VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

APRIL 18, 2022

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - April 11, 2022

IV. MAYOR'S REPORT

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

2. Consider a Motion Concurring with the Mayor's Village Council Committee Assignments

3. Proclamation - Arbor Day, April 29, 2022

4. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road (Council District: One)

2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way (Council District: Four)

2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Palatine Road Improvements Discussion

2. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase

2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve 2022 Warrant #8

2. Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road (Council District: One)

3. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way (Council District: Four)

4. Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase

5. Consider a Motion to Amend the 2022 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

APRIL 11, 2022

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Deputy Village Clerk Doris Sadik

II. PLEDGE TO THE FLAG – Time: 7:00 PM

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

III. APPROVAL OF MINUTES – Time: 7:00 PM

1. Village Council & Committee of the Whole - Regular Meeting - April 4, 2022 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Friday, April 15: 5:45PM-8PM
American Legion Fish Fry
American Legion Post 690

Saturday, April 16: 11AM-1PM
Palatine Jaycees Egg Hunt
Falcon Park

Saturday, April16: 10:30AM-1PM
Pictures with the Easter Bunny
Palatine Plaza

V. RECESS TO THE COMMITTEE OF THE WHOLE

Recess to Committee of the Whole **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:01 PM

GREG SOLBERG, CHAIRMAN

1. 607, 613, and 623 E. Algonquin Road Development

Motion was to approve Items A. and B.

Ben Vyverberg presented LPC's request for final approval of their 28.55 acre proposed development of a 367,696 square foot warehouse, distribution, or light manufacturing building, with associated parking and truck docks. Vyverberg outlined Conditions including the landscaping to screen residents to the northeast, parking, lighting, access and sidewalks. Tenants are required to be specific on approved use.

In response to Councilman Solberg, Vyverberg noted the developer is finalizing solid fencing and deferred to the developer.

Will Freve, Logistics Property Co. (LPC), 1 N. Wacker Drive, Chicago, stated the

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final design will be acceptable with homeowners. Both parties are working through the conditions of the building process and the fence, which will be determined by the HOA and contributed to by LPC.

Village Manager Reid Ottesen noted that the fence will be located in Schaumburg, not under our jurisdiction.

In response to Councilman Myslinski, the HOA will be receiving contributions from the developer, but will be responsible to maintain landscaping on HOA property.

The sidewalk on the south side of Algonquin was to aid employees of this business and businesses to the east.

Attorney Jonathan Pope, Elgin, and Will Freve, noted lighting on the north side of the facility will be on the drive side of the building, screened from residents to the north.

Councilman Solberg complimented the valuable input from residents in the area and invited their comments.

Sylvia Folage, College Hill, appreciated assistance from developer and staff.

Vyverberg recommended approval of the Resolution for support for the filing of a 6b Cook County Tax Classification for the property located at 623 E. Algonquin Road.

A. Consider Ordinances and a Resolution Granting Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development Approvals for the Properties located at 607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road **- Approved** (Council District: Two)

B. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 623 E. Algonquin Road **- Adopted by Voice Vote** (Council District: Two)

2. As Submitted **-**

Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:18 PM

TIM MILLAR, CHAIRMAN

1. Consider Award of Contracts for Watermain Replacement and Engineering Services

Motion was to approve Items A., B., and C.

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Public Works Director Matt Barry recommended water main replacements on Harvard Court (from Illinois Avenue to the dead end) and Mallard Drive (from Illinois Avenue to Falmore Drive. This includes Pintail Court, Mallard Court, Tern Drive and Gull Court, including the cul-de-sacs connecting to Mallard Drive south of Illinois Avenue, using the lowest compliant bidder, Holiday Sewer and Water Construction, Inc. of Wauconda for $837,777.

Barry recommended water main replacements for Home Avenue (from Del Mar Drive to Thackeray), Ridge Trail (from Smith Street to the end of the cul-de-sac), Baldwin Road (from south of Inverrary Lane to Dundee), Gardenia Lane (from Old Hicks Road to Capri Drive), and Colfax Street (at Eric Drive), and awarding a contract to John Neri Construction Company, Incorporated of Addison, Illinois in the amount of $1,155,092.50.

Barry recommended awarding a contract for construction engineering to Doland Engineering for Construction Engineering Services for the 2022 Water Main Replacement Contract 2 and Contract 3 Projects in the not-to-exceed amount of $71,500.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

A. Consider a Motion to Award a Contract for the 2022 Water Main Replacement Contract 2 Project **- Approved by Voice Vote** (Council District: Two)

B. Consider a Motion to Award a Contract for the 2022 Water Main Replacement Contract 3 Project **- Approved by Voice Vote** (Council District: Multiple)

C. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2022 Water Main Replacement Contract 2 and Contract 3 Projects **- Approved by Voice Vote**

2. As Submitted **-**

Nothing was submitted.

C. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:20 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Ordinance Amending Chapter 3 - Alcoholic Beverages **- Motion Carried by Roll Call**

Based on the March 14th Council discussion, Village Manager Reid Ottesen proposed amending Chapter 3 to adjust closing times of all restaurant/bars

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and other establishments with later closing times to 2 AM Thursday, Friday and Saturday evenings. He proposed adjusting hours on A, A-1, H and N licenses and eliminating the D-1 Liquor License and replacing it with a D License which would have a 1 AM closing Sunday-Wednesday and 2 AM closing Thursday-Saturday.

An additional classification, the Late Closing "LC" license, which exists for two grandfathered establishments: Durty Nellie's and Gators, with the current closing time at 4 AM seven days per week would change to the Late Close hours of 2 AM on weekdays and 3:00 AM on weekends based upon draft ordinance.

Based on the March 14 Gaming discussion, staff research, and on monitoring neighboring communities, Ottesen proposed amending Chapter 3 to create a new "VG" Video Gaming Liquor License, noting that a change to State law allowing video gaming in fraternal organizations, brings video gaming to Palatine whether we like it or not. Ottesen prefers local control; therefore, he proposed the following perimeters for Video Gaming:

- must hold a D or N Liquor License;
- hours of operation same as liquor license;
- allow up to six terminals subject to an approved floor plan and terminal screening from the rest of the establishment;
- require that establishments are a liquor license holder in good standing with the Village at least for one year prior to application;
- prohibit any signage or anything depicting or advertising video gaming on the exterior of the establishment or anywhere on the inside that would be visible in any way from the outside;
- require video surveillance pursuant to State statute and include it to cover the exterior within 25 feet of entrances, 24-hour recording and make recordings available to Police;
- create a $1,000 per terminal fee plus the Class "VG" Liquor License fee recommended at $5,000.

One other significant provision of the "VG" Video Gaming liquor license is its automatic termination after 2 years unless the Council takes subsequent action. This "sunset" provision allows an opportunity to assess the impacts (positive and negative) that may result from this license. Village asks that proceeds be put back into the business and to insure there is no adverse impact on the health, safety, and welfare of Palatine.

Councilman Kozlowski thanked Ottesen and Staff for the extraordinary effort that went into this proposal and asked about having consistent village-wide close times for video gaming terminals. Ottesen stated the late close license doesn't impact the end of gaming as the D license controls that. A 1 AM / 2 AM cut off for VG will be added to the motion, as approved by motion maker and seconder.

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Discussion took place regarding different closing times for a late close license. An alternative language for Section 3 of the ordinance was presented and Ottesen explained it would provide for a 2 AM closing time in the downtown and a 3 AM closing time on Rand Road. Ottesen indicated that he talked to Nellies and the owner asked for 3 AM weekend (Friday, Saturday) close time through Labor Day Weekend, then to go to the 2 AM close license after Labor Day and thereafter. Village staff is agreeable. New hours to commence September 5, 2022.

Section 3 late close would need a substitute motion.

Councilman Helms recommended keeping the draft ordinance with 2 AM/3 AM close until the Video Gaming begins. If there are no issues, the 2 AM/3 AM close can be maintained.

Ottesen stated that the renewal of licenses would explain. All would go live July 1. Councilman Kozlowski opposes the draft ordinance, not applying village wide.

Councilman Lamerand supports the 1 AM/2 AM as consistent with intent, seeking consistency.

Councilman Myslinski supports 3 AM weekend close draft ordinance across the board.

Ottesen reiterated staff supports 3 AM weekend close through Labor Day, then a 2 AM weekend close in the downtown and 3 AM on Rand. Once a license is issued, it is for a year.

Councilman Helms again supported the late close continuing in the downtown, or at a minimum through Labor Day.

Councilman Millar noted that VG odds are listed between 80-100% and asked that the odds be displayed on or near the machines. Ottesen confirmed that the Village cannot dictate odds, but can require posting. Councilman Millar asked if odds are changeable daily or hourly. He opposes VG based on the referendum where residents opposed VG throughout the Village and overwhelmingly in his district.

Councilman Solberg stated $100 goes in, $74 comes out, according to state statistics.

Scott Mallack, the odds are established by the state for terminal operators to set across the board. Bars pay out higher than casinos.

Mayor Schwantz stated his opposition to gaming. The ordinance is very strict. He expressed his confidence in staff and business owners. He is going along with our health, safety and welfare officials. He noted the

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revenue component. Directing proceeds to go into capital improvements throughout the community. He asked if the business reinvestment can be tracked. Permitting costs will go to licensing and income will benefit all residents in Palatine. The sunset provision is our out if this does not go well.

Councilman Helms and Councilman Myslinski agreed to the Substitute Motion: to amend Section 3 provide for a 3 AM close on weekends in Downtown for Durty Nellies through Labor Day. After Labor Day it would become a 2 AM close seven days a week. Rand Road establishments would continue current hours to July 1 and then have a 3 AM close.

The substitute motion was incorporated into the Amended Motion for roll call.

Ottesen stated the Amended Motion is noted in Paragraph B.

RESULT:	**MOTION CARRIED BY ROLL CALL [6 TO 1]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

2. As Submitted **-**

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:07 PM

DOUG MYSLINSKI, CHAIRMAN

1. Authorize Village Manager to Execute a Contract for Replacement Storage Arrays **- Approved by Voice Vote**

IT Director Larry Schroth recommended authorizing the Village Manager to execute a contract with Cambridge Computers in the amount of $89,854.39 for storage arrays replacement project.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

Nothing was submitted.

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E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:08 PM

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Amending the Village of Palatine's CY 2021 Budget (4th Quarter Budget Adjustments) **- Motion Carried by Voice Vote**

   Finance Director Paul Mehring reported the 2021 4th Quarter Budget Adjustments are made up of: $12,287,312 - Budget Decrease, $5,354,768 - Budget Increase Using New Revenue Offsets, and $2,766,771 - Budget Increase Appropriating Reserves. With these changes, the total Village-wide 2021 budget will be decreased in the amount of $4,165,773. Staff recommends that the Village Council approve the 4th Quarter Budget Adjustments.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Amending the Village of Palatine's CY 2022 Budget (1st Quarter Budget Adjustments) **- Motion Carried by Voice Vote**

   Finance Director Paul Mehring reported the 1st Quarter Budget Adjustments are made up of: $12,287,312 - Budget Increase, $6,895,282 - Budget Increase Using New Revenue Offsets, and $2,000 - Budget Increase Using Reserves. With these changes, the total Village-wide 2022 budget will be increased in the amount of $19,184,594. Staff recommends that the Village Council approve the 1st Quarter Budget Adjustments.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:10 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (APPROVAL OF MINUTES)

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:10 PM

Reconvene the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

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

Items #6 and #11 to be removed from the Consent Agenda and voted at Standing Committee under the Police Policy & Code Services Committee.

Consent Agenda Items to be considered are 1 through 5, 7 through 10 and 12.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider Ordinances and a Resolution Granting Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development Approvals for the Properties located at 607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road **- Approved** (Council District: Two)

   Ordinance #O-30-22 Rezone
   Ordinance #O-31-22 Planned Development
   Resolution #R-6-22 Subdivision

2. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 623 E. Algonquin Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-7-22

3. Consider a Motion to Award a Contract for the 2022 Water Main Replacement Contract 2 Project **- Approved** (Council District: Two)

4. Consider a Motion to Award a Contract for the 2022 Water Main Replacement Contract 3 Project **- Approved** (Council District: Multiple)

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5. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2022 Water Main Replacement Contract 2 and Contract 3 Projects **- Approved**

6. Ordinance Amending Chapter 3 - Alcoholic Beverages **- Approved**

   Removed from Consent Agenda

7. Authorize Village Manager to Execute a Contract for Replacement Storage Arrays **- Approved**

8. Consider an Ordinance Amending the Village of Palatine's CY 2021 Budget (4th Quarter Budget Adjustments) **- Approved**

   Ordinance #O-32-22

9. Consider an Ordinance Amending the Village of Palatine's CY 2022 Budget (1st Quarter Budget Adjustments) **- Approved**

   Ordinance #O-33-22

10. Motion to Accept and Place on File the Village of Palatine's First Quarter 2022 Financial Report **- Approved**

11. Ordinance Amending Chapter 11 - Licenses, Permits and Business Regulations and Chapter 12 - Offenses and Miscellaneous Provisions **- Approved**

    Removed from Consent Agenda

12. Consider a Resolution Releasing the Moyer Estates Subdivision Public Improvement Letter of Credit at 305 N. Clyde Avenue **- Adopted by Roll Call** (Council District: One)

    Resolution #R-8-22

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:11 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:11 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (APPROVAL OF MINUTES)

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:11 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:11 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:11 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:11 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Amending Chapter 3 - Alcoholic Beverages **- Motion Carried by Roll Call**

   Ordinance #O-34-22

RESULT:	**MOTION CARRIED BY ROLL CALL [5 TO 1]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

2. Consider an Ordinance Amending Chapter 11 and 12 **- Motion Carried by Roll Call**

   Ordinance #O-35-22

RESULT:	**MOTION CARRIED BY ROLL CALL [5 TO 1]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

3. As Submitted **-**

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (APPROVAL OF MINUTES)

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

   Saturday the General Assembly increased local funds through LGD and passed SB 2990 extending the TIF opportunities. It is with gratitude to Senator Ann Gillespie, Representatives Chris Bos and Jonathan Carroll. Council thanked staff for all their efforts.

B. VILLAGE CLERK

1. As Submitted -

   No Report

C. VILLAGE ATTORNEY

1. As Submitted -

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 8:15 PM

Adjourn the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (APPROVAL OF MINUTES)

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

BACKGROUND: This Mayor is seeking the Village Council's concurrence on re-appointments to several Village Boards and Commissions. All terms are staggered and have an expiration date of April 30.

Fire & Police Commission

- Eugene (Geno) Nowak: 3-year term expiring in 2025
- James Hader: 3-year term expiring in 2025

Zoning Board of Appeals

- Jan Wood: 3-year term expiring in 2025
- Jerry Luszczak: 3-year term expiring in 2025
- John Pirog: 3-year term expiring in 2025
- Kevin Cavanaugh: 3-year term expiring in 2025

Plan Commission

- Dr. Stephen Fedota: 3-year term expiring in 2025

Board of Health

- Maureen Austin: 3-year term expiring in 2025
- Dr. Mariann Leahy: 3-year term expiring in 2025

Beautification Commission

- Carol Bean: 2-year term expiring in 2024
- Nancy Robinson: 2-year term expiring in 2024
- Nathan Etter: 2-year term expiring in 2024

Police Pension Board

- Christopher Tipper: 2-year term expiring in 2024

Village Treasurer

- To remain vacant

ALTERNATIVES:
1. Concur with the re-appointments.
2. Do not concur with the re-appointments.

RECOMMENDATION:
Action is at the discretion of the Council.

ACTION REQUIRED:
Motion to approve the re-appointments.

ATTACHMENTS:

- RES 2022- Reappointments to Boards and Commissions

RESOLUTION NO. _____

A RESOLUTION CONCURRING WITH THE MAYOR'S RE-APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE VILLAGE OF PALATINE

WHEREAS, pursuant to the Palatine Code of Ordinances, the Mayor, with the concurrence of the Village Council, has the authority to appoint/reappoint members to various Boards and Commissions.

BE IT RESOLVED, the Mayor, with the concurrence of the Village Council, hereby reappoints individuals to several Boards and Commissions.

Plan Commission
Dr. Stephen Fedota: 3-year term expiring 2025

Zoning Board of Appeals
Jan Wood: 3-year term expiring in 2025
Jerry Luszczak: 3-year term expiring in 2025
John Pirog: 3-year term expiring in 2025
Kevin Cavanaugh: 3-year term expiring in 2025

Board of Health
Maureen Austin: 3-year term expiring in 2025
Dr. Mariann Leahy: 3-year term expiring in 2025

Beautification Commission

Carol Bean: 2-year term expiring in 2024
Nancy Robinson: 2-year term expiring in 2024
Nathan Etter: 2-year term expiring in 2024

Attachment: RES 2022- Reappointments to Boards and Commissions (Reappts. to Boards & Commissions 2022)

Police Pension Board
Christopher Tipper: 2-year term expiring in 2024

Fire & Police Commission
Eugene (Geno) Nowak: 3-year term expiring in 2025
James Hader: 3-year term expiring in 2025

All terms are staggered and have an expiration date of April 30.

BE IT FURTHER RESOLVED, this Resolution shall be in full force and effect upon passage and approval provided by law.

DATED: This _____ day of _____, 2022

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

APPROVED by me this _____ day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2022

_____
Village Clerk

Attachment: RES 2022- Reappointments to Boards and Commissions (Reappts. to Boards & Commissions 2022)

Consider a Motion Concurring with the Mayor's Village Council Committee Assignments

BACKGROUND: The Palatine Code of Ordinances establishes six Standing Committees of the Village Council. Each member of the Village Council is assigned to a Committee for a one-year term commencing in May of each year.

KEY ISSUES: The Mayor is requesting the concurrence of the Village Council for the proposed assignment of Chair and Vice Chair for each of the six standing committees.

Administration Technology & Community Health
Chair Greg Solberg - District 4
Vice Chair Kollin Kozlowski - District 5

Business Finance & Budget
Chair Tim Millar - District 1
Vice Chair Scott Lamerand - District 2

Community & Economic Development
Chair Kollin Kozlowski - District 5
Vice Chair Brad Helms - District 6

Fire Policy & Community Information
Chair Doug Myslinski - District 3
Vice Chair Greg Solberg - District 4

Infrastructure & Environment
Chair Scott Lamerand - District 2
Vice Chair Doug Myslinski - District 3

Police Policy & Code Services
Chair Brad Helms - District 6
Vice Chair Tim Millar - District 1

The new Committee assignments will be effective May 1, 2022 through April 30, 2023

ALTERNATIVES:

1. Concur with the Committee assignments.
2. Do not concur with the Committee assignments.

RECOMMENDATION: It is recommended that the Council concur with the Mayor's appointment of Council Committee Chairs and Vice Chairs.

ACTION REQUIRED: Motion to concur with the Mayor's appointment of Council Committee Chairs and Vice Chairs.

Proclamation - Arbor Day, April 29, 2022

BACKGROUND: To continue our appreciation of trees throughout the community, the Village of Palatine and the Palatine Park District recognize Arbor Day. In celebration of Arbor Day 2022, we are proclaiming Friday, April 29, as the official Arbor Day in the Village of Palatine. A Proclamation has been prepared.

ATTACHMENTS:

- Arbor Day Proclamation 2022

PROCLAMATION
ARBOR DAY - APRIL 29, 2022

WHEREAS, Arbor Day was first observed with the planting of more than a million trees in Nebraska in 1872; and

WHEREAS, Arbor Day is now observed throughout the Nation and the World; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, they cut heating and cooling costs by moderating the temperature, trees clean the air and produce life-giving oxygen, and trees provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and they beautify our community; and

WHEREAS, trees wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, in celebration of Arbor Day 2022, the Village of Palatine will plant three Triumph Elm trees and two Frontier Elm trees at Hunting Ridge Elementary School.

NOW, THEREFORE, I, JIM SCHWANTZ, Mayor of the Village of Palatine, do hereby proclaim Friday, April 29, 2022, as the official Arbor Day in the Village of Palatine.

Dated this 29th day of April, 2022

_____

Jim Schwantz, Mayor

ATTEST:

_____

Margaret R. Duer, Village Clerk

Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road

BACKGROUND:
The Subject Property is a single lot in unincorporated Cook County (currently zoned R-4) residential. The Petitioner proposes to annex into the Village and is requesting preliminary subdivision approval to ultimately subdivide the property into four residential lots. Therefore, the Petitioner is requesting approval of the following:

Annexation into the Village of Palatine and Preliminary Plat of Subdivision approval to permit a 4 lot Subdivision.

KEY ISSUES:

- Per Code, at time of annexation, the lot will be zoned R-1, however the Petitioner's ultimate intention is to re-zone the property to R-2 through the final subdivision process. In addition to compliance with all of the Subdivision regulations, the proposed lots conform to all R-2 setback and bulk regulations. The table below provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	22,240 sq. ft.	85'	208.15'
Lot 2	15,722 sq. ft.	77'	197.4'
Lot 3	14,612 sq. ft.	77'	182.13'
Lot 4	15, 286 sq. ft.	79.19'	163.86'

- As the Preliminary Plat of Subdivision is being requested, the four lots will not be created unless a Final Plat of Subdivision is requested and approved. This requires another Public Hearing and Village Council review. In the interim, the lot would be annexed into the Village and maintain a R-1 zoning designation.
- The property is currently located in unincorporated Cook County, but is located immediately adjacent and contiguous to the Village of Palatine. Per Code, the Subject Property would be zoned R-1 Single-Family Residential upon annexation into the Village. The existing lot and residence conform to all R-1 setback and bulk restrictions. Upon approval of the annexation, the Subject Property would be located in Village Council District 1.

ALTERNATIVES:

1. Approve the motion for Annexation and Preliminary Plat of Subdivision.
2. Do not approve the motion for Annexation and Preliminary Plat of Subdivision.

RECOMMENDATION:

Public Hearing:	April 5, 2022
Residents testifying:	1: Neighbor supported annexation; clarified drainage plan.
Vote:	The Plan Commission voted unanimously to recommend

approval and Staff concurs.

ACTION REQUIRED:

A motion to approve an annexation ordinance and a resolution granting approval of a Preliminary Plat of Subdivision at 780 W. Dundee Road.

ATTACHMENTS:

- Aerial Map
- ORD ANNEX
- EXHIBIT -Plat of Annexation
- RES Pre SUB 780 W Dundee Road
- EXHIBIT - Plat of Subdivision
- EXHIBIT - Engineering Plans
- PC Meeting Materials 4-5-22
- Draft PC Meeting Minutes 4-5-22

780 W. Dundee Road



Attachment: Aerial Map (780 W Dundee Road -ANNEX and Prelim SUB)

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY TO THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS
780 W. DUNDEE ROAD

WHEREAS, the corporate authorities of the Village of Palatine (the "Village") desire to annex the territory described below (the "Territory") to the Village, pursuant to 65 ILCS 5/7-1-9;

WHEREAS, the Territory is contiguous to the Village and is not within the corporate limits of any municipality;

WHEREAS, the Territory is located in Cook County, Illinois.

WHEREAS, the Palatine Rural Fire Protection District, the Palatine Township Commissioner of Highways, and the Palatine Township Board of Trustees and Clerk have been duly notified in writing ten (10) days in advance of consideration of this Ordinance, pursuant to statutes;

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

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBEDAS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLYALONG A LINE WHICH MAKES AN ANGLE OF 169

Attachment: ORD ANNEX (780 W Dundee Road -ANNEX and Prelim SUB)

DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE FOR A DISTANCE OF 263 FEET; THENCEWESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.0Z FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

commonly known as 780 W Dundee Road (PIN 02-10-100-046-0000)

and as shown on the plat of annexation attached hereto and made part of this Ordinance, be and the same is hereby annexed into the Village of Palatine.

SECTION 1: That upon passage of this Ordinance, a copy hereof, including the Plat of Annexation, as certified as correct by the Village Clerk, be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the 65 ILCS 5/7-1-1 et. Seq.

SECTION 2: That all ordinances or parts of ordinances in conflict with this Ordinance, be and the same hereby repealed.

Attachment: ORD ANNEX (780 W Dundee Road -ANNEX and Prelim SUB)

SECTION 3: **That this Ordinance shall be in full force and effect upon passage and approval as provided by law**

PASSED: This ____day of _____, 2022

AYES: ____ NAYS:____ ABSENT:____ PASS:____

APPROVED by me this ____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of _____, 2022

_____
Village Clerk

Attachment: ORD ANNEX (780 W Dundee Road -ANNEX and Prelim SUB)

P.I.N. No. 02-10-100-046

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

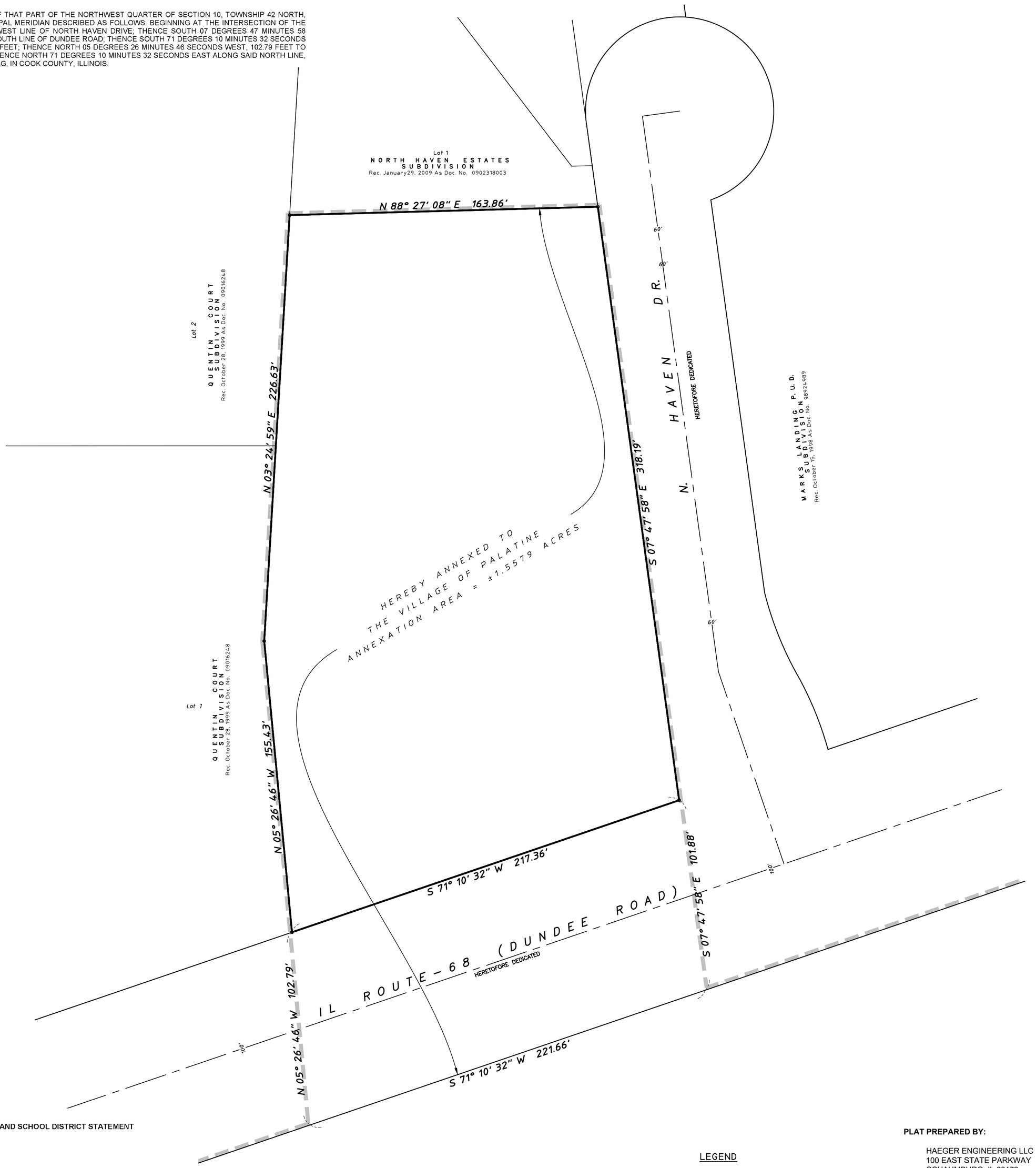
PLAT OF ANNEXATION TO THE VILLAGE OF PALATINE

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF DUNDEE ROAD OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF DUNDEE ROAD AND WEST LINE OF NORTH HAVEN DRIVE; THENCE SOUTH 07 DEGREES 47 MINUTES 58 SECONDS EAST, 101.88 FEET TO THE SOUTH LINE OF DUNDEE ROAD; THENCE SOUTH 71 DEGREES 10 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, 221.66 FEET; THENCE NORTH 05 DEGREES 26 MINUTES 46 SECONDS WEST, 102.79 FEET TO THE NORTH LINE OF DUNDEE ROAD; THENCE NORTH 71 DEGREES 10 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 217.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DUNDEE NORTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

LEGEND

- *Village of Palatine Corporate Limits*
- *Boundary Line*
- *Right Of Way Line*
- *Center Line*

PLAT PREPARED BY:

HAEGER ENGINEERING LLC
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PLAT PREPARED FOR:

DUNDEE NORTH LLC
2118 PLUM GROVE ROAD, SUITE 185
SCHAUMBURG, IL 60008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY.

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

EXPIRES 11-30-22

SCHAUMBURG, ILLINOIS _____JULY 16, 2021_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

Originally Prepared: 07/16/2021 **Order No. 15-152**

No.	Date	Revision
1	2021-12-22	Revised per Preliminary Village Review Comments

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

Plot Date: Jan 11, 2022 - 3:49pm Plotted By: jeff- Layout: Plat of Annexation
File Name: P:\2015\15152\Drawings\Final Survey\15152-Plat of Annexation.dwg

© 2022 Haeger Eng

Attachment: EXHIBIT -Plat of Annexation (780 W Dundee Road -ANNEX and Prelim SUB)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY SUBDIVISION APPROVAL
780 W. DUNDEE ROAD

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing preliminary approval of a Subdivision Plat in Article IIV PRELIMINARY PLAT; and

WHEREAS, 780 W. Dundee Road has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the April 5, 2022 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary Plat of Subdivision "Dundee Park" pursuant to the Palatine Subdivision Ordinance Article IIV, Sec. 3.01 (d) (3) (b) and subject to the following condition(s):

1. **The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 7/26/21 last revised 12/22/21 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The final engineering plans, Haeger Engineering dated 7/26/21 last revised 12/22/2 and engineer's estimate of probable cost shall be revised in a manner acceptable to the Village Engineer**
3. **A Public Improvement letter of credit will be a required condition at Final Subdivision approval.**
4. **Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) will be a required condition at Final Subdivision approval.**
5. **The Final Plat of Annexation shall be submitted on Mylar with all required signatures and shall significantly conform to the Plat of Annexation prepared by Haeger Engineering and attached hereto.**
6. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney will be a required condition at Final Subdivision approval.**
7. **Recording fees shall be a required condition of Final Subdivision approval**

Attachment: RES Pre SUB 780 W Dundee Road (780 W Dundee Road -ANNEX and Prelim SUB)

8. **A construction management schedule (including a contactor parking plan and material hauling route plan) will be a required condition of Final Plat of Subdivision.**
9. **Extra agency permits will be required for the development and will also be a required condition of Final Plat of Subdivision. As a condition of Final Plat of Subdivision, if required by the Village,**
10. **HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.**

DATED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2022

_____
Village Clerk

Attachment: RES Pre SUB 780 W Dundee Road (780 W Dundee Road -ANNEX and Prelim SUB)

P.I.N. No. 02-10-100-046

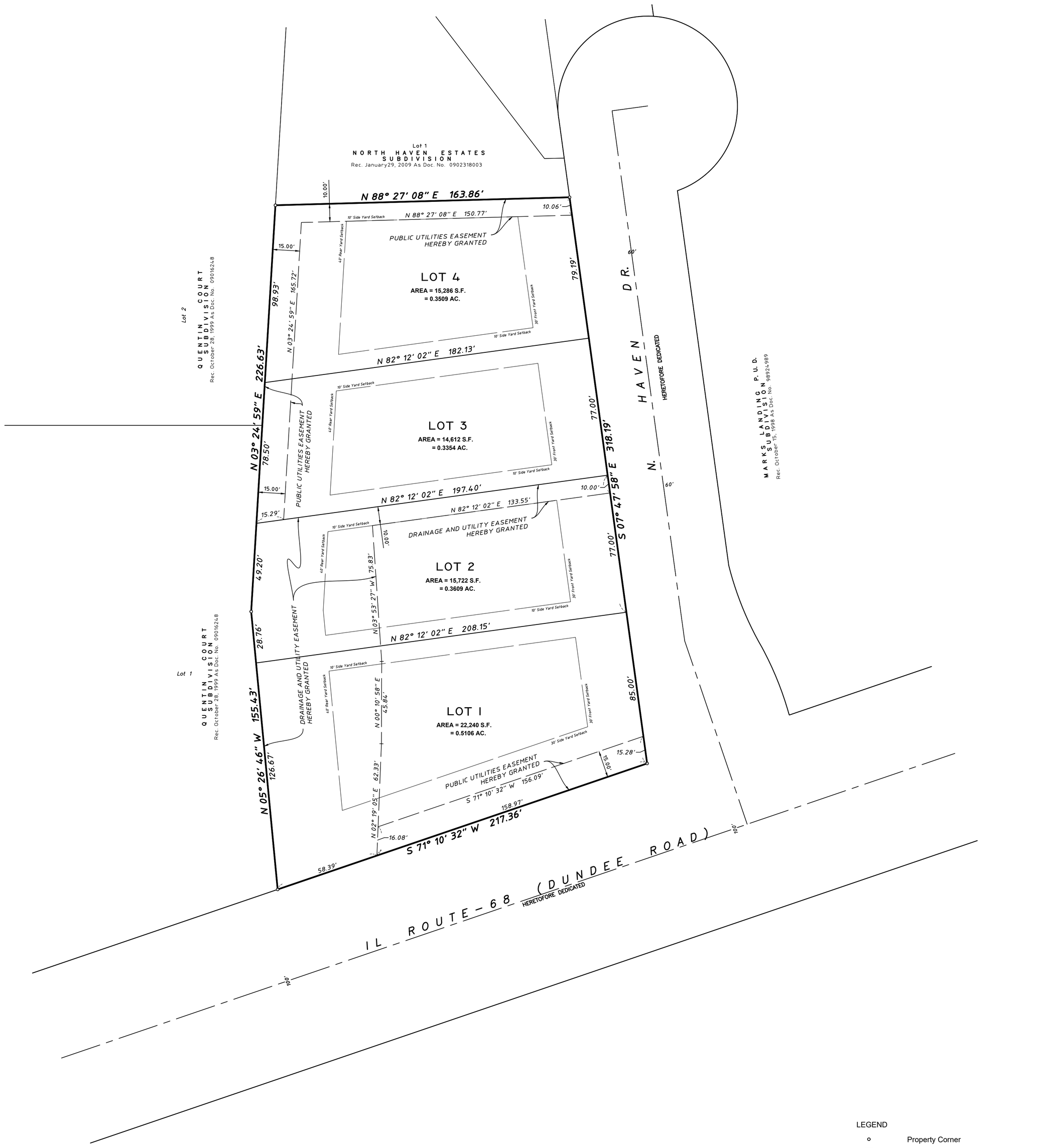
MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
DUNDEE PARK

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLIONIS

30 15 0 30
SCALE: 1" = 30'



LEGEND

○	Property Corner
■	Concrete Monument
LOT I	New Subdivision Lot No.
	Building Setback Line
	Easement Line
	New Lot Line
	Boundary Line
	Road Center Line

Surveyor's Notes:

1. Field work was completed on March 10, 2021.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.

ACCESS NOTES:

1. There shall be no direct vehicular access from Lot 1 to IL-Route 68 (Dundee Road).

Project No. 15-152

No.	Date	Revision
2	2022-02-21	Revised per Preliminary Village Review Comments
1	2021-12-22	Revised per Preliminary Village Review Comments

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

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Attachment: EXHIBIT - Plat of Subdivision (780 W Dundee Road -ANNEX and Prelim SUB)

FINAL PLAT
OF
DUNDEE PARK

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLIONIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DUNDEE NORTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED_____, A.D. 20____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____DAY OF _____, A.D. 20 ____ AS DOCUMENT NO. _____HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY:_____ATTEST:_____

ITS:_____ ITS:_____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLAT PREPARED FOR:

DUNDEE NORTH LLC
2118 PLUM GROVE ROAD, SUITE 185
ROLLING MEADOWS, IL 60008

SEND NEW TAX BILL TO:

DUNDEE NORTH LLC
2118 PLUM GROVE ROAD, SUITE 185
ROLLING MEADOWS, IL 60008

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
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 HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY:_____ DATE:_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

BY:_____ DATE:_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

EASEMENT PROVISIONS

EASEMENTS:
WHENEVER THE WORDS "PUBLIC UTILITIES", "UTILITIES EASEMENT" OR "PUBLIC UTILITY 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.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTION RECORDED HEREWITH AS DOCUMENT NUMBER _____.

