2"
ORISEAL®			
3/4"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
1"	H-10332-99000	1"	2"
	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"

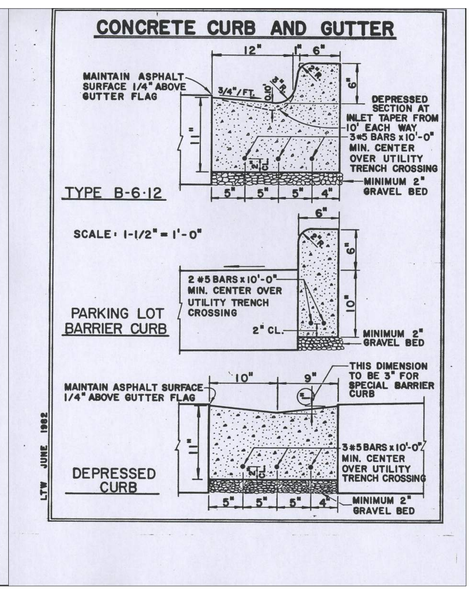
** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

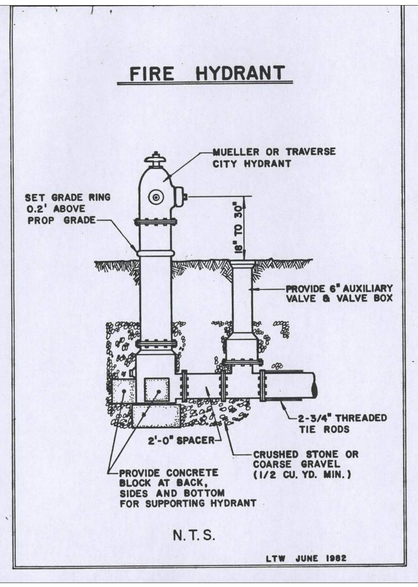
TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

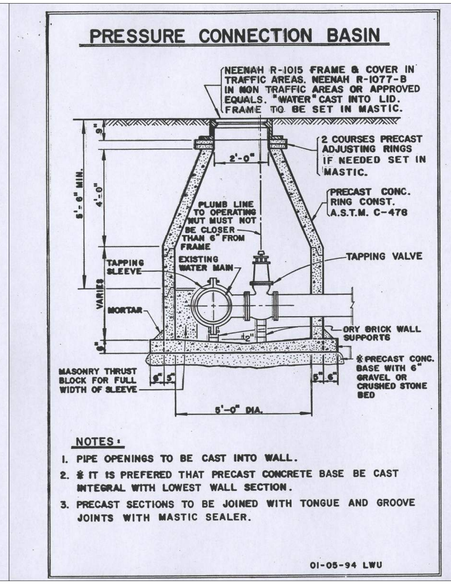


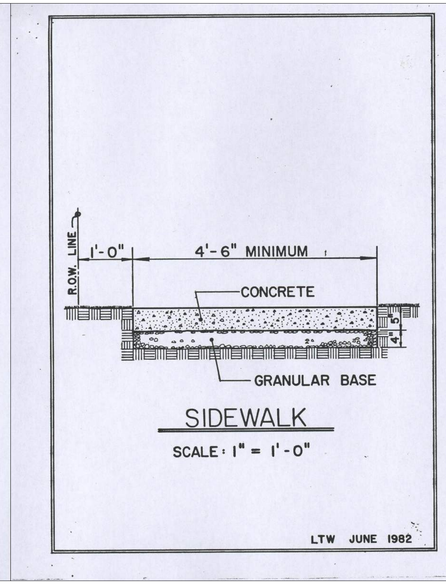


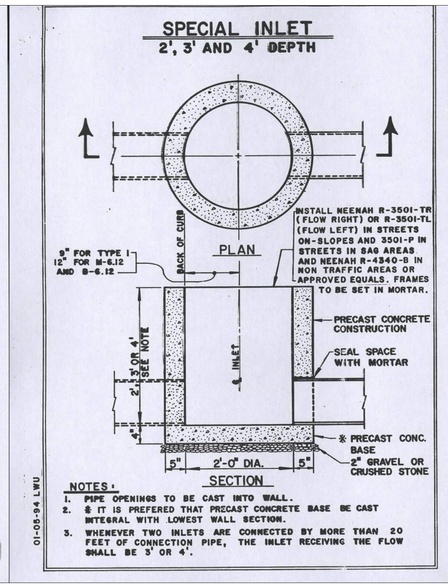


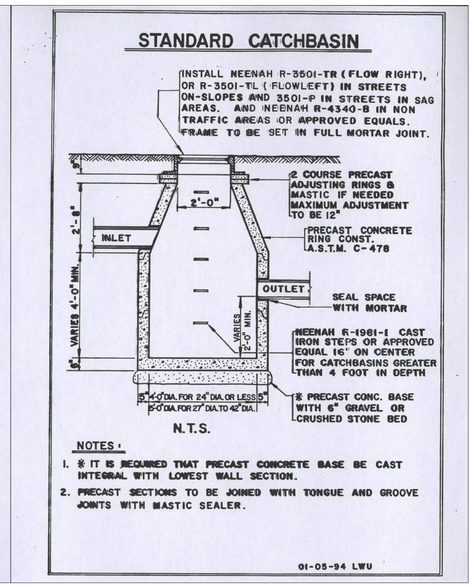












REVISIONS	DATE
1 ISSUED FOR PERMIT	6-5-26

PROJECT STAFF

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ENGINEER:
ENGINEER:
TECHNICIAN:

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DESIGN FIRM NO. 184.006811.0002

STANDARD DETAILS

TOWNHOUSE DEVELOPMENT

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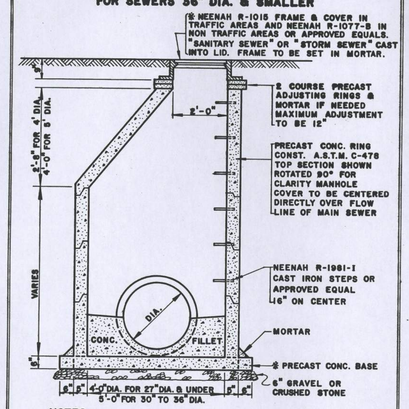
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS

SHEET NUMBER

17

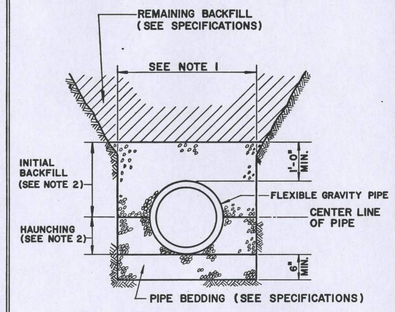
STANDARD MANHOLE
FOR SEWERS 36" DIA. & SMALLER



NOTES:
1. WHEN FINISHED GRADE ELEV. PROHIBITS USE OF CONE, INSTALL FLAT SLAB TOP CONFORMING TO ILL. DIV. OF HIGHWAYS STD. 2354.
2. PIPE OPENINGS TO BE CAST INTO WALL.
3. IF IT IS PREFERRED THAT PRECAST CONC. BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.

LTW JUNE 1982

TYPE I PIPE BEDDING

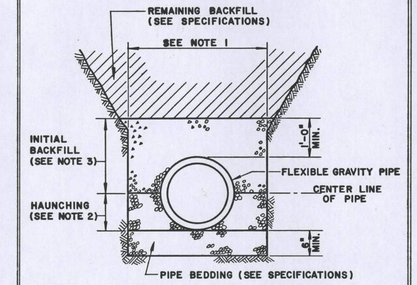


TYPICAL TRENCH CROSS-SECTION
N.T.S.

NOTES:
1. FOR TRENCH WIDTH SEE SPECIFICATIONS.
2. HAUNCHING AND INITIAL BACKFILL SHALL BE LIGHTLY COMPACTED, WELL GRADED CLEAN GRAVEL OR CRUSHED STONE WITH MAXIMUM SIZE OF 3/4", 95% PASSING 1/2" SIEVE AND NOT MORE THAN 5% PASSING NO. 4 SIEVE.

LTW JUNE 1982

TYPE II PIPE BEDDING



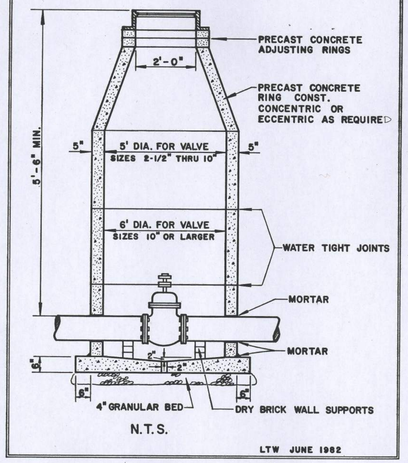
TYPICAL TRENCH CROSS-SECTION
N.T.S.

NOTES:
1. FOR TRENCH WIDTH SEE SPECIFICATIONS.
2. HAUNCHING SHALL BE GRADED COARSE SAND AND GRAVELS, GRANULAR AND NON-COHESIVE WITH MAXIMUM SIZE OF 3/4" AND NOT MORE THAN 5% PASSING NO. 200 SIEVE, COMPACT TO 80% MAXIMUM DENSITY ASTM D-1557.
3. INITIAL BACKFILL SHALL BE EITHER SAME MATERIAL AS HAUNCHING; FINE SAND, OR FINELY DIVIDED JOB EXCAVATED, SAND-CLAY OR GRAVEL-CLAY MIXTURE WITH MAXIMUM SIZE OF 3/4", COMPACT TO 80% MAXIMUM DENSITY, ASTM D-1557 IF SAME MATERIAL AS HAUNCHING; COMPACT TO 85% IF ANY OTHER MATERIAL.