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____, THIS____DAY OF_____, 2021

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: _____, THIS____DAY OF_____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____, THIS____DAY OF_____, 2021

COMCAST

APPROVED BY: _____, THIS____DAY OF_____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS_____

_____
JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS
DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT. AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031 C0043 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS July 16, 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

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

EXPIRES 11-30-22

Originally Prepared: 07/16/2021 **Project No. 15-152**

No.	Date	Revision
2	2022-02-21	Revised per Preliminary Village Review Comments

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

Attachment: EXHIBIT - Plat of Subdivision (780 W Dundee Road -ANNEX and Prelim SUB)

Plot Date: Feb 21, 2022 - 10:35am Plotted By: Mike Meen Layout: SHEET 2
File Name: P:\2015\15152\Drawings\Final Survey\15152-Plat of Subdivision.dwg

© 2022 Haeger Eng

780 W DUNDEE ROAD
SITE IMPROVEMENT PLANS
DUNDEE NORTH LLC

SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER / DEVELOPER

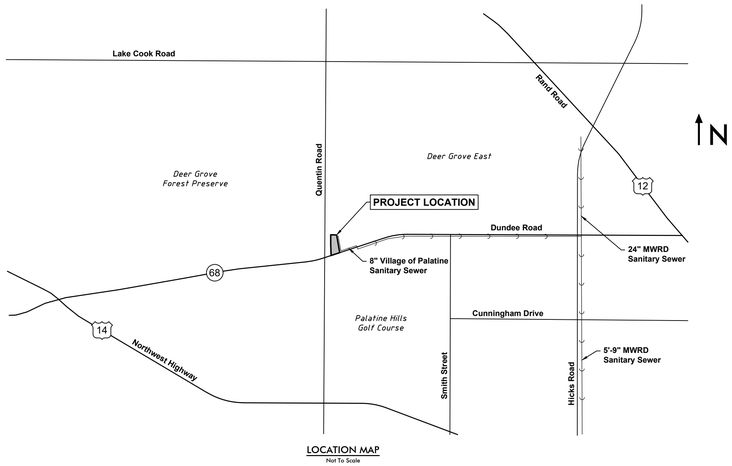
Dundee North LLC
2118 Plum Grove Road
Suite 185
Rolling Meadows, IL 60008
Tel: (847) 398-3636

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: (847) 394-6600
Fax: (847) 394-6608
www.haegerengineering.com

VILLAGE OF PALATINE

200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

CP # 1071 (See Survey)
Description: Bolt on Hydrant
Elevation: 785.01 NAVD 88 (Geoid 12A)

CP # 608 (See Survey)
Description: Cross Notch
Elevation: 787.53 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)
Description: Cross Notch
Elevation: 787.60 NAVD 88 (Geoid 12A)

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	UTILITY PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	CROSS SECTIONS
C8.0	TYPICAL DETAILS
C8.1	TYPICAL DETAILS

INDEX TO EXHIBITS

NO.	DESCRIPTION
EX1.0	MWRD DRAINAGE EXHIBIT
EX2.0	MWRD VOLUME CONTROL EXHIBIT

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

JOSHUA D. TRAPP
062-061765
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

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

TITLE SHEET

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C1.0 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents 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 Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings 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. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. 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.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this 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. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering, LLC
   100 East State Parkway, Schaumburg, IL 60173
   (847) 394-6600
   Job No.: 15-152
   Date: March 10, 2021

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village of Palatine
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
   d. Illinois Department of Transportation (IDOT)
   e. Illinois Department of Natural Resources - Ecological Compliance (IDNR-EcoCAT)
   f. Illinois Historic Preservation Association (IHPA)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, 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, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers 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, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided 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 damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy and completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements 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.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, 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 related 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 related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, 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.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also 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.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or operators that will be employed by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savanna areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate impacts or effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. 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. 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 with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the lines or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents 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/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal 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 removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely 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 apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("shewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the 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 the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542606 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) 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 Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall seal and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the permanent marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

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 Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village/City of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village/City of Palatine Engineering Department and Public Works Department 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 phase of work
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 conflic 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 ZERO 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 on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

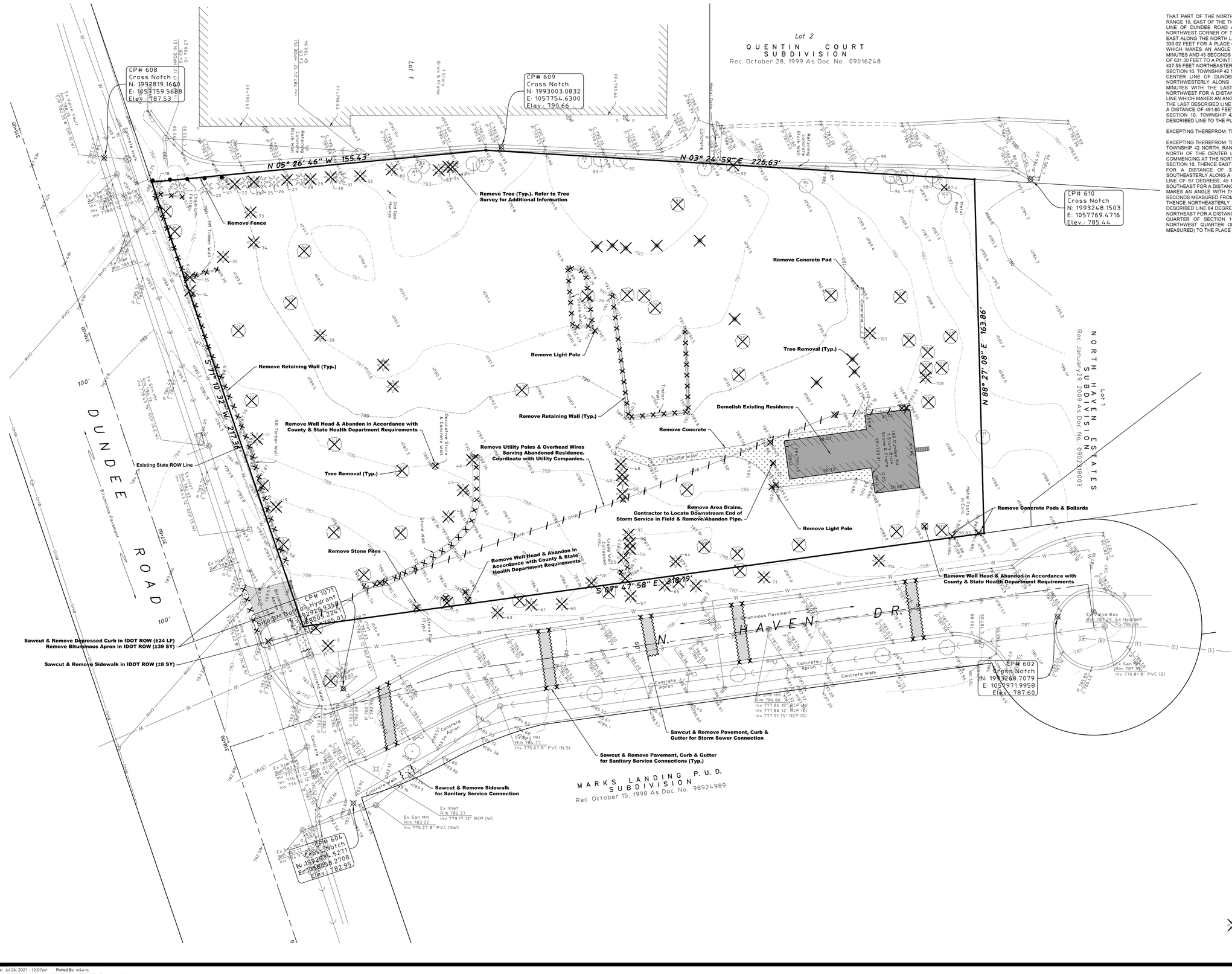
D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material 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	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 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 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 sew



LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision

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EXISTING CONDITIONS & DEMOLITION PLAN

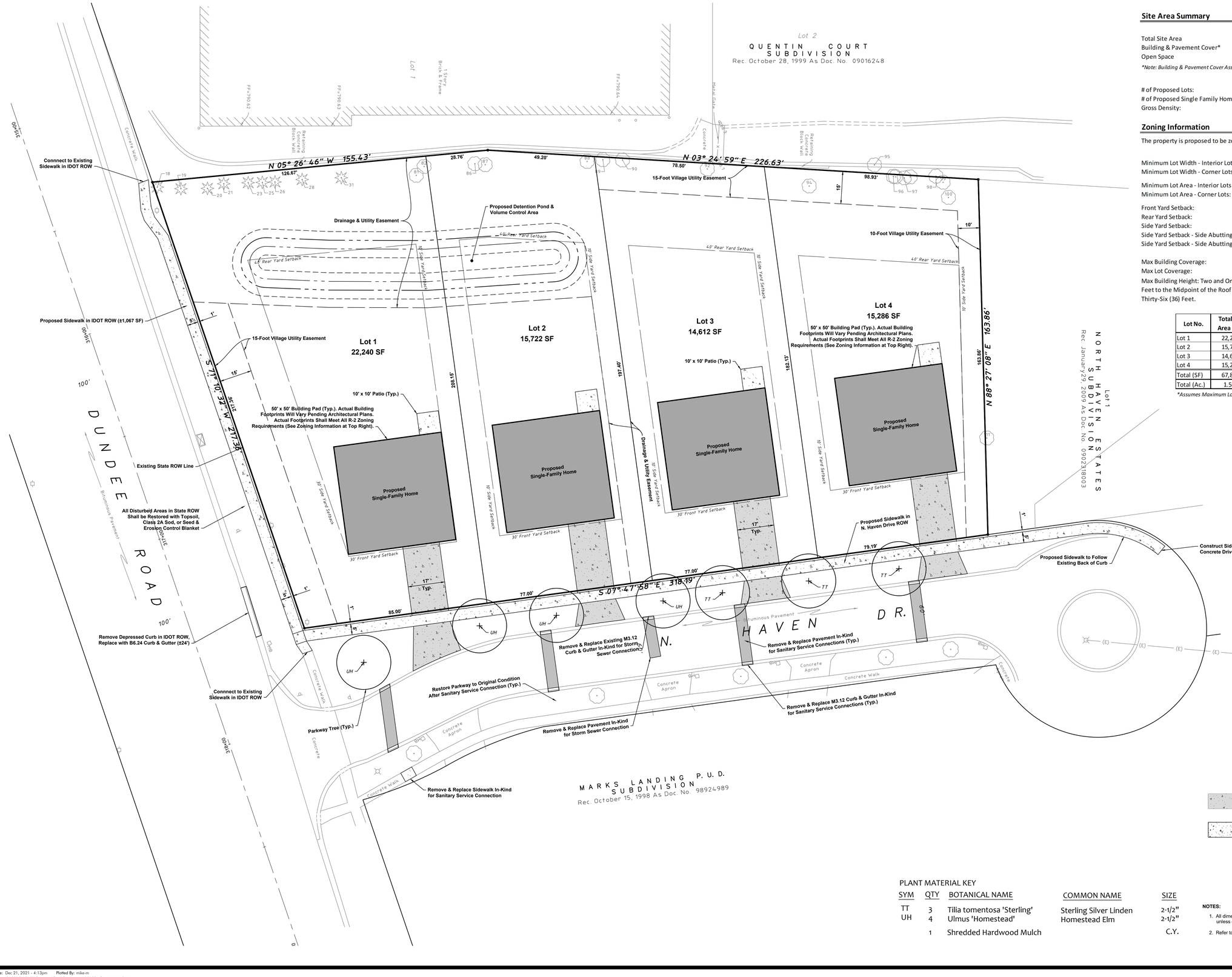
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- CURB/WALL REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C3.0 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)



Site Area Summary

	Area (SF)	Area (Ac.)	%
Total Site Area	67,860	1.558	100%
Building & Pavement Cover*	30,537	0.701	45%
Open Space	37,323	0.857	55%

**Note: Building & Pavement Cover Assumes 45% Impervious Coverage over Total Lot Area*

# of Proposed Lots:	4	Lots
# of Proposed Single Family Homes:	4	Single-Family Homes
Gross Density:	0.39	Single Family Homes per Acre

Zoning Information

The property is proposed to be zoned as R-2 Single Family District.

	Required	Proposed
Minimum Lot Width - Interior Lots:	75 Ft.	77 Ft.
Minimum Lot Width - Corner Lots:	85 Ft.	85 Ft.
Minimum Lot Area - Interior Lots:	9,000 SF	14,612 SF
Minimum Lot Area - Corner Lots:	10,000 SF	22,240 SF
Front Yard Setback:	30 Ft.	30 Ft.
Rear Yard Setback:	40 Ft.	40 Ft.
Side Yard Setback:	10 Ft.	10 Ft.
Side Yard Setback - Side Abutting Street:	20 Ft.	20 Ft.
Side Yard Setback - Side Abutting State/County Hwy:	30 Ft.	30 Ft.
Max Building Coverage:	35%	35%
Max Lot Coverage:	45%	45%

Max Building Height: Two and One-Half (2 1/2) Stories, Not to Exceed Thirty (30) Feet to the Midpoint of the Roof and Not to Exceed a Maximum Peak Height of Thirty-Six (36) Feet.

Lot No.	Total Lot Area (SF)	Impervious Area* (SF)	Pervious Area (SF)
Lot 1	22,240	10,008	12,232
Lot 2	15,722	7,075	8,647
Lot 3	14,612	6,575	8,037
Lot 4	15,286	6,879	8,407
Total (SF)	67,860	30,537	37,323
Total (Ac.)	1.558	0.701	0.857

**Assumes Maximum Lot Coverage of 45%*

NORTH

10 0 20

Scale: 1" = 20'

PAVING LEGEND

Concrete Driveway
-6" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

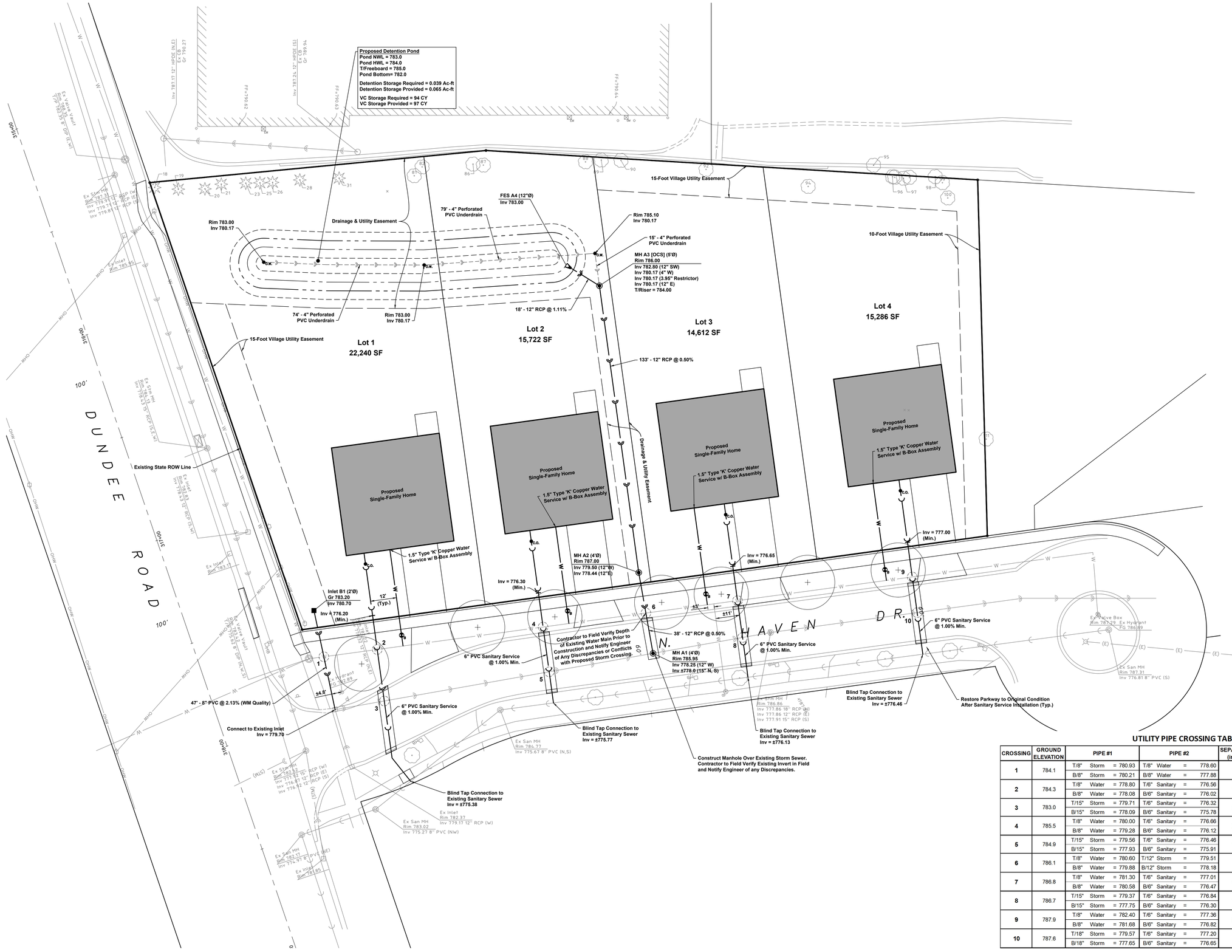
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GEOMETRY & PAVING PLAN

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C4.0 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)



UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	784.1	T/8" Storm = 780.93	T/8" Water = 778.60	19.3	Storm sewer to be water main quality.
		B/8" Storm = 780.21	B/8" Water = 777.88		
2	784.3	T/8" Water = 778.80	T/6" Sanitary = 776.56	18.2	
		B/8" Water = 778.08	B/6" Sanitary = 776.02		
3	783.0	T/15" Storm = 779.71	T/6" Sanitary = 776.32	21.1	
		B/15" Storm = 778.09	B/6" Sanitary = 775.78		
4	785.5	T/8" Water = 780.00	T/6" Sanitary = 776.66	31.4	
		B/8" Water = 779.28	B/6" Sanitary = 776.12		
5	784.9	T/15" Storm = 779.56	T/6" Sanitary = 776.46	17.7	
		B/15" Storm = 777.93	B/6" Sanitary = 775.91		
6	786.1	T/8" Water = 780.60	T/12" Storm = 779.51	4.4	
		B/8" Water = 779.88	B/12" Storm = 778.18		
7	786.8	T/8" Water = 781.30	T/6" Sanitary = 777.01	42.8	
		B/8" Water = 780.58	B/6" Sanitary = 776.47		
8	786.7	T/15" Storm = 779.37	T/6" Sanitary = 776.84	10.9	
		B/15" Storm = 777.75	B/6" Sanitary = 776.30		
9	787.9	T/8" Water = 782.40	T/6" Sanitary = 777.36	51.8	
		B/8" Water = 781.68	B/6" Sanitary = 776.82		
10	787.6	T/18" Storm = 779.57	T/6" Sanitary = 777.20	5.5	
		B/18" Storm = 777.65	B/6" Sanitary = 776.65		

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No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

UTILITY PLAN

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C5.0 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

Plot Date: Dec 21, 2021 - 4:13pm Plotted By: mike-m
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg



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No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

GRADING & DRAINAGE PLAN

780 W DUNDEE ROAD
DUNDEE NORTH LLC

PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C6.0 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

NORTH

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Scale: 1" = 20'

No.	Revision	Date

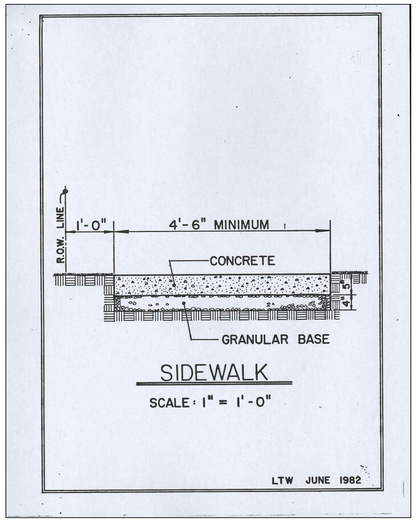
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CROSS SECTIONS

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C7.0 / C8

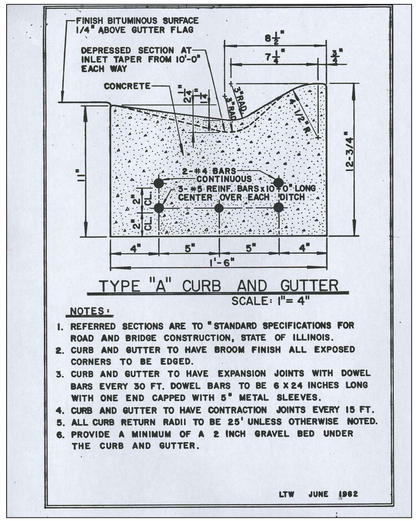
Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)



SIDEWALK

SCALE: 1" = 1'-0"

LTW JUNE 1982



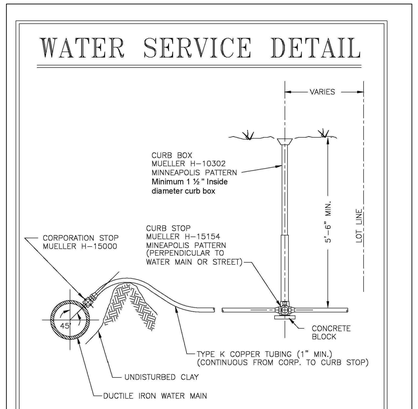
TYPE "A" CURB AND GUTTER

SCALE: 1"= 4"

NOTES:

1. REFERRED SECTIONS ARE TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF ILLINOIS.
2. CURB AND GUTTER TO HAVE BROOM FINISH ALL EXPOSED CORNERS TO BE EDGED.
3. CURB AND GUTTER TO HAVE EXPANSION JOINTS WITH DOWEL BARS EVERY 30 FT. DOWEL BARS TO BE 6 X 24 INCHES LONG WITH ONE END CAPPED WITH 5" METAL SLEEVES.
4. CURB AND GUTTER TO HAVE CONTRACTION JOINTS EVERY 15 FT.
5. ALL CURB RETURN RADII TO BE 25' UNLESS OTHERWISE NOTED.
6. PROVIDE A MINIMUM OF A 2 INCH GRAVEL BED UNDER THE CURB AND GUTTER.

LTW JUNE 1982



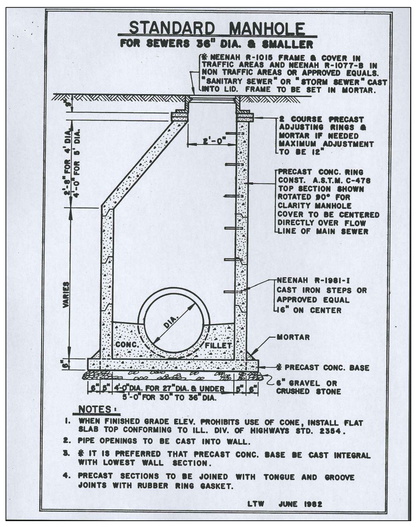
NOTES:

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

STANDARD MANHOLE

FOR SEWERS 36" DIA. & SMALLER



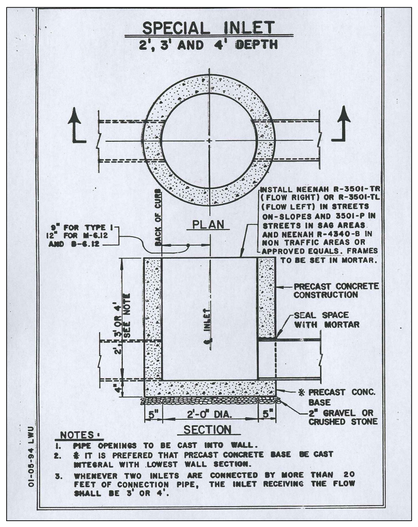
NOTES:

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. @ 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

SPECIAL INLET

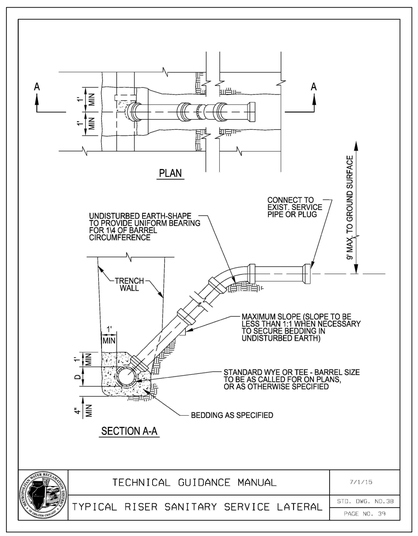
2', 3' AND 4' DEPTH



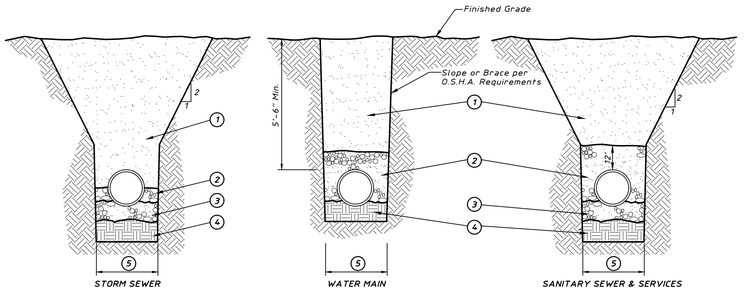
NOTES:

1. PIPE OPENINGS TO BE CAST INTO WALL.
2. @ IT IS PREFERED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. WHENEVER TWO INLETS ARE CONNECTED BY MORE THAN 20 FEET OF CONNECTION PIPE, THE INLET RECEIVING THE FLOW SHALL BE 3' OR 4'.

01-05-94 LWU



TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO.38
	PAGE NO. 39



1. CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.

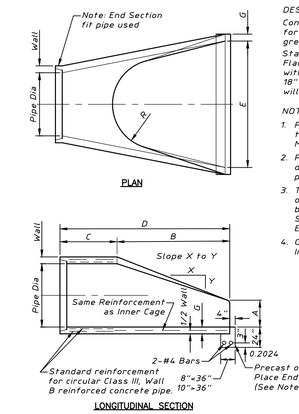
   WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

   SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support fot the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

TYPICAL TRENCH CROSS SECTION



DESIGN NOTES

Concrete Flared End Sections should be considered for use with concrete pipe culverts having skews no greater than 15°.

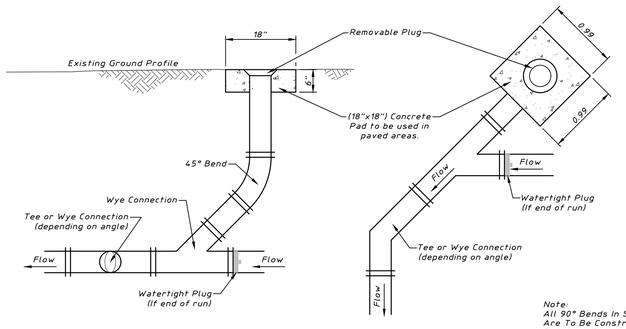
Standards 2364 and 2379 (Grating for Concrete Flared End Sections) should be considered for use with this Standard whenever Flared End Sections for 18" thru 54"-diameter across road culverts are, or will be, located within the clear zone of the roadway.

NOTES:

1. *Precast concrete flared end sections shall conform to the applicable requirements of AASHTO M-170 Class III, Wall B reinforced concrete pipe.*
2. *Precast concrete flared end section for pipe diameter required shall be as indicated on detail plan for each individual installation.*
3. *The end block shall be placed prior to the installation of the flared end section. The end block shall be backfilled in accordance with Art.502.11 of the Standard Specifications, cost incidental to End Section.*
4. *Grates Shall Be Installed On All FES 18" In Diameter and Larger.*

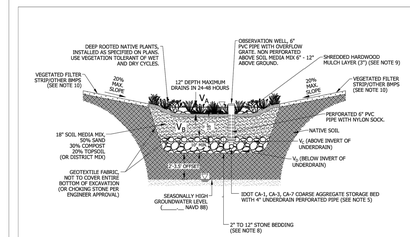
Pipe Dia.	Approx Wt.(lbs)	Wall	A	B	C	D	E	G	R	Slope
12"	530	2"	4"	2'-0"	4'-0⅞"	6'-0⅞"	2'-0"	2"	9"	3:1
15"	740	2⅛"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2½"	11"	3:1
18"	990	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2½"	12"	3:1
21"	1280	2⅞"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2½"	13"	3:1
24"	1520	3"	9½"	3'-7½"	2'-6"	6'-1½"	4'-0"	3"	14"	3:1
27"	1930	3⅛"	10½"	4'-0"	2'-1½"	6'-1½"	4'-6"	3½"	14½"	3:1
30"	2190	3½"	1'-0"	4'-6"	1'-7½"	6'-1½"	5'-0"	3½"	15"	3:1
33"	3200	3⅞"	1'-1½"	4'-10½"	1'-3½"	8'-1½"	5'-6"	3¾"	17½"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10¾"	8'-1½"	6'-0"	4"	20"	3:1
42"	5380	4½"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4½"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5½"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5½"	24"	2.4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	×	2:1
66"	10710	6½"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5½"	×	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	×	1.86:1
78"	14770	7½"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6½"	×	1.82:1
84"	18160	8"	3'-0"	7'-6½"	1'-9"	9'-3½"	10'-0"	6½"	×	1.5:1

PRECAST FLARED END SECTION



Note:
All 90° Bends In Sanitary Services Are To Be Constructed As Two 45° Bends As Shown.

SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



BOTTOM OF THE FACILITY:	ELEV. 779.50
SEASONALLY HIGH GROUNDWATER:	ELEV. TBD
SEPARATION:	FEET TBD

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	2,167 SF	1.00'	1.00	1.00 X V_A	58 CY
V_B : SOIL MEDIA MIX	2,167 SF	1.50'	0.25	0.50 X 0.25 X V_B	15 CY
V_C : COARSE AGGREGATE (ABOVE INVERT)	2,167 SF	0.33'	0.36	0.50 X 0.36 X V_C	5 CY
V_D : COARSE AGGREGATE (BELOW INVERT)	2,167 SF	0.67'	0.36	0.36 X V_D	19 CY
				TOTAL	97 CY

NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH CASING SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/11/18
BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
	PAGE NO.1

No.	Revision	Date

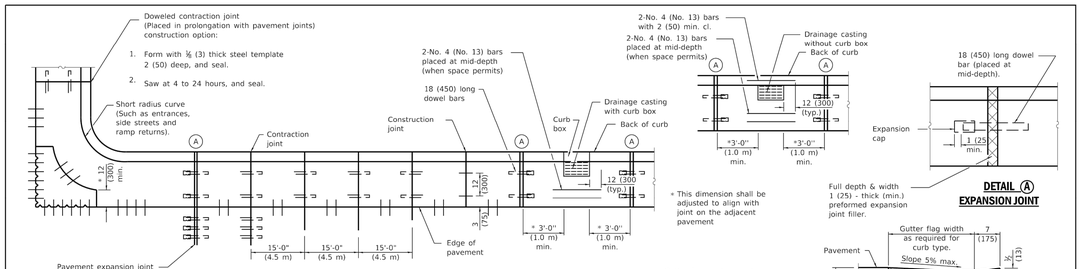
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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

TYPICAL DETAILS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C8.0 / C8

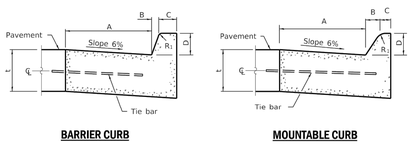
Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

Plot Date: Jul 29, 2021 - 1:34pm Plotted By: mike-m
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Title Notes Details.dwg



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL (A)
EXPANSION JOINT



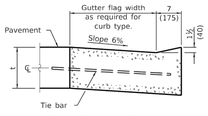
BARRIER CURB

MOUNTABLE CURB

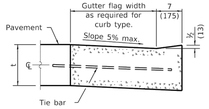
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

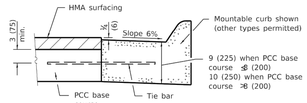
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18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



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

M-2.06 (M-5.15) and M-2.12 (M-5.30)

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.

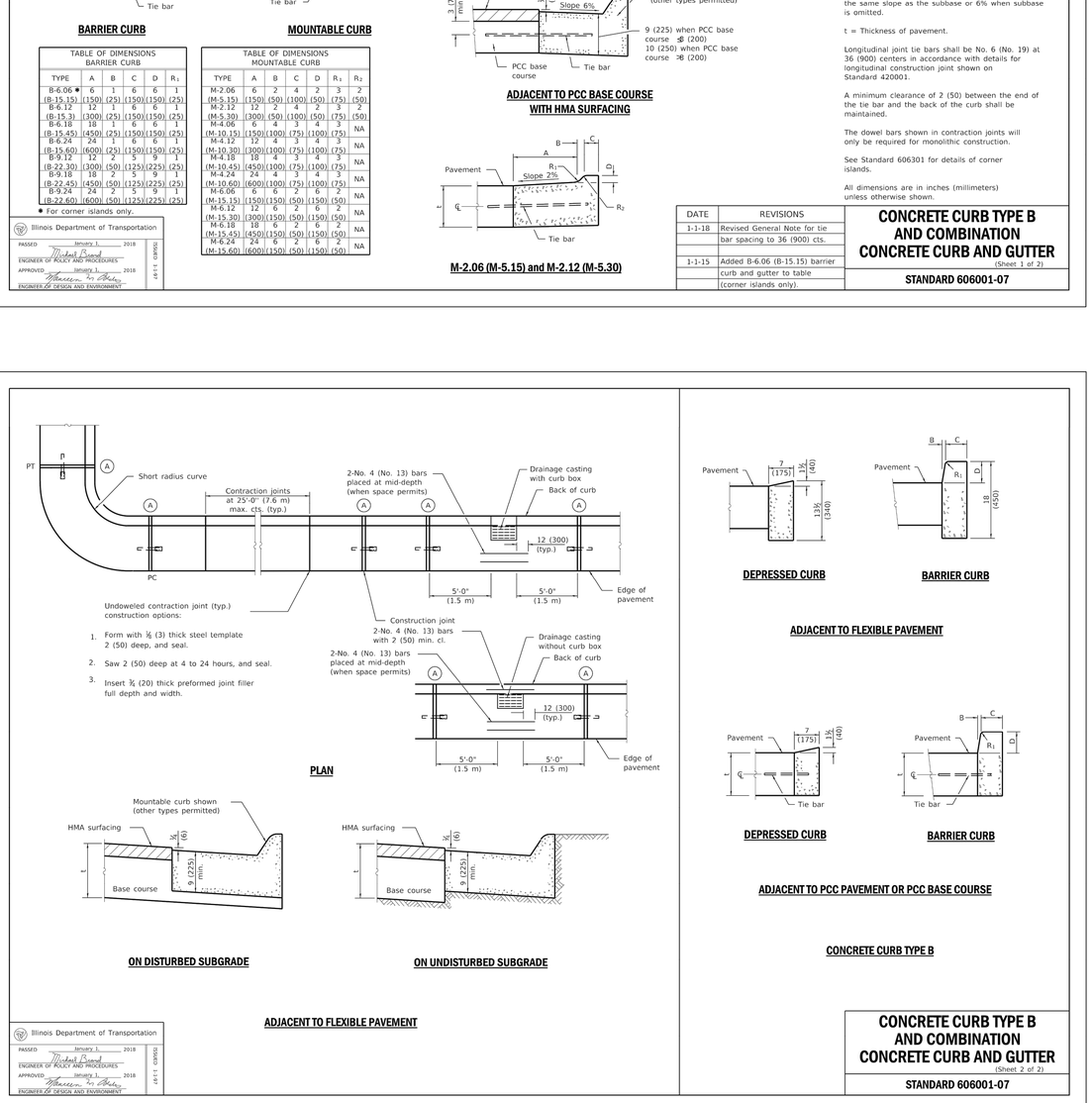
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

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

STANDARD 606001-07

Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
606001 - 1-1-07



PLAN

ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

DEPRESSED CURB **BARRIER CURB**

ADJACENT TO FLEXIBLE PAVEMENT

DEPRESSED CURB **BARRIER CURB**

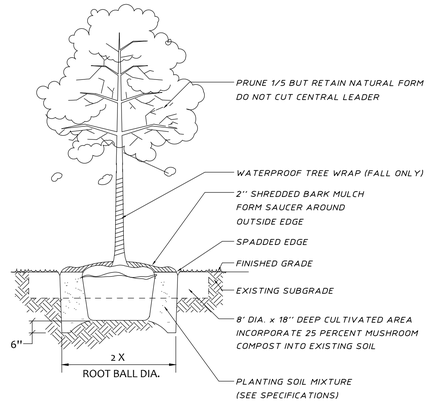
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

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

STANDARD 606001-07

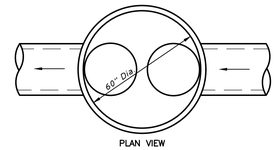
Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
606001 - 1-1-07

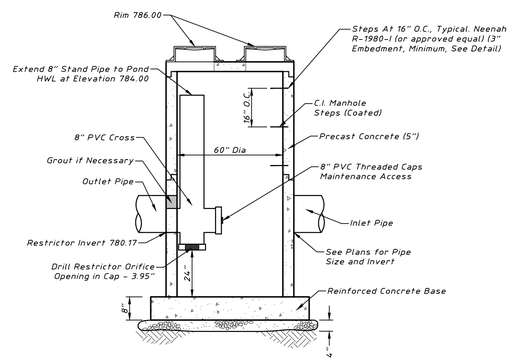


DECIDUOUS TREES

LANDSCAPING GENERAL NOTES:

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPORVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIENCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMTENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
11. ENSURE ALL TREES ARE, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
12. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
13. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.





CONTROL STRUCTURE DETAIL
(NOT TO SCALE)

No.	Revision	Date

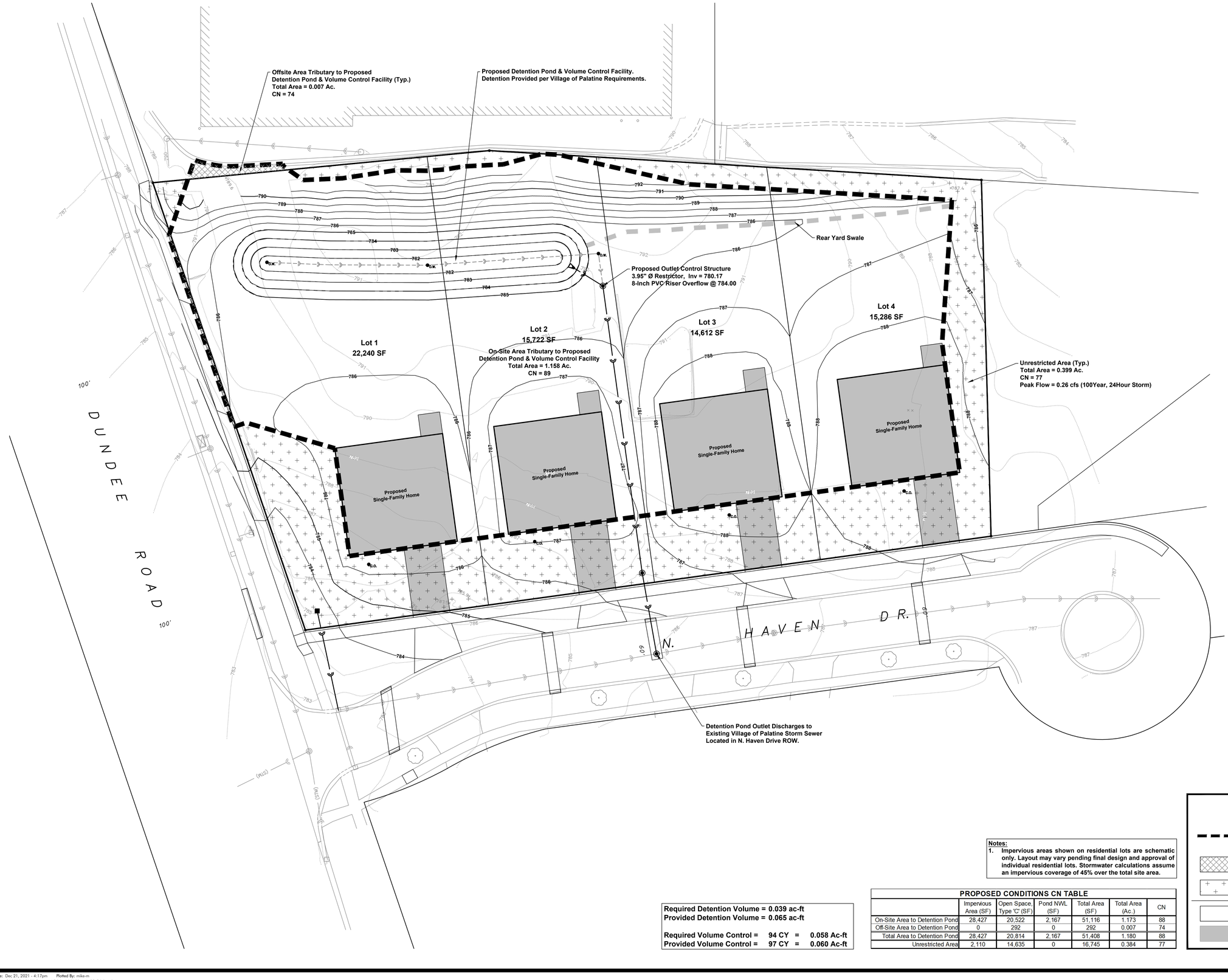
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100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

TYPICAL DETAILS

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C8.1 / C8

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)



NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

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Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

MWRD DRAINAGE EXHIBIT

780 W DUNDEE ROAD
DUNDEE NORTH LLC

PALATINE, ILLINOIS

Notes:

1. **Impervious areas shown on residential lots are schematic only. Layout may vary pending final design and approval of individual residential lots. Stormwater calculations assume an impervious coverage of 45% over the total site area.**

Required Detention Volume = 0.039 ac-ft
Provided Detention Volume = 0.065 ac-ft

Required Volume Control = 94 CY = 0.058 Ac-ft
Provided Volume Control = 97 CY = 0.060 Ac-ft

PROPOSED CONDITIONS CN TABLE

	Impervious Area (SF)	Open Space, Type 'C' (SF)	Pond NWL (SF)	Total Area (SF)	Total Area (Ac.)	CN
On-Site Area to Detention Pond	28,427	20,522	2,167	51,116	1.173	88
Off-Site Area to Detention Pond	0	292	0	292	0.007	74
Total Area to Detention Pond	28,427	20,814	2,167	51,408	1.180	88
Unrestricted Area	2,110	14,635	0	16,745	0.384	77

LEGEND

- Drainage Area
- Offsite Tributary Area
- Unrestricted Area
- Pervious Surface
- Impervious Surface

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	EX1.0 / EX2

Plot Date: Dec 21, 2021 - 4:17pm Plotted By: mike-m
File Name: P:\2015\15152\Drawings\Exhibits\15152 - MWRD Exhibits.dwg



NORTH

10 0 20

Scale: 1" = 20'

Required Volume Control =	94 CY	=	0.058 Ac-ft
Provided Volume Control =	97 CY	=	0.060 Ac-ft

BOTTOM OF THE FACILITY:	ELEV.	779.50
SEASONALLY HIGH GROUNDWATER:	ELEV.	TBD
SEPARATION:	FEET	TBD

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	2,167 SF	1.00'	1.00	1.00 X V_A	58 CY
V_B : SOIL MEDIA MIX	2,167 SF	1.50'	0.25	0.50 X 0.25 X V_B	15 CY
V_C : COARSE AGGREGATE (ABOVE INVERT)	2,167 SF	0.33'	0.36	0.50 X 0.36 X V_C	5 CY
V_D : COARSE AGGREGATE (BELOW INVERT)	2,167 SF	0.67'	0.36	0.36 X V_D	19 CY
				TOTAL	97 CY

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH TIGHT END SEALS.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/11/18
BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
	PAGE NO.1

No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers • land surveyors
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Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

MWRD
VOLUME CONTROL EXHIBIT
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	EX2.0 / EX2

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

780 W DUNDEE ROAD
STORMWATER POLLUTION PREVENTION PLAN
DUNDEE NORTH LLC

SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER / DEVELOPER

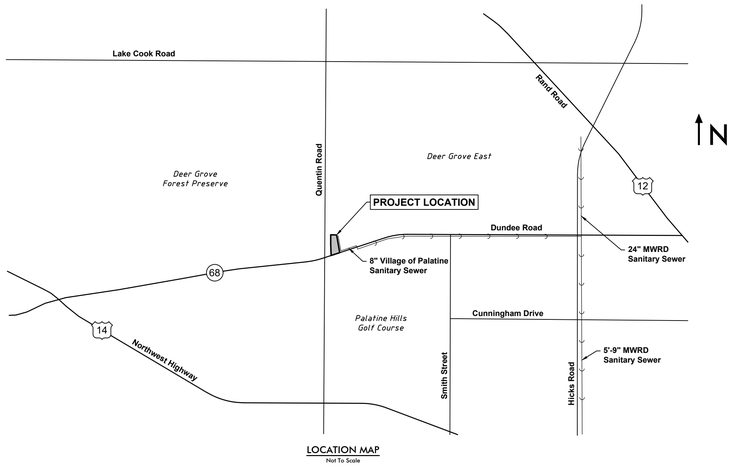
Dundee North LLC
2118 Plum Grove Road
Suite 185
Rolling Meadows, IL 60008
Tel: (847) 398-3636

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: (847) 394-6600
Fax: (847) 394-6608
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VILLAGE OF PALATINE

200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

CP # 1071 (See Survey)
Description: Bolt on Hydrant
Elevation: 785.01 NAVD 88 (Geoid 12A)

CP # 608 (See Survey)
Description: Cross Notch
Elevation: 787.53 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)
Description: Cross Notch
Elevation: 787.60 NAVD 88 (Geoid 12A)

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

JOSHUA D. TRAPP
062-061765
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-21

No.	Date	Revision
1	2021.12.22	Revised per Preliminary Village Review Comments

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SWPPP
TITLE SHEET

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet EC1.0 / EC4

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number _____, issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____ _____
Owner's Name *Signature*

_____ _____
Title *Date*

_____
Name of Firm/Company

I. Site Description:

A. The following is a description of the project location:

The project is located at the northeast corner of IL Route 68 (Dundee Road) and Quentin Road in the Village of Palatine, Cook County Illinois (See Location Map on Title Sheet for additional information).

B. The following is a description of the construction activity which is the subject of this plan:

Redevelopment of the entire site to accommodate a four lot residential subdivision with individual driveways, with related improvements to utilities including storm sewer, sanitary services, and water services.

C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, pavement and trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the building pads and pavement. Then the underground utilities will be constructed. Finally, the buildings, parking lots, etc. will be constructed, followed by the installation of landscaping.

D. The total area of the construction site is estimated to be approximately ± 1.65 acres.

E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:

The weighted runoff coefficient after completion of all construction activities is approximately 0.61.

F. The following is a description of the soil types found at the project site followed by information regarding their erosivity:

G. Per soil maps obtained from the USDA Natural Resources Conservation Service (NRCS), the project site is comprised of soils belonging to Hydrologic Soil Group C which have a slow infiltration rate and a slow rate of water transmission.

H. The following is a description of potentially erosive areas associated with this project:

Areas with side slopes exceeding 3:1 slopes. These slope areas on the site shall be stabilized with a turf reinforcement mat and hydroseeded growing media system.

I. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

J. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

K. The following is a list of receiving water(s) and the ultimate receiving water(s), and aerial extent of wetland acreage at the site. The location of the receiving waters can be found on the erosion and sediment control plans:

The closest receiving water is Arlington Heights Branch Salt Creek.

L. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A. Erosion and Sediment Controls

1. **Stabilized Practices:** Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(A)(1)(a) and II(A)(3), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days.

   a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

   The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding,as shown on the Plans.

   Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

   See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

2. **Structural Practices:** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

   The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence.

   Describe how the Structural Practices listed above will be utilized:

   See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site.

3. **Storm Water Management:** Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

   Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

   The practices selected for implementation were determined on the basis of the technical guidance in Chapter 41 (Construction Site Stormwater Pollution Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation or if practices are applied to situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

   b. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

   Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

4. **Other Controls:**

   a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

   The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures (s)he will use to construct and maintain them.

   b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:
   - All products delivered to the project site must be properly labeled.
   - Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
   - A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material is to be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
   - Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
   - Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

   c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:
   - Perimeter Erosion Barrier
   - Temporary Seeding
   - Temporary Mulch
   - Plastic Covers
   - Soil Binders
   - Storm Drain Inlet Protection

   The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

   d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

   e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

   f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. **Approved State or Local Laws**

   The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

   Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

   See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III. Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a matter to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites 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. Discharge locations or points that are accessible, 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 off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within ½ hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

C. A report summarizing 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 this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate IEPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

V. Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:
- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
- The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
- All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
- Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how (s)he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:
- Containment
- Spill Prevention and Control
- Use of Drip Pans and Absorbents
- Automatic Shut-Off Nozzles
- Topping Off Restrictions
- Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

SUPPLEMENTARY EROSION CONTROL NOTES

1. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
3. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities.
4. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
5. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
6. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
7. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
8. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
9. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
10. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
12. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
14. The work shall generally follow the following typical Construction Sequencing:
    a. Installation of the soil erosion and sediment control (SE/SC) measures:
       a.1. Selective vegetation removal for silt fence installation
       a.2. Silt fence installation
       a.3. Stabilized construction entrance
    b. Tree removal where necessary
    c. Strip and stockpile topsoil and mass grade the site
    d. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
    e. Construction of storm sewer system and other utilities, along with associated inlet protection
    f. Temporary stabilization of areas that have reached temporary grade
    g. Building construction
    h. Parking lot construction
    i. Permanently stabilize site with topsoil, seed and blanket
    j. Remove all temporary SE/SC measures after the site is stabilized with vegetation

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for the 780 W Dundee Road project, in accordance with General NPDES Permit No. _____ issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project; I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

_____ _____
Name *Signature*

_____ _____
Title *Date*

_____ _____
Name of Firm/Company *Telephone*

_____ _____
Address *City/State/Zip*

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.

No.	Revision	Date

HAEGER ENGINEERING
consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.005152
www.haegerengineering.com

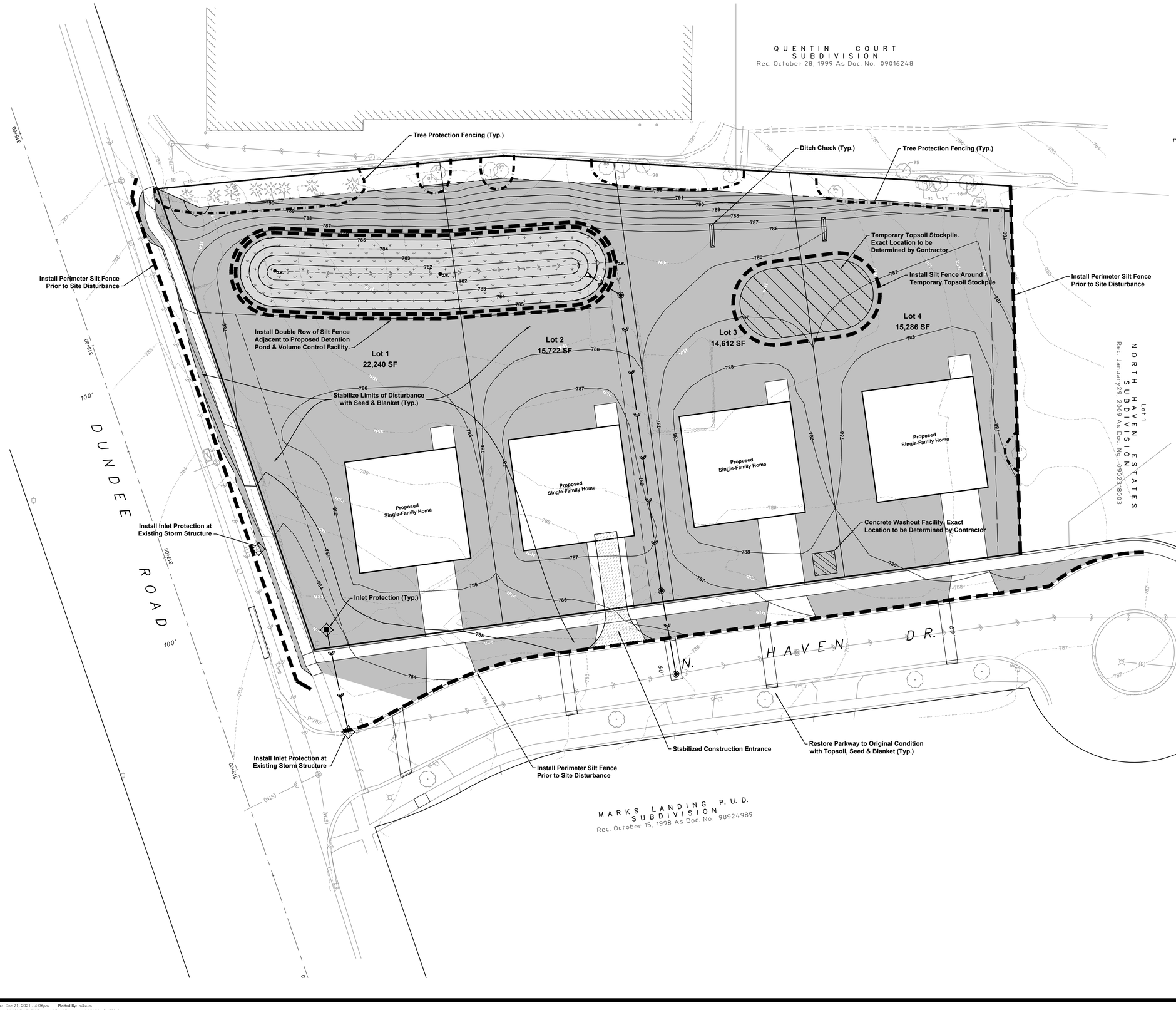
SWPPP GENERAL NOTES & SPECIFICATIONS

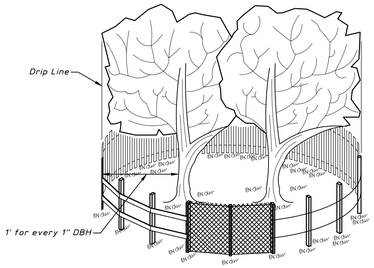
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	EC2.0 / EC4

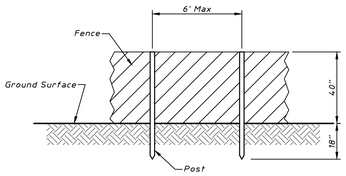
Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

Plot Date: Jul 26, 2021 - 12:17pm Plotted By: mike-m
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg





SIDE VIEW



POST AND FENCE DETAIL

NOTES:

1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

NORTH
10 0 20
Scale: 1" = 20'

LEGEND

- Stabilized Construction Entrance
- Temporary Stockpile Location
- Standard Seed & Blanket
  - 6" Topsoil (min.)
  - IDOT Seed Mixture 2A
  - North American Green DS75 Blanket
- *See Landscape Plan*
- Concrete Washout
- Silt Fence
- Ditch Check
- Inlet Filter Basket or Coir Roll (Use Baskets for Structures in Pavement and Coir Rolls for Structures in Grass)

No.	Date	Revision
1	2021-12-22	Revised per Preliminary Village Review Comments

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

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	EC3.0 / EC4

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

Plot Date: Dec 21, 2021 - 4:06pm Plotted By: mike-m
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES -DITCH CHECKS -EROSION CONTROL FENCE -SEDIMENT BASIN -STABILIZED CONSTRUCTION ENTRANCE -TEMPORARY SWALES -SPECIFIED STORM SEWER LINES	═══	—		
2. GRADE SITE/STOCKPILE TOPSOIL	—			
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP (INLET PROTECTION) -DITCH/SWALES	—	═══		
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING				═══
5. INSTALL ROAD SUBGRADE -AGGREGATE COVER			—	
6. SITE CONSTRUCTION WORK -CURB AND GUTTER -PAVING (WALKS & BIKEPATHS)			═══	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING				—
8. SURFACE ROADS -PAVING			—	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING -SODDING				═══
10. INSTALL PERMANENT LANDSCAPING				═══
11. PERFORM CONTINUING MAINTENANCE	═══	═══	═══	═══

Soil Protection Chart

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B		→							B	→	
Temporary Seeding			C			D	→			→		
Sodding			E**							→		
Mulching	F		→									

A KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENIAL RYEGRASS 30 LBS/AC

B KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH PER AC

C SPRING OATS 100 LBS/AC

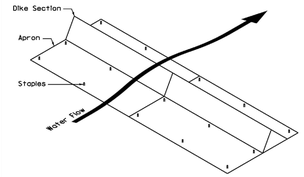
D WHEAT OR CEREAL RYE 150 LBS/AC

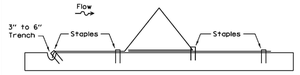
E SOD

F STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

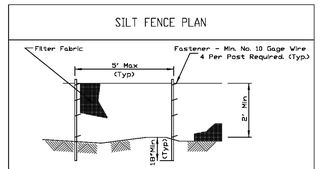
URETHANE FOAM GEOTEXTILES



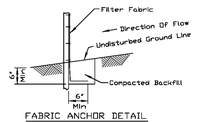


REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 6-30-11

SILT FENCE PLAN



ELEVATION

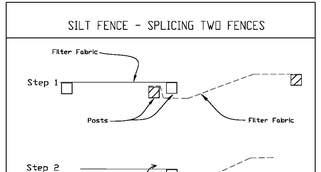


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



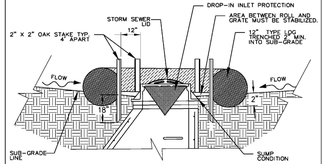
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accomodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-620BCW
SHEET 1 OF 1
DATE 3-16-2012

INLET PROTECTION LOG TYPE

NOT TO SCALE

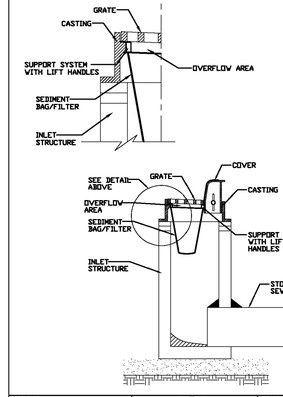


SECTION

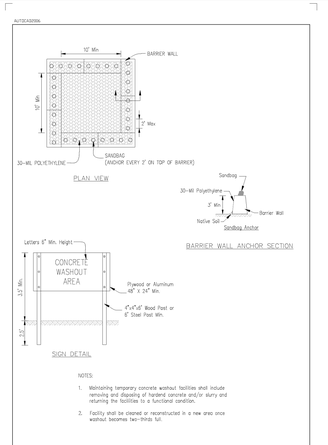
NOTES:
1. 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket. Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
3. The maximum distance between the stakes should be 4 feet.
4. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-562
SHEET 1 OF 1
DATE 11-20-2015

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



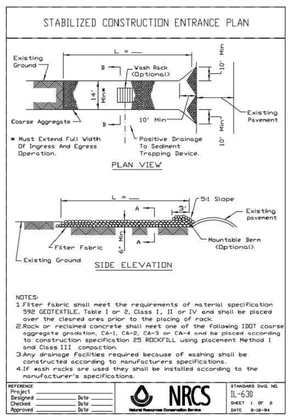
REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 05-15-14



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

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

STABILIZED CONSTRUCTION ENTRANCE PLAN



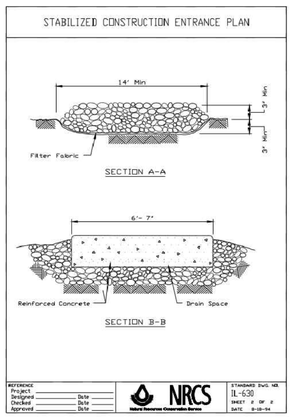
PLAN VIEW

SIDE ELEVATION

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

REFERENCE: Project, Designed, Checked, Approved (Date)
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-94

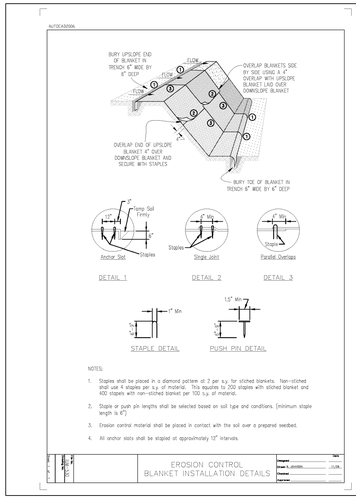
STABILIZED CONSTRUCTION ENTRANCE PLAN



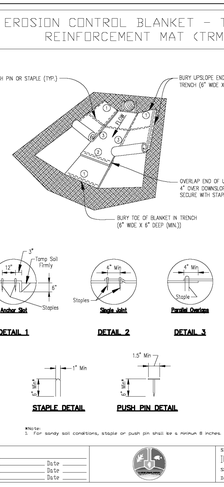
SECTION A-A

SECTION B-B

REFERENCE: Project, Designed, Checked, Approved (Date)
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-18-94



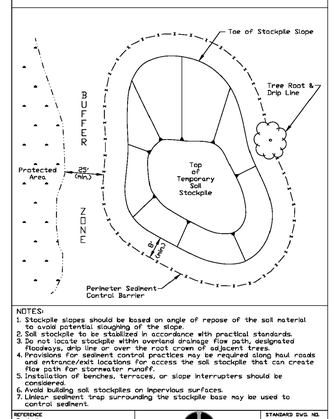
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)



NOTE:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

TEMPORARY SOIL STOCKPILE DETAIL



NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE: Project, Designed, Checked, Approved (Date)
STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

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consulting engineers • land surveyors
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Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

SWPPP
TYPICAL DETAILS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

No.	Revision	Date

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet EC4.0 / EC4

Attachment: EXHIBIT - Engineering Plans (780 W Dundee Road -ANNEX and Prelim SUB)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 04/05/22 07:00 PM

CASE STAFF STATEMENT (ID # 7428)

780 W. Dundee Road

CASE NUMBER: 21-95

PETITIONER: Yang Xu

LOCATION: 780 W. Dundee Road

PROPOSAL: Annexation into the Village of Palatine.

Preliminary Plat of Subdivision to permit a 4-lot single-family residential development.

ZONING AND LAND USE: The Subject Property is located in unincorporated Cook County, but contiguous to the corporate boundary of the Village on the west and east sides of the property. Its Cook County zoning designation is R-4 Single-Family Residential, with a minimum lot size of 20,000 square feet. There is an existing vacant single-family home on the property, which would be demolished, as part of the subdivision development.

SURROUNDING CONDITIONS:

North:	Planned Development - Vacant, two undeveloped single-family lots - North Haven Estates Subdivision
South:	Unincorporated Cook County - Restaurant and Vacant Land
East:	Planned Development - Single Family Residential - Mark's Landing Subdivision
West:	Planned Development - Quentin Corner Shopping Plaza and Misty Drive townhouses

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

COMPREHENSIVE PLAN: The comprehensive plan included this unincorporated property in the land use plan identifying it as Single-Family Residential.

BACKGROUND:

The Subject Property consists of one lot, which is currently zoned R-4 residential in unincorporated Cook County. The Petitioner is proposing to annex into the Village of Palatine and requesting preliminary plat approval to ultimately subdivide the property into four residential lots. Therefore, the Petitioner is requesting the following:

1. **Annexation into the Village of Palatine; and**
2. **Preliminary Plat of Subdivision to permit a 4 lot Subdivision.**

ANALYSIS:

Background

- The properties to the east were annexed in 1997, developed as a 7-lot subdivision ("Mark's Landing"), and are zoned Planned Development. The property to the west was annexed in 1989 and developed as an approximately 10,000 square foot shopping plaza and a 14-unit town house development ("Quentin Court"). Quentin Court also maintains a Planned Development zoning designation.

- All of the surrounding properties and right-of-ways are incorporated, with the exception of the right-of-way to the south of the Subject Property and property located directly to the south across Dundee Road (restaurant and vacant land). The right-of-way to the south is a component of the Plat of Annexation and Petition.

Zoning and Site Design

- The Petitioner is proposing to annex into the Village and requesting preliminary plat of subdivision to ultimately subdivide the property into four parcels. Per Code, at time of annexation, the lot will be zoned R-1, however is the Petitioner's intention to eventually rezone the property to R-2, through the final subdivision process. The proposed lots would conform to all restrictions of both the R-2 zoning district and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	Lot Width (75' required for interior lot; 85' for corner lot)	Lot Depth (110' required)
Lot 1	22,240 sq. ft.	85'	208.15'
Lot 2	15,722 sq. ft.	77'	197.4'
Lot 3	14,612 sq. ft.	77'	182.13'
Lot 4	15, 286 sq. ft.	79.19'	163.86'

- The proposed residences would conform to all setbacks and bulk restrictions of the R-2 zoning district. As the Petitioner is only requesting Preliminary Plat of Subdivision, the four lots will not be created until Final Plat of Subdivision is petitioned. This will require another Public Hearing before the Plan Commission and Village Council review.

Engineering

- Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right-of-way.
- Stormwater runoff from the rear yards will flow via sheet flow, directly into the proposed detention pond and volume control area. It could also flow into the proposed rear yard swale, which drains from north to south and discharges into the proposed detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.
- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code.

RECOMMENDATION:

The annexation and preliminary plat subdivision is consistent with the Comprehensive Plan and existing subdivision to the east. The application and submitted plans indicate the intention of ultimately rezoning the property to R-2 through the Final Subdivision process. The proposed lots would exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 7/26/21 last revised 12/22/21 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

2. The final engineering plans, Haeger Engineering dated 7/26/21 last revised 12/22/2 and engineer's estimate of probable cost shall be revised in a manner acceptable to the Village Engineer
3. A Public Improvement letter of credit will be a required condition at Final Subdivision approval.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) will be a required condition at Final Subdivision approval.
5. Cash-in-lieu of detention shall be paid at Final Subdivision approval and shall be submitted in a manner acceptable to the Village Engineer.
6. The Final Plat of Annexation shall be submitted on Mylar with all required signatures and shall significantly conform to the Plat of Annexation prepared by Haeger Engineering and attached hereto.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees shall be a required condition of Final Subdivision approval
9. A construction management schedule (including a contactor parking plan and material hauling route plan) will be a required condition of Final Plat of Subdivision.
10. Extra agency permits will be required for the development and will also be a required condition of Final Plat of Subdivision.As a condition of Final Plat of Subdivision, if required by the Village,
11. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

ATTACHMENTS:

- Aerial Map
- Plat of Survey
- Petition to Annex
- PSUB Application
- Plat of Annexation
- Plat of Subdivision
- Site Plan
- Engineering Plans
- Tree Preservation Plan
- Stormwater Report

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

- Public Notice

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

780 W. Dundee Road



Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

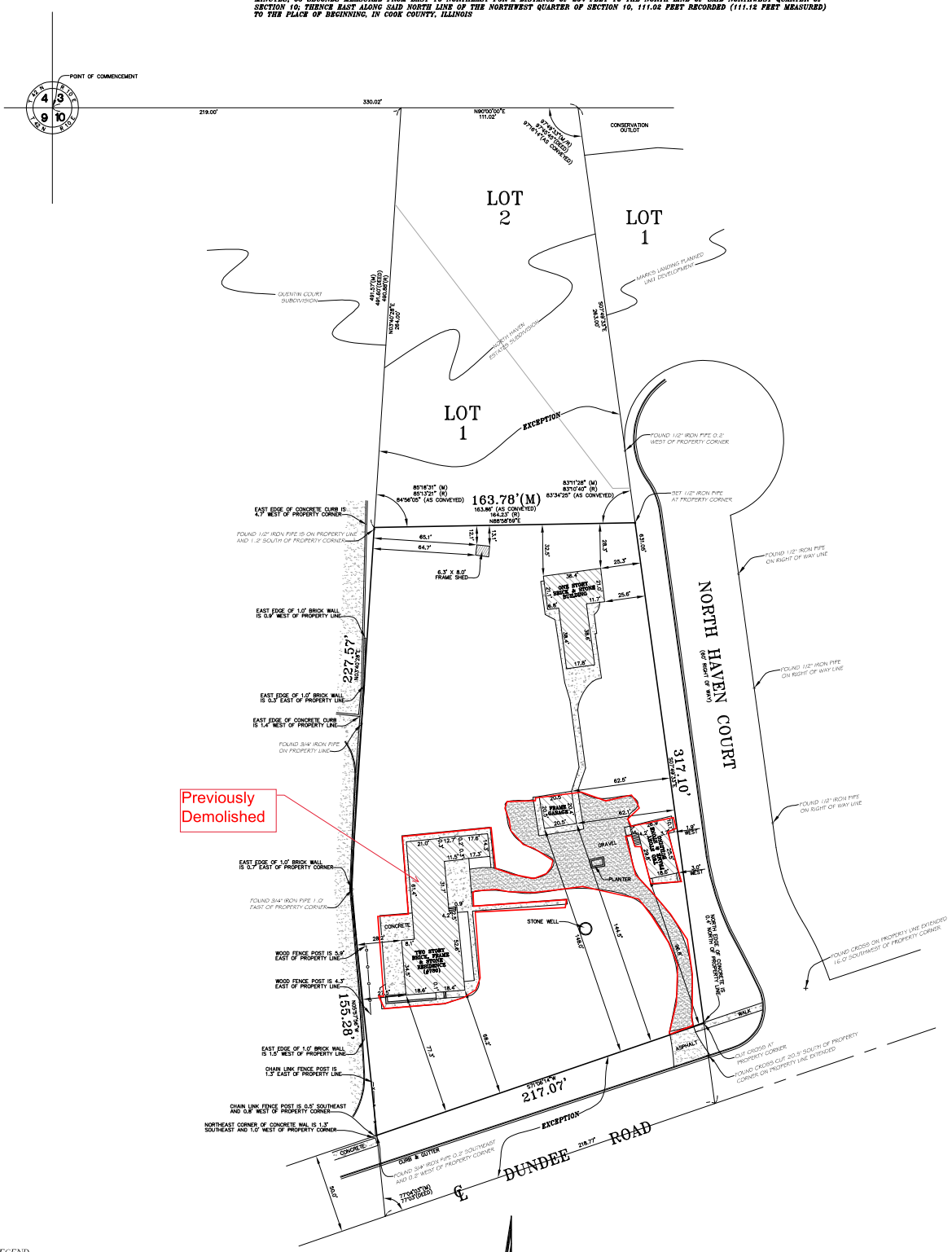
PLAT OF SURVEY

OF

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBEDAS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLYALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE FOR A DISTANCE OF 263 FEET; THENCEWESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 26 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS



LEGEND

(R/M) – RECORD / MEASURED
L – ARC LENGTH
R – RADIUS
CH – CHORD

AREA = 67,976 SQ. FT. MORE OR LESS

PREPARED FOR: DAVID BELCONIS (ATTORNEY AT LAW)
JOB ADDRESS: 780 DUNDEE RD., PALATINE, IL
SELLER/BUYER: STEERBO
JOB NO.: 14-12-0043R

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

☐ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FIELD WORK COMPLETED ON THE 15TH DAY OF DECEMBER, 2014.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18TH DAY OF DECEMBER, 2014.

IPLS N
LICENSE RENEWAL DA

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Attachment: Plat of Survey (780 W Dundee Road - Annex PSUB)

TO: The Mayor and Village Council
Village of Palatine, Illinois

VERIFIED PETITION TO ANNEX TERRITORY UNDER ILLINOIS REVISED STATUTES, CHAPTER 24, SECTION 7-1-8

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.

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Name	Address	Signature	Owner	Elector (Check one or both)
YANG XU	780 W. Dundee		owner	

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER OATH, Signed, Sworn to and Affirmed before me on this 31st day of March, 2022.