LTW JUNE 1982

VALVE VAULT

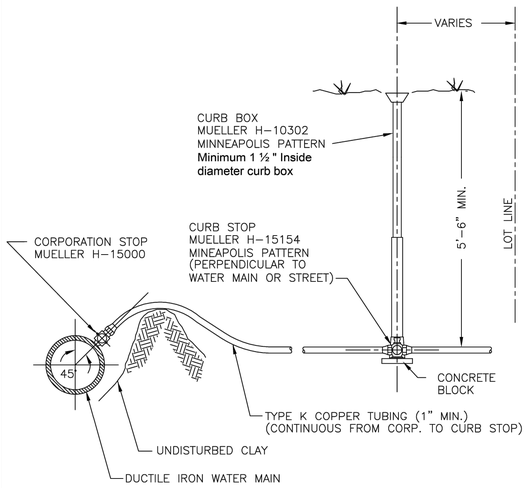
NOTE: USE NEENAH R-1077-A FRAME & COVER IN PARKWAYS AND NEENAH R-1015 FRAME & COVER IN PAVED AREAS. COVER TO BE STAMPED WATER.



N.T.S.

LTW JUNE 1982

WATER SERVICE DETAIL



NOTES:

WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT. FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.

TAPS TO HDPE WATER MAIN REQUIRE ELECTROFUSION SADDLE
TAPS TO PVC WATER MAIN REQUIRE STAINLESS STEEL TAPPING SLEEVE

REVISIONS		DATE
ISSUED FOR PERMIT	1	6-5-26

PROJECT STAFF

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

SME SEVEE & MAHER ENGINEERS
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4210 MEADOWS PKWY, STE 115
LAKE IN THE HILLS
847.458.7500
www.smeconsulting.com
DESIGN FIRM NO. 184.006811002

STANDARD DETAILS

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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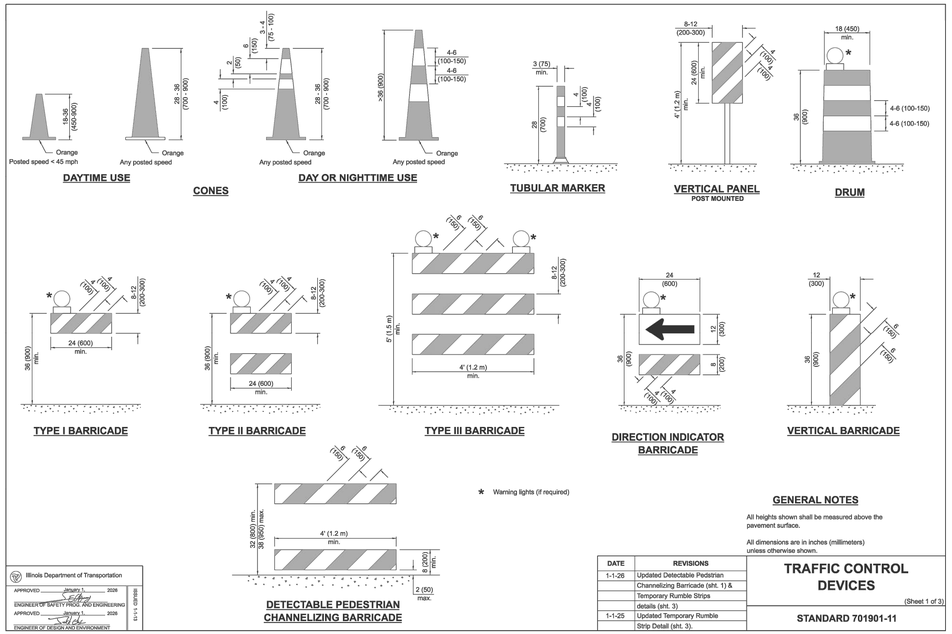
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS

SHEET NUMBER

18



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

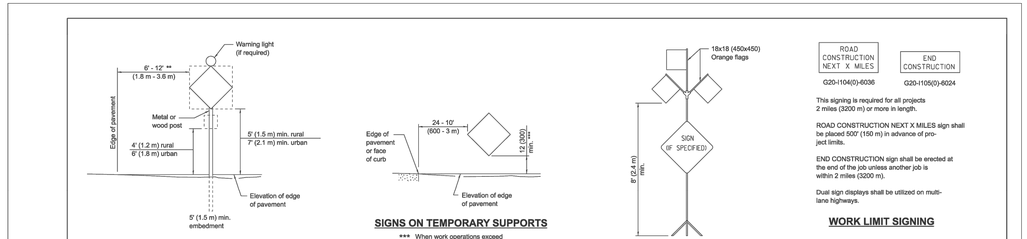
DATE	REVISIONS
1-1-26	Updated Detectable Pedestrian
	Channelizing Barricade (sht. 1) &
	Temporary Rumble Strips
	details (sht. 3)
1-1-25	Updated Temporary Rumble
	Strip Detail (sht. 3).

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-11

Illinois Department of Transportation
APPROVED January 1, 2026
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR(D) - 1-1-26

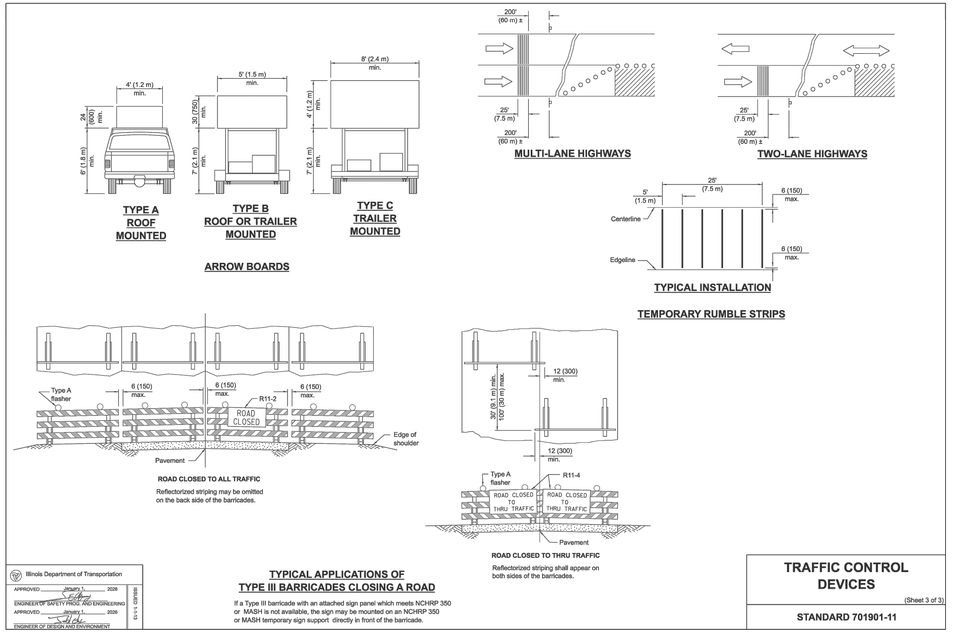


Illinois Department of Transportation
APPROVED January 1, 2026
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR(D) - 1-1-26

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-11

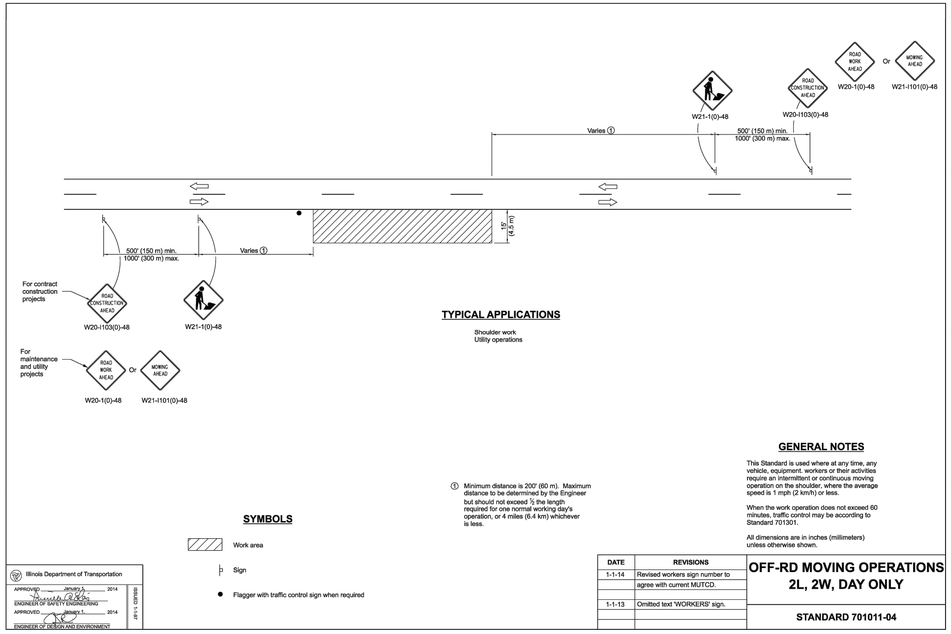


Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR(D) - 1-1-21

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-11



Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
BSLR(D) - 1-1-21

DATE	REVISIONS
1-1-14	Revised workers sign number to
	agree with current MUTCD.
1-1-13	Omitted text 'WORKERS' sign.