OFFICIAL SEAL
JILL NAUSID
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/23/23

Jill Nausid
Notary Public

(forms\annexpet.bus)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

780 West Dundee Road PIN 02-10-100-46-0000

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

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ALSO THAT PART OF DUNDEE ROAD OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF DUNDEE ROAD AND WEST LINE OF NORTH HAVEN DRIVE; THENCE SOUTH 07 DEGREES 47 MINUTES 58 SECONDS EAST, 101.68 FEET TO THE SOUTH LINE OF DUNDEE ROAD; THENCE SOUTH 71 DEGREES 10 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, 221.66 FEET; THENCE NORTH 05 DEGREES 26 MINUTES 46 SECONDS WEST, 102.79 FEET TO THE NORTH LINE OF DUNDEE ROAD; THENCE NORTH 71 DEGREES 10 MINUTES 32 SECONDS EAST ALONG SAID NORTH LINE, 217.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

VILLAGE OF PALATINE

PRELIMINARY PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): YANG Xu
2. Authorized Agent of Petitioner (if different):
   - Name: _____
   - Address: _____
   - Telephone No. _____ Business No. _____
   - Email: _____
   - Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): owner
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   780 w. Dundee RD
5. All existing land use(s) on the property are: Single
6. Current zoning of property: R1 Size of the property: 1.53 acres
7. State the specific action requested.
   Annexation and
   Preliminary subdivision

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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

Signature: _____ Date: 11/12/21

State of Illinois County
of Cook

This instrument was acknowledged before me on November 12, 20 21 by Lisa Janisch

(Seal)

OFFICIAL SEAL
LISA JANISCH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/03/23

_____
Notary Public

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

P.I.N. No. 02-10-100-046

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PLAT OF ANNEXATION TO THE VILLAGE OF PALATINE

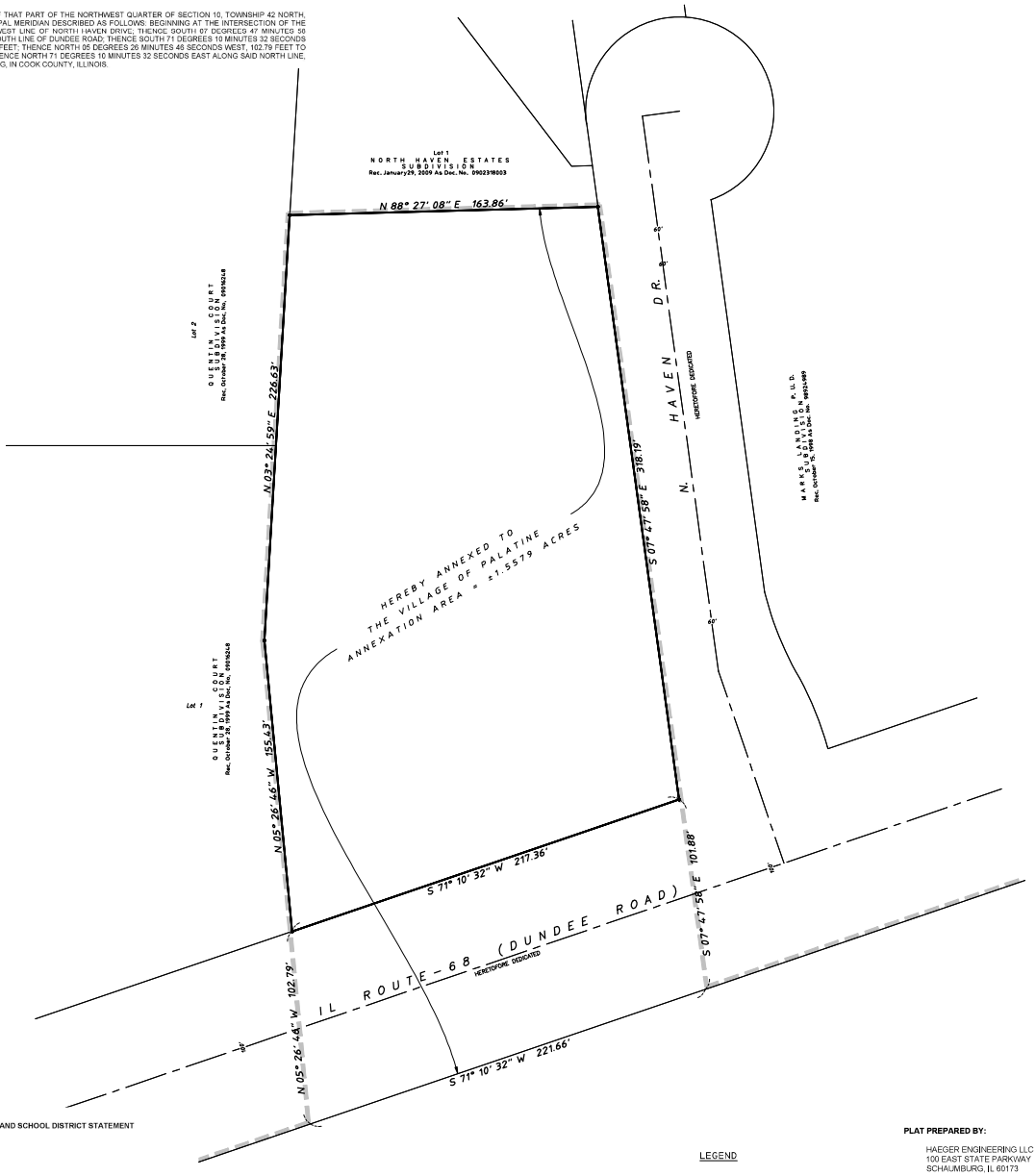
SHEET 1 OF 1

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N

30 15 0 30

SCALE: 1" = 30'

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DUNDEE NORTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____, 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

LEGEND

- Village of Palatine Corporate Limits
- Boundary Line
- Right Of Way Line
- Center Line

PLAT PREPARED BY:

HAEGER ENGINEERING LLC
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PLAT PREPARED FOR:

DUNDEE NORTH LLC
2116 PLUM GROVE ROAD, SUITE 185
SCHAUMBURG, IL 60008

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY.

SCHAUMBURG, ILLINOIS _____JULY 16, 2021_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

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

EXPIRES 11-30-22

Originally Prepared: 07/16/2021 Order No. 15-152

No.	Date	Revision
1	2021-10-22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers
100 East State Parkway
Tel: 847.394.6600
Illinois Professional Design Firm
www.haegerengineering.com

© 2022 Haeger Engineering

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Attachment: Plat of Annexation (780 W Dundee Road - Annex PSUB)

P.I.N. No. 02-10-100-046

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
DUNDEE PARK

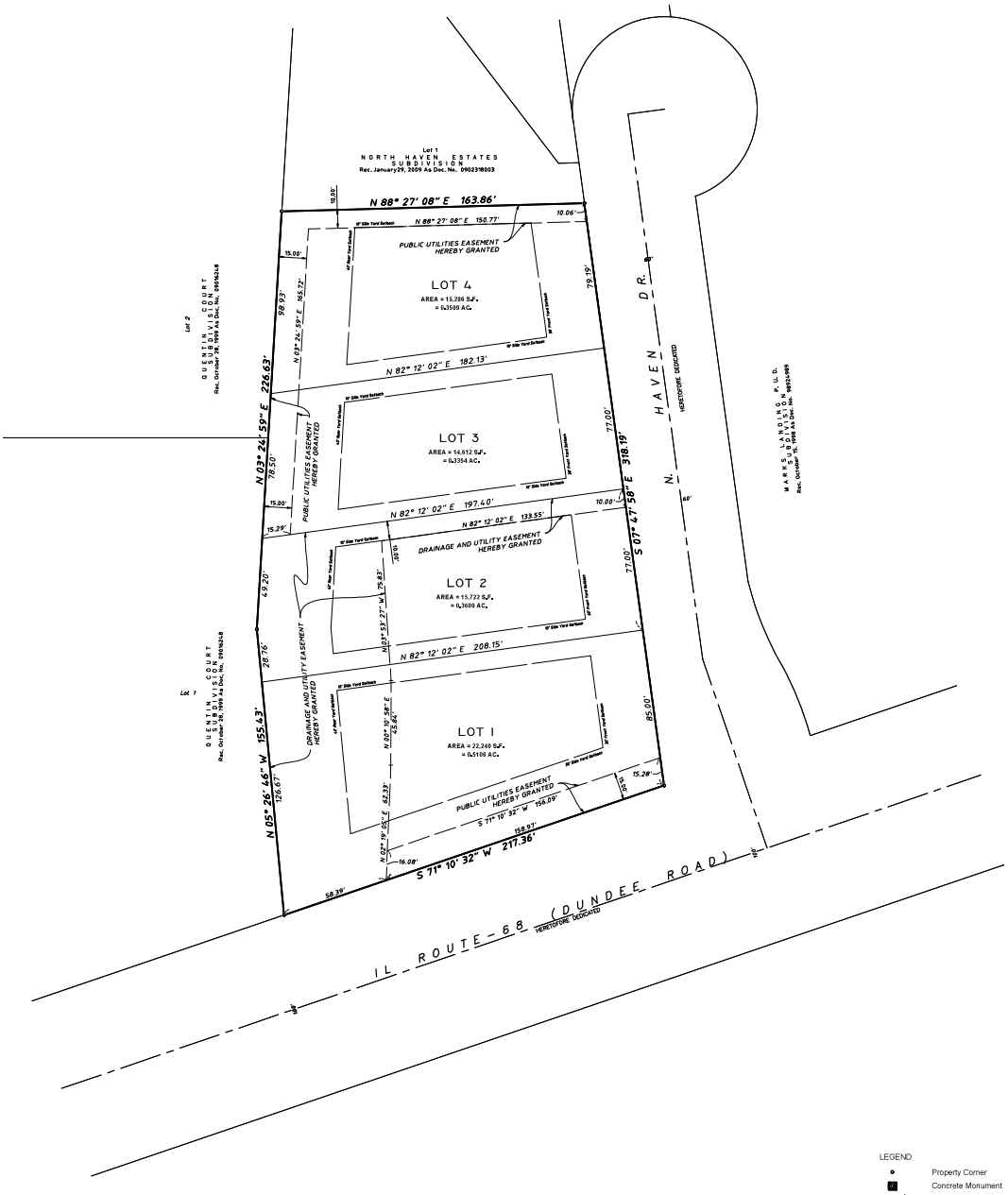
BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

SHEET 1 OF 2

N

30 15 0 30

SCALE: 1" = 30'



LEGEND

- Property Corner
- Concrete Monument
- LOT 1 — New Subdivision Lot No.
- Building Setback Line
- Easement Line
- New Lot Line
- Boundary Line
- Road Center Line

Surveyor's Notes:

1. Field work was completed on March 10, 2021.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.

ACCESS NOTES:

1. There shall be no direct vehicular access from Lot 1 to IL-Route 68 (Dundee Road).

Project No. 15-152

No.	Date	Revision
2	2022-04-21	Revised per Preliminary Village Review Comments
1	2021-10-22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers
100 East State Parkway
Tel: 847.394.6600
Illinois Professional Design
www.haegerengineering.com

© 2022 Haeger Engineering

Plot Date: Feb 22, 2022 - 12:23pm Plotted By: Mike Kwiatkowski Layout: SHEET 1
File Name: P:\2015\15152\Drawings\Final Survey\15152-Fplt of Subdivision.dwg

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Attachment Plat of Subdivision (780 W Dundee Road - Annex PSUB)

FINAL PLAT
OF
DUNDEE PARK

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED_____, A.D. 20____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20 ____ AS DOCUMENT NO. _____HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY:_____ATTEST:_____

ITS:_____ ITS:_____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLAT PREPARED FOR:

DUNDEE NORTH LLC
2118 PLUM GROVE ROAD, SUITE 185
ROLLING MEADOWS, IL 60008

SEND NEW TAX BILL TO:

DUNDEE NORTH LLC
2118 PLUM GROVE ROAD, SUITE 185
ROLLING MEADOWS, IL 60008

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
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 HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE:_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

EASEMENT PROVISIONS

EASEMENTS:
WHENEVER THE WORDS "PUBLIC UTILITIES", "UTILITIES EASEMENT" OR "PUBLIC UTILITY 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.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTION RECORDED HEREWITH AS DOCUMENT NUMBER _____.

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____ THIS____DAY OF_____, 2021

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: _____ THIS____DAY OF_____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____ THIS____DAY OF_____, 2021

COMCAST

APPROVED BY: _____, THIS____DAY OF_____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS_____

_____
JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.56 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031 C0043 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____July 16, 2021_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

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

EXPIRES 11-30-22

Originally Prepared: 07/16/2021 Project No. 15-152

No.	Date	Revision
2	2022-04-21	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers
100 East State Parkway
Tel: 847.394.6600
Illinois Professional Design Firm
www.haegerengineering.com

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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Attachment: Plat of Subdivision (780 W Dundee Road - Annex PSUB)



Site Area Summary

	Area (SF)	Area (Ac.)	%
Total Site Area	67,860	1.558	100%
Building & Pavement Cover*	30,537	0.701	45%
Open Space	37,323	0.857	55%

*Note: Building & Pavement Cover Assumes 45% Impervious Coverage over Total Lot Area

# of Proposed Lots:	4	Lots
# of Proposed Single Family Homes:	4	Single-Family Homes
Gross Density:	0.39	Single Family Homes per Acre

Zoning Information

The property is proposed to be zoned as R-2 Single Family District.

	Required	Proposed
Minimum Lot Width - Interior Lots:	75 Ft.	77 Ft.
Minimum Lot Width - Corner Lots:	85 Ft.	85 Ft.
Minimum Lot Area - Interior Lots:	9,000 SF	14,612 SF
Minimum Lot Area - Corner Lots:	10,000 SF	22,240 SF
Front Yard Setback:	30 Ft.	30 Ft.
Rear Yard Setback:	40 Ft.	40 Ft.
Side Yard Setback:	10 Ft.	10 Ft.
Side Yard Setback - Side Abutting Street:	20 Ft.	20 Ft.
Side Yard Setback - Side Abutting State/County Hwy:	30 Ft.	30 Ft.
Max Building Coverage:	35%	35%
Max Lot Coverage:	45%	45%

Max Building Height: Two and One-Half (2 1/2) Stories, Not to Exceed Thirty (30) Feet to the Midpoint of the Roof and Not to Exceed a Maximum Peak Height of Thirty-Six (36) Feet.

Lot No.	Total Lot Area (SF)	Impervious Area* (SF)	Pervious Area (SF)
Lot 1	22,240	10,008	12,232
Lot 2	15,722	7,075	8,647
Lot 3	14,612	6,575	8,037
Lot 4	15,286	6,879	8,407
Total (SF)	67,860	30,537	37,323
Total (Ac.)	1.558	0.701	0.857

*Assumes Maximum Lot Coverage of 45%

PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

PAVING LEGEND

Concrete Driveway
-6" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B Back of Curb to Back of Curb
F-F Face of Curb to Face of Curb
E-E Edge of Pavement to Edge of Pavement

NOTES:
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

NORTH
Scale: 1" = 20'

No.	Date	Revision
1	2022-1-22	Revised per Hathaway Village Review Comments

HAEGER ENGINEERING
consulting engineers | land surveyors
150 South Wall Street, Suite 203 | Kaukauna, WI 54130 | P: 920.882.7175 • M: 847.754.4483 | Fax: 847.295.6068
Illinois Professional Design Firm License No. 184.005152
www.haegerengineering.com

SITE PLAN EXHIBIT
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15152
Sheet	S

Attachment: Site Plan (780 W Dundee Road - Annex PSUB)

780 W DUNDEE ROAD
SITE IMPROVEMENT PLANS
DUNDEE NORTH LLC

SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER / DEVELOPER

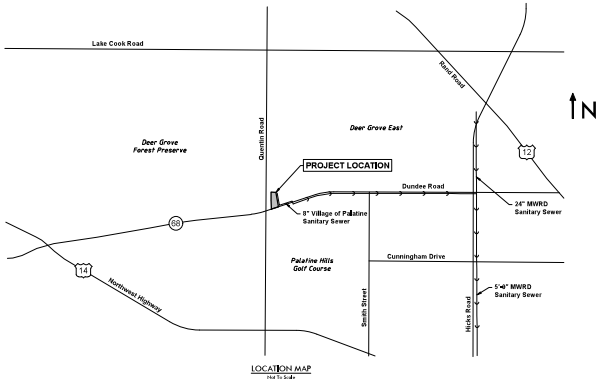
Dundee North LLC
2118 Plum Grove Road
Suite 185
Rolling Meadows, IL 60008
Tel: (847) 398-3636

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: (847) 394-6600
Fax: (847) 394-6608
www.haegerengineering.com

VILLAGE OF PALATINE

200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

CP # 1071 (See Survey)
Description: Bolt on Hydrant
Elevation: 785.01 NAVD 88 (Geoid 12A)

CP # 608 (See Survey)
Description: Cross Notch
Elevation: 787.53 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)
Description: Cross Notch
Elevation: 787.60 NAVD 88 (Geoid 12A)

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	UTILITY PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	CROSS SECTIONS
C8.0	TYPICAL DETAILS
C8.1	TYPICAL DETAILS

INDEX TO EXHIBITS

NO.	DESCRIPTION
EX1.0	MWRD DRAINAGE EXHIBIT
EX2.0	MWRD VOLUME CONTROL EXHIBIT

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	4.0%

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

062-061765
LICENSED PROFESSIONAL ENGINEER
JOSHUA D. TREPINSKI
STATE OF ILLINOIS

EXPIRES 11-30-23

No.	Date	Revision
1	2021-12-22	Revised per Palatine Village Review Comments

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www.haegerengineering.com

TITLE SHEET

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15152
Sheet C1.0

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction": latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices" latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.

3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents 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 Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings 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. Incidental items or accessories necessary to complete the work may not be specifically noted or shown on the Plans but are necessary to complete the project shall be considered incidental to the Contract. 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.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____ to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this 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. The Owner and Engineer make no representation or warranty regarding the number, location, accuracy, depth of borings taken, or the completeness or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans existing conditions, site topography, utilities, rights-of-way, etc.,) was obtained from the topographic survey prepared by:

   Haeger Engineering, LLC
   100 East State Parkway, Schaumburg, IL 60173
   (847) 394-8809
   Job No.: 15-152
   Date: March 10, 2021

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village of Palatine
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
   d. Illinois Department of Transportation (IDOT)
   e. Illinois Department of Natural Resources - Ecological Compliance (IDNR-EcoCAT)
   f. Illinois Historic Preservation Association (IHPA)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc, as may be required for the execution of this work as well as provide all necessary insurance. He shall pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, 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, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work or items proceed without permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work performed without approvals.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers 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, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided 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 damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits of or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements 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.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, 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 castles, manhole covers and other related 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 related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, 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.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also 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.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile shall be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the removal of any additional measures required by the Jurisdictional Agencies, inspections and the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically noted on the Plans and further approved by the Owner and Engineer. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be detrimental to construction site personnel and/or the environment. The Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated as containing habitat for any State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas containing protected species are identified by the Contractor or Engineer during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in implementing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction conditions or better. This includes existing utilities or improvements including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for probating all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed by the Engineer. Burning or burying of rubbish will not be permitted except as may be possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and right-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, chain link fences, guardrail, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from the construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety shall be the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or roadway are to be left open over night after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall protect all trees, shrubs, and hedges with three inch straw wrapped around trees and loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to mud, clay, stones, concrete, sand, cement, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. 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. The Contractor shall water the entire site whenever the site conditions become dry enough to cause 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 with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements for damaged and/or removed trees, then the tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall make himself aware of any additional requirements that may be necessary to preserve trees and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging trees interfere with the progress of the work the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or forester, and shall be considered incidental to the Contract.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.,) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the lines or in excess of that shown on the Plans will not be measured or paid for.
40. All work completed per the Plans, Specifications or other Contract Documents 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/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition,
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal 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 removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned or abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 620 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State of Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and backfilled with clean granular fill or broken rubble, so as not to hold liquid, and backfilled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All tree access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely 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 apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the earthwork is indicated as a Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold-water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including forming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc, as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc, shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("sewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the 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 the desired length of pipe for insertion of proper fittings using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameters not specified in the Plans the required minimum diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevations and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction": latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP). Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP). Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where specifically restricted by conflicting conditions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the proper depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction" latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on center and shall be placed directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "O" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete tiered end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542701 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene (PE) pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP). Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement film with a 8 mil thickness. Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe. SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required manhole structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc., per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be resilient wedge stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section, Horizontal and vertical separation between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction" latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) 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 Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joints standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed as measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained; along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained a water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall provide water mains and services that are necessary that may be required, and sections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours after any storm event of 0.5 inches of rain or greater (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main separation requirements. Casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints and at radius points. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks shall be constructed with a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints shall consist of a pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as where meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and they shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freshly placed bituminous surfaces shall not be placed. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before application of pavement marking material the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of workmanship will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the tire sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and Illinois Recommended Standards and Specifications for Urban Soil Erosion and Sedimentation Control" latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General Storm Water Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for maintaining that all the requirements of the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the reduction of any additional measures that may be required, and revisions of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours after any storm event of 0.5 inches of rain or greater (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent tracking or other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sediment basin or catchment basin, as directed by the Engineer, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or other method approved by the Engineer.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent certification and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch storm event or equivalent snowfall, and report corrective items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measures shall be maintained. (sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use siltersoxon control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be deaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated Inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

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 Water and Sewer Main Construction and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village/City of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village/City of Palatine Engineering Department and Public Works Department 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 phase of work
3. The Contractor shall notify all 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 conflic 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 ZERO 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 on various underground utilities and structures on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, b-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer

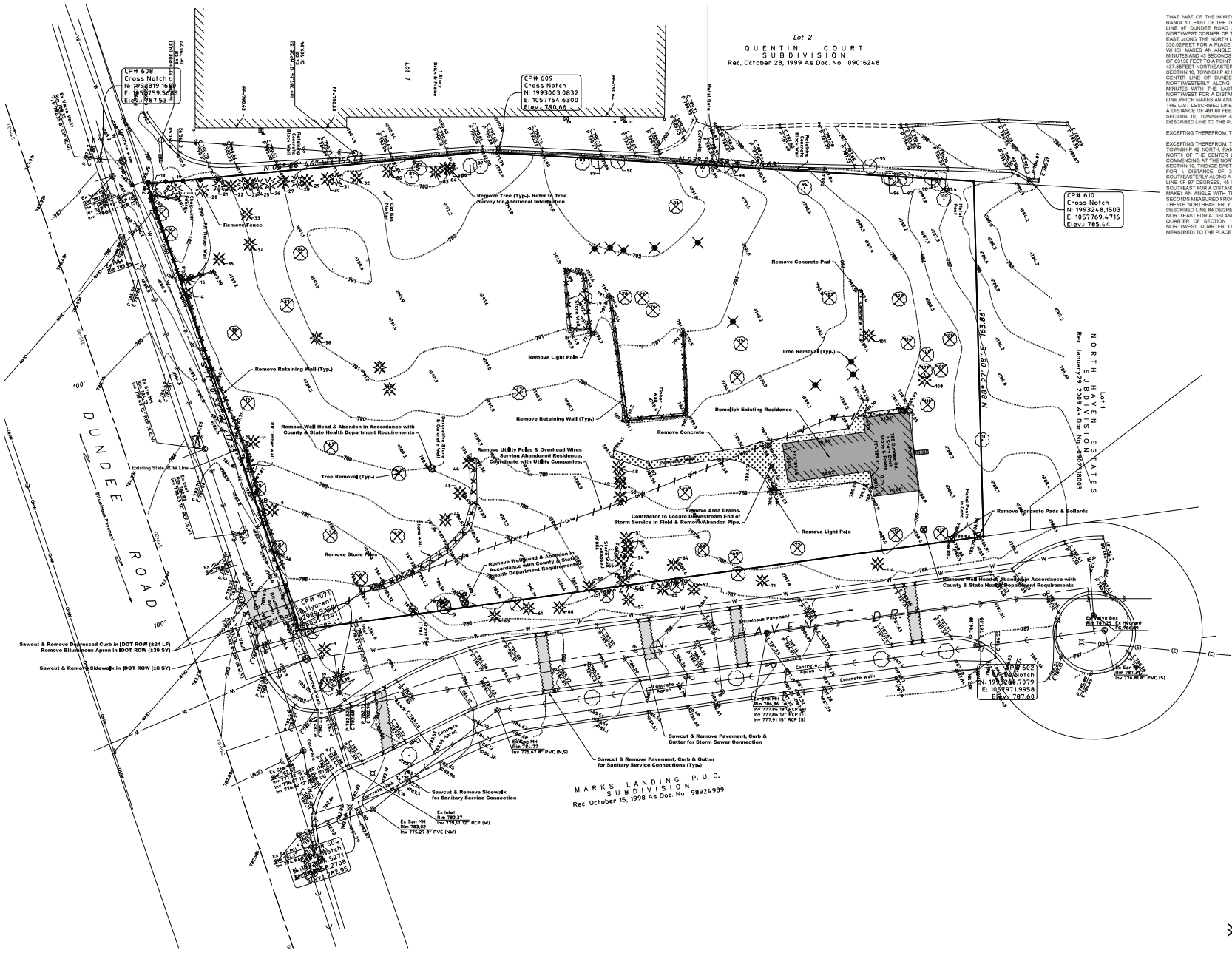
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewer.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications Joint Specifications	
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-2261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material 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	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 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 dissimil


CP# 608
Cross Notch
N: 1993819.1660
E: 1057759.5688
Elev.: 787.53
CP# 609
Cross Notch
N: 1993003.0832
E: 1057754.6300
Elev.: 790.66
CP# 610
Cross Notch
N: 1993248.1503
E: 1057769.4716
Elev.: 785.44
CP# 602
Cross Notch
N: 1993249.7079
E: 1057971.9958
Elev.: 787.60
CP# 604
Cross Notch
N: 1992999.5271
E: 1057970.2708
Elev.: 782.95
CP# 1071
Hydrant
N: 1993339.2
E: 1058045.271
Elev.: 786.01
Lot 2
QUENTIN COURT SUBDIVISION
Rec. October 28, 1999 As Doc. No. 09016248
MARKS LANDING P. U. D. SUBDIVISION
Rec. October 15, 1998 As Doc. No. 98924989
NORTH HAVEN ESTATES
Rec. January 29, 2009 As Doc. No. 0903018033
DUNDEE ROAD
HAVEN DR.
Remove Tree (Typ.). Refer to Tree Survey for Additional Information
Remove Fence
Remove Retaining Wall (Typ.)
Remove Well Head & Abandon in Accordance with County & State Health Department Requirements
Remove Utility Poles & Overhead Wires Serving Abandoned Residence. Coordinate with Utility Companies.
Tree Removal (Typ.)
Existing State ROW Line
Remove Light Pole
Remove Concrete Pad
Tree Removed (Typ.)
Demolish Existing Residence
Remove Concrete
Remove Area Drains. Contractor to Locate Downstream End of Storm Service in Field & Remove/Abandon Pipe.
Remove Concrete Pads & Bollards
Remove Stone Piers
Sawcut & Remove Depressed Curb in IDOT ROW (±24 LF)
Remove Bituminous Apron in IDOT ROW (±39 SY)
Sawcut & Remove Sidewalk in IDOT ROW (±8 SY)
Sawcut & Remove Pavement, Curb & Gutter for Storm Sewer Connection
Sawcut & Remove Pavement, Curb & Gutter for Sanitary Service Connections (Typ.)
Sawcut & Remove Sidewalk for Sanitary Service Connection
Ex San MH Rim 783.02 Inv 775.27 8" PVC (NW)
Ex Inlet Rim 782.37 Inv 779.72 12" RCP (W)
Ex San MH Rim 786.77 Inv 775.67 8" PVC (N,S)
Ex San MH Rim 787.30 Inv 776.81 8" PVC (S)
Ex Inlet Rim 786.86 Inv 777.86 18" RCP (W) Inv 777.86 12" RCP (E) Inv 777.91 15" RCP (S)
Ex Inlet Rim 786.88
Ex Valve Box Rim 787.29 Ex Hydrant Rim 786.01
Ex Valve Box Rim 787.29
Ex Valve Box Rim 787.30
Ex Valve Box Rim 787.30
Ex Valve Box Rim 787.30



Site Area Summary

	Area (SF)	Area (Ac.)	%
Total Site Area	67,860	1.558	100%
Building & Pavement Cover*	30,537	0.701	45%
Open Space	37,323	0.857	55%

*Note: Building & Pavement Cover Assumes 45% Impervious Coverage over Total Lot Area

# of Proposed Lots:	4	Lots
# of Proposed Single Family Homes:	4	Single-Family Homes
Gross Density:	0.39	Single Family Homes per Acre

Zoning Information

The property is proposed to be zoned as R-2 Single Family District.

	Required	Proposed
Minimum Lot Width - Interior Lots:	75 Ft.	77 Ft.
Minimum Lot Width - Corner Lots:	85 Ft.	85 Ft.
Minimum Lot Area - Interior Lots:	9,000 SF	14,612 SF
Minimum Lot Area - Corner Lots:	10,000 SF	22,240 SF
Front Yard Setback:	30 Ft.	30 Ft.
Rear Yard Setback:	40 Ft.	40 Ft.
Side Yard Setback:	10 Ft.	10 Ft.
Side Yard Setback - Side Abutting Street:	20 Ft.	20 Ft.
Side Yard Setback - Side Abutting State/County Hwy:	30 Ft.	30 Ft.
Max Building Coverage:	35%	35%
Max Lot Coverage:	45%	45%

Max Building Height: Two and One-Half (2 1/2) Stories, Not to Exceed Thirty (30) Feet to the Midpoint of the Roof and Not to Exceed a Maximum Peak Height of Thirty-Six (36) Feet.

Lot No.	Total Lot Area (SF)	Impervious Area* (SF)	Pervious Area (SF)
Lot 1	22,240	10,008	12,232
Lot 2	15,722	7,075	8,647
Lot 3	14,612	6,575	8,037
Lot 4	15,286	6,879	8,407
Total (SF)	67,860	30,537	37,323
Total (Ac.)	1.558	0.701	0.857

*Assumes Maximum Lot Coverage of 45%

PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

PAVING LEGEND

Concrete Driveway
-6" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B Back of Curb to Back of Curb
F-F Face of Curb to Face of Curb
E-E Edge of Pavement to Edge of Pavement

NOTES:
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

NORTH
Scale: 1" = 20'

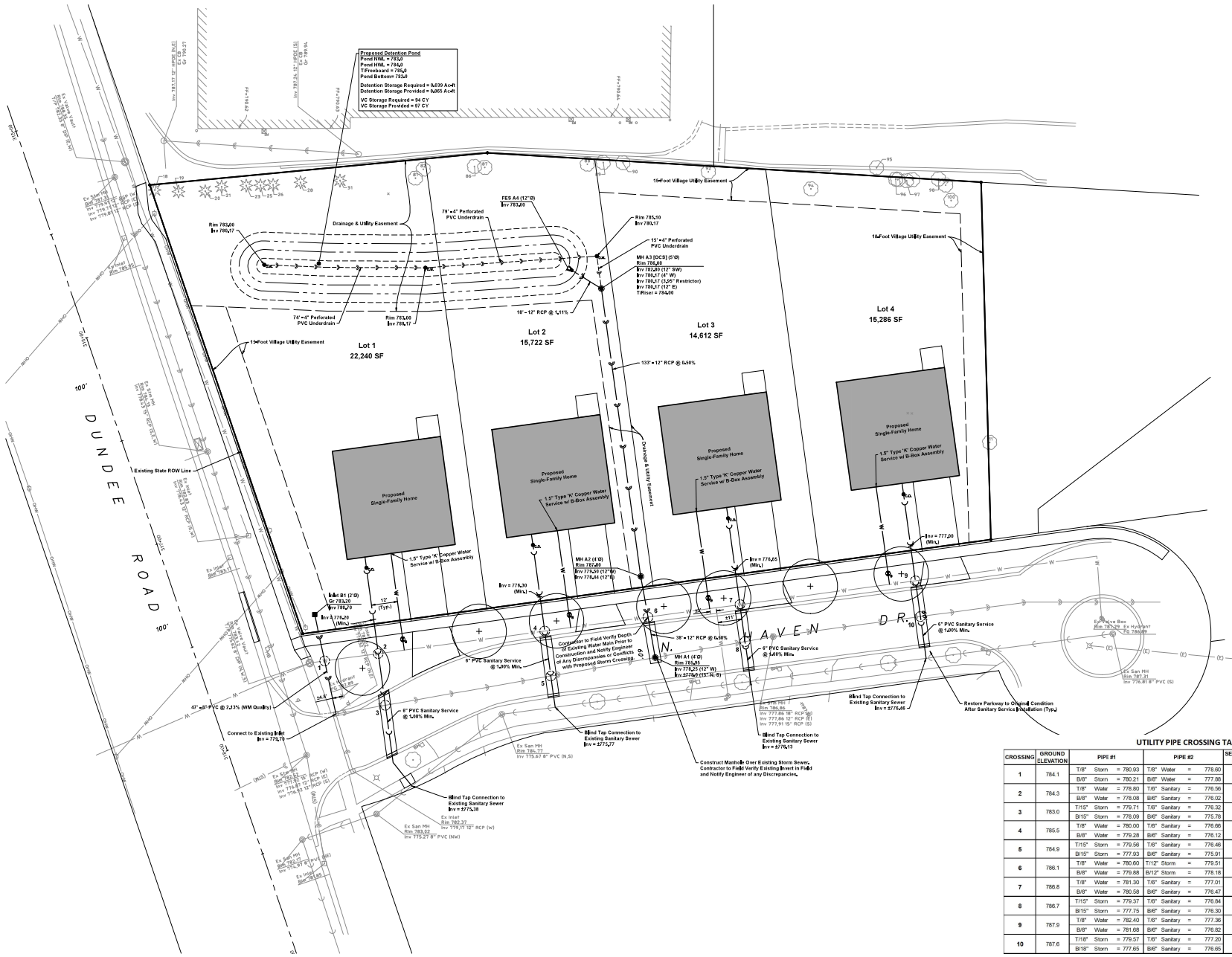
No.	Date	Revision
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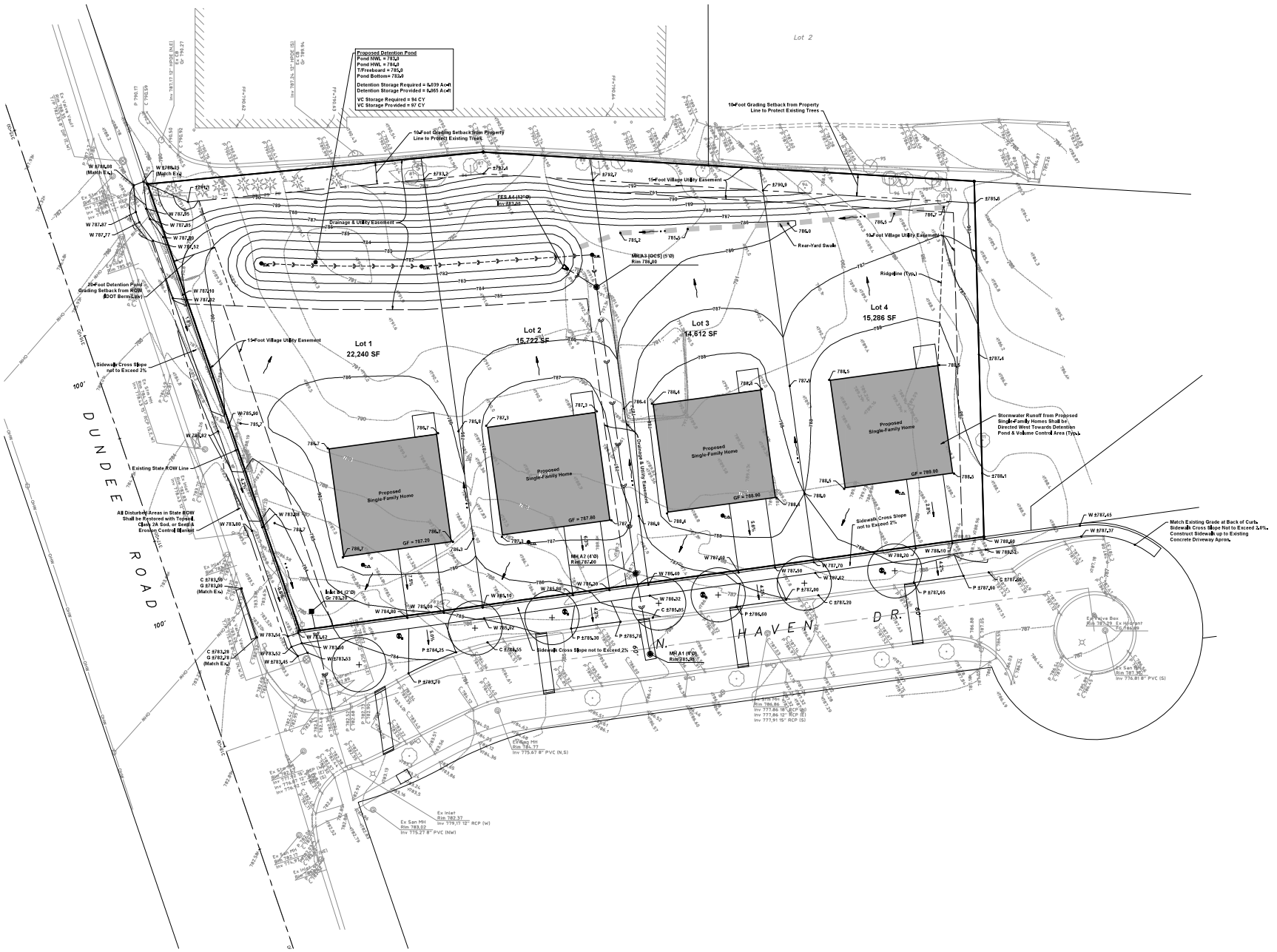
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GEOMETRY & PAVING PLAN
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15152
Sheet C