OFF-RD MOVING OPERATIONS 2L, 2W, DAY ONLY

STANDARD 701011-04

DATE	REVISIONS
6-5-26	ISSUED FOR PERMIT

PROJECT STAFF
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ISSUE: 1

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IDOT DETAILS

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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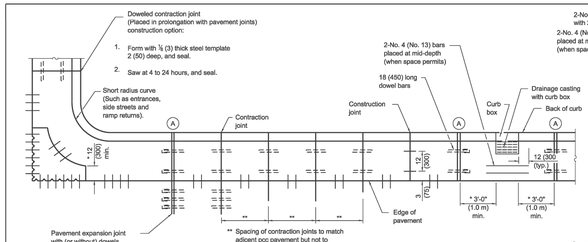
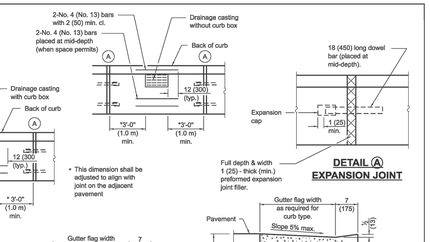
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS

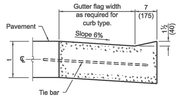
SHEET NUMBER
20



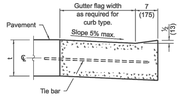


PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

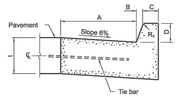
DETAIL Ⓐ
EXPANSION JOINT



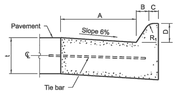
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



BARRIER CURB



MOUNTABLE CURB

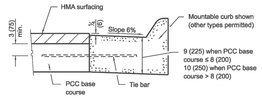
TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 *	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-8.12	12	2	5	5	2
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-8.18	18	2	5	5	2
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-8.24	24	2	5	5	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-2.24	24	2	4	2	3	2
(M-5.60)	(600)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	3	4	3	4	3
(M-10.15)	(150)	(75)	(100)	(75)	(100)	(75)
M-4.12	12	3	4	3	4	3
(M-10.30)	(300)	(75)	(100)	(75)	(100)	(75)
M-4.18	18	3	4	3	4	3
(M-10.45)	(450)	(75)	(100)	(75)	(100)	(75)
M-4.24	24	3	4	3	4	3
(M-10.60)	(600)	(75)	(100)	(75)	(100)	(75)
M-6.06	6	6	2	6	2	
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	
(M-15.60)	(600)	(150)	(50)	(150)	(50)	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

M-2.06 (M-5.15), M-2.12 (M-5.30), and M-2.24 (M-5.60)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

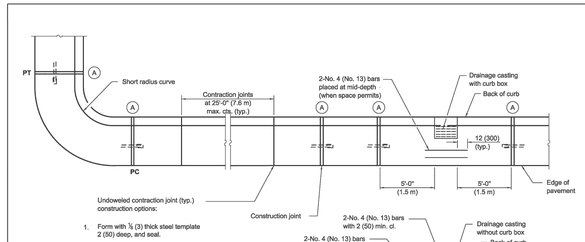
All dimensions are in inches (millimeters) unless otherwise shown.

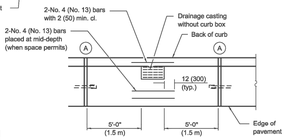
DATE	REVISIONS
1-1-26	Added M-2.24 (M-5.60) to
	Mountable Curb Table
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

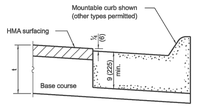
STANDARD 606001-09

Illinois Department of Transportation
APPROVED _____ January 1, 2026
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
BSDDR1 1 of 2

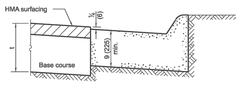




PLAN

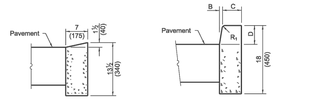


ON DISTURBED SUBGRADE



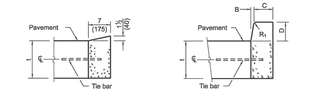
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

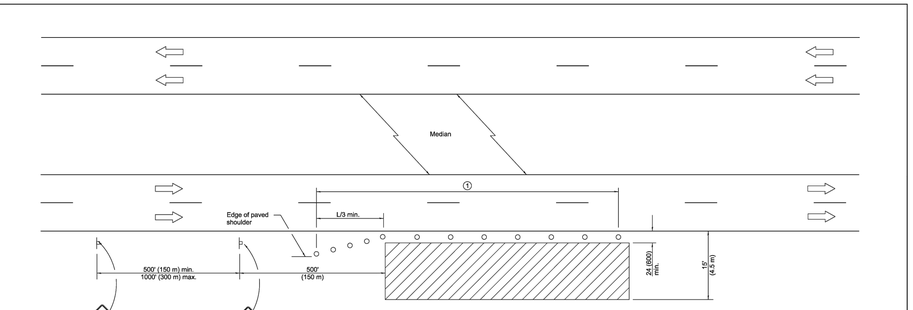
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-09

Illinois Department of Transportation
APPROVED _____ January 1, 2026
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
BSDDR2 1 of 2



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

SYMBOLS

Work area
Sign
Cone, drum or barricade

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=W(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

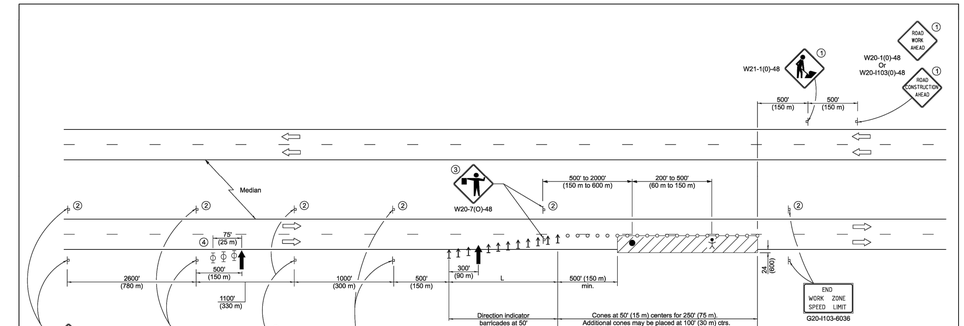
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

Illinois Department of Transportation
APPROVED _____ January 1, 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ January 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED _____ January 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT
BSSD 1 of 1



TYPICAL APPLICATIONS

Pavement patch
Utility operations
Bituminous resurfacing

L = lane width X taper ratio	
Normal Posted Speed	Taper Ratio
mph	
55	55/1
45	45/1

SYMBOLS

Arrow board
Work area
Sign
Direction indicator barricade
Cone, drum or barricade
Flagger with traffic control sign
Worker
Type II barricade, drum, or vertical barricade with monodirectional flashing light

① Undivided roadway only with left lane closure in opposite direction.

② Omitted when median is less than 10' (3 m).

③ FLAGGER signs shall be moved as necessary to maintain the required spacing between the sign and each separate work activity.

④ Three Type II barricades, drums, or vertical barricades at 25' (8 m) centers.

GENERAL NOTES

This Standard is used where at any time, any vehicle, equipment, workers or their activities will encroach on the lane adjacent to the shoulder, or on the shoulder within 24 (600) of the edge of pavement.

This Standard also applies when work is being performed in the left lane. Under these conditions, LEFT LANE CLOSED signs shall be substituted for RIGHT LANE CLOSED signs. On undivided highways, signs shall be added in the opposite direction as shown.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-17	Revised END WORK ZONE SPEED
	LIMIT sign. Changed device spacing
	at first arrow board.
1-1-15	Revised END WORK ZONE SPEED
	LIMIT sign dimensions.

LANE CLOSURE, MULTILANE, DAY OPERATIONS ONLY, FOR SPEEDS ≥ 45 MPH TO 55 MPH

STANDARD 701421-08

Illinois Department of Transportation
APPROVED _____ January 1, 2017
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED _____ January 1, 2017
ENGINEER OF DESIGN AND ENVIRONMENT
BSSD 1 of 1

REVISIONS	DATE
1 ISSUED FOR PERMIT	6-5-26

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ENGINEER:
ENGINEER:
TECHNICIAN:

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www.smeconsulting.com
DESIGN FIRM NO. 184.006887-0002

IDOT DETAILS
TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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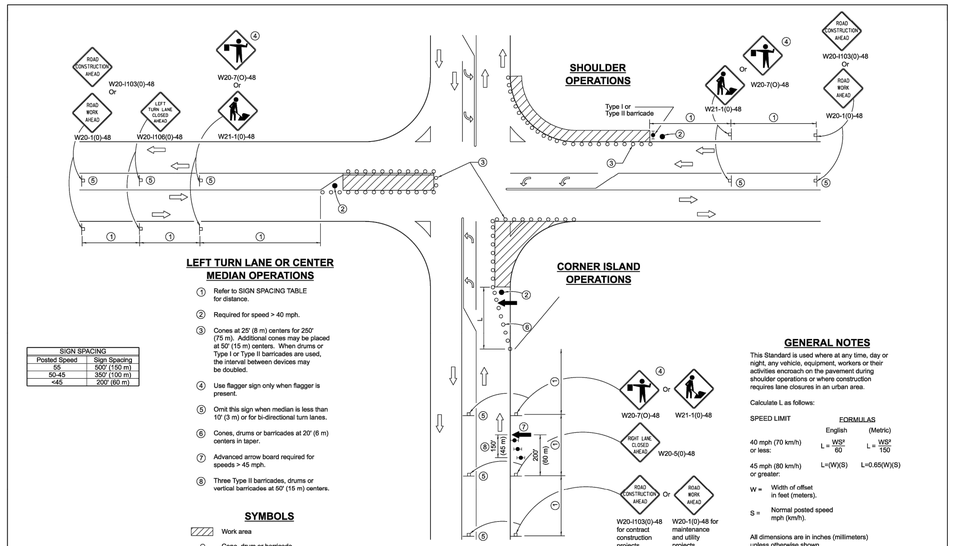
PROJECT NO.: 250965
BASE FILE:
SHEET FILE:
ISSUE DATE: AUG 12, 2025
SCALE: NTS
SHEET NUMBER
21



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

① Refer to SIGN SPACING TABLE for distance.

② Required for speed > 40 mph.

③ Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

④ Use flagger sign only when flagger is present.

⑤ Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.

⑥ Cones, drums or barricades at 20' (6 m) centers in taper.

⑦ Advanced arrow board required for speeds > 45 mph.

⑧ Three Type III barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT — FORMULAS

	English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

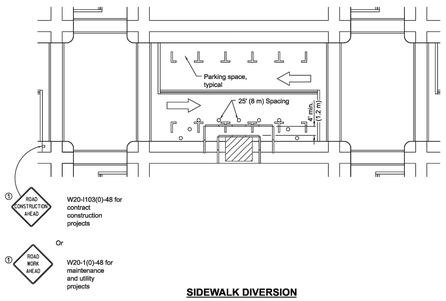
APPROVED January 5, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED January 5, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

JP11.1 630999

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT
	TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board
	upstream from taper. Revised
	workers sign number.

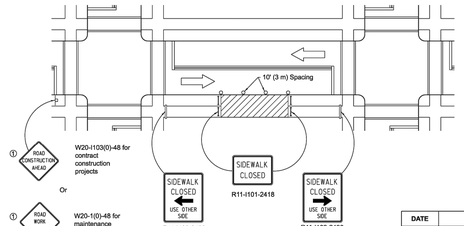
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



① Omit whenever duplicated by road work traffic control.

SIDEWALK DIVERSION



SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701801.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 5, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED January 5, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

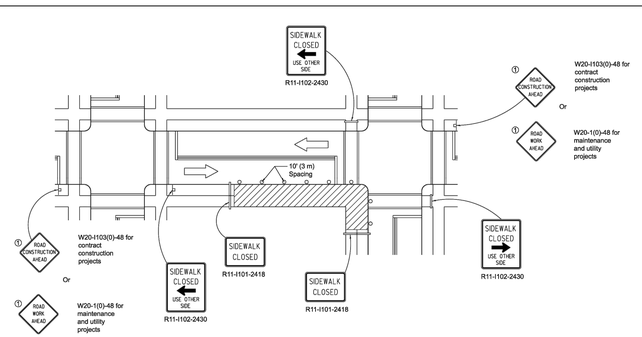
JP11.1 630999

DATE	REVISIONS
4-1-16	Omitted orange safety fence from
	standard as this is covered in
	the standard spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views.
	Renamed Standard.

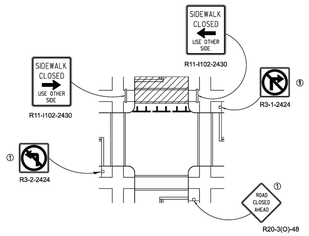
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

APPROVED January 5, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED January 5, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

JP11.1 630999

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

DATE	REVISIONS
6-5-25	ISSUED FOR PERMIT

PROJECT STAFF	ISSUE
PROJECT MANAGER: W. HEYBURN, P.E.	1
ENGINEER:	
ENGINEER:	
TECHNICIAN:	

SME
SEVEE & MAHER ENGINEERS
Formerly Bono-Consulting Civil Engineers
DESIGN FIRM NO. 184.006811002
2132 BUSSE HIGHWAY
PARK RIDGE, ILLINOIS
847.292.0500
www.smeconsulting.com
4729 MEADOWLANDS PKWY, STE 110
VALPARAISO, IN
219.476.4650
www.smeconsulting.com

IDOT DETAILS

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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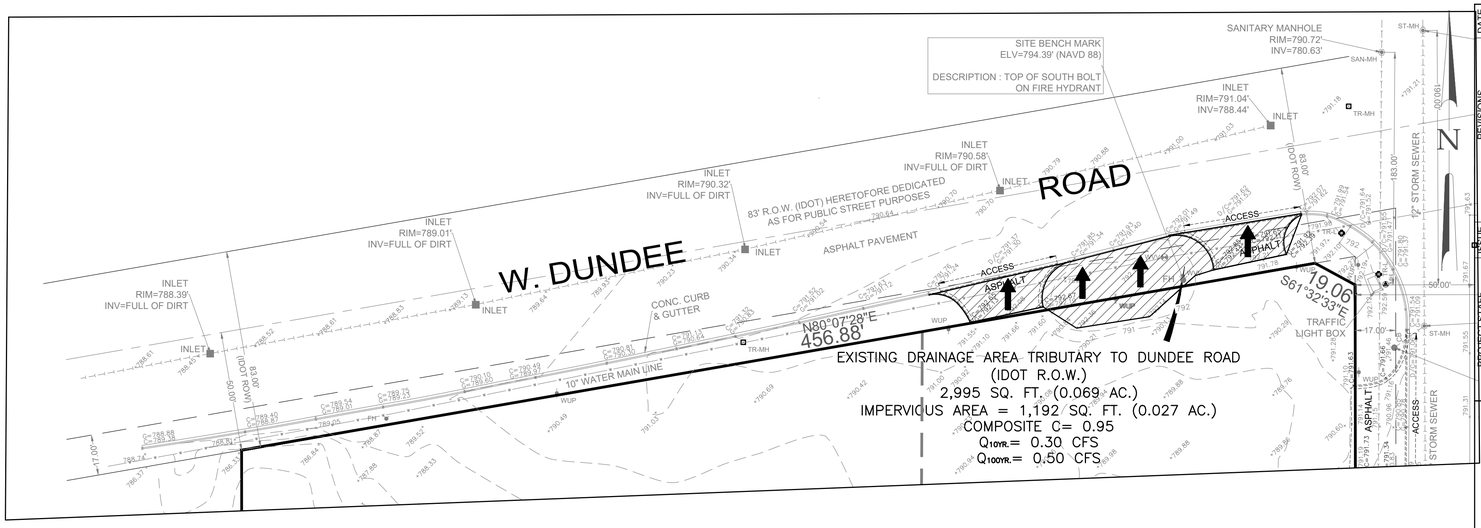
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS

SHEET NUMBER
22

EXISTING CONDITIONS
SCALE 1" = 30'

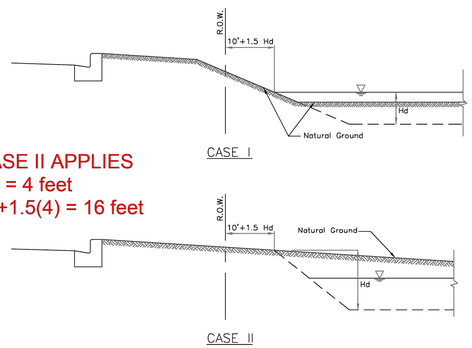
STORMWATER DETENTION CALCULATIONS							
NORTHEAST ILLINOIS							
(Illinois State Water Survey Bulletin #70 Rainfall Data)							
Outflow Rate (Based on existing conditions)							
Tributary Drainage Area				**Diverted Drainage Area**			
	Area =	0.069	acres	Area =		acres	
	c =	0.6		c =			
RAINFALL INTENSITY (i)			**TIME OF**	**EXISTING DISCHARGE (Qo)**			
i(10) =	6.48	in/hr	**CONCENTRATION**	Q10 =	0.3	cfs	
i(50) =	9.36	in/hr	**(Tc)**	Q50 =	0.4	cfs	
i(100)=	10.92	in/hr	5 minutes	Q100=	0.5	cfs	



PUBLIC ACT 86-616

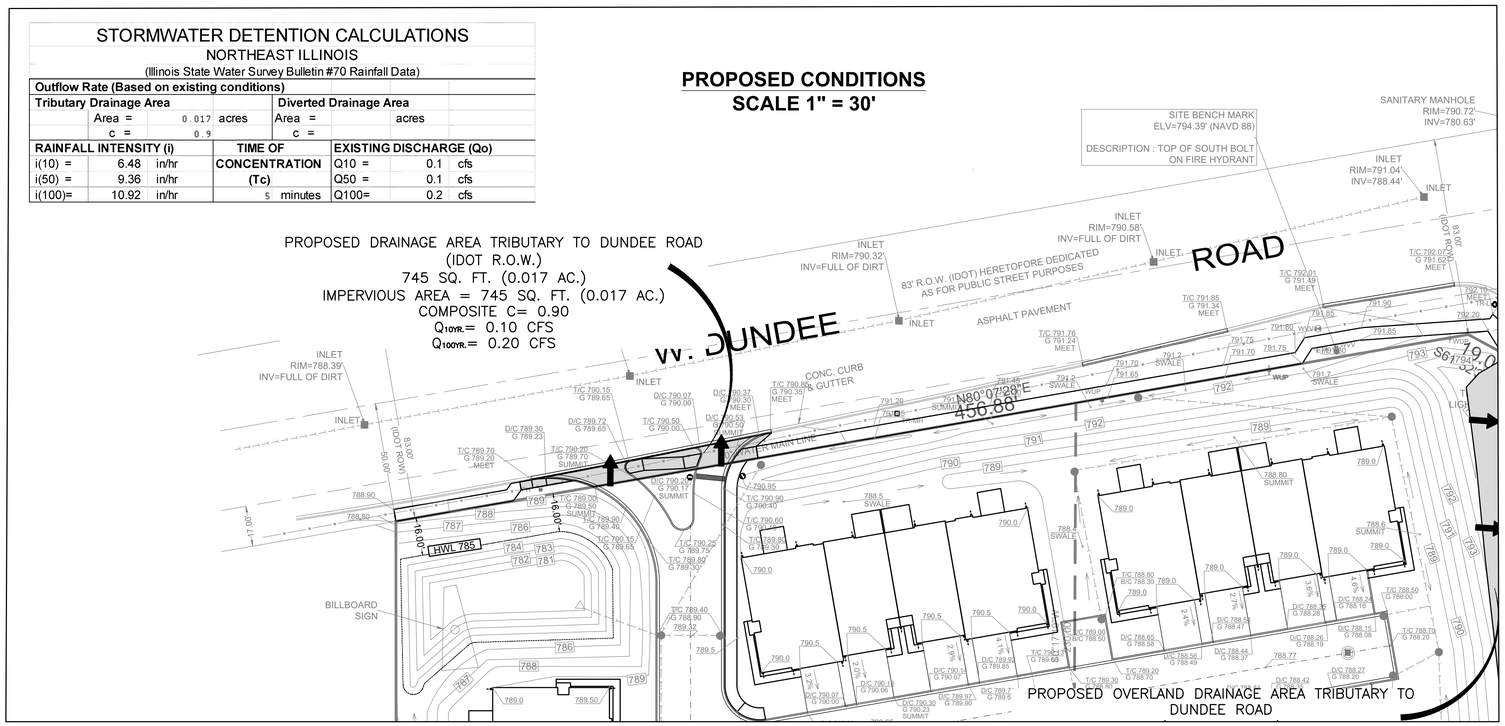
DRAINAGE FACILITY & EARTHEN BERM

CONSTRUCTED ADJACENT TO THE HIGHWAY R.O.W.