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)


Proposed Detention Pond
Pond HWL = 783.0
Pond HWL = 784.0
T/Freeboard = 785.0
Pond Bottom= 783.0
Detention Storage Required = 0.039 Ac-ft
Detention Storage Provided = 0.065 Ac-ft
VC Storage Required = 94 CY
VC Storage Provided = 97 CY
154-Foot Village Utility Easement
Drainage & Utility Easement
79' - 4" Perforated PVC Underdrain
FES A4 (12"Ø) Inv 783.20
Rim 783.10 Inv 780.17
Rim 785.10 Inv 780.17
15' - 4" Perforated PVC Underdrain
MH A3 (DCS) (5'Ø) Rim 786.00
Inv 782.20 (12" SW)
Inv 780.17 (6" W)
Inv 780.17 (3.25" Restrictor)
Inv 780.17 (12" E)
T/Riser = 784.00
74' - 4" Perforated PVC Underdrain
Rim 783.00 Inv 780.17
18" - 12" RCP @ 1.11%
Lot 1 22,240 SF
Lot 2 15,722 SF
Lot 3 14,612 SF
Lot 4 15,286 SF
133' - 12" RCP @ 0.50%
Proposed Single-Family Home
1.5" Type 'K' Copper Water Service w/ B-Box Assembly
Existing State ROW Line
DUNDEE ROAD
100'
Inlet B1 (2'Ø) Gr 783.20 Inv 780.70
12" (Typ.)
Inv = 776.20 (Min.)
Inv = 776.30 (Min.)
MH A2 (4'Ø) Rim 787.00
Inv 776.20 (12"W)
Inv 776.40 (12"N)
Inv = 776.05 (Min.)
Inv = 777.00 (Min.)
6" PVC Sanitary Service @ 1.00% Min.
38' - 12" RCP @ 0.50%
MH A1 (4'Ø) Rim 785.20
Inv 775.25 (12" W)
Inv 775.45 (15" N, S)
Contractor to Field Verify Depth of Existing Water Main Prior to Construction and Notify Engineer of any Discrepancies or Conflicts with Proposed Storm Crossing
47' - 8" PVC @ 2.13% (WM Quality)
Connect to Existing Inlet Inv = 775.70
Blind Tap Connection to Existing Sanitary Sewer Inv = 775.77
Blind Tap Connection to Existing Sanitary Sewer Inv = 775.38
Construct Manhole Over Existing Storm Sewer. Contractor to Field Verify Existing Invert in Field and Notify Engineer of any Discrepancies.
Blind Tap Connection to Existing Sanitary Sewer Inv = 776.13
Blind Tap Connection to Existing Sanitary Sewer Inv = 776.46
Restore Parkway to Original Condition After Sanitary Service Installation (Typ.)
Ex Valve Box Rim 787.29 Ex Hydrant Fg 786.89
Ex San MH Rim 787.31 Inv 776.81 8" PVC (S)
Ex San MH Rim 786.86 Inv 777.86 18" RCP (W) Inv 777.86 12" RCP (E) Inv 777.91 15" RCP (S)
Ex San MH Rim 786.77 Inv 775.67 8" PVC (N,S)
Ex San MH Rim 782.37 Inv 779.77 12" RCP (W)
Ex Inlet Rim 783.02 Inv 775.27 8" PVC (NW)
Ex Inlet Rim 783.01 Inv 775.97 8" PVC (SE)
Ex Inlet Rim 783.85
Ex Inlet Rim 783.93 Inv 779.93 12" RCP (W) Inv 779.83 12" RCP (E) Inv 779.63 12" RCP (S)
Ex Inlet Rim 783.3 Inv 779.63 8" RCP (N,W)
Ex Inlet Rim 783.1
Ex Inlet Rim 783.0
Ex Inlet Rim 783.0
Ex Inlet Rim 783.0



NORTH
Scale: 1" = 20'

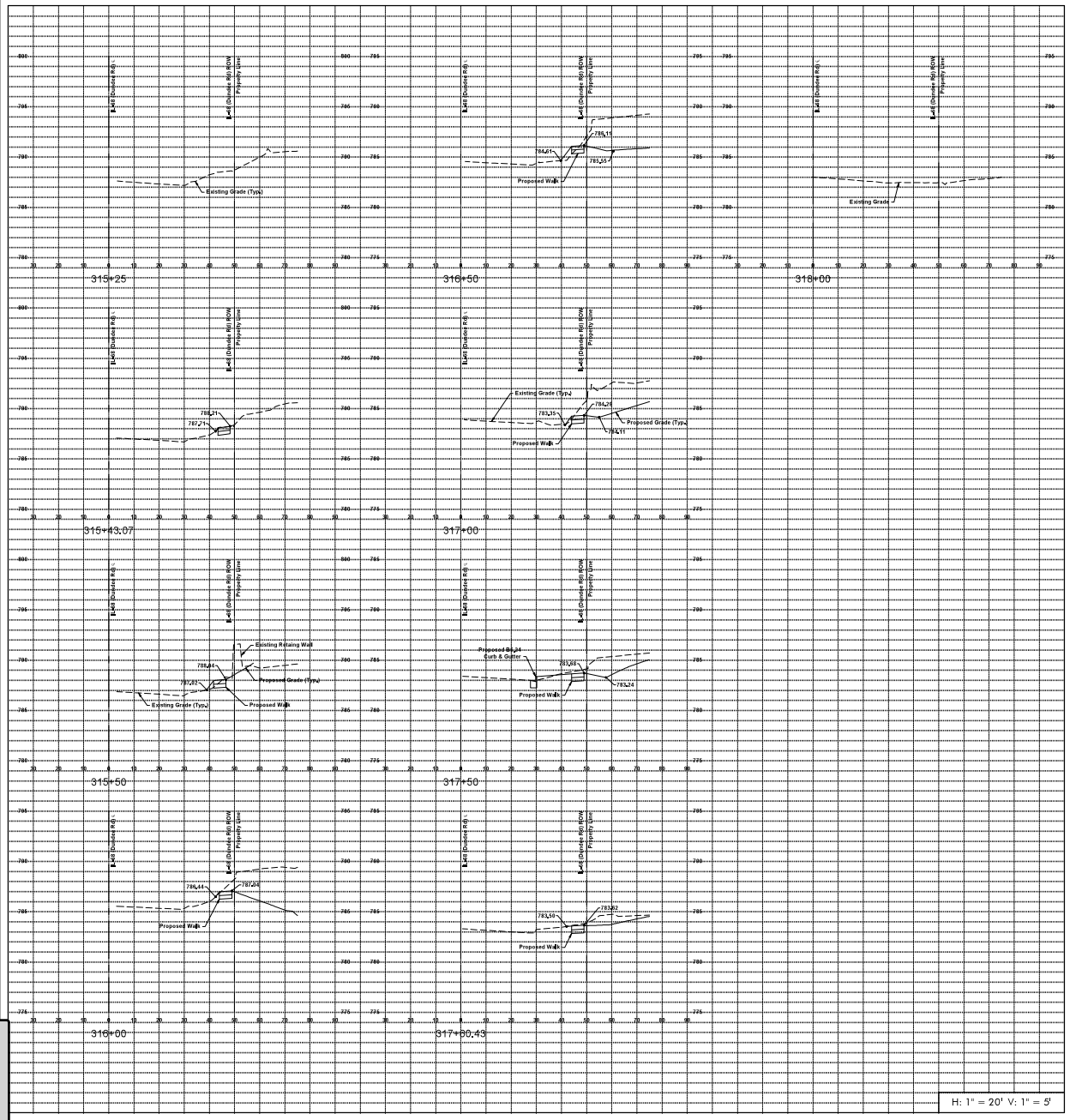
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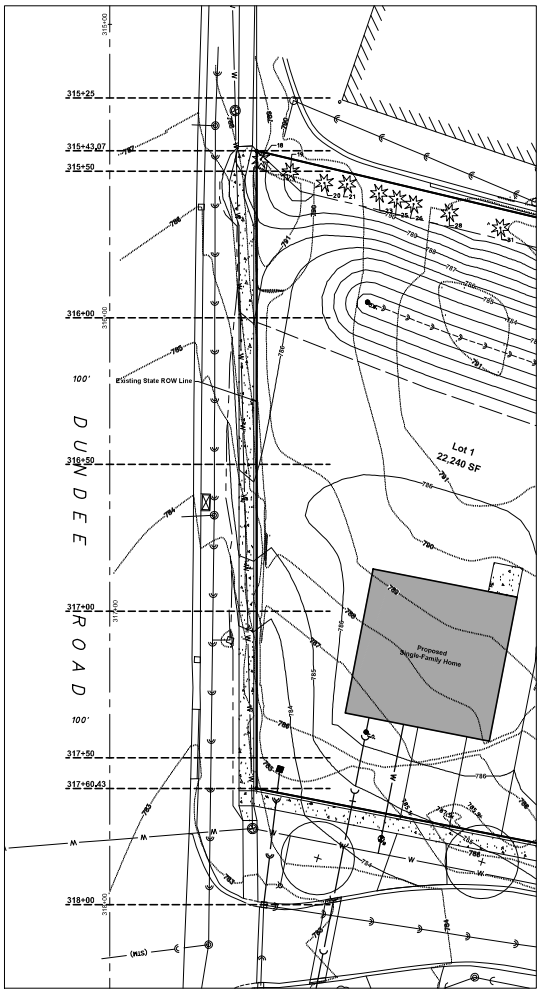
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GRADING & DRAINAGE PLAN
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15152
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Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)





NORTH
Scale: 1" = 20'

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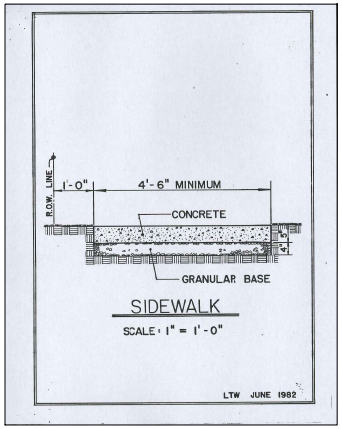
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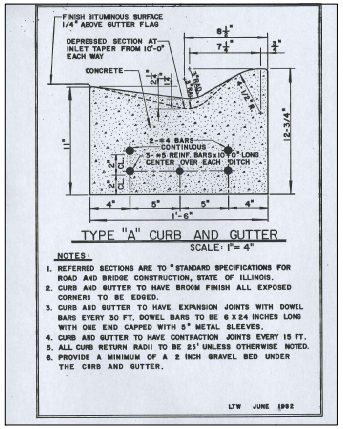
CROSS SECTIONS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PRELIMINARY

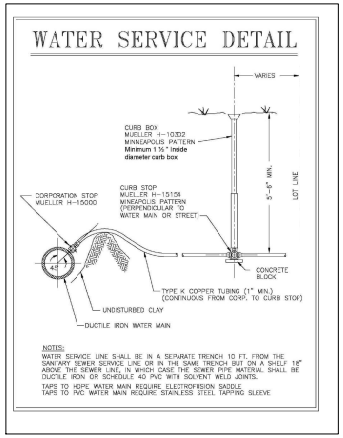
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Sheet C

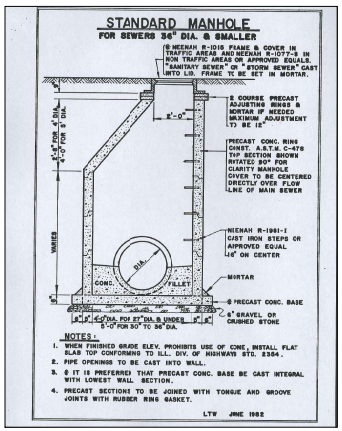
Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

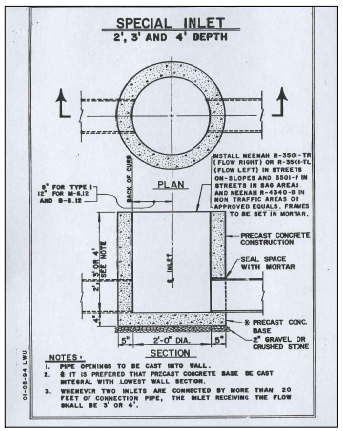
Plotted: Aug. 10, 2021 - 11:40am Plotted By: mdavis
Xref: P:\2015\15152 Drawings\Final Engineering\15152 - Engineering.dwg

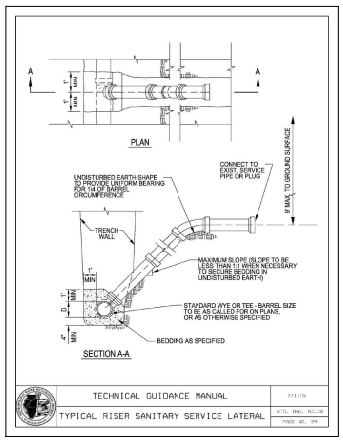


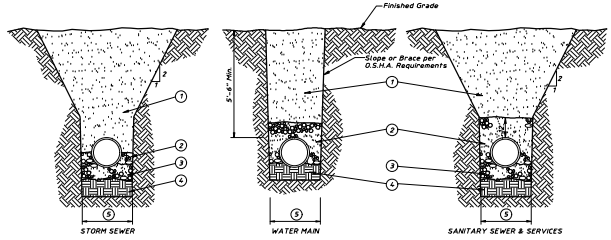








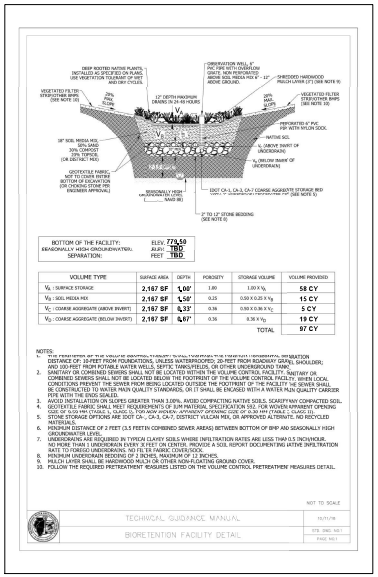


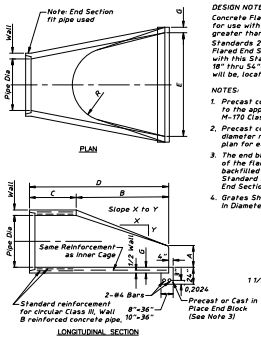


1. CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.
   WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.
   SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4'-1) and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

Notes:
1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

TYPICAL TRENCH CROSS SECTION





DESIGN NOTES

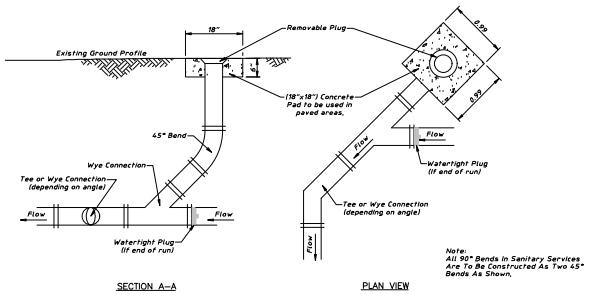
Concrete Flared End Sections should be considered for use with concrete pipe culverts having skews no greater than 15°.

Standards 2364 and 2379 (Grating for Concrete Flared End Sections) should be considered for use with this Standard whenever Flared End Sections for 18" thru 54"-diameter across road culverts are, or will be, located within the clear zone of the roadway.

NOTES:
1. Precast concrete flared end sections shall conform to the applicable requirements of AASHTO M-170 Class II, Wall B reinforced concrete pipe.
2. Precast concrete flared end section for pipe diameter required shall be as indicated on detail plan for each individual installation.
3. The end block shall be placed prior to the installation of the flared end section. The end block shall be backfilled in accordance with Art.502.11 of the Standard Specifications, cost incidental to End Section.
4. Grates Shall Be Installed On All FES 18" in Diameter and Larger.

Pipe Dia.	Approx Wt./Sec	Wall	A	B	C	D	E	G	R	Slope
12"	530	2"	6"	2'-0"	6'-0⅝"	6'-0⅝"	2'-0"	2"	9"	3:1
15"	740	2½"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2½"	11"	3:1
18"	990	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2½"	12"	3:1
21"	1280	2½"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2½"	13"	3:1
24"	1520	3"	9½"	3'-7½"	2'-6"	6'-1½"	4'-0"	3"	14"	3:1
27"	1930	3½"	10½"	4'-0"	2'-1½"	6'-1½"	4'-6"	3½"	14½"	3:1
30"	2190	3½"	11"	4'-6"	1'-7½"	6'-1½"	5'-0"	3½"	15"	3:1
33"	3200	3½"	1'-1½"	4'-10½"	3'-3½"	8'-1½"	5'-6"	3½"	17½"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10½"	8'-1½"	6'-0"	4"	20"	3:1
42"	5380	4½"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4½"	22"	3:1
48"	6350	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5½"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5½"	24"	2.6:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	"	2:1
66"	10710	6½"	3'-4"	6'-0"	2'-3"	8'-3"	8'-6"	5½"	"	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	"	1.86:1
78"	14770	7½"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6½"	"	1.62:1
84"	18160	8"	3'-0"	7'-6½"	1'-9"	9'-3½"	10'-0"	6⅝"	"	1.51

PRECAST FLARED END SECTION



SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL

HAEGER ENGINEERING
consulting engineers | land surveyors
150 East Irving Park Road, Wood Dale, IL 60191 | T: 630.595.1333 | F: 630.595.0666
Illinois Professional Design Firm License No. 184-005152
www.haegerengineering.com

No.	Date	Revision

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

TYPICAL DETAILS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PRELIMINARY PLAN-PUD

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C8

Packet Pg. 75

6.A.1.g

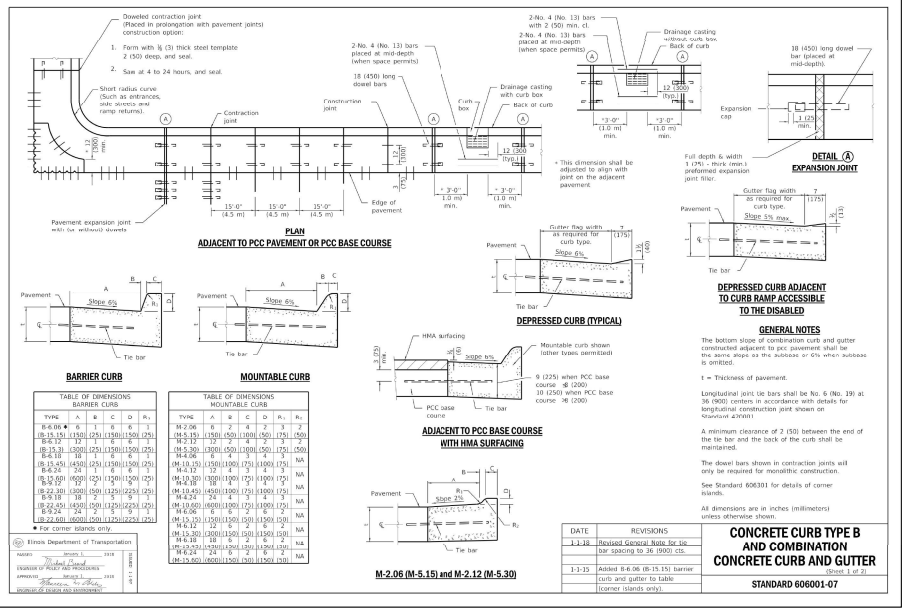


TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	1 (25)	9 (225)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	1 (25)	9 (225)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	9 (225)	9 (225)	1 (25)

* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

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

Illinois Department of Transportation
PASSED January 1, 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018
ENGINEER OF BUREAU OF ROADWAY STANDARDS
ILLINOIS DEPARTMENT OF TRANSPORTATION
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT

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.

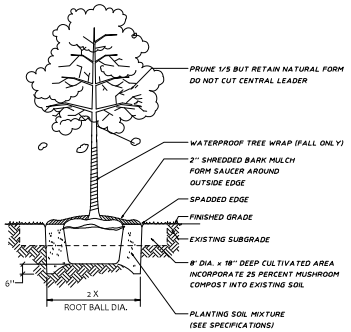
The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

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

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

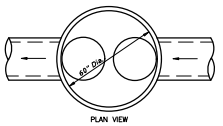
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-07

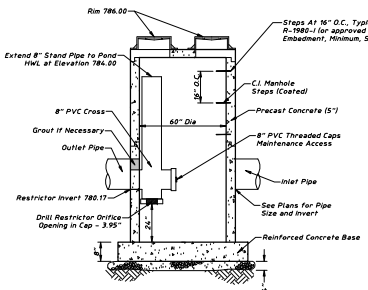


DECIDUOUS TREES

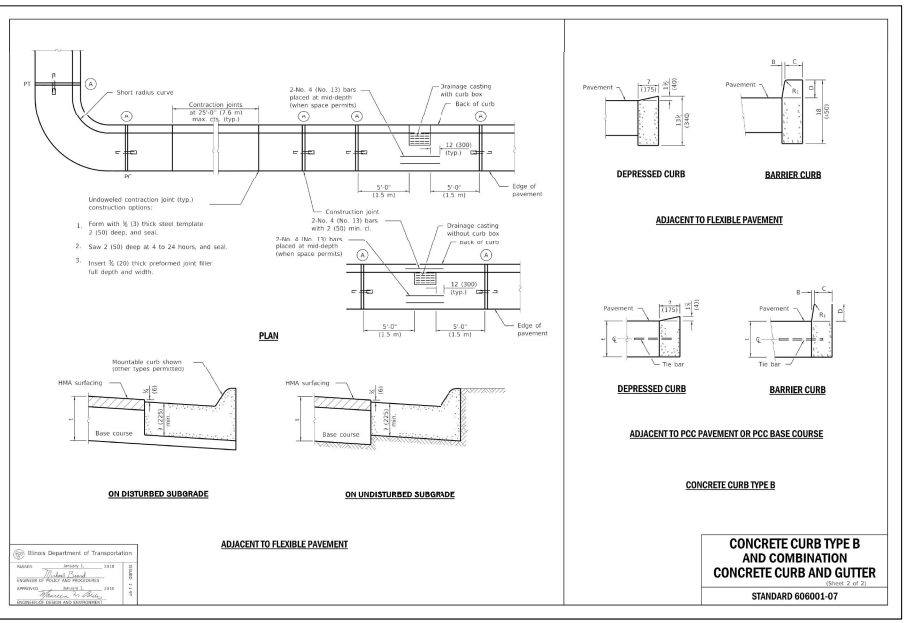
LANDSCAPING GENERAL NOTES:

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPORVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIENCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
11. ENSURE ALL TREES ARE, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
12. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
13. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.





CONTROL STRUCTURE DETAIL
(Not to Scale)



Illinois Department of Transportation
PASSED January 1, 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018
ENGINEER OF BUREAU OF ROADWAY STANDARDS
ILLINOIS DEPARTMENT OF TRANSPORTATION
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-07

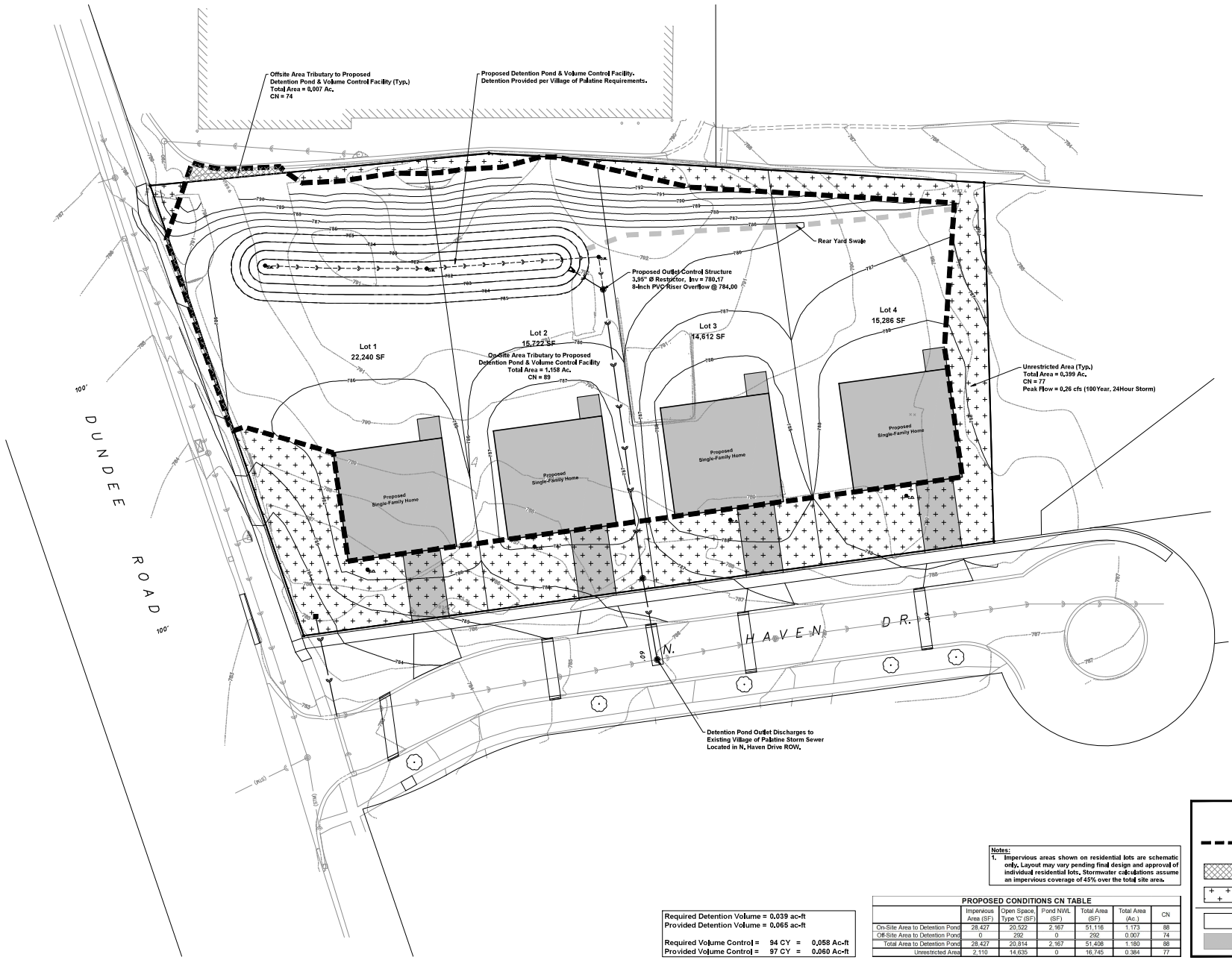
HAEGER ENGINEERING
land surveyors
consulting engineers
150 East Palatine Road, Suite 173 • t. 847.776.3500 • f. 847.359.6068
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

No.	Revision	Date

TYPICAL DETAILS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15152
Sheet C8

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)



NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	2021-12-22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers | land surveyors
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Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

MWRD
DRAINAGE EXHIBIT
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15152
Sheet EX

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

LEGEND

- Drainage Area
- Offsite Tributary Area
- Unrestricted Area
- Pervious Surface
- Impervious Surface

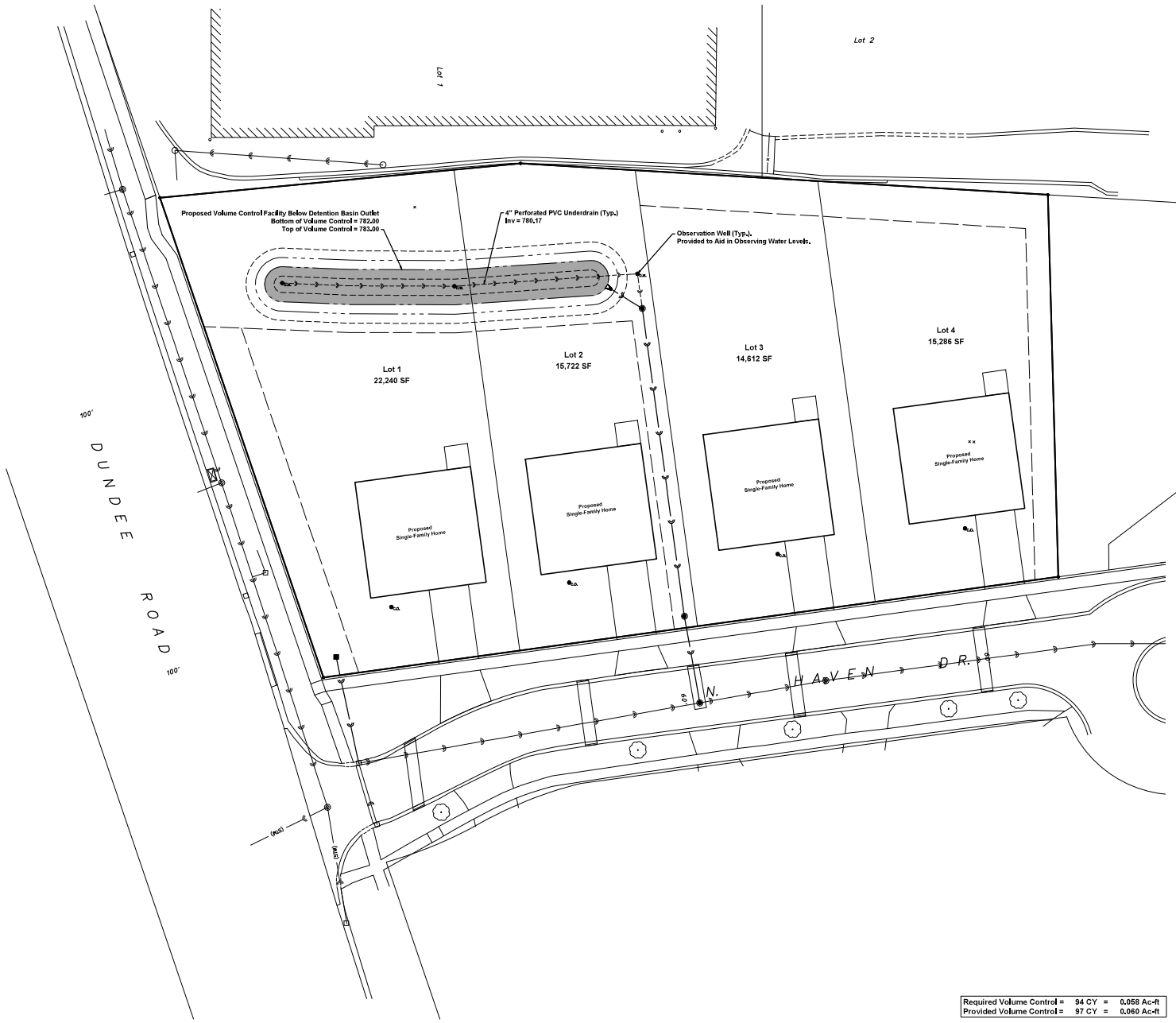
Notes:
1. Impervious areas shown on residential lots are schematic only. Layout may vary pending final design and approval of individual residential lots. Stormwater calculations assume an impervious coverage of 45% over the total site area.

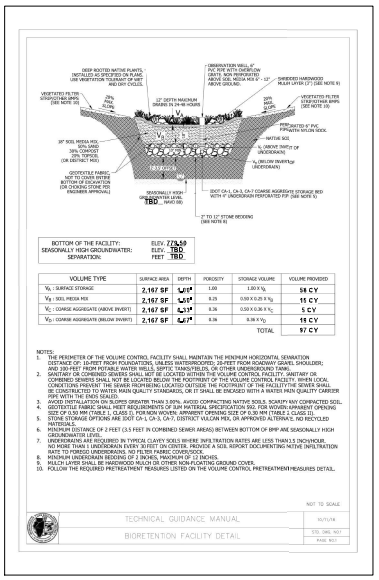
PROPOSED CONDITIONS CN TABLE

	Impervious Area (SF)	Open Space, Type 'C' (SF)	Pond NWL (SF)	Total Area (SF)	Total Area (Ac.)	CN
On-Site Area to Detention Pond	28,427	20,522	2,167	51,116	1.173	88
Off-Site Area to Detention Pond	0	292	0	292	0.007	74
Total Area to Detention Pond	28,427	20,814	2,167	51,408	1.180	88
Unrestricted Area	2,110	14,635	0	16,745	0.384	77

Required Detention Volume = 0.039 ac-ft
Provided Detention Volume = 0.065 ac-ft

Required Volume Control = 94 CY = 0.058 Ac-ft
Provided Volume Control = 97 CY = 0.060 Ac-ft





Required Volume Control =	94 CY	=	0.058 Ac-ft
Provided Volume Control =	97 CY	=	0.060 Ac-ft

NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	2021-12-22	Revised per Hathaway Village Review Comments

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consulting engineers | land surveyors
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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

MWRD
VOLUME CONTROL EXHIBIT
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PRELIMINARY

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15152
Sheet	EX

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

780 W DUNDEE ROAD
STORMWATER POLLUTION PREVENTION PLAN
DUNDEE NORTH LLC

SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER / DEVELOPER

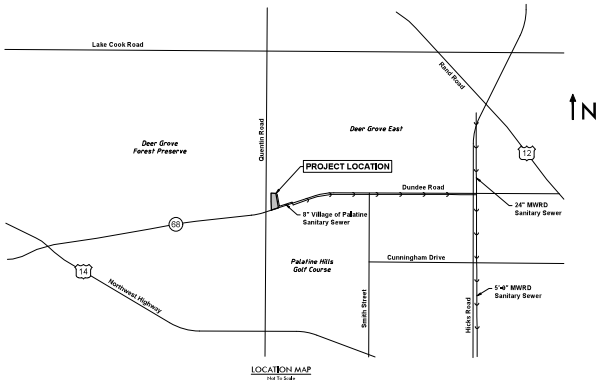
Dundee North LLC
2118 Plum Grove Road
Suite 185
Rolling Meadows, IL 60008
Tel: (847) 398-3636

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: (847) 394-6600
Fax: (847) 394-6608
www.haegerengineering.com

VILLAGE OF PALATINE

200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



BENCHMARKS:

Site Benchmarks

CP # 1071 (See Survey)
Description: Bolt on Hydrant
Elevation: 785.01 NAVD 88 (Geoid 12A)

CP # 608 (See Survey)
Description: Cross Notch
Elevation: 787.53 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)
Description: Cross Notch
Elevation: 787.60 NAVD 88 (Geoid 12A)

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
B-1	Brushline Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	XX%

Know what's **below.** **Call** before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

062-061765
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-21

No.	Date	Revision
1.	2021-12-22	Revised per Palatine Village Review Comments

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SWPPP
TITLE SHEET

780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15152
Sheet	EC

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number _____ issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____ _____
Owner's Name *Signature*

_____ _____
Title *Date*

_____
Name of Firm/Company

I. Site Description:

A. The following is a description of the project location:

The project is located at the northeast corner of IL Route 68 (Dundee Road) and Quentin Road in the Village of Palatine, Cook County Illinois (See Location Map on Title Sheet for additional information).

B. The following is a description of the construction activity which is the subject of this plan:

Redevelopment of the entire site to accommodate a four lot residential subdivision with individual driveways, with related improvements to utilities including storm sewer, sanitary services, and water services.

C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, pavement and trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the building pads and pavement. Then the underground utilities will be constructed. Finally, the buildings, parking lots, etc. will be constructed, followed by the installation of landscaping.

D. The total area of the construction site is estimated to be approximately a 1.65 acres.

E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:

The weighted runoff coefficient after completion of all construction activities is approximately 0.61.

F. The following is a description of the soil types found at the project site followed by information regarding their erosivity:

G. Per soil maps obtained from the USDA Natural Resources Conservation Service (NRCS), the project site is comprised of soils belonging to Hydrologic Soil Group C which have a slow infiltration rate and a slow rate of water transmission.

H. The following is a description of potentially erosive areas associated with this project:

Areas with side slopes exceeding 3:1 if slopes. These slope areas on the site shall be stabilized with a turf reinforcement mat and hydroseeded growing media system.

I. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

J. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

K. The following is a list of receiving water(s) and the ultimate receiving water(s), and aerial extent of wetland acreage at the site. The location of the receiving waters can be found on the erosion and sediment control plans:

The closest receiving water is Arlington Heights Branch Salt Creek.

L. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A. Erosion and Sediment Controls

1. **Stabilized Practices:** Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II.A.1.a.i and II.A.1.b.i, stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days.

   a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is preduded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

      The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding as shown on the Plans,

      Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

      See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

2. **Structural Practices:** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

   The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence.

   Describe how the Structural Practices listed above will be utilized:

   See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site.