STORMWATER DETENTION CALCULATIONS							
NORTHEAST ILLINOIS							
(Illinois State Water Survey Bulletin #70 Rainfall Data)							
Outflow Rate (Based on existing conditions)							
Tributary Drainage Area				**Diverted Drainage Area**			
	Area =	0.017	acres	Area =		acres	
	c =	0.9		c =			
RAINFALL INTENSITY (i)			**TIME OF**	**EXISTING DISCHARGE (Qo)**			
i(10) =	6.48	in/hr	**CONCENTRATION**	Q10 =	0.1	cfs	
i(50) =	9.36	in/hr	**(Tc)**	Q50 =	0.1	cfs	
i(100)=	10.92	in/hr	5 minutes	Q100=	0.2	cfs	

PROPOSED CONDITIONS
SCALE 1" = 30'



REVISIONS			
NO.	ISSUE	DATE
1	ISSUED FOR PERMIT	6-5-26

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

SME
SEVEE & MAHER ENGINEERS
Formerly Bono-Consulting Civil Engineers
DESIGN FIRM NO. 184.006811002

IDOT ROW (DUNDEE) DRAINAGE EXHIBIT

TOWNHOUSE DEVELOPMENT
885 DUNDEE RD, PALATINE, IL 60074

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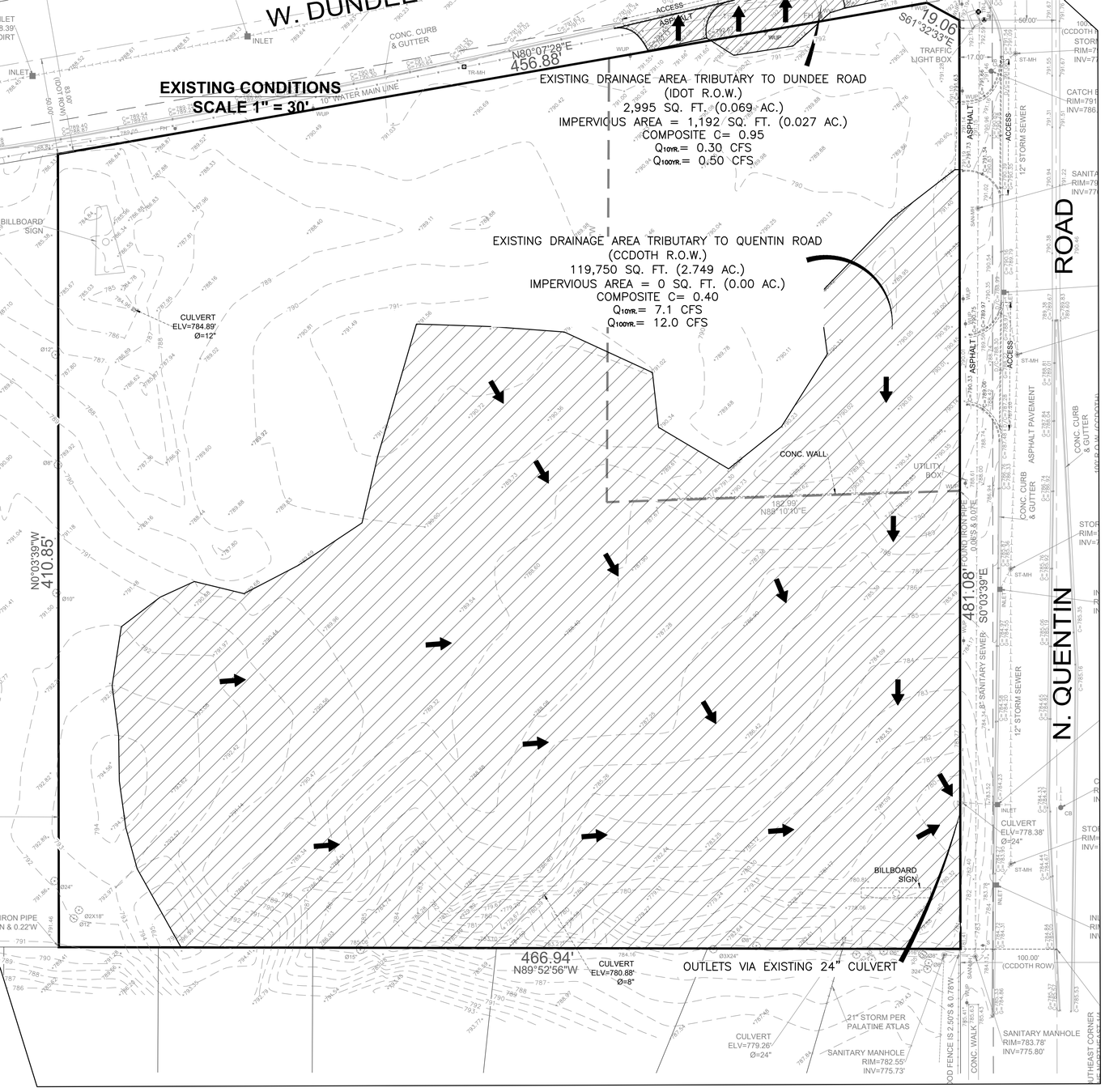
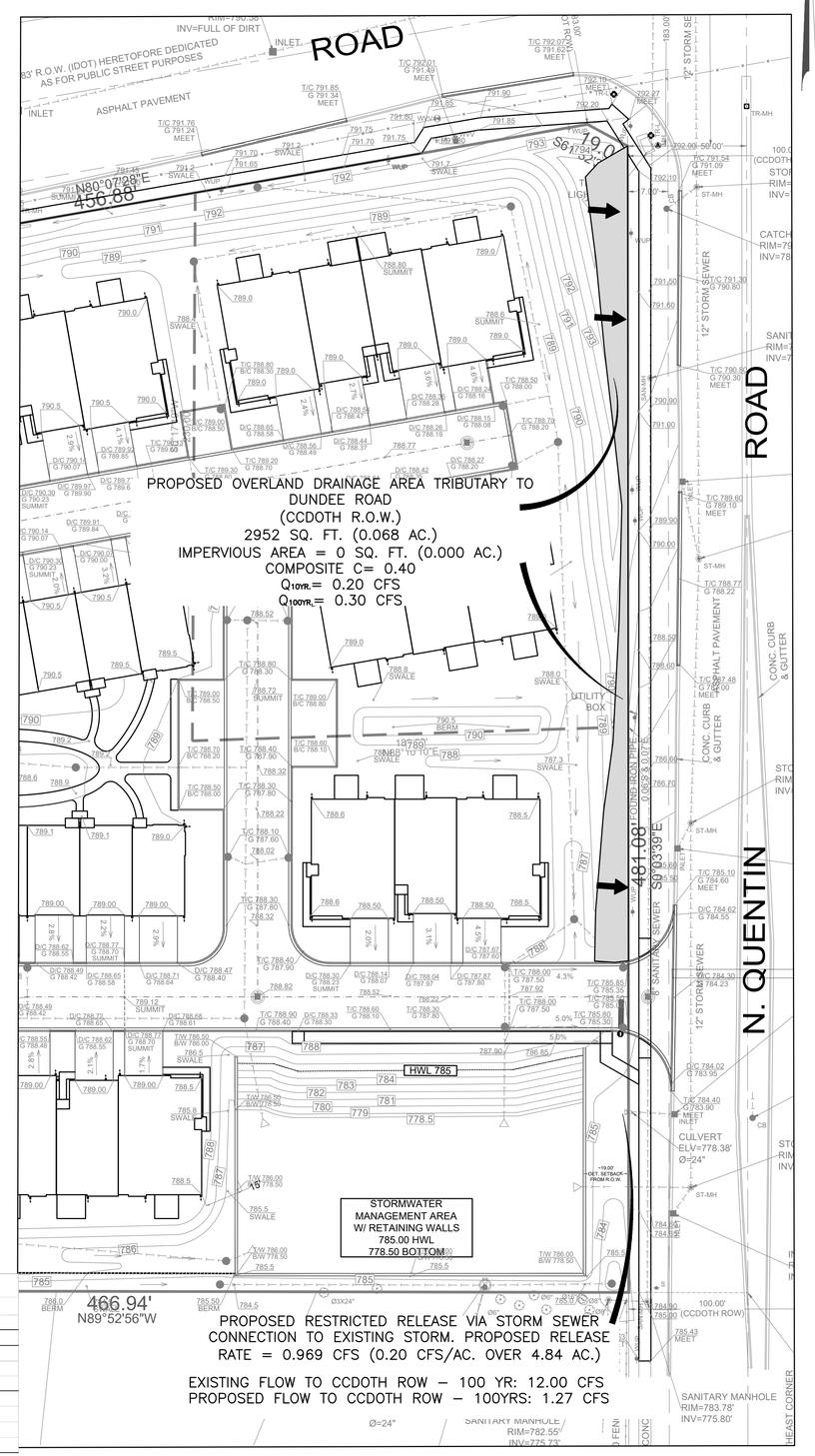
PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=30'-0

SHEET NUMBER
23

EXISTING CONDITIONS
SCALE 1" = 30'



PROPOSED CONDITIONS
SCALE 1" = 30'

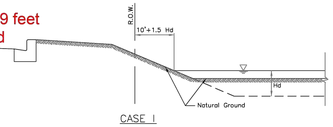


PUBLIC ACT 86-616

DRAINAGE FACILITY & EARTHEN BERM

CONSTRUCTED ADJACENT TO THE HIGHWAY R.O.W.

CASE I APPLIES
Hd = 6.5 feet
10+1.5(6) = 19 feet
19 ft/ provided



CASE I

STORMWATER DETENTION CALCULATIONS

NORTHEAST ILLINOIS

(Illinois State Water Survey Bulletin #70 Rainfall Data)

Outflow Rate (Based on existing conditions)

Tributary Drainage Area			Diverted Drainage Area		
Area =	0.068	acres	Area =		acres
c =	0.4		c =		

RAINFALL INTENSITY (i)			TIME OF CONCENTRATION		EXISTING DISCHARGE (Qo)		
i(10) =	6.48	in/hr	(Tc)		Q10 =	0.2	cfs
i(50) =	9.36	in/hr			Q50 =	0.3	cfs
i(100)=	10.92	in/hr		5 minutes	Q100=	0.3	cfs

DATE	REVISIONS	ISSUE
6-5-25	ISSUED FOR PERMIT	1

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

SME
SEVEE & MAHER ENGINEERS
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(847) 882-7500
www.smeengineering.com
DESIGN FIRM NO.: 184.006811002

CCDOTH ROW (QIENTIN) DRAINAGE EXHIBIT

TOWNHOUSE DEVELOPMENT

885 DUNDEE RD, PALATINE, IL 60074

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

SHEET NUMBER
24

1 S-1.0 **PROPOSED SITE PLAN**

0 1' 3' 5'

SCALE: 1" = 30'-0"

SITE DATA BASED ON EXISTING R-3 MULTI-FAMILY ZONING DISTRICT

REQUIRED	PROPOSED	CODE REQUIRED
TOTAL LAND AREA	210,941 SF 4.84 AC	5,000 SF PER D/U
UNIT COUNT	38	
DENSITY	7.85 DU/AC	
YARDS		
FRONT	30'-0"	30 FEET
SIDE	40'-0"	25 FEET FOR CORNER LOTS 6'-0" ONE SIDE 16' TOTAL FOR INT. LOTS
REAR	40'-0"	40 FEET MIN
FAR	0.45	0.50 MAX
LOT COVERAGE	50.99%	50% MAX
BUILDING HEIGHT	± 34'-0"	50 FEET MAX OR 4 STORIES
PARKING		
GARAGE	76	
DRIVEWAY	76	
GUEST	14	
TOTAL	166 CARS (4.37 CARS / UNIT)	2.25 CARS / UNIT

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED PALATINE TOWNHOMES

N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE:	DRAWN:	DESCRIPTION:
10-14-2025	PS	ZONING REVIEW
10-27-2025	PS	REVISED SITE
3-5-2026	SF	PALATINE VILLAGE COORDINATION
6-10-2026	SF	SITE PLAN COORDINATION

2025-0112
PROJECT NUMBER

10-27-2025
DATE

PS/KK DRAWN BY — **SF** FINAL REVIEW

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ARCHITECTURAL SITE PUD

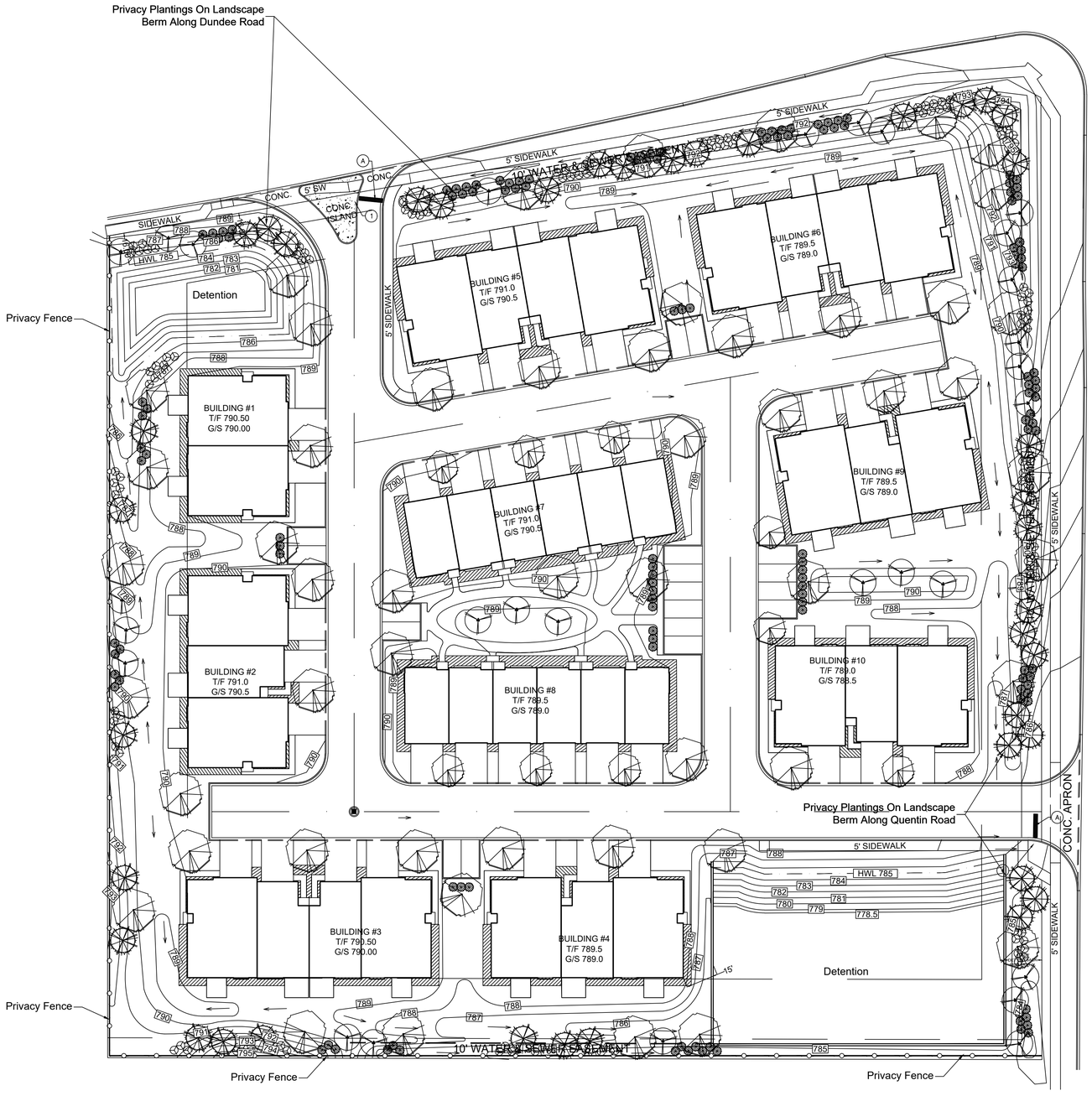
SHEET NAME

S-1.0

SHEET

P:\2025\2025-0112\Drawing Files\Construction Documents\Architectural\2025-0112_xSite Layout — 20250610.dwg 6/10/2026 3:43 PM SFRANOS S-1.0

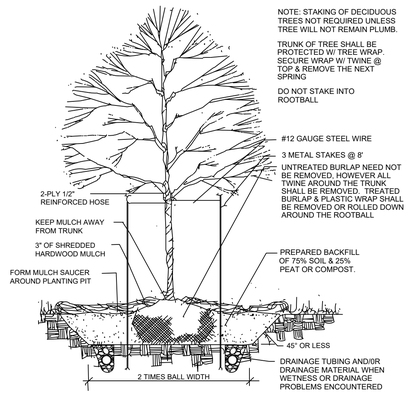
885 W. Dundee Road & 1490 N. Quentin Road: Rendering & Proposed Exterior Building Materials



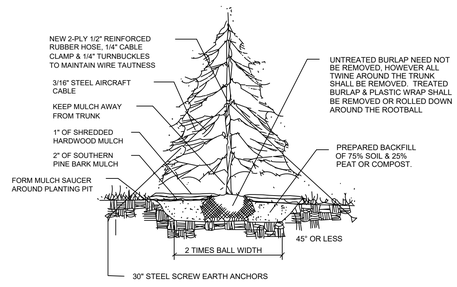
NOTE: This landscape plan is preliminary in nature. Proposed planting types, quantities, locations and sizes may vary pending final site plan & engineering (grading, utilities, easements, etc.).

LEGEND

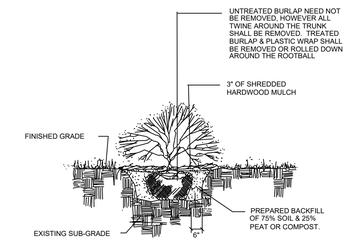
- DECIDUOUS SHADE TREE - 2.5"
- COLUMNAR SHADE TREE - 2.5"
- ORNAMENTAL TREE - 6' cl.
- EVERGREEN TREE - 6'
- DECIDUOUS SHRUBS - 5 Gal./3 Gal.
- EVERGREEN SHRUBS - 5 Gal./3 Gal.
- FOUNDATION PLANTINGS - Deciduous & Evergreen Shrubs, Perennials, Ornamental Grasses & Groundcovers



DECIDUOUS TREE
NTS



EVERGREEN TREE
NTS



SHRUBS
NTS

Know what's below. Call before you dig.

SCALE 1" = 30'

0 30 60

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

2 - Per Site Plan/Grading	2026-06-12
1 - Per Site Plan/Grading	2025-11-10

QUENTIN ROAD TOWNHOME DEVELOPMENT

1490 Quentin Road
Palatine, Illinois

STATE OF ILLINOIS
RONALD PLONKA
no. 157-000717
LICENSED LANDSCAPE ARCHITECT
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PRELIMINARY P.U.D. LANDSCAPE PLAN

DATE: 2025-07-23
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-1

PROJECT NO.: 1725 - 2457

Chesterfield Smooth Finish

Chesterfield Smooth Finish in Almond and Natural Clay

White | Almond | Grey | Natural Clay

Chesterfield Smooth Finish

STC 21

Heights: 4′, 5′ & 6′
Picket Style: 7/8″ x 7″ Tongue & Groove
Steel Reinforced Bottom Rail
Steel Reinforced Top Rail for ColorLast Colors
(4′ not available in Natural Clay)
(Grey only available for 6′ height)

Distinctive
Deco Rail
Design

Cap Styles (shown in White)

Gothic | Flat Internal | Flat External | New England | Ball

Gothic Cap not available in Grey
Ball Cap not available in Natural Clay and Grey
Flat Internal Cap 4′ height only

Chesterfield Smooth Finish **Decorative Accents and Styles**

Customers look to CertainTeed for the latest innovations in style and performance. We're bringing you privacy in a different view with Chesterfield's expanded selection of Smooth Finish Decorative Accents and Styles.