3. **Storm Water Management:** Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

   Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

   The practices selected for implementation were determined on the basis of the technical guidance in Chapter 41 (Construction Site Stormwater Pollution Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation or if practices are applied to situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

   b. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

   Description of Storm Water Management Controls: Installation of a storm sewer system, All inlets will be protected with silt baskets.

4. **Other Controls:**

   a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

      The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures (s)he will use to construct and maintain them.

   b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:
      - All products delivered to the project site must be properly labeled.
      - Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
      - A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material is to be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
      - Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
      - Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

   c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:
      - Perimeter Erosion Barrier
      - Temporary Seeding
      - Temporary Mulch
      - Plastic Covers
      - Soil Binders
      - Storm Drain Inlet Protection

      The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

   d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

   e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

   f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. **Approved State or Local Laws**

   The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

   Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

   See Storm Water Pollution Prevention (SWPP) Plan. SWPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III. Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a matter to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites 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. Discharge locations or points that are accessible, 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 off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within ¾ hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

C. A report summarizing 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 this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate IEPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

V. Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:
- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
- The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
- All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
- Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how (s)he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:
- Containment
- Spill Prevention and Control
- Use of Drip Pans and Absorbents
- Automatic Shut-Off Nozzles
- Topping Off Restrictions
- Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of oil, engine oil or other fluids on site.

VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

SUPPLEMENTARY EROSION CONTROL NOTES

1. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
3. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities.
4. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical but before the end of each working day.
5. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
6. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
7. No sediment or debris shall be allowed to enter the existing storm sewer system or flow offsite.
8. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
9. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
10. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
12. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
14. The work shall generally follow the following typical Construction Sequencing:
    a. Installation of the soil erosion and sediment control (SE/SC) measures:
       a.1. Selective vegetation removal for silt fence installation
       a.2. Silt fence installation
       a.3. Stabilized construction entrance
    b. Tree removal where necessary
    c. Strip and stockpile topsoil and mass grade the site
    d. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
    e. Construction of storm sewer system and other utilities, along with associated inlet protection
    f. Temporary stabilization of areas that have reached temporary grade
    g. Building construction
    h. Parking lot construction
    i. Permanently stabilize site with topsoil, seed and blanket
    j. Remove all temporary SE/SC measures after the site is stabilized with vegetation

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for the 780 W Dundee Road project, in accordance with General NPDES Permit No. _____ issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project; I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

_____ _____
Name *Signature*

_____ _____
Title *Date*

_____ _____
Name of Firm/Company *Telephone*

_____ _____
Address *City/State/Zip*

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above Illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.

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150 East Palatine Road, Suite 190, Palatine, IL 60067 ph: 847.705.9673 fax: 847.359.4088
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No.	Date	Revision

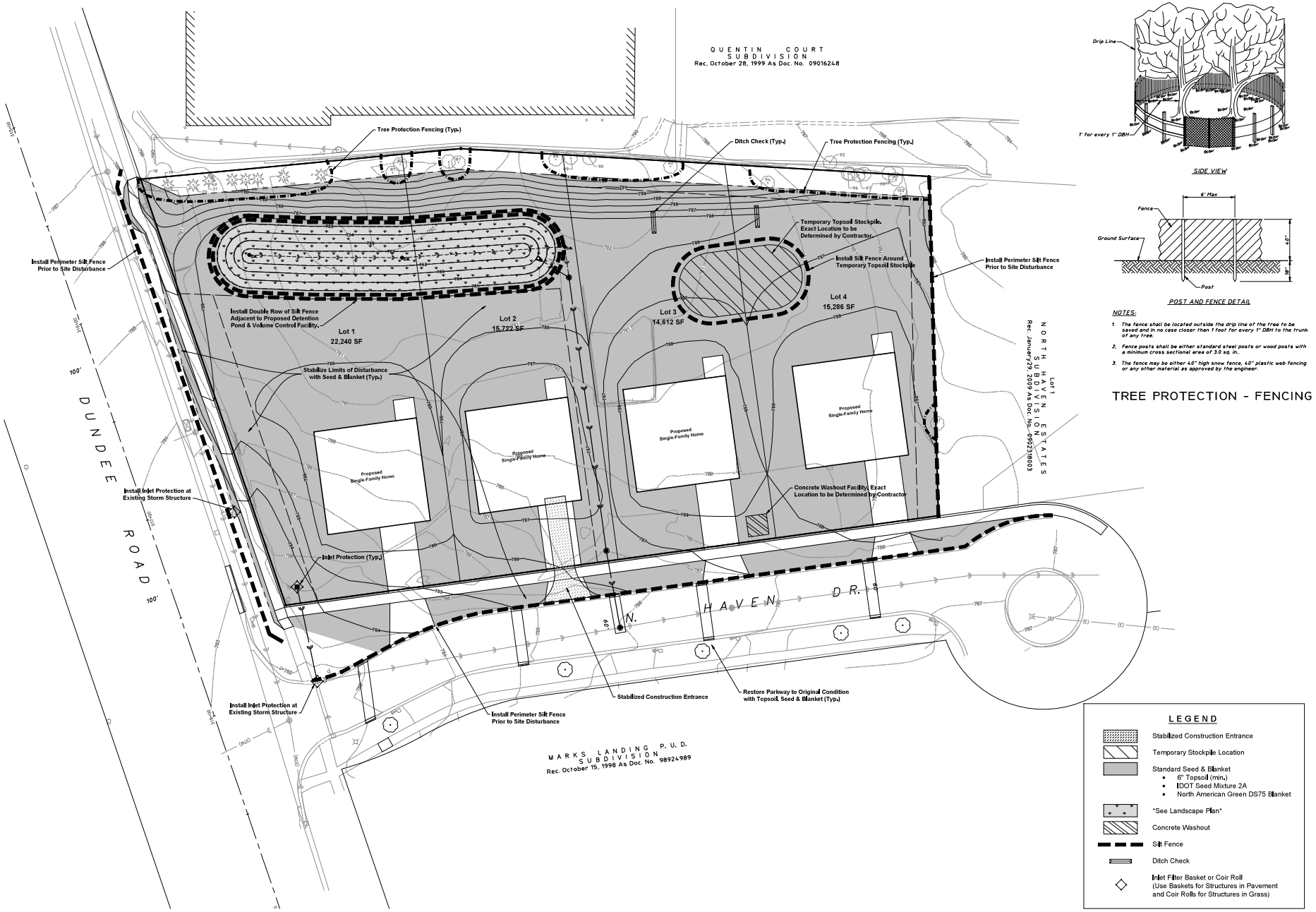
SWPPP GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet No. EC 1.0

Attachments: Engineering Plans (780 W Dundee Road - Annex PSUB)

6.A.1.g

Packet Pg. 80



NOTES:

1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

NORTH
Scale: 1" = 20'

LEGEND

- Stabilized Construction Entrance
- Temporary Stockpile Location
- Standard Seed & Blanket
  - 6" Topsoil (min.)
  - IDOT Seed Mixture 2A
  - North American Green DS75 Blanket
- "See Landscape Plan"
- Concrete Washout
- Silt Fence
- Ditch Check
- Inlet Filter Basket or Coir Roll (Use Baskets for Structures in Pavement and Coir Rolls for Structures in Grass)

No.	Date	Revision
1.	2021-12-22	Revised per Hathaway Village Review Comments

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Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15152
Sheet EC

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES -DITCH CHECKS -EROSION CONTROL FENCE -SEDIMENT BASIN -STABILIZED CONSTRUCTION ENTRANCE -TEMPORARY SWALES -SPECIFIED STORM SEWER LINES	▬	▬		
2. GRADE SITE/STOCKPILE TOPSOIL	▬			
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP (INLET PROTECTION) -DITCH/SWALES	▬	▬		
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING				▬
5. INSTALL ROAD SUBGRADE -AGGREGATE COVER			▬	
6. SITE CONSTRUCTION WORK -CURB AND GUTTER -PAVING (WALKS & BIKEPATHS)			▬	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING				▬
8. SURFACE ROADS -PAVING			▬	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING -SODDING				▬
10. INSTALL PERMANENT LANDSCAPING				▬
11. PERFORM CONTINUING MAINTENANCE	▬	▬	▬	▬

Soil Protection Chart

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B									B		
Temporary Seeding			C			D						
Sodding			**									
Mulching	F											

A KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENIAL RYEGRASS 30 LBS/AC

B KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH PER AC

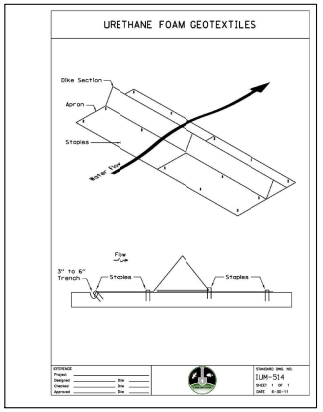
C SPRING OATS 100 LBS/AC

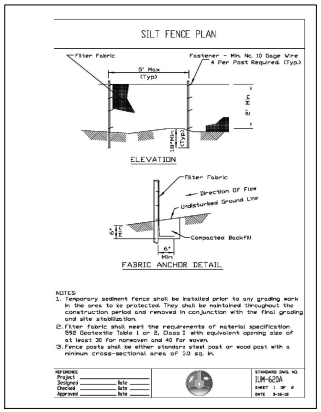
D WHEAT OR CEREAL RYE 150 LBS/AC

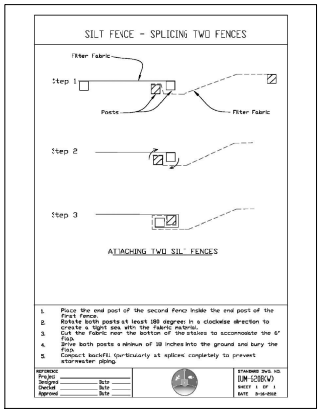
E SOD

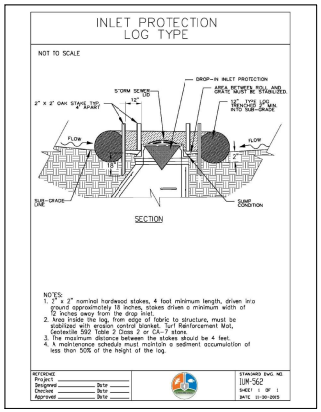
F STRAW MULCH 2 TONS/AC

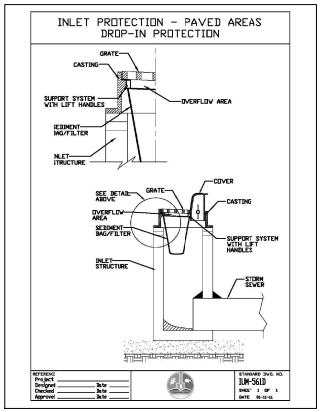
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** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

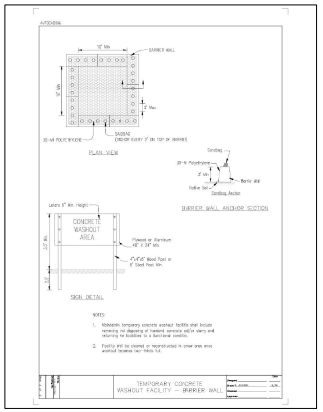


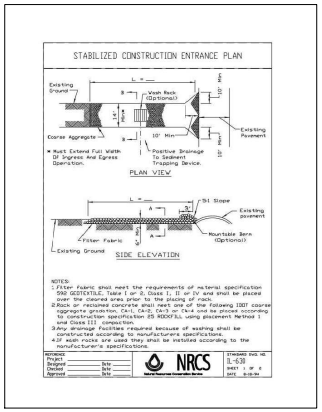


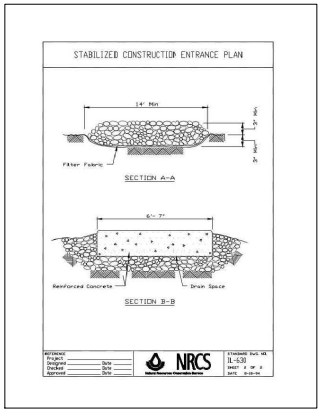


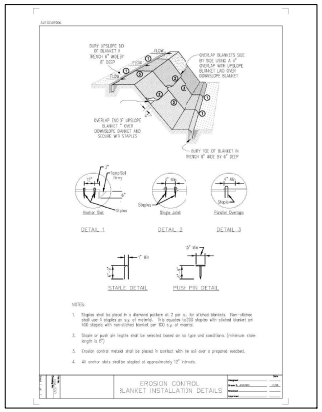


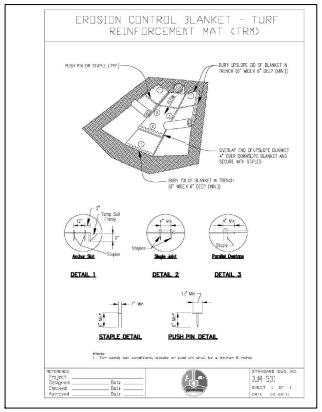


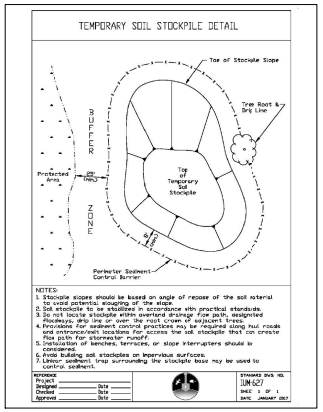












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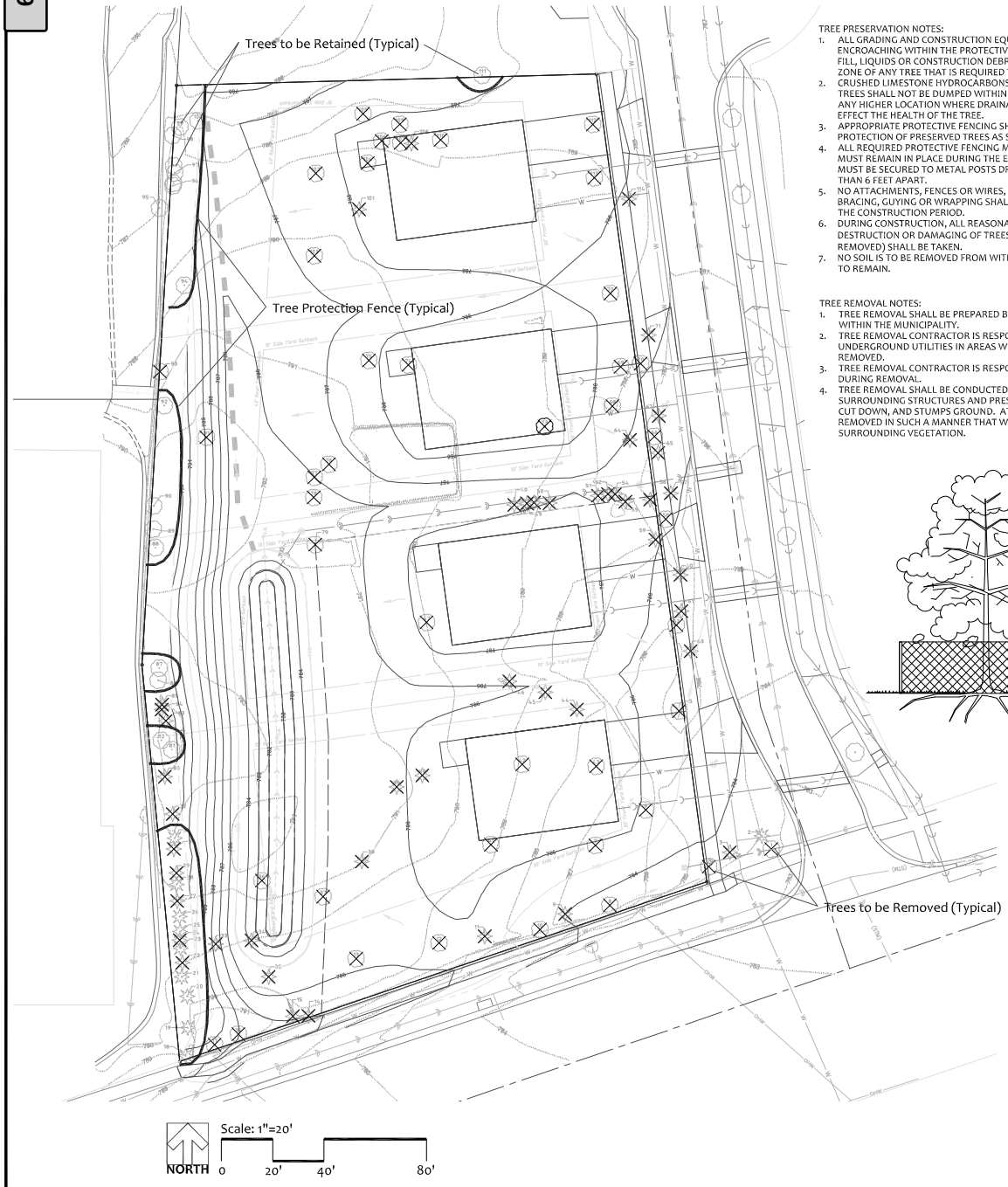
No.	Revision	Date

SWPPP
TYPICAL DETAILS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, IL

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet No. EC 6.0

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Attachment: Tree Preservation Plan (780 W Dundee Road - Annex PSUB)

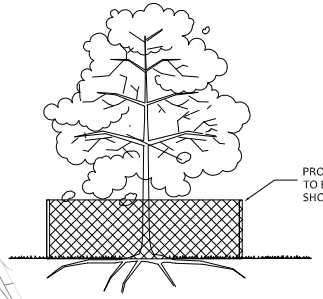


TREE PRESERVATION NOTES:

1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE PROTECTIVE FENCE AREA . NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
2. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE PROTECTIVE ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE PRIOR TO CONSTRUCTION AND MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTIVE FENCE OF ANY TREE THAT IS TO REMAIN.

TREE REMOVAL NOTES:

1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORCIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.



TREE INVENTORY

TREENUM	SPECIES	LATIN	DBH	CRZ_PROTEC	COMMENTS	CONDITION	FORM	ACTION
1	ASH-WHITE	Fraxinus americana	9	9		4	3	REMOVE
2	PINE-WHITE	Pinus strobus	11	11		3	3	RETAIN
3	PINE-WHITE	Pinus strobus	11	11		3	3	REMOVE
4	WALNUT-BLACK	Juglans nigra	5	5		3	3	REMOVE
5	MAPLE-NORWAY	Acer platanoides	15	15		3	2	REMOVE
6	EASTERN REDCEDAR	Juniperus virginiana	9	9		3	4	REMOVE
7	MAPLE-NORWAY	Acer platanoides	17	17		2	2	REMOVE
8	MAPLE-NORWAY	Acer platanoides	22	22		2	2	REMOVE
9	EASTERN REDCEDAR	Juniperus virginiana	8	8		4	4	REMOVE
10	WALNUT-BLACK	Juglans nigra	20	20		3	2	REMOVE
11	EASTERN REDCEDAR	Juniperus virginiana	8	8		4	4	REMOVE
12	MAPLE-NORWAY	Acer platanoides	24	24		3	3	REMOVE
13	MAPLE-NORWAY	Acer platanoides	23	23		2	3	REMOVE
14	EASTERN REDCEDAR	Juniperus virginiana	21	21		3	2	REMOVE
15	EASTERN REDCEDAR	Juniperus virginiana	17	17		3	3	REMOVE
16	WALNUT-BLACK	Juglans nigra	4	4		3	4	REMOVE
17	HACKBERRY	Celtis occidentalis	5	5		3	4	REMOVE
18	EASTERN REDCEDAR	Juniperus virginiana	21	21		2	2	RETAIN
19	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	3	RETAIN
20	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	4	RETAIN
21	EASTERN REDCEDAR	Juniperus virginiana	11	11		3	4	RETAIN
22	PINE-AUSTRIAN	Pinus nigra	6	6		5	4	REMOVE
23	EASTERN REDCEDAR	Juniperus virginiana	9	9		3	4	RETAIN
24	PINE-AUSTRIAN	Pinus nigra	6	6		5	4	REMOVE
25	EASTERN REDCEDAR	Juniperus virginiana	15	15		3	3	RETAIN
26	EASTERN REDCEDAR	Juniperus virginiana	11	11		3	3	RETAIN
27	PINE-AUSTRIAN	Pinus nigra	9	9		4	4	REMOVE
28	EASTERN REDCEDAR	Juniperus virginiana	19	19		3	3	RETAIN
29	PINE-AUSTRIAN	Pinus nigra	8	8		4	4	REMOVE
30	PINE-AUSTRIAN	Pinus nigra	12	12		4	4	REMOVE
31	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	3	RETAIN
32	PINE-AUSTRIAN	Pinus nigra	13	13		4	4	REMOVE
33	SPRUCE-BLUE	Picea pungens	15	15		2	3	REMOVE
34	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
35	SPRUCE-BLUE	Picea pungens	10	10		5	4	REMOVE
36	MAPLE-NORWAY	Acer platanoides	26	26		5	5	REMOVE
37	MAPLE-NORWAY	Acer platanoides	16	16		2	2	REMOVE
38	SPRUCE-BLUE	Picea pungens	15	15		3	3	REMOVE
39	SPRUCE-BLUE	Picea pungens	13	13		4	4	REMOVE
40	MAPLE-NORWAY	Acer platanoides	28	28		3	2	REMOVE
41	MAPLE-NORWAY	Acer platanoides	30	30		3	3	REMOVE
42	MAPLE-NORWAY	Acer platanoides	10	10		4	3	REMOVE
43	MAPLE-NORWAY	Acer platanoides	25	25		2	2	REMOVE
44	PINE-WHITE	Pinus strobus	23	23		3	2	REMOVE
45	SPRUCE-BLUE	Picea pungens	14	14		4	3	REMOVE
46	EASTERN REDCEDAR	Juniperus virginiana	16	16		3	3	REMOVE
47	OAK-BURR	Quercus macrocarpa	35	35		2	1	REMOVE
48	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
49	EASTERN REDCEDAR	Juniperus virginiana	10	10		3	3	REMOVE
50	EASTERN REDCEDAR	Juniperus virginiana	7	7		3	4	REMOVE
51	EASTERN REDCEDAR	Juniperus virginiana	6	6		3	3	REMOVE
52	EASTERN REDCEDAR	Juniperus virginiana	6	6		3	3	REMOVE
54	EASTERN REDCEDAR	Juniperus virginiana	5	5		3	3	REMOVE
55	HACKBERRY	Celtis occidentalis	6	6		3	3	REMOVE
56	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
57	PINE-WHITE	Pinus strobus	7	7		5	4	REMOVE
58	WALNUT-BLACK	Juglans nigra	8	8		3	3	REMOVE
59	EASTERN REDCEDAR	Juniperus virginiana	12	12		3	3	REMOVE
60	PINE-WHITE	Pinus strobus	13	13		3	3	REMOVE
61	PINE-WHITE	Pinus strobus	10	10		3	3	REMOVE
62	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
63	PINE-WHITE	Pinus strobus	9	9		3	3	REMOVE
64	EASTERN REDCEDAR	Juniperus virginiana	10	10		4	3	REMOVE
65	PINE-WHITE	Pinus strobus	7	7		5	5	REMOVE
66	WALNUT-BLACK	Juglans nigra	6	6		3	3	REMOVE
67	PINE-WHITE	Pinus strobus	8	8		3	3	REMOVE
68	WALNUT-BLACK	Juglans nigra	19	19		2	2	REMOVE
69	MAPLE-NORWAY	Acer platanoides	18	18		2	2	REMOVE
70	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
71	PINE-AUSTRIAN	Pinus nigra	7	7		5	4	REMOVE
72	MAPLE-NORWAY	Acer platanoides	23	23		3	2	REMOVE
73	MAPLE-NORWAY	Acer platanoides	15	15		4	3	REMOVE
74	OAK-BURR	Quercus macrocarpa	14	14		2	3	REMOVE
75	WALNUT-BLACK	Juglans nigra	23	23		2	2	REMOVE
74	OAK-BURR	Quercus macrocarpa	14	14		2	3	REMOVE
76	WALNUT-BLACK	Juglans nigra	6	6		3	3	REMOVE
77	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
78	WALNUT-BLACK	Juglans nigra	7	7		3	3	REMOVE
79	WALNUT-BLACK	Juglans nigra	6	6	clump	3	4	REMOVE
80	PINE-AUSTRIAN	Pinus nigra	15	15	clump	4	4	REMOVE
81	WALNUT-BLACK	Juglans nigra	7	7	clump	3	4	RETAIN
82	WALNUT-BLACK	Juglans nigra	8	8		3	4	RETAIN
83	PINE-AUSTRIAN	Pinus nigra	9	9		4	4	REMOVE
84	SPRUCE-BLUE	Picea pungens	4	4		4	4	REMOVE
85	SPRUCE-BLUE	Picea pungens	6	6		4	4	REMOVE
86	WALNUT-BLACK	Juglans nigra	9	9		3	3	RETAIN
87	WALNUT-BLACK	Juglans nigra	7	7		3	3	RETAIN
88	WALNUT-BLACK	Juglans nigra	5	5		3	3	RETAIN
89	WALNUT-BLACK	Juglans nigra	4	4		3	3	RETAIN
90	WALNUT-BLACK	Juglans nigra	7	7		3	3	RETAIN
91	WALNUT-BLACK	Juglans nigra	21	21		2	2	REMOVE
92	WALNUT-BLACK	Juglans nigra	9	9		3	3	RETAIN
93	MULBERRY-SPP	Morus spp	8	8		3	4	REMOVE
94	WALNUT-BLACK	Juglans nigra	23	23		2	2	RETAIN
95	ELM-AMERICAN	Ulmus americana	6	6		3	3	RETAIN
96	ELM-AMERICAN	Ulmus americana	12	12	clump	3	3	RETAIN
97	ELM-AMERICAN	Ulmus americana	11	11	clump	3	3	RETAIN
98	MAPLE-NORWAY	Acer platanoides	15	15		3	3	RETAIN
99	HICKORY-SHAGBARK	Carya ovata	25	25		1	2	RETAIN
100	ELM-AMERICAN	Ulmus americana	9	9		3	4	RETAIN
101	EASTERN REDCEDAR	Juniperus virginiana	4	4		3	3	REMOVE
102	OAK-WHITE	Quercus alba	30	30		2	2	REMOVE
103	WALNUT-BLACK	Juglans nigra	20	20		2	2	REMOVE
104	OAK-WHITE	Quercus alba	24	24		2	2	REMOVE
105	OAK-WHITE	Quercus alba	23	23		2	3	REMOVE
106	BUCKTHORN	Rhamnus cathartica	8	8	invasive	4	4	REMOVE
107	BUCKTHORN	Rhamnus cathartica	5	5	invasive	4	4	REMOVE
108	EASTERN REDCEDAR	Juniperus virginiana	7	7		3	3	REMOVE
109	OAK-WHITE	Quercus alba	25	25		3	3	REMOVE
110	MAPLE-NORWAY	Acer platanoides	11	11		3	3	REMOVE
111	OAK-WHITE	Quercus alba	21	21		3	4	RETAIN
112	MAPLE-NORWAY	Acer platanoides	17	17		3	3	REMOVE
113	MAPLE-NORWAY	Acer platanoides	21	21		2	3	REMOVE
114	PINE-WHITE	Pinus strobus	7	7		4	4	REMOVE

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KROGSTADLAND@COMCAST.NET

780 W. Dundee Rd.
Palatine, IL

TREE PRESERVATION PLAN

REVISIONS

DATE	7/2/21
PROJECT	DNL2101
DRAWN	KTK
CHECKED	KTK

SHEET NO.
1 of 1

STORMWATER REPORT

Contents:

1 Drainage Narrative
2 Site Exhibits
3 Existing Conditions Drainage Exhibit
4 Existing Conditions PondPack Report
5 Stormwater Calculations
6 Proposed Conditions Drainage Exhibit
7 Proposed Conditions PondPack Report

Project:
780 W Dundee Road

Location:
Palatine, Illinois

Prepared For:
Dundee North LLC
2118 Plum Grove Road
Suite 185
Rolling Meadows, IL 60008

Date:
July 26, 2021

Revised:
December 22, 2021

Prepared By:
Mike Meenan
Josh Terpstra, P.E.
Haeger Project No.: 15-152

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



ENGINEERING | SURVEYING | CONSTRUCTION

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 · tel 847.394.6600 fax 847.394.6608
haegerengineering.com

DRAINAGE NARRATIVE

INTRODUCTION & EXISTING CONDITIONS

The subject site contains 1.56 acres and is located at 780 W Dundee Road, northwest of the intersection of Dundee Road and N. Haven Drive in Unincorporated Cook County. The site is bordered to the north by a vacant parcel, to the east by the N. Haven Drive ROW, to the south by the Dundee Road ROW, and to the west by a commercial development. The existing site is comprised of a vacant single-family home, miscellaneous hardscapes, and a significant number of trees. The site previously contained an additional residence, a gravel driveway and multiple accessory structures that were all demolished around 2017. Under existing conditions, the site predominately drains via surface sheet flow from west to east, with portions of the site also discharging to the north and south. There currently are no stormwater management facilities located on-site.

PROPOSED DEVELOPMENT

The Applicant is proposing to annex the property into the Village of Palatine and subdivide the property into 4 residential lots, with each lot having one (1) single-family home. The existing abandoned residence, hardscapes, and a majority of the trees on-site will be demolished. Site related improvements consist of the construction of four (4) single-family homes, each with a private driveway access to N. Haven Drive, along with related improvements to utility services and stormwater management facilities. A public sidewalk will be constructed in the IL-68 (Dundee Road) and N. Haven Drive ROW. The owner currently intends to subdivide the property and sell off the individual lots for development in the future.

The proposed development is a residential subdivision under 5-acres, therefore detention storage is not required by the MWRD. Local ordinances for the Village of Palatine do require that detention storage be provided, therefore a surface storage detention pond is proposed near the southwest corner of the property. The site is over 1-acre, therefore runoff and volume control requirements must be met per the MWRD WMO. Per FEMA FIRM Panel 17031C0043J, there are no floodplains located on-site. Per US Fish & Wildlife National Wetlands Inventory maps, there are no wetlands located on-site. Please refer to the Site Exhibits included in *Appendix A* for additional information.

Stormwater runoff from the rear yards will flow via sheet flow directly into the proposed detention pond and volume control area, or flow into the proposed rear yard swale that drains from north to south and discharges into the proposed detention pond. The detention pond discharges via restricted release to a proposed storm sewer that ultimately outfalls to the existing storm sewer located beneath the N. Haven Drive roadway pavement. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north which is consistent with existing drainage patterns. Volume control storage is to be provided for the 0.701 acres of assumed impervious area. The required volume control storage for the proposed improvements is 0.058 ac-ft. The plan proposes to provide 0.060 ac-ft of volume control storage via a bio-retention storage facility located below the normal water level (NWL) of the detention pond.

PROPOSED DETENTION STORAGE FACILITIES

The Village of Palatine requires that detention storage be provided so that the post-development release rate for the property is equal to or less than the pre-development release rate. Existing conditions were modeled using PondPack to determine the pre-development release rate for the property. The stormwater modeling results indicate that the 100-Year, 24-Hour release rate for existing conditions is 1.06 cfs. The existing conditions model analyzes the site conditions prior to the demolition of the buildings and pavement located on site around 2017.

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Bulletin-75 rainfall values were used, and the time of concentration (Tc) was calculated to be 14-minutes. An "Existing Conditions Drainage Exhibit" is included in *Appendix B.* The Existing Conditions PondPack Report has been included in *Appendix C.*

A surface storage detention pond is proposed near the southwest corner of the property. The pond provides 0.065 ac-ft of detention storage from the proposed normal water level (NWL) at 783.00 to the design high water level (HWL) at 784.00. A proposed outlet control structure (OCS) is located northeast of the detention pond. The OCS has a 3.95" restrictor with an invert elevation of 780.17, and an 8-Inch PVC riser overflow weir at 784.00. The peak flow from the restrictor at the design HWL of 784.00 is 0.80 cfs. There are portions of the property that flow unrestricted offsite under proposed conditions. PondPack modeling results show that the 100-Year, 24-Hour peak flow from the unrestricted areas is 0.25 cfs. The combined release rate from the unrestricted areas and the proposed restrictor in the OCS is 1.05 cfs, which is below the existing conditions release rate. Proposed conditions were modeled using PondPack with Bulletin-75 rainfall depths and an assumed Tc of 10-minutes for the drainage areas. The required detention for the proposed improvements was calculated to be 0.039 ac-ft, which is less than the provided detention volume of 0.065 ac-ft. Calculations for various components of the stormwater management facilities have been provided in *Appendix D.* Drainage Areas have been delineated on the "MWRD Drainage Exhibit" which has been included in *Appendix E.* The Proposed Conditions PondPack Report can be found in *Appendix F.*

PROPOSED VOLUME CONTROL FACILITIES

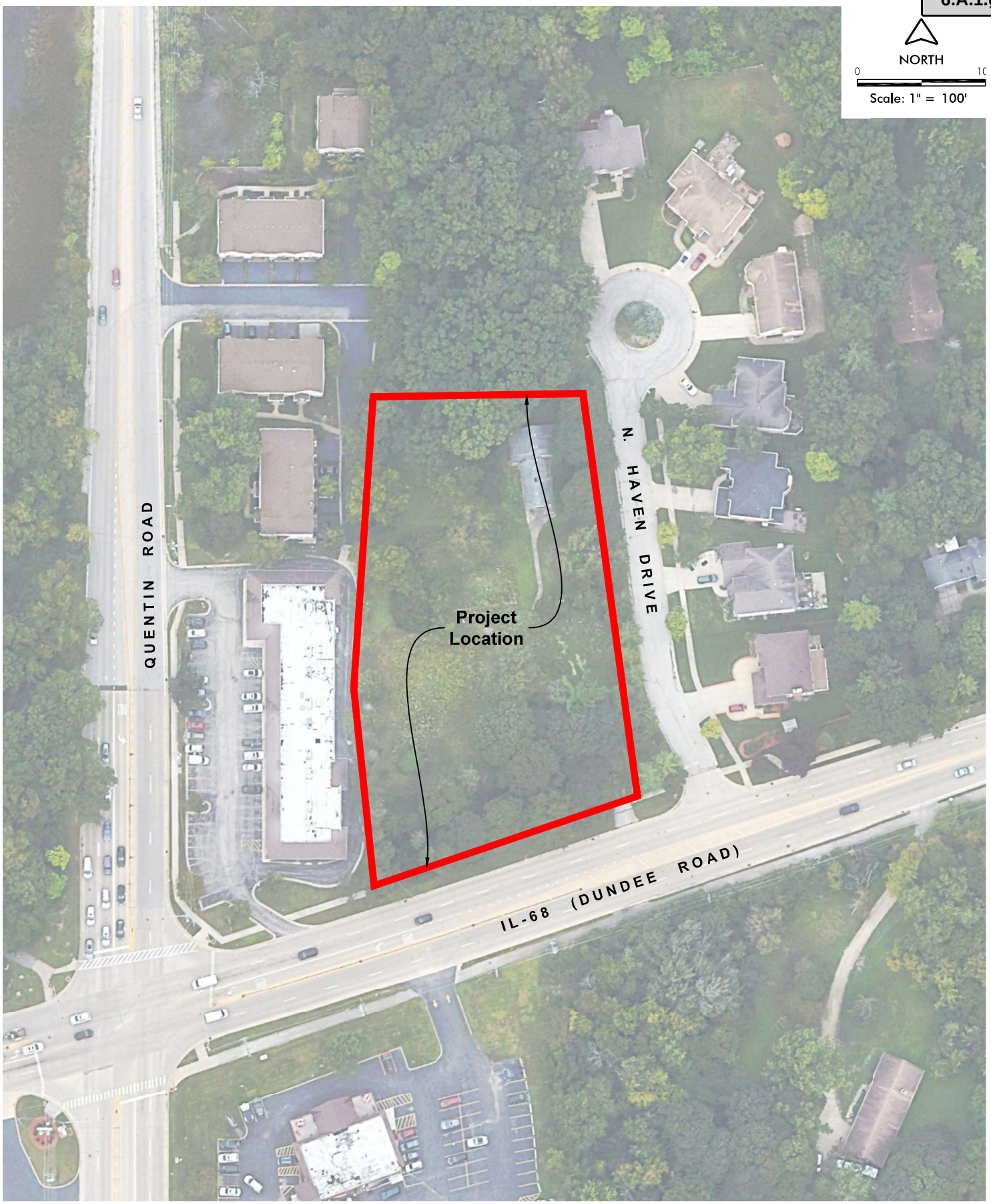
A Bioretention Volume Control Facility located below the normal water level of the detention pond will provide volume control storage for the proposed improvements. This bio-retention facility provides 12" of surface ponding and uses an engineered soil-media mix to promote infiltration. The native soil infiltration rate is assumed to be less than 0.50 inches per hour, therefore a 4" perforated PVC underdrain pipe is proposed through the center of the volume control area. Observation wells will be placed along the underdrain to aid in observing the water levels of the volume control facility. The final developed site condition assumes a total impervious area of 0.701 acres, therefore 0.058 ac-ft (94 CY) of volume control storage is required. The proposed volume control facility provides 0.060 ac-ft (97 CY) of volume control storage. Calculations for the proposed volume control facility have been included in *Appendix D.*