Add a unique, decorative style with Chesterfield Swoop and S Curve to make your fence stand out among the rest.

with Swoop

STC 21

Ideal for transitioning from low to high fence.

Heights: Transitions from 6′ to 4′
Picket Style: 7/8″ x 7″ Tongue & Groove Steel Reinforced Bottom Rail

White | Almond

with S Curve

STC 21

Ideal for transitioning from low to high fence.

Heights: Transitions from 6′ to 4′
Picket Style: 7/8″ x 7″ Tongue & Groove Steel Reinforced Bottom Rail

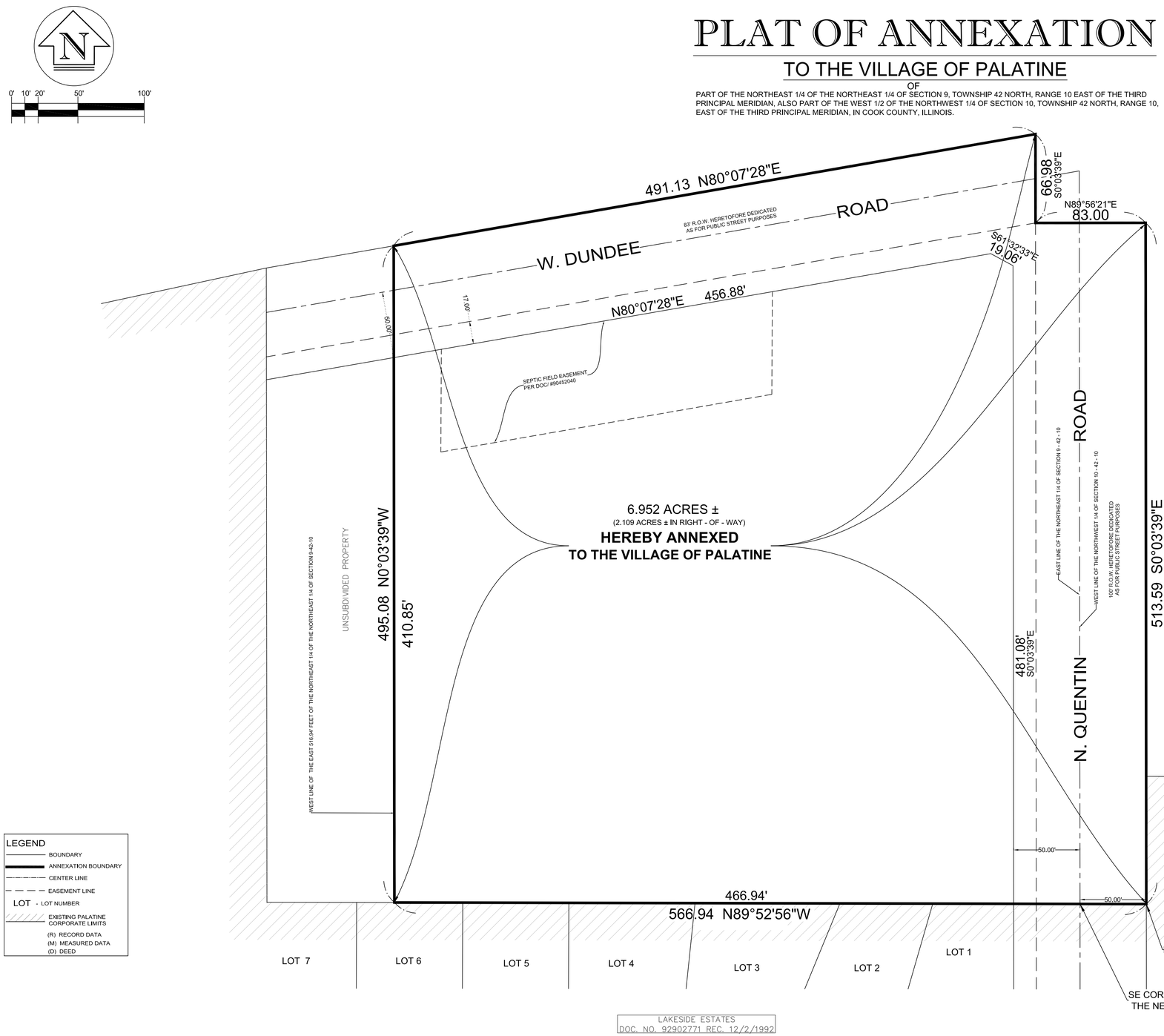
White | Almond

PLAT OF ANNEXATION

TO THE VILLAGE OF PALATINE

OF

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- BOUNDARY
- ANNEXATION BOUNDARY
- CENTER LINE
- EASEMENT LINE
- LOT - LOT NUMBER
- EXISTING PALATINE CORPORATE LIMITS
- (R) RECORD DATA
- (M) MEASURED DATA
- (D) DEED

DEVELOPER DATA TABLE: ANNEXATION PLAT		
DESCRIPTION	VALUE	UNIT
a) TAX / PARCEL IDENTIFICATION NUMBER(s) (PINs): 02 - 09 - 203 - 008 - 0000; 02 - 09 - 203 - 009 - 0000; 02 - 09 - 203 - 010 - 0000		
b) SUBJECT PROPERTY BEING ANNEXED	6.952	ACRES
	302,830	SQUARE FEET

PLANNING AND ZONING COMMISSION
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2___.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL
APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 2___.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER
STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 2___.

SIGNED: _____
VILLAGE ENGINEER

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE ANNEXATION OF SAID PROPERTY TO THE VILLAGE OF PALATINE.

DATED THIS _____DAY OF _____, A.D. 20___.

BY: _____
OWNER'S SIGNATURE TITLE:

ADDRESS: _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED _____ SIGNED THE SAID INSTRUMENT AS _____ OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS_____DAY OF
_____, 20___.

BY: _____
NOTARY PUBLIC

COMMISSION
EXPIRES_____

LEGAL DESCRIPTION OF ANNEXATION
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 50.00 FEET EAST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 89 DEGREES 52 MINUTES 25 SECONDS WEST A DISTANCE OF 566.94 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 39 SECONDS WEST TO THE NORTH LINE OF WEST DUNDEE ROAD, A DISTANCE OF 495.08 FEET; THENCE NORTH 80 DEGREES 07 MINUTES 28 SECONDS A DISTANCE OF 491.13 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 66.98 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS EAST A DISTANCE OF 83.00 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 513.39 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I ROY G. LAWNICZAK, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF PALATINE AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

I FURTHER STATE THAT THE BEARINGS SHOWN ARE BASED O GRID NORTH AS DETERMINED BY ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF JULY, 2026 AT RIVER FOREST, ILLINOIS.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

PROJECT No.: 2026-32217-2	PLAT PREPARED FOR: **CORNERSITE LLC**	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM
ISSUE DATE: 07/07/2026		
SCALE: 1"=40		
SHEET NUMBER 1 OF 1		

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

Townhomes at Deer Grove

PROJECT NARRATIVE

885 Dundee Rd/1490 Quentin Rd

Developer Cornersite, LLC (the "Developer") is the contract purchaser of the 4.87 acre site located at the southwest corner of Dundee Road and Quentin Road currently located in unincorporated Cook County (the "Property"). The Property, comprised of three separate parcels and commonly known as 885 Dundee Rd, Palatine is currently zoned C3 General Service District in unincorporated Cook County. Through the use of a PUD substantially in accordance with the R3 zoning district, we are proposing to rezone the property and annex it into the Village of Palatine for the purpose of constructing a 38-unit rental townhome community. We believe the proposed use and density fits in well with the existing neighborhood and will help meet the growing demand for attached built-for-rent housing.

Although the property is currently unincorporated and not located within village boundaries, it is designated as Single Family Attached zoning in the Palatine Future Land Use Map accompanying the 2025 Comprehensive Plan. Additionally, the site is designated as an "Opportunity Site" for future annexation and development. With several existing multifamily and townhome developments along both Dundee and Quentin Roads, the project will blend in nicely with the existing built environment.

The most recent use of the +/- 1 acre of the property nearest to the corner was as a gas station with two curb cuts each on both Dundee and Quentin roads within 200 feet of the intersection. We propose to close the existing curb cuts in favor of one access point on each road. After consultation with a traffic engineer at BLA, Inc., we determined that the best approach would be to install a right-in/right-out access on Dundee Rd (controlled by IDOT) approximately 450 feet west of the intersection and a full access drive on Quentin Rd (controlled by CDOT) approximately 450 feet south of the intersection and aligned opposite the full access entrance to Holy Resurrection Orthodox Church.

There are currently two billboards installed on the Property leased to the Lamar Companies. The one in the southeast corner is on a one year lease, so we plan to terminate the lease upon closing of the acquisition of the property. However, there are approximately twelve years remaining the LED sign at the northwest corner of the property along Dundee Rd. Our intent is to terminate the lease for the LED sign with Lamar at the earliest possible opportunity.

As proposed, the project will consist of 40 townhomes spread across eight 2-story and two 3-story buildings set amongst landscaped drives and courtyards. The bulk and density, including all setbacks, conform entirely with those prescribed for the R3 zoning district. Maximum height will be 35' for 3-story buildings and 22' for the 2-story buildings. Exterior cladding will consist of fiber cement siding with masonry accents. All units will be three-bedroom, two and a half bath townhomes with attached 2-car garages. An additional 80 "Driveway" parking spots behind each units' garage and 17 additional guest parking

spaces scattered are included throughout the site yielding a total of 177 spaces for a parking ratio of 4.43 spaces per dwelling unit.