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

APPENDIX A

SITE EXHIBITS

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



AERIAL PROPERTY EXHIBIT

780 DUNDEE ROAD
DUNDEE NORTH LLC

PALATINE, ILLINOIS

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

Project Manager: J
Engineer: M D
Date: 2021-06-08
Project No. 15-152

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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

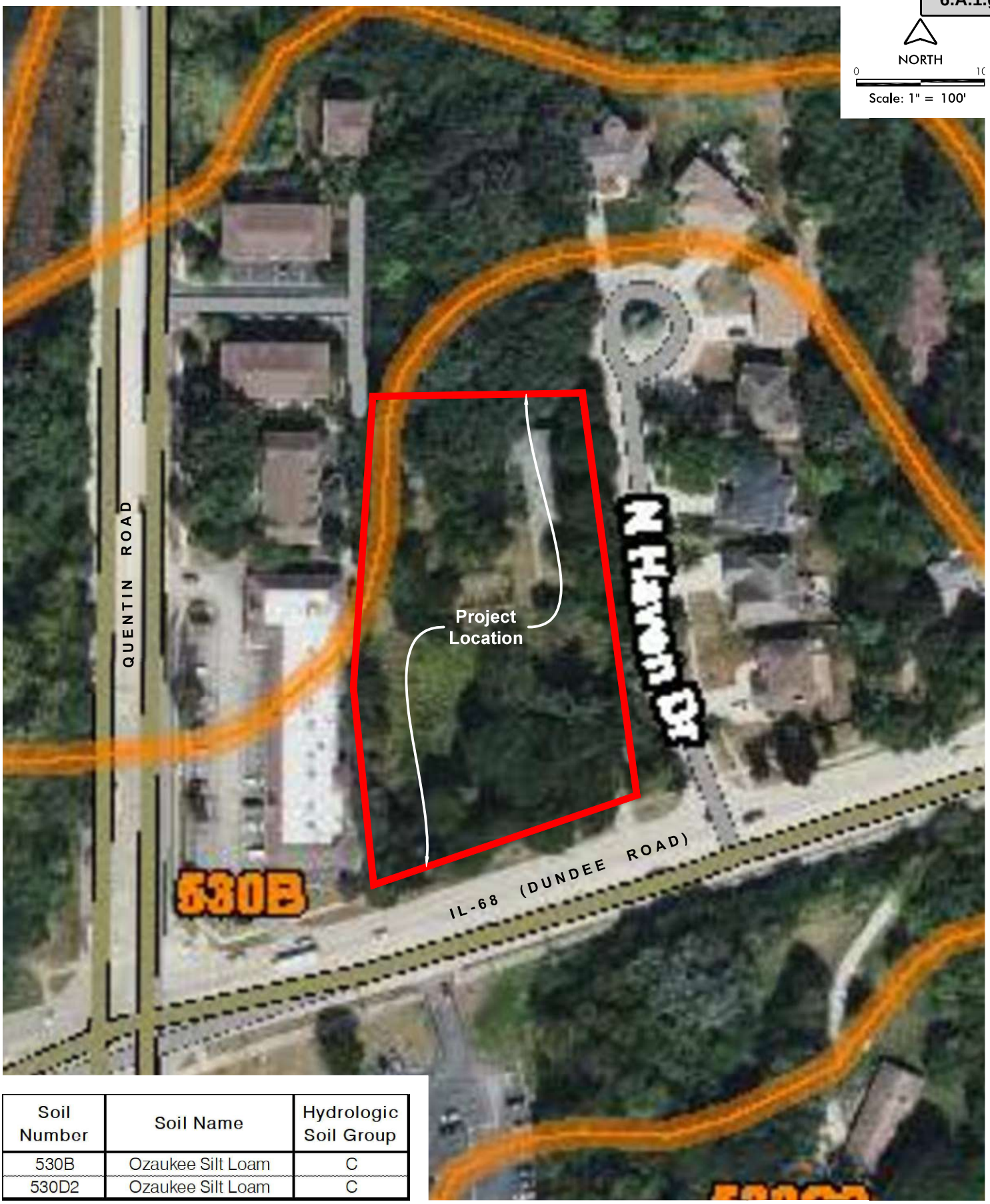
USGS CONTOURS EXHIBIT

780 DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

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

Project Manager: J
Engineer: M D
Date: 2021-06-08
Project No. 15-152

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Soil Number	Soil Name	Hydrologic Soil Group
530B	Ozaukee Silt Loam	C
530D2	Ozaukee Silt Loam	C

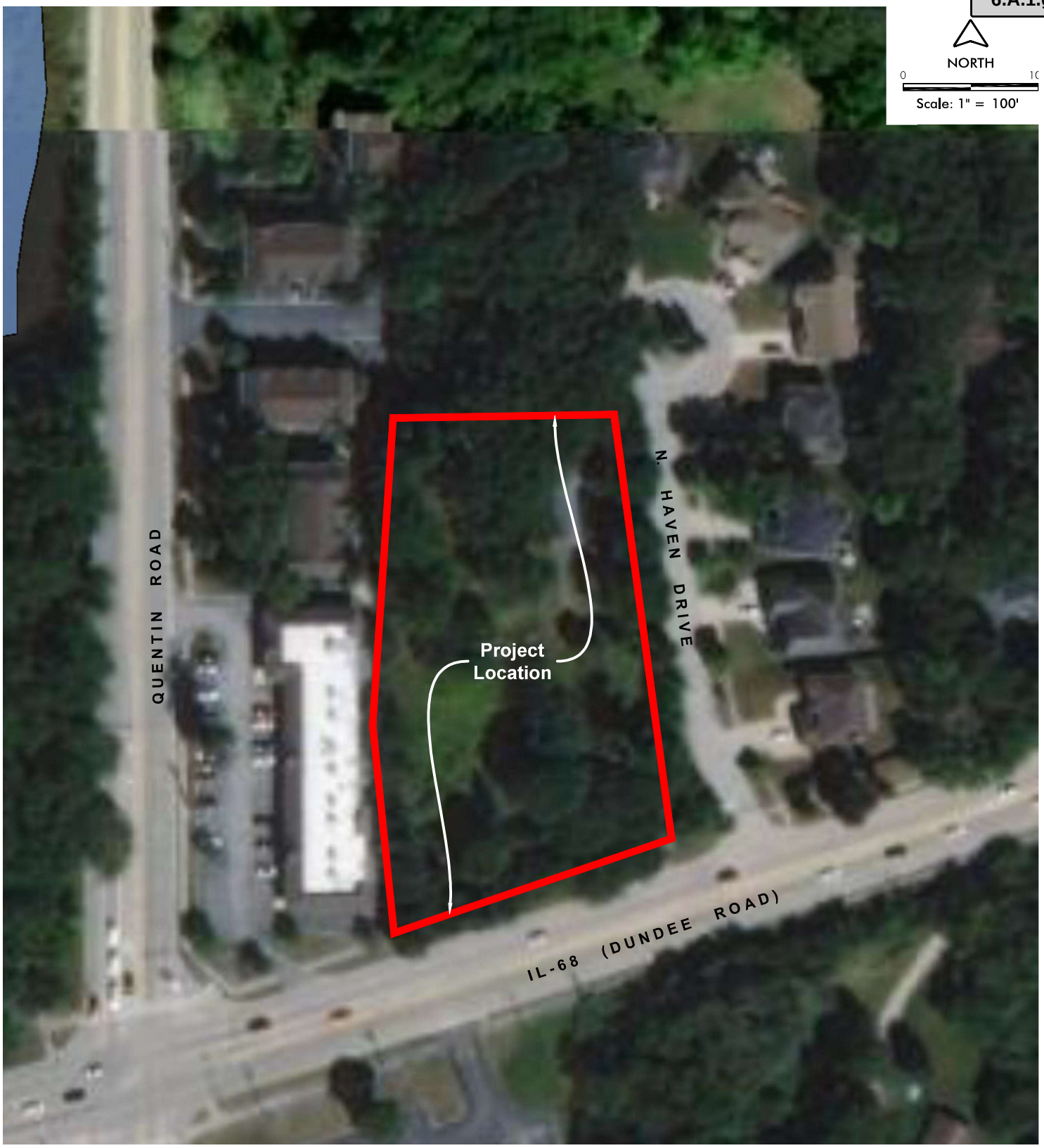
NRCS SOILS EXHIBIT

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Project Manager: J
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Date: 2021-06-08
Project No. 15-152

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

*Per the US Fish & Wildlife Wetlands Ma
there are no known wetlands located
the subject property.

WETLANDS EXHIBIT

780 DUNDEE ROAD
DUNDEE NORTH LLC

PALATINE, ILLINOIS

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Project Manager: J
Engineer: M D
Date: 2021-06-08
Project No. 15-152

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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



FEMA FLOODPLAIN EXHIBIT

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DUNDEE NORTH LLC
PALATINE, ILLINOIS

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Project Manager: J
Engineer: M D
Date: 2021-06-08
Project No. 15-152

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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

APPENDIX B

EXISTING CONDITIONS DRAINAGE EXHIBIT

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



Notes:

1. **There were multiple standing structures and hardscapes that were previously located on the subject property and were demolished around 2017. The limits of the demolished items are shown on this drainage exhibit per the "Plat of Survey" prepared by Nekola Surveying, dated December 18, 2014. These demolished structures were included in the existing conditions drainage analysis & runoff calculations.**
2. **The Time of Concentration (Tc) for the drainage area was calculated to be 14-minutes.**

EXISTING CONDITIONS CN TABLE

	Impervious Area (SF)	Gravel Area Type 'C' (SF)	Open Space Type 'C' (SF)	Total Area (SF)	Total Area (Ac.)	CN
Total Area	9,835	4,706	53,319	67,860	1.558	79

No.	Date	Revision

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EXISTING CONDITIONS DRAINAGE EXHIBIT

780 WEST DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager: J.D.T
Engineer: M.D.M.
Date: 2021-07-13

Plot Date: Jul 06, 2021 - 4:13pm Plotted By: mdavis
File Name: P:\2015\15152\Drawings\Exhibits\15152 - Existing Conditions Drainage Exhibit.dwg

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APPENDIX C

EXISTING CONDITIONS PONDPACK REPORT



Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Project Summary	
Title	15152 - 780 W Dundee - Existing Conditions
Engineer	MDM
Company	Haeger Engineering LLC
Date	7/13/2021

Notes

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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On-Site Area	Unit Hydrograph Summary, 100.00 years (100 yr 24 hr)	5

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
On-Site Area	100 yr 24 hr	100.00	0.784	15.90	1.06

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Offsite Discharge	100 yr 24 hr	100.00	0.784	15.90	1.06

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.24 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Runoff CN-Area
Label: On-Site Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.226	0.0	0.0	98.000
Impervious Areas - Gravel (w/ right-of-way) - Soil C	89.000	0.108	0.0	0.0	89.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	1.224	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1.558	(N/A)	(N/A)	78.521

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: On-Site Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.23 hours
Area (User Defined)	1.558 acres

Computational Time Increment	0.03 hours
Time to Peak (Computed)	15.89 hours
Flow (Peak, Computed)	1.06 ft³/s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.90 hours
Flow (Peak Interpolated Output)	1.06 ft³/s

Drainage Area	
SCS CN (Composite)	79.000
Area (User Defined)	1.558 acres
Maximum Retention (Pervious)	2.66 in
Maximum Retention (Pervious, 20 percent)	0.53 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.04 in
Runoff Volume (Pervious)	0.784 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.784 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.23 hours
Computational Time Increment	0.03 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.68 ft³/s

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: On-Site Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.15 hours
Unit receding limb, Tr	0.61 hours
Total unit time, Tb	0.77 hours

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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B

B75 - 100 Year Critical Storm (Time-Depth Curve, 100.00 years (100 yr 24 hr))...3

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On-Site Area (Unit Hydrograph Summary, 100.00 years (100 yr 24 hr))...5, 6

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

APPENDIX D

STORMWATER CALCULATIONS

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

HAEGER ENGINEERING

100 East State Parkway
Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

STORMWATER CALCULATIONS

Project: 780 Dundee Road
Location: Palatine, IL
Project #: 15-152

Prepared: MDM
Reviewed: JDT
Date: 7/26/2021

A. Release Rate Calculations

The proposed development is a residential subdivision that is less than 5 acres, therefore detention storage is not required by the MWRD. The Village of Palatine requires that detention storage be provided so that the post development release rate for the site is equal to or less than the release rate under existing conditions.

100-yr, 24-hour Peak Discharge Under Existing Conditions (Per PondPack) =	1.06	cfs (100-Yr, 24-Hour Storm)
Allowable Release Rate =	**1.06**	**cfs**

B. Restrictor Design for Free Outfall

Under proposed conditions, portions of the site discharge unrestricted offsite. To account for this unrestricted release, the allowable release rate of the restrictor has been reduced by the 100-yr, 24-hour peak flow from the unrestricted areas.

Unrestricted Release Rate (per PondPack)=	0.25	cfs (100-Yr, 24-Hr Storm)
Restrictor Allowable Release Rate =	**0.81**	**cfs**

Orifice Parameters:

Cd	0.61	
Dia	**3.95**	in
Area	0.0851	SF
Invert of Orifice	780.17	
Center of Orifice	780.33	

Head = Stage less Center of Orifice
Orifice Discharge = C_d x (2xgxH) ^ 0.5 xArea

Orifice Release				
Elev. Stage	Head (ft)	Orifice Discharge (CFS)	Total	
783.00	2.67	0.00	0.00	(NWL)
784.00	**3.67**	**0.80**	**0.80**	**(HWL)**
785.00	4.67	0.90	0.90	(T/Freeboard)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

HAEGER ENGINEERING

100 East State Parkway
Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

STORMWATER CALCULATIONS

Project: 780 Dundee Road
Location: Palatine, IL
Project #: 15-152

Prepared: MDM
Reviewed: JDT
Date: 7/26/2021

C. Pond Storage Calculations

Pond Storage (Based on Contour Slice Method)					
Contour	Area (SF)	Vol (CF)	Vol (ac-ft)	Accumulated Volume (ac-ft)	
783.00	2,167	0	0.000	0.000	
784.00	**3,467**	**2,817**	**0.065**	**0.065**	**(Design HWL)**
785.00	4,867	4,167	0.096	0.160	(T/Freeboard)

D. Emergency Overflow Weir Sizing

The emergency oveflow is required to pass a minimum of 1 cfs per tributary acre.

Area Tributary to Detention Pond	1.18	Ac
Required Weir Capacity =	**1.18**	cfs

8-Inch PVC Riser Overflow Located in Outlet Control Structure (OCS)

Wetted Perimeter =	2.09	feet
C =	3.3	
Weir Equation: $Q = C \times P \times H^{1.5}$		[Use Weir Equation when H < 0.3']
Weir Elevation=	784.00	

Weir Open Area =	0.35	sf
Orifice Equation: $Q = 0.6 \times A \times (2gH)^{0.5}$		[Use Orifice Equation when H > 0.3']
Weir Elevation=	784.00	

Weir Discharge		
Elev. Stage	Weir Head (ft)	Weir Discharge (CFS)
784.00	0.00	0.00
784.30	0.30	1.14
784.50	**0.50**	**1.19**

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: 780 W DUNDEE ROAD **PERMIT NUMBER:**

LOCATION: PALATINE, IL **DATE:** 7/13/2021

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Dense Grass				
3.	Manning's roughness coefficient, *n*		0.24				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		3.34	in	3.34		
6.	Land slope, *s*		0.021	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	13.70	+		=	13.70 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		108	ft			
11.	Watercourse slope, *s*		2.070	ft/ft			
12.	Average velocity, *V*		23.21	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	0.08	+		=	0.08 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	13.78	min

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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Tel: 847.394.6600
Fax: 847.394.6608

VOLUME CONTROL SUMMARY

Project: 780 W Dundee Road
Location: Palatine, IL
Project #: 15-152

Prepared: MDM
Reviewed: JDT
Date: 7/26/2021

Volume Control Area 1

Volume Type	Porosity	MWRD Factor	Media Thickness (FT)	Media Volumes (CY)	Storage Volumes (CY)	Storage Volumes (CF)
Surface Storage	1	1	1	58	58	1,567
Soil Media Mix	0.25	0.5	1.5	120	15	406
Coarse Agg. (Above Invert)	0.36	0.5	0.33	26	5	129
Coarse Agg. (Below Invert)	0.36	1	0.67	54	19	520
Total					97	2,622

Total Volume Control Provided

TOTAL	97 0.06 Ac-ft	2,622

Surface Storage Calculation

Volume Control Area 1

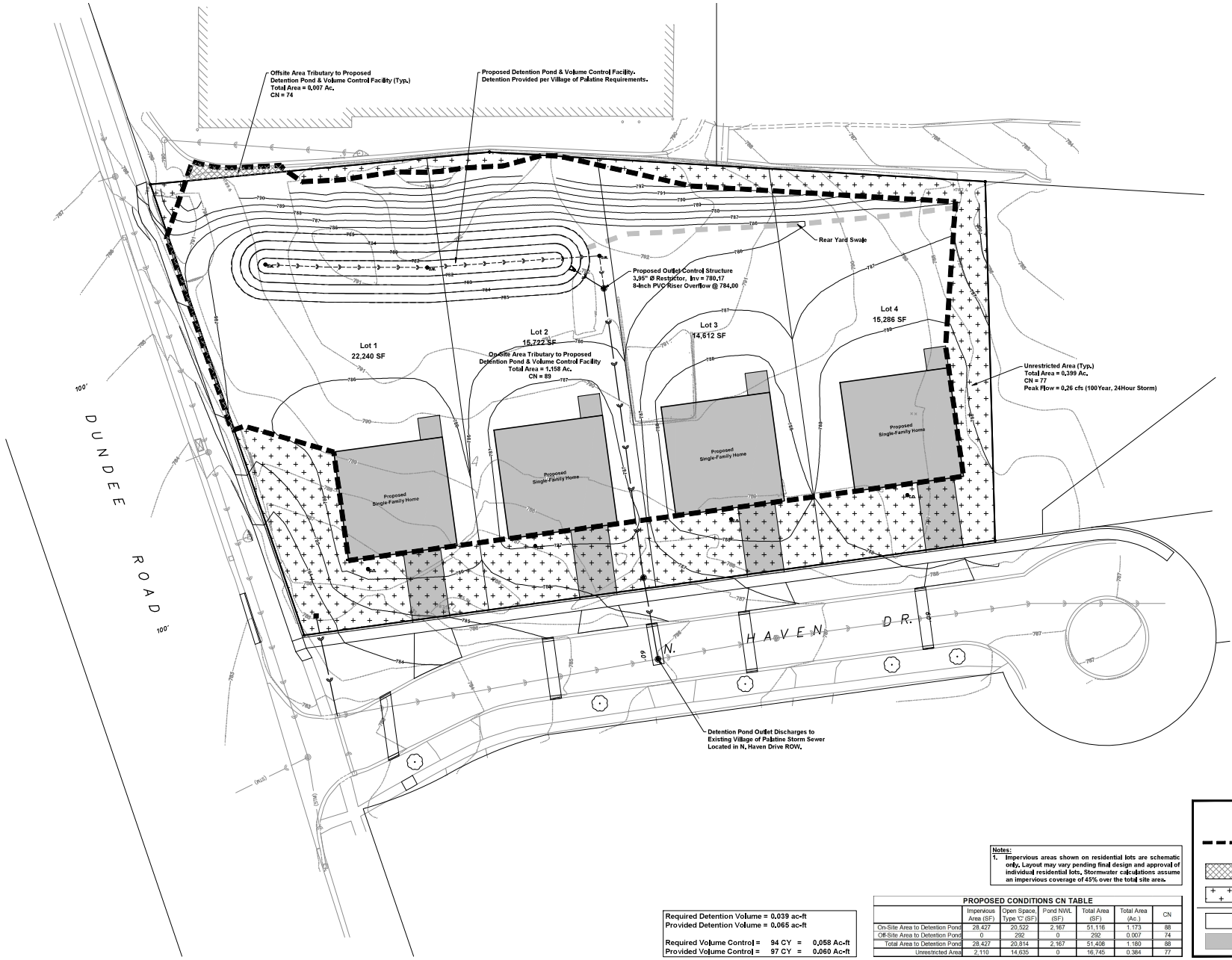
Contour	Area (ft^2)	Volume (ft^3)	Accumulated Volume (ft^3)
782.00	967	0	0
783.00	2,167	1,567	1,567

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

APPENDIX E

PROPOSED CONDITIONS DRAINAGE EXHIBIT

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)



NORTH
Scale: 1" = 20'

No.	Date	Revision
1.	2021-12-22	Revised per Preliminary Village Review Comments

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

MWRD
DRAINAGE EXHIBIT
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15152
Sheet	EX

LEGEND

- Drainage Area
- Offsite Tributary Area
- Unrestricted Area
- Pervious Surface
- Impervious Surface

Notes:
1. Impervious areas shown on residential lots are schematic only. Layout may vary pending final design and approval of individual residential lots. Stormwater calculations assume an impervious coverage of 45% over the total site area.

PROPOSED CONDITIONS CN TABLE						
	Impervious Area (SF)	Open Space, Type 'C' (SF)	Pond NWL (SF)	Total Area (SF)	Total Area (Ac.)	CN
On-Site Area to Detention Pond	28,427	20,522	2,167	51,116	1.173	88
Off-Site Area to Detention Pond	0	292	0	292	0.007	74
Total Area to Detention Pond	28,427	20,814	2,167	51,408	1.180	88
Unrestricted Area	2,110	14,635	0	16,745	0.384	77

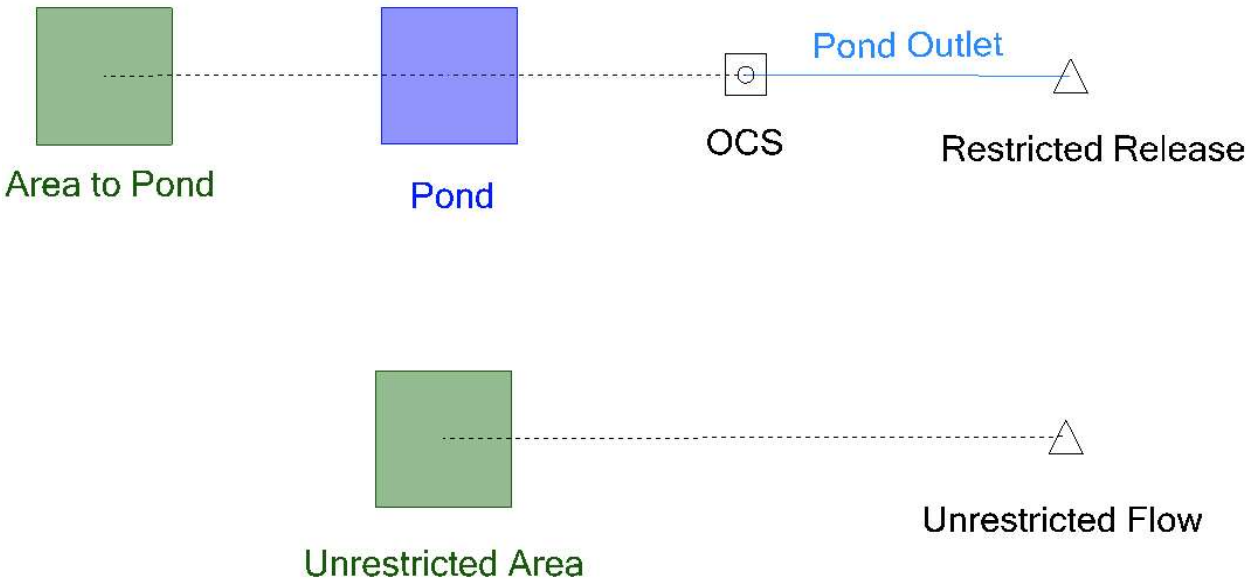
Required Detention Volume = 0.039 ac-ft
Provided Detention Volume = 0.065 ac-ft

Required Volume Control = 94 CY = 0.058 Ac-ft
Provided Volume Control = 97 CY = 0.060 Ac-ft

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

APPENDIX F

PROPOSED CONDITIONS PONDPACK REPORT



Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Project Summary	
Title	15152 - Proposed Conditions PondPack
Engineer	MDM
Company	Haeger Engineering LLC
Date	7/13/2021

Notes

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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Unrestricted Area		
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Unrestricted Area		
	Unit Hydrograph Summary, 100.00 years (100 yr 24 hr)	8
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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Area to Pond	100 yr 24 hr	100.00	0.701	15.80	0.87
Unrestricted Area	100 yr 24 hr	100.00	0.186	15.90	0.25

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)
Restricted Release	100 yr 24 hr	100.00	0.701	17.10	0.75
Unrestricted Flow	100 yr 24 hr	100.00	0.186	15.90	0.25

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Pond (IN)	100 yr 24 hr	100.00	0.701	15.80	0.87	(N/A)	(N/A)
Pond (OUT)	100 yr 24 hr	100.00	0.701	17.10	0.75	783.61	0.039

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Time-Depth Curve
Label: B75 - 100 Year Critical Storm
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.24 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Runoff CN-Area
Label: Area to Pond
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.653	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	0.478	0.0	0.0	74.000
Pond NWL	100.000	0.050	0.0	0.0	100.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1.181	(N/A)	(N/A)	88.371

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Runoff CN-Area
Label: Unrestricted Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.048	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	0.336	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.384	(N/A)	(N/A)	77.000

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: Area to Pond
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.17 hours
Area (User Defined)	1.181 acres

Computational Time Increment	0.02 hours
Time to Peak (Computed)	15.84 hours
Flow (Peak, Computed)	0.87 ft³/s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.80 hours
Flow (Peak Interpolated Output)	0.87 ft³/s

Drainage Area	
SCS CN (Composite)	88.000
Area (User Defined)	1.181 acres
Maximum Retention (Pervious)	1.36 in
Maximum Retention (Pervious, 20 percent)	0.27 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	7.13 in
Runoff Volume (Pervious)	0.701 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.701 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.17 hours
Computational Time Increment	0.02 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.87 ft³/s

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: Area to Pond
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.11 hours
Unit receding limb, Tr	0.45 hours
Total unit time, Tb	0.57 hours

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: Unrestricted Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.17 hours
Area (User Defined)	0.384 acres

Computational Time Increment	0.02 hours
Time to Peak (Computed)	15.85 hours
Flow (Peak, Computed)	0.25 ft³/s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.90 hours
Flow (Peak Interpolated Output)	0.25 ft³/s

Drainage Area	
SCS CN (Composite)	77.000
Area (User Defined)	0.384 acres
Maximum Retention (Pervious)	2.99 in
Maximum Retention (Pervious, 20 percent)	0.60 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	5.80 in
Runoff Volume (Pervious)	0.186 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.186 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.17 hours
Computational Time Increment	0.02 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	2.61 ft³/s

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Unit Hydrograph Summary
Label: Unrestricted Area
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.11 hours
Unit receding limb, Tr	0.45 hours
Total unit time, Tb	0.56 hours

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Elevation vs. Volume Curve
Label: Pond
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Elevation-Volume

Pond Elevation (ft)	Pond Volume (ac-ft)
780.00	0.000
783.00	0.000
784.00	0.065
785.00	0.160

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Outlet Input Data
Label: OCS
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Requested Pond Water Surface Elevations	
Minimum (Headwater)	780.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	785.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Restrictor	Forward	TW	780.17	785.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Subsection: Outlet Input Data
Label: OCS
Scenario: 100 yr 24 hr

Return Event: 100.00 years
Storm Event: 24 hr 100 yr

Structure ID: Restrictor Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	780.17 ft
Orifice Diameter	3.95 in
Orifice Coefficient	0.610

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

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Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, April 5, 2022 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Annexation into the Village of Palatine. Preliminary Plat of Subdivision to permit a 4-lot single-family residential development.
The property is commonly known as 780 W. Dundee Road (PIN #: 02-10-100-046-0000)
The Subject Property is currently located in unincorporated Cook County. The Petitioner is applying for Annexation to the Village of Palatine and is also requesting Preliminary Plat of Subdivision to subdivide the property into four single-family residential lots.
The above petition has been filed by Yang Xu, property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-95
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of March 2022
Published in Daily Herald March 21, 2022 (4579670)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws o the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **Northwest Suburbs DAILY HERALD**. That said **Northwes Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gr Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gr Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 03/21/2022
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Bartz
Designee of the Publisher and Officer of the Daily Herald

Control # 4579670

Attachment: PC Meeting Materials 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

VILLAGE OF PALATINE

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

PLAN COMMISSION

MINUTES ● APRIL 5, 2022

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

I. CALL TO ORDER

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

II. PUBLIC HEARING

1. 780 W. Dundee Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on March 21st, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Plat of Survey
2. Petition to Annex
3. PSUB Application
4. Plat of Annexation
5. Plat of Subdivision
6. Site Plan
7. Engineering Plans
8. Tree Preservation Plan
9. Stormwater Report
10. Public Notice

Sworn in Petitioner: Michael Xu and Josh Terpstra with Hager Engineering

Mr. Terpstra explains that he is the Civil Engineer and Land Surveyor for the project. Mr. Xu is the owner of the parcel. Mr. Xu is requesting to be annexed into the Village of Palatine and to sub-divide the parcel into four lots. The property will be zoned R-1 when annexed and the goal is to rezone to R-2 zoning district as part of the final subdivision process. The four lots are on the west side of North Haven Dr., utilities and driveway access would be provided through the North Haven Dr. right of way. Each proposed lot has a driveway and each

Attachment: Draft PC Meeting Minutes 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

driveway would connect to North Haven Drive. North Haven drive right of way contains existing water and sanitary lines and the proposed lots would connect to the existing lines. He also discusses storm water management and states that the site is located in Cook County and is subject to the MWRD requirements and to the Village of Palatine requirements for storm water. A storm water management detention basin has been proposed at the SW corner of the development in the rear yard of lots one and two. The basin is designed to meet Palatine and MWRD requirements. He explains that the discharge would be through a storm pipe that connects to an existing sewer. He states that Mr. Xu is aware that permits from other relevant agencies such as IDOT, MWRD that would be required and subject to The Village of Palatine final engineering review. The plans have been designed to meet and conform to zoning codes of those agencies.

Mr. Friedman, referring to the Utilities Map, asks if there is any impact to the remaining parcels north of the development. He would like to clarify that there is nothing about the potential development of the remaining property that would influence the engineering or design of tonight's subject property and that they would remain separate solutions.
Ms. Bremanis states that the Planned Development was previously approved. Engineering looked at the neighboring properties and had no concerns. The properties have been sub-divided and zoned planned development for single family residential.
Mr. Fedota refers to the Future Land Use map and asks it the space has been annexed into the Village.
Ms. Bremanis states it is annexed into the village.

Ms. Bremanis presents the Comprehensive Plan Future Land Use Map and states that it shows the area being called out for single family residential. She also presents the Plat of Survey and states all items in red have been demolished and there is one house and small walkway remaining. The Proposed Site plan shows that once the lots are divided and zoned R-2 they will meet or exceed all of the R-2 requirements. She provides a brief overlook of the existing conditions.

Resident - Pamela Wilkinson of 770 W Misty Dr is sworn in and states her concern regarding storm sewer, grading and water flowage.
Mr. Terpstra addresses the concern and refers to the Grading and Drainage Plans. He states that the elevation at the lot line to the west of the property is at elevation 790 and is proposing to cut down the slope to install the pond. The detention basin is down to 782 and this should solve any run off issues. They will now be 8' higher than the bottom of the detention basin and all runoff should go to the pond from the backyards.

STAFF RECOMMENDATION:
The annexation and preliminary plat subdivision is consistent with the Comprehensive Plan and existing subdivision to the east. The application and

Attachment: Draft PC Meeting Minutes 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

submitted plans indicate the intention of ultimately rezoning the property to R-2 through the Final Subdivision process. The proposed lots would exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 7/26/21 last revised 12/22/21 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The final engineering plans, Haeger Engineering dated 7/26/21 last revised 12/22/2 and engineer's estimate of probable cost shall be revised in a manner acceptable to the Village Engineer
3. A Public Improvement letter of credit will be a required condition at Final Subdivision approval.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) will be a required condition at Final Subdivision approval.
5. ~~Cash-in-lieu of detention shall be paid at Final Subdivision approval and shall be submitted in a manner acceptable to the Village Engineer.~~ The Petitioner is providing detention and this condition is not required.
6. The Final Plat of Annexation shall be submitted on Mylar with all required signatures and shall significantly conform to the Plat of Annexation prepared by Haeger Engineering and attached hereto.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees shall be a required condition of Final Subdivision approval
9. A construction management schedule (including a contactor parking plan and material hauling route plan) will be a required condition of Final Plat of Subdivision.
10. Extra agency permits will be required for the development and will also be a required condition of Final Plat of Subdivision. As a condition of Final Plat of Subdivision, if required by the Village,
11. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

Ms. Williams made a motion to close the public hearing - 2nd by Mr. Noonan

DISCUSSION:

Mr. Fedota asks if because there is water detention on site will it necessitate an HOA.
Ms. Bremanis states that there is an HOA required at final subdivision approval.

Mr. Friedman clarifies and states that the HOA is for the shared storm water

Attachment: Draft PC Meeting Minutes 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

solution and not for the roadway. The roadway is a village road.
Ms. Bremanis confirms that the roadway is a village road.

Mr. Freidman states that there would not be a condition for sharing or any other amendments to another homeowner association relative to Haven Drive.

Ms. Bremanis confirms it is a public street.

Mr. Dwyer asks if there is any re-capture for the improvements on North Haven Ct.

Ms. Bremanis states none that she is aware of.

Mr. Fedota made a motion to approve subject to staff's 10 conditions;

Seconded by Mr. Noonan and unanimously approved.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Stephen Fedota, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Attachment: Draft PC Meeting Minutes 4-5-22 (780 W Dundee Road -ANNEX and Prelim SUB)

Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way

BACKGROUND:
AT&T has applied for a permit to install a new utility pole in the Dundee Road right-of-way within the Village of Palatine. This installation was requested by AT&T in order to install a small cell facility on that pole.

KEY ISSUES:

- As a utility company, AT&T is subject to the requirements of Chapter 16 and may not place any above-ground structures within the right-of-way unless approved by the Village Council. The new pole requires that a variance be granted.
- The proposed work is for the installation of one new 40 foot utility pole in front of 1165 East Dundee Road.
- The new pole is being requested and required to address a cellular “dead zone” to improve cellular service in the area.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of one additional utility pole in the right-of-way in front of 1165 East Dundee Road.
2. Do not approve the variation.

RECOMMENDATION:
Staff recommends approval of the ordinance granting AT&T a variation from the Village Code to allow the installation of a utility pole in the right-of-way in front of 1165 East Dundee Road.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of a utility pole in the right-of-way in front of 1165 East Dundee Road.

ATTACHMENTS:

- Ordinance-Variance to Allow AT&T to Install New Utility Pole at 1165 E. Dundee Road
- 1165 E Dundee Road - AT&T Variance Request for Additional Utility Pole Installation (EXHIBIT A)
- 1165 E Dundee Road - AT&T Variance Request for Additional Utility Pole Installation (Photo)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO ALLOW AT&T TO INSTALL ONE NEW UTILITY POLE TO BE LOCATED IN THE RIGHT-OF-WAY IN FRONT OF 1165 EAST DUNDEE ROAD WITHIN THE VILLAGE OF PALATINE

WHEREAS, pursuant to the Right-of-Way Ordinance (Chapter 16, Section 16-16) of the Village of Palatine Code of Ordinances, prohibits the installation of any above ground facilities within the right-of-way; and

WHEREAS, the Village has received a request by AT&T for authorization to install one new utility pole to be located along the Dundee Road right-of-way in front of 1165 East Dundee Road to improve cellular service in the area; and

WHEREAS, the new utility pole, located in the right-of-way within the Village limits, requires that a Variance be granted by the Village Council; and

WHEREAS, pursuant to Chapter 16, Section 16-16 of the Code of Ordinances provides that the Mayor and Village Council can approve a Variance for said above ground facility.

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

SECTION ONE: A Variation to allow AT&T to install one new utility pole to be located along the Dundee Road right-of-way in front of 1165 East Dundee Road to improve cellular service in the area is hereby granted.