As is the case with most attached single-family dwellings outside of the village center, units abutting public roads will have both pedestrian and vehicular access facing the interior of the site rather than the public road. Building height and rear setbacks of the front-loaded 2-story buildings are designed to mimic that of the single-family homes they back up to in order to minimize the impact on neighboring residents. A landscaped berm along both Dundee and Quentin Roads will serve to provide an appealing streetscape while adding privacy to the residents' rear yards, as is consistent with surrounding community. The two, rear-loaded 3-story buildings will face an interior landscaped courtyard while efficiently sharing the interior drives with the 2-story front-loaded units.

Each 3-bedroom townhome will range in size from 1826—2004 square feet (excluding garage) and feature a 2-car attached garage at grade, modern open living spaces, three bedrooms, two full baths and a powder room. The end units on the 2-story buildings will feature first floor primary suites and a study, while all 3-story units include a first floor bonus room ideal for a home office, gym or playroom. The development is expected to appeal to everyone from those just starting families, young empty-nesters looking to downsize and anyone seeking a convenient location in an area with outstanding amenities and public schools. Initial rents are expected to range from $3900-$4500 per month.

The architecture will be in the "Transitional" style, consistent with high-end suburban townhome design featuring a combination of fiber cement panel and full bed masonry. It's designed to blend into the neighborhood context which features single family homes to the south and west, commercial and institutional uses to the east and the expansive Deer Grove Forest Preserve to the north.

All interior drives and courtyards will be extensively landscaped and hardscaped. Stormwater management will meet both Village and MWRD detention requirements through surface detention in the southeast and northwest corners. A retaining wall will be incorporated at the larger basin adjacent to Quentin Rd. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

In anticipation of potential future expansion to include the +/- 1 acre property directly to the west of the subject property, the site plan allows the potential for one of the interior drive isles to be extended to the west to incorporate that site should the opportunity allow.

Cornersite, LLC and SFP Properties, LLC (www.sfpproperties.com) are affiliated real estate investment, property management and development firms with over a 20+ years experience in commercial and residential development, management and operations. We have recently completed rental townhome communities in Highland Park (www.425bloom.com), Mount Prospect (www.lionsparkrow.com) and Northbrook (www.pointedrive.com).

TO: The Mayor and Village Council
Village of Palatine, Illinois

VERIFIED PETITION TO ANNEX TERRITORY UNDER ILLINOIS REVISED STATUTES, CHAPTER 24, SECTION 7-1-9

The undersigned petitioner(s) having been first duly placed under oath, states under penalty of perjury as follows:

1. That the undersigned petitioner(s) is/are the owner(s) of record of all of the following legally described property:

(See Exhibit "A")

2. That there are no electors residing on the above described territory, or at least 51% of the electors residing on the above described territory join in this petition.

3. That the above described territory is not within the corporate limits of any municipality but is or will at the time of annexation be contiguous to the Village of Palatine, a municipal corporation in the State of Illinois, as shown by the attached plat.

4. Wherefore, the undersigned petitioners request that the above described territory be annexed to the Village of Palatine, subject to a mutually acceptable Annexation Agreement.

Docusign Envelope ID: 08E6DA00-7EAF-4D5D-94D3-1077F248CBE5

Name	Address	Signature	Owner (Check one or both)	Elector
Karen Savoy, and/or Assigns	151 Rose Dr., Bloomingdale, IL 60108	Karen Savoy	✓	

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
DuPage

UNDER OATH, Signed, Sworn to and Affirmed before me on this 26 day of January, 2026.

OFFICIAL SEAL
HARSHAD PATEL
Notary Public, State of Illinois
Commission No. 980593
My Commission Expires
November 01, 2027

H. V. Patel
Notary Public

(forms\annexagr.bus)

Name	Address	Signature	Owner (Check one or both)	Elector
Kyrie Mario	1430 Pioneer Forest Dr 60435		✓	

STATE OF ILLINOIS)
, SS
COUNTY OF COOK)

UNDER OATH, Signed, Sworn to and Affirmed before me on this 23rd day of January, 2026.

Official Seal
REBECA HEREDIA
Notary Public, State of Illinois
Commission No. 973429
My Commission Expires June 14, 2027

Notary Public

Name	Address	Signature	Owner (Check one or both)	Elector
Renee Bono	3101 S. OCEAN DR Hollywood FLA 33019	Renee Bono	X	

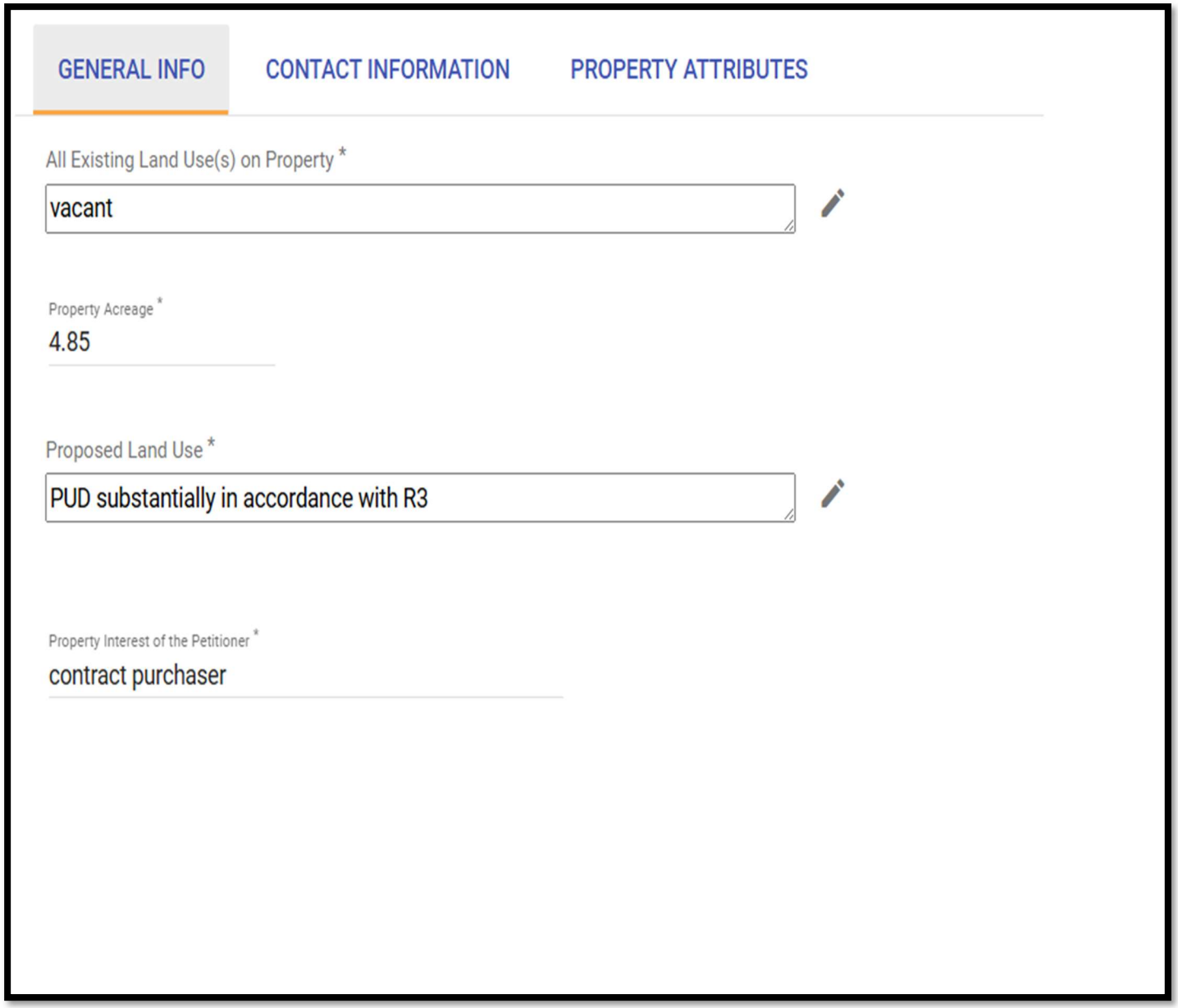
STATE OF ~~ILLINOIS~~ FLORIDA)
) SS
COUNTY OF ~~COOK~~ BROWARD)

UNDER OATH, Signed, Sworn to and Affirmed before me on this 23RD day of JANUARY, 2026.

Notary Public

YESICA RANGELOFF
Notary Public - State of Florida
Commission # HH 283208
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

(forms\brnexagr.bus)


GENERAL INFO
CONTACT INFORMATION
PROPERTY ATTRIBUTES
All Existing Land Use(s) on Property *
vacant
Property Acreage *
4.85
Proposed Land Use *
PUD substantially in accordance with R3
Property Interest of the Petitioner *
contract purchaser

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 1490 N. Quentin Rd & 885 W. Dundee Rd

◉ ○ ○ ○

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of JULY, A.D. 20 26., and the last publication thereof was made on the 23RD day of JULY, A.D. 20 26.

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

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

"OFFICIAL SEAL"
MARY A WENZL
Notary Public, State Of Illinois
Commission No. 532167
My Commission Expires August 06, 2029

Mary A. Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of JULY A.D., 20 26.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of JULY A.D., 20 26.

My commission expires the 6TH day of AUGUST A.D., 20 29.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 11, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Annexation from unincorporated Cook County into the Village of Palatine;**
- **Final Planned Development to allow a 38-unit townhouse development;**
- **Final Plat of Subdivision; and**
- **Rezoning to Planned Development**

The now vacant property is located at the southwest corner of Quentin Road and Dundee Road and consists of 3 separate lots, is commonly known as 1490 N. Quentin Road and 885 W. Dundee Road.

The Petitioner is requesting a Final Planned Development to allow a 38-unit rental townhouse development. The proposed development would include 10 separate buildings, with a combination of 2 and 3-story buildings. The property is located in unincorporated Cook County and would be annexed into the Village, as part of the Final Planned Development review.
Property identification numbers:

02-09-203-008-0000
02-09-203-009-0000
02-09-203-009-0000

The subdivision would consolidate the 3 lots into 1 lot.

The above petition has been filed by David Schwartz, Cornersite LLC, developer and contract purchaser of the property, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000279-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of July 2026

BV