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

PASSED: This _____ day of _____, 2022

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

APPROVED by me this _____ day of _____, 2022

_____

Mayor of the Village of Palatine

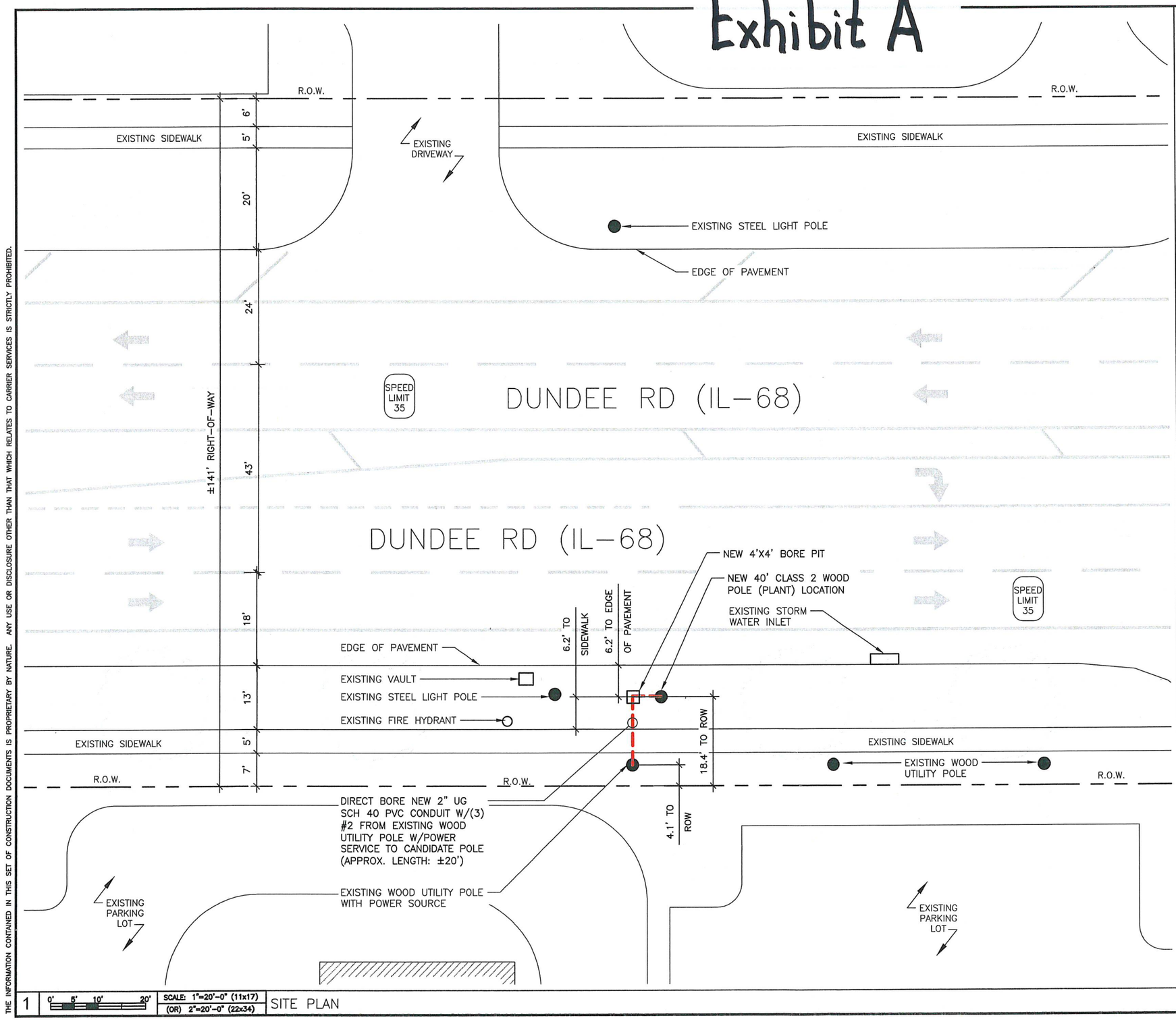
ATTESTED and FILED in the office of the Village Clerk this _____ day of _____, 2022

_____

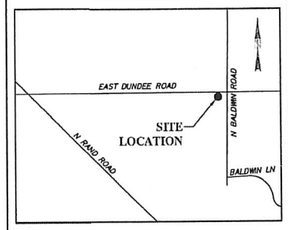
Village Clerk

Attachment: Ordinance-Variance to Allow AT&T to Install New Utility Pole at 1165 E. Dundee Road (ROW Variance for Additional Utility Pole

Exhibit A



LOCALITY MAP



1. LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO DIGGING, CONTACT J.U.L.I.E. AT 811 48 HRS IN ADVANCE OF DIGGING
2. RESTORE ALL DISTURBED GROUNDS TO ORIGINAL OR BETTER CONDITION
3. AT&T CONTRACTOR TO OBTAIN POWER PERMIT AND INSPECTION
4. AT&T TO CONTRACTOR TO PROVIDE ALL BARRICADES AND WORK AREA PROTECTION
5. TUNNEL ALL TREES PER BUREAU OF FORESTRY GUIDELINES
6. POTHOLE AT ALL UTILITY CROSSINGS

1171 E DUNDEE RD.
PALATINE, IL 60074

UT# T.B.D.
ENGINEER: TIM GERDES
TEL NO: 630-573-5660
QUARTER: T.B.D.
MUNICIPALITY: PALATINE
TOWNSHIP: PALATINE
WIRE CENTER: PALATINE
SHEET 1 OF 1

NORTH

AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

A&E
SAC WIRELESS
540 W. MADISON ST.
9TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.895.4977

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
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AE@WESTCHESTERSERVICES.COM

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ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX: 847.277.0080
JBANKS@WESTCHESTERSERVICES.COM

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	02/09/21	ISSUED FOR REVIEW	SH
B	05/28/21	ISSUED FOR REVIEW	SH

NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED

PROPOSED SMALL CELL NODE
CRAN_RCHI_BUFGR_001
MRCHI036719
USID: 250229
NEAREST ADDRESS:
1171 E DUNDEE RD.
PALATINE, IL 60074

SHEET TITLE
SITE PLAN

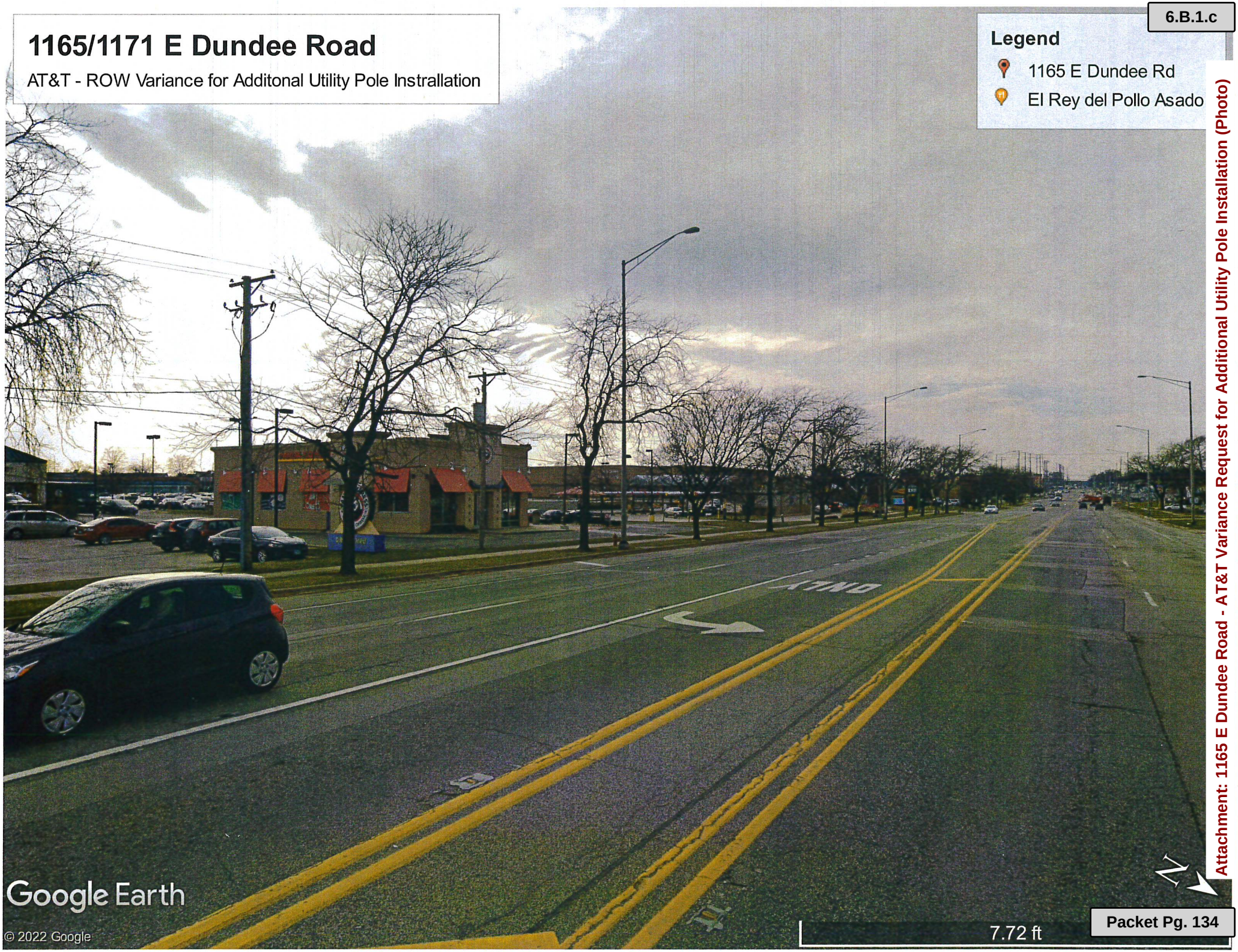
SHEET NUMBER
A2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Attachment: 1165 E Dundee Road - AT&T Variance Request for Additional Utility Pole Installation (EXHIBIT A) (ROW Variance for Additional

1165/1171 E Dundee Road

AT&T - ROW Variance for Additonal Utility Pole Installation



Palatine Road Improvements Discussion

BACKGROUND:
Palatine Road, from Quentin Road to Smith Street, is the maintenance responsibility of the Illinois Department of Transportation (IDOT). As such, it is currently designated as eligible for Federal Aid. The Northwest Municipal Conference, as a clearing house for regional Federal Roadway Aid, accepted the Village's application to fund the preliminary engineering for Palatine Road (Phase I Engineering). A discussion on the proposed improvements is requested.

KEY ISSUES:

- Phase I Engineering has been completed by BLA, Incorporated. The preferred alternative includes reconstructing Palatine Road from Quentin Road to Smith Street to provide three-lane roadway; dedicated left turn lanes at Quentin, Cedar, Maple, and Smith Streets; dedicated right turn lanes at Quentin Road; modernized traffic signals at Quentin and Smith; sidewalk replacement, construction of a multi-use path; and storm sewer improvements.
- The Village is awaiting final approval from the Federal Highway Authority for the Project Development Report (PDR). Phase II Engineering can proceed upon written approval of the PDR and Council approval.
- Staff will present a summary of the study to date including details relating to the purpose and need of the improvement, alternatives considered to date, comments provided through the community information and engagement period, and the preferred alternative identified in the study prior to any further detailed engineering commencing.
- Two public informational meetings were held in 2019 and 2021 with 89 comments received and responses provided.
- Extensive specific study materials were shared with the general public at https://www.palatine.il.us/865/Palatine-Road-Improvements
- All attendees and those who provided comments during the study period were invited to have further discussion with the design team over the last month. During the additional community engagement outreach of April 2022, two residents participated with one additional comment received and a response provided.

CONCLUSION:
Staff seeks input and direction as to the scope of the project so detailed engineering (Phase 2 Engineering) can commence.

ATTACHMENTS:

- Community Engagement Invitation
- Palarz Comment
- bridge 1
- bridge 2
- bridge 3

Matt Barry

From: Matt Barry
Sent: Thursday, March 31, 2022 12:53 PM
To: Matt Barry
Subject: Palatine Road Improvements: Quentin Road to Smith Street

Good Afternoon,

Our records indicate you attended one of the two prior open houses and provided us with an email address for periodic updates or you provided comments relating to the study of possible improvement to Palatine Road from Quentin Road to Smith Street within the last six months. After the most recent Open House meeting of September of 2021, it was suggested that details relating to the assessment and conceptual improvement be made available on the Village's website. Should you desire to review these materials, please visit:
https://www.palatine.il.us/865/Palatine-Road-Improvements

In addition to the prior public information meetings, the Village would like to offer further community engagement. Appointments are being offered with members of the design team on Tuesday, April 5th from 1pm to 8pm and Tuesday, April 12th from 11am-5pm. These meetings are provided to be sure any questions relating to the study are addressed. Please use the below links to schedule a meeting if you would be interested in further discussion.

https://doodle.com/bp/erikolson/palatine-road-community-engagement-session1

https://doodle.com/bp/erikolson/palatine-road-community-engagement-session2

If you prefer to schedule a meeting by phone, or cannot participate in the time periods offered and would like to otherwise schedule an in person or remote meeting, please feel free to contact the Department of Public Works at 847-705-5200. Further written comments may be made by responding to this message.

At the April 18th regularly scheduled Village Council meeting, staff will present a summary of the study to date including details relating to the purpose and need of the improvement, alternatives considered to date, comments provided through the community information and engagement period, and the preferred alternative identified in the study prior to any further detailed engineering commencing. The Village Council is expected to provide some input and direction as to the scope of the project so that the next phase of engineering can commence which is necessary to further address some of the questions that have been raised. The public is invited to attend the Council Meeting on April 18th which will also be televised on Cable Channel 6 and streamed through the Village website at www.palatine.il.us Any feedback we receive prior to April 14th will be made a part of the record for the Village Council.

Sincerely,
DEPARTMENT OF PUBLIC WORKS

Matthew D. Barry
Public Works Director
Village of Palatine
847-705-5200

Attachment: Community Engagement Invitation (Palatine Road Improvements Discussion)

Matt Barry

From: Joseph Palarz <joepost14@msn.com>
Sent: Thursday, April 7, 2022 7:48 PM
To: George Ruppert
Subject: Re: Palatine Road construction questions
Attachments: bridge 3.jpg; bridge 2.jpg; bridge 1.jpg

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

George, thanks for meeting with me and your quick response.

In regards to the culvert under Palatine Road I am inclosing some pictures of the erosion and the crack in the culvert. I want to ensure that the mitigation will address the erosion.

Thank you for your time and support in this matter.

Joe Palarz
38 S Pine Street
847-302-4326

From: George Ruppert <GRuppert@palatine.il.us>
Sent: Thursday, April 7, 2022 9:00 AM
To: joepost14@msn.com <joepost14@msn.com>
Subject: Palatine Road construction questions

Joe,

It was nice speaking to you on Tuesday night I have done a bit of digging to try to answer as many of your questions as possible.

Culvert under Palatine Road – This will not be replaced, a portion on the north side will be extended to allow the addition of the shared use path on the north side of the road.
Erosion on the south side of the Box culvert – there will be some mitigation to repair and avoid further erosion on this side of the culvert.
Bike path extension in the park – I did ask the Palatine Park District if this was in any plans both long term and or short term. They stated that is was not in any plans they have at the current time.

George S. Ruppert P.E.
Village of Palatine
Village Engineer
847-202-6963

Attachment: Palarz Comment (Palatine Road Improvements Discussion)



Attachment: bridge 2 (Palatine Road Improvements Discussion)



Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase

BACKGROUND: The Fire Department is seeking approval to purchase a new fire engine to replace the vehicle that was involved in a significant traffic crash on February 10, 2022.

Building on the success of the two (2) recent fire engine purchases in 2018 and 2020, the Fire Department's administrative team is recommending that we purchase another Pierce Enforcer pumper utilizing the Houston-Galveston Area Council joint purchasing program.

KEY ISSUES:

1. The damaged fire engine (T-353) is unable to be repaired and has been taken out of service and formally decommissioned.

2. The damaged fire engine is a 2006 Crimson Diamond pumper with 91,716 miles and 8,172 engine hours. This engine was in back-up "reserve" status at the time of the crash. Although unexpected and untimely, this engine was slated for replacement in 2024.

3. The purchase price for a new Pierce Enforcer pumper is $745,000 through a qualified Pierce dealer: MacQueen Equipment LLC (Aurora, IL).

ALTERNATIVES:

1. Award the contract to MacQueen Equipment LLC for the purchase of a new engine for $745,000
2. Do not award the contract and consider other fleet replacement alternatives.

RECOMMENDATION:

Staff recommends approval of the contract to MacQueen Equipment LLC for the purchase of a new Pierce Enforcer pumper for a total price not to exceed $745,000.

ACTION REQUIRED:

A motion to approve the contract to MacQueen Equipment LLC for the purchase of a new Pierce Enforcer pumper for a total price not to exceed $745,000.

ATTACHMENTS:

- 2022 Replacement Engine Memo
- 2022 Pierce Replacement Engine Quote

Memo

Date: **April 18, 2022**
To: **Reid Ottesen**
From: **Patrick Gratzianna**
Subject: **2022 Replacement Fire Engine**

Incident Overview
On the morning of Tuesday, February 10, 2022, at approximately 9:30 am, E84 was returning from a call when they were dispatched into Inverness for an activated fire alarm. As they responded emergent (lights and sirens activated) through the intersection of Quentin and Palatine Roads, they were struck in the driver's side of the engine, causing it to tip, rotate, and roll-over. Beside bumps and bruises, the firefighters were OK but the engine was totaled.

Reserve Engine 84 (T-353)
The totaled engine is a 2006 Crimson Diamond that had 91,716 miles – 8172.2 engine hours. This vehicle has been an active "reserve" engine for several years and was scheduled for replacement in 2024 (CY24 budget $743,229).

Replacement Engine Purchase
With your permission and council approval, I am asking to order a replacement engine as soon as possible. It would be our goal to purchase a new Pierce engine relatively identical to Engine 84 (2018 Pierce Enforcer) and Engine 83 (2020 Pierce Enforcer). This replacement engine will cost $745,000 (quote attached). This engine is expected to have an eighteen (18) year service life with our department.

Due to current supply chain issues, I am asking to order this replacement Pierce fire engine as soon as possible for two reasons. One, the manufacturer is projecting a 7% materials increase after the end of the April (an additional $52,150) and two, the tentative production time is approximately 16-18 months.



Attachment: 2022 Replacement Engine Memo (2022 Fire Engine Purchase)

MACQUEEN EMERGENCY

Pierce
PERFORM. LIKE NO OTHER.

MINNESOTA ILLINOIS INDIANA MISSOURI NEBRASKA NORTH DAKOTA SOUTH DAKOTA

EM-102

February 21, 2022

Fire Chief Pat Gratziana
Village of Palatine
39 E. Colfax Street
Palatine, IL 60067

Subject: **Proposal for one (1) Pierce Enforcer Pumper**
Proposal / Bid 1085

Dear Fire Chief Gratziana,

With regard to the above subject, please find attached our completed proposal.

Pricing, is as follows, including 100% prepay option.

Pricing Summary:

Sale Price – **$745,000.00**
Houston-Galveston Area Council (HGAC) Consortium Pricing.

100% Performance Bond:

Included in the above price.

100% Prepayment Option:

Should the Village of Palatine elect to make a 100% prepayment at contract execution, a discount of ($20,890.00) can be subtracted from the above "Sale Price" resulting in a revised contract price of **$724,110.00**.

Terms and Conditions:

Taxes – Not Applicable

Freight – F.O.B. – Appleton, WI / Shipping to Palatine, IL

Terms – Net due prior to vehicle(s) release at the Pierce Manufacturing Plant (Appleton, WI). Net due at Contract signing for **Prepay discount** to be applicable.

Delivery – 16-18 months from receipt and acceptance of contract.

Office of the Fire Chief

FEB 22 2022

PALATINE FIRE DEPARTMENT

Attachment: 2022 Pierce Replacement Engine Quote (2022 Fire Engine Purchase)

MACQUEEN EMERGENCY

Pierce
PERFORM. LIKE NO OTHER.

MINNESOTA ILLINOIS INDIANA MISSOURI NEBRASKA NORTH DAKOTA SOUTH DAKOTA

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or international conflicts, or other causes beyond our control not preventing, could alter the delivery schedule.

The specifications herein contained, shall form a part of the final contract, and are subject to changes as desired by the purchaser, provided such changes are acknowledged and agreed to in writing by the purchaser.

This proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications.

The attached proposal is valid for thirty (30) days.

We trust the above and the enclosed to be full and complete at this time; however, should you have any questions or require additional information, please do not hesitate to contact me at 630-303-8776 or john.kenna@macqueengroup.com .

We wish to thank the Village of Palatine for the opportunity to submit our proposal.

Respectfully,

John Kenna

John Kenna
Apparatus Sales
MacQueen Equipment LLC
DBA MacQueen Emergency Group

Attachment: 2022 Pierce Replacement Engine Quote (2022 Fire Engine Purchase)


Pierce
WISCONSIN
PARAMEDIC
PALATINE
PALATINE FIRE DEPT.
FIRE-RESCUE
ENGINE
83
911

Consider a Motion to Approve 2022 Warrant #8

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 8 having been approved by the Village Council on 04/18/2022 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	302,033.50	22,018.37	-	-	324,051.87
Motor Fuel Tax Fund	205	861,616.35	-	-	-	861,616.35
Federal Equitable Sharing Fund	221	-	725.00	-	-	725.00
Downtown TIF Fund	233	12,760.00	-	-	-	12,760.00
Rand Corridor TIF Fund	234	341,756.30	-	-	-	341,756.30
ARPA Fund	256	1,229.83	-	-	-	1,229.83
Capital Equipment Fund	401	494,503.60	-	-	-	494,503.60
Capital Improvements Fund	402	81,920.79	-	-	-	81,920.79
Water Fund	605	73,523.73	2,245.19	-	-	75,768.92
Sewer Fund	610	20,350.05	21.00	-	-	20,371.05
Refuse Fund	615	105,915.00	257,578.57	-	108.39	363,601.96
Parking Fund	620	20,100.00	100.86	-	-	20,200.86
Liability Insurance Fund	702	273.19	-	-	-	273.19
Fleet Services Fund	710	19,683.17	1,471.77	-	-	21,154.94
Total Report		**2,335,665.51**	**284,160.76**	**-**	**108.39**	**2,619,934.66**

ATTACHMENTS:

- Warrant #8

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5133 - ABC Plumbing, Heating, Cooling & Electric**									
INV6564	Refund blde4801-2021/769 W Kimball Permit	Open		04/12/2022	04/12/2022	04/12/2022			68.
		Vendor **5133 - ABC Plumbing, Heating, Cooling & Electric** Totals				Invoices	1		$68.
Vendor **1553 - Acme Truck & Brake Supply**									
01_247089	Parts - T-324	Open		03/22/2022	04/21/2022	03/29/2022			24.
		Vendor **1553 - Acme Truck & Brake Supply** Totals				Invoices	1		$24.
Vendor **4853 - Advance Auto Parts**									
2376-1067753	Parts - STOCK	Open		03/16/2022	04/15/2022	04/06/2022			4.
2376-1068845	Parts - STOCK	Open		03/21/2022	04/20/2022	03/29/2022			8.
2376-1068885	Parts - STOCK	Open		03/21/2022	04/20/2022	03/29/2022			126.
		Vendor **4853 - Advance Auto Parts** Totals				Invoices	3		$139.
Vendor **1759 - Air One Equipment, Inc.**									
178543	Gloves	Open		03/09/2022	04/08/2022	03/30/2022			2,334.
179100	Air Quality Test	Open		03/22/2022	04/21/2022	03/18/2022			193.
		Vendor **1759 - Air One Equipment, Inc.** Totals				Invoices	2		$2,527.
Vendor **3060 - Allegra Print & Imaging**									
98366	Business Cards	Open		04/04/2022	05/03/2022	03/31/2022			68.
		Vendor **3060 - Allegra Print & Imaging** Totals				Invoices	1		$68.
Vendor **1654 - Alpine Demolition Services LLC**									
1844-01 A	Hicks Road & Dundee Road Elevated Water Tank Demolition DPW-2123	Open		03/31/2022	04/30/2022	04/01/2022			4,490.
		Vendor **1654 - Alpine Demolition Services LLC** Totals				Invoices	1		$4,490.
Vendor **2496 - Altorfer Industries, Inc**									
P43C0156516	Parts - E-221	Open		02/01/2022	04/21/2022	04/06/2022			29.
CMTD00982	Credit Memo	Open		02/14/2022	04/21/2022	04/06/2022			(162.1
P54C0156678	Parts - E-221	Open		02/22/2022	04/21/2022	04/06/2022			670.
P54C0156679	Parts - E-601	Open		02/22/2022	04/21/2022	04/06/2022			317.
P54R0020333	Credit Memo	Open		02/23/2022	04/21/2022	04/06/2022			(252.9
P54C0156731	Parts - E-221	Open		02/28/2022	04/21/2022	04/06/2022			155.
P54R0020343	Credit Memo	Open		03/04/2022	04/21/2022	04/06/2022			(432.0
P54R0020360	Credit Memo	Open		03/14/2022	04/21/2022	04/06/2022			(1,058.5
P54R0020370	Credit Memo	Open		03/17/2022	04/21/2022	04/06/2022			(7.5
P54C0156980	Parts - E-225	Open		03/18/2022	04/17/2022	04/06/2022			37.
TM500472221	Repairs & Maintenance - E-221	Open		03/22/2022	04/21/2022	04/06/2022			438.
TM500472222	Repairs & Maintenance - E-211	Open		03/22/2022	04/21/2022	04/06/2022			1,016.
		Vendor **2496 - Altorfer Industries, Inc** Totals				Invoices	12		$752.3

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2491 - Anderson Pest Solutions**									
14932558	Pest Control-Automatic Traps CSF	Open		03/02/2022	04/01/2022	04/13/2022			135.
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	1		$135.
Vendor **3669 - Aquafix, Inc**									
IN001596	Sewer Grease Treatment	Open		03/31/2022	04/30/2022	04/07/2022			475.
			Vendor **3669 - Aquafix, Inc** Totals			Invoices	1		$475.
Vendor **1443 - Arlington Power Equipment**									
110421	Oil	Open		03/22/2022	04/21/2022	03/29/2022			163.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	1		$163.
Vendor **2322 - Arrow Road Construction Company**									
62322 * 1	2022 Street Resurfacing Program MFT Section #22-00000-00-GM	Open		04/11/2022	04/15/2022	04/12/2022			861,616.
62422 * 1	2022 Supplemental Street Resurfacing Program-Anderson Drive	Open		04/11/2022	04/15/2022	04/12/2022			80,552.
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	2		$942,169.
Vendor **3520 - Axon Enterprise, Inc.**									
INUS063285	Master Taser Instructor School (J. Murphy)	Open		03/30/2022	03/30/2022	04/12/2022			1,495.
			Vendor **3520 - Axon Enterprise, Inc.** Totals			Invoices	1		$1,495.
Vendor **1101 - Beverly Materials LLC**									
274834	Wash Stone-WMB Restoration Repair	Open		03/26/2022	04/25/2022	04/07/2022			1,211.
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$1,211.
Vendor **1198 - Bittners Spray Equipment**									
79169	Parts - STOCK	Open		04/01/2022	05/01/2022	04/06/2022			160.
			Vendor **1198 - Bittners Spray Equipment** Totals			Invoices	1		$160.
Vendor **1492 - Bound Tree Medical LLC**									
84452975	Pelican Cases	Open		03/21/2022	04/20/2022	04/11/2022			53.
84461825	EMS Supplies	Open		03/28/2022	04/27/2022	04/11/2022			171.
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	2		$225.
Vendor **1857 - Brian Edward Landscaping Inc**									
24541	2022 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		02/25/2022	03/28/2022	04/07/2022			520.
24559	2022 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		03/11/2022	04/10/2022	04/07/2022			320.

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	2		$840.
Vendor **5193 - Capps Plumbing & Sewer, Inc**									
inv-6535	Partial Refund bldc-5559-2022/410 W Mahogany	Open		04/12/2022	04/12/2022	04/12/2022			150.
INV-6759	blde-5742-2022/717 N Stark - Job Cancelled	Open		04/12/2022	04/12/2022	04/12/2022			95.
		Vendor **5193 - Capps Plumbing & Sewer, Inc** Totals				Invoices	2		$245.
Vendor **3104 - Wade C Caudle**									
PWCDLWC041222	CDL Renewal Reimbursement	Open		04/12/2022	04/19/2022	04/06/2022			60.
		Vendor **3104 - Wade C Caudle** Totals				Invoices	1		$60.
Vendor **2453 - CDS Office Technologies**									
INV1444504	Copier Usage	Open		03/24/2022	04/23/2022	03/29/2022			615.
		Vendor **2453 - CDS Office Technologies** Totals				Invoices	1		$615.
Vendor **2555 - Chicago Parts & Sound**									
1-0262116	Parts - STOCK	Open		03/11/2022	04/29/2022	04/06/2022			142.
1CR0045313	Credit Memo	Open		03/16/2022	04/29/2022	04/06/2022			(180.1
1CR0045323	Credit Memo	Open		03/16/2022	04/29/2022	04/06/2022			(142.8
1-0264120	Parts - E-638	Open		03/22/2022	04/29/2022	04/06/2022			83.
1-0265982	Parts - STOCK	Open		03/30/2022	04/29/2022	04/06/2022			125.
1CR0046162	Credit Memo	Open		04/05/2022	04/29/2022	04/06/2022			(22.0
		Vendor **2555 - Chicago Parts & Sound** Totals				Invoices	6		$6.
Vendor **4343 - Christopher B. Burke Engineering Ltd**									
172870	Smith Street Connector Path Phase II Engineering Services	Open		03/02/2022	04/01/2022	04/11/2022			1,368.
		Vendor **4343 - Christopher B. Burke Engineering Ltd** Totals				Invoices	1		$1,368.
Vendor **3050 - Cintas #22**									
4114577253	Uniform Cleaning	Open		03/25/2022	04/24/2022	03/28/2022			128.
4115225102	Uniform Cleaning	Open		04/01/2022	05/01/2022	04/06/2022			137.
		Vendor **3050 - Cintas #22** Totals				Invoices	2		$265.
Vendor **5188 - Classic Landscape Ltd**									
HRDRPW03312022	Hydrant Meter Deposit Refund	Open		03/31/2022	04/14/2022	04/06/2022			782.
		Vendor **5188 - Classic Landscape Ltd** Totals				Invoices	1		$782.
Vendor **1488 - CNS Tire Supply**									
26102	Parts - C-346	Open		03/21/2022	04/20/2022	03/30/2022			1,588.
26110	Parts - C-342	Open		03/24/2022	04/23/2022	03/30/2022			338.
26118	Repairs & Maintenance - T-458	Open		03/29/2022	04/28/2022	03/30/2022			200.
		Vendor **1488 - CNS Tire Supply** Totals				Invoices	3		$2,126.00

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3033 - Comcast Cable**									
FD83 03-22 A	Backup Internet Connections	Open		03/24/2022	04/21/2022	04/05/2022			84.
PW 03-22 B	Backup Internet Connections	Open		03/24/2022	04/21/2022	03/29/2022			6.
CC 03-22 A	Backup Internet Connections	Open		03/25/2022	04/22/2022	03/29/2022			59.
PW 04-22 A	Backup Internet Connections	Open		04/02/2022	04/30/2022	04/08/2022			274.
PD22-APR	Monthly Service Charge (04/11/22 - 05/10/22)	Open		04/04/2022	05/02/2022	04/12/2022			18.
			Vendor **3033 - Comcast Cable** Totals			Invoices	5		$444.
Vendor **2364 - Comm Consolidated School District #15**									
1st Qtr 2022	Impact Fees	Open		04/08/2022	04/08/2022	04/08/2022			3,480.
			Vendor **2364 - Comm Consolidated School District #15** Totals			Invoices	1		$3,480.
Vendor **2980 - Commonwealth Edison**									
8648014008 2/22	Electricity-135 W. Michigan Ave Heat Meter	Open		02/18/2022	04/22/2022	03/22/2022			650.
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$650.
Vendor **2741 - Conserv FS**									
65134153	Treflan and Peat Moss	Open		03/31/2022	04/30/2022	04/12/2022			672.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$672.
Vendor **2981 - Continental Weather Service**									
194393	Monthly Weather Forecasting-April 2022	Open		04/01/2022	05/01/2022	04/07/2022			150.
			Vendor **2981 - Continental Weather Service** Totals			Invoices	1		$150.
Vendor **2773 - Core & Main LP**									
Q504241	O-Ring and Hydrant Oil	Open		03/21/2022	04/20/2022	03/29/2022			685.
Q542166	1-1/2 Strt Ball Curb	Open		03/21/2022	04/20/2022	03/29/2022			606.
Q569600	CTS SS Insert	Open		03/24/2022	04/23/2022	03/29/2022			185.
Q598386	Clamps	Open		03/30/2022	04/29/2022	04/07/2022			2,531.
			Vendor **2773 - Core & Main LP** Totals			Invoices	4		$4,008.
Vendor **4599 - Cummins Sales and Service**									
E4-1274	Parts - T-371	Open		03/04/2022	04/03/2022	04/06/2022			327.
E4-2673	Parts - T-413	Open		03/11/2022	04/10/2022	04/06/2022			329.
			Vendor **4599 - Cummins Sales and Service** Totals			Invoices	2		$656.
Vendor **4918 - DACRA Tech LLC**									
DT 2022-03-27	Municipal Enforcement Software Monthly Service Fee (March)	Open		03/31/2022	03/31/2022	04/12/2022			2,408.
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$2,408.
Vendor **1929 - Delta Sonic Car Wash Systems**									

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
10512361	Car Wash - March	Open		04/01/2022	05/01/2022	04/06/2022			282.
		Vendor **1929 - Delta Sonic Car Wash Systems** Totals				Invoices	1		$282.
Vendor **4781 - Document Imaging Services, LLC**									
2407	Toner	Open		03/28/2022	04/27/2022	03/29/2022			178.
2409	Toner	Open		03/28/2022	04/27/2022	03/29/2022			158.
		Vendor **4781 - Document Imaging Services, LLC** Totals				Invoices	2		$336.
Vendor **1728 - Doland Engineering, LLC**									
22-9857	March 2022 Engineering Plan Review Services	Open		03/31/2022	04/30/2022	04/01/2022			637.
22-9871	March 2022 Site Development Permit Inspection Fees	Open		03/31/2022	04/30/2022	04/01/2022			2,537.
22-9866	2022 Water Main Replacement Contract 3 Design DPW-2223	Open		03/30/2022	04/29/2022	04/01/2022			2,151.
22-9877	Willow Walk Drainage Improvements Phase 2 Design Engineering	Open		03/31/2022	04/30/2022	04/11/2022			18,300.
		Vendor **1728 - Doland Engineering, LLC** Totals				Invoices	4		$23,625.
Vendor **2786 - EJ Equipment Inc**									
P05999	Parts - T-454	Open		02/08/2022	03/31/2022	04/13/2022			389.
		Vendor **2786 - EJ Equipment Inc** Totals				Invoices	1		$389.
Vendor **2195 - FMP**									
50-3678035	Parts - STOCK	Open		01/07/2022	03/31/2022	04/13/2022			21.
162-108476	Parts - STOCK	Open		03/21/2022	04/20/2022	04/13/2022			48.
50-3772459	Parts - STOCK	Open		03/21/2022	04/20/2022	04/13/2022			97.
50-3789457	Parts - STOCK	Open		03/30/2022	04/29/2022	04/13/2022			101.
50-3789790	Parts - G-017	Open		03/30/2022	04/29/2022	04/13/2022			342.
		Vendor **2195 - FMP** Totals				Invoices	5		$612.
Vendor **5073 - FulLife Safety LLC**									
70042	Flashlight	Open		03/14/2022	04/13/2022	04/07/2022			40.
70135	Bunker Boot-Cvetan	Open		04/01/2022	05/01/2022	04/07/2022			199.
66641	Parts - STOCK	Open		03/15/2022	04/14/2022	04/13/2022			477.
		Vendor **5073 - FulLife Safety LLC** Totals				Invoices	3		$717.
Vendor **5191 - Alexiss Gilbert Hess**									
VS/AN 24051/3037	VS/AN Refund - Non Resident	Open		04/12/2022	04/12/2022	04/12/2022			57.
		Vendor **5191 - Alexiss Gilbert Hess** Totals				Invoices	1		$57.
Vendor **1233 - Golf Rose Boarding Kennel**									
2022-00000282	Monthly Stray Billing (March)	Open		04/01/2022	05/01/2022	04/12/2022			257.
		Vendor **1233 - Golf Rose Boarding Kennel** Totals				Invoices	1		$257.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2281 - Grainger**									
9255371693	Motor Start Capacitor	Open		03/23/2022	04/22/2022	03/29/2022			105.
			Vendor **2281 - Grainger** Totals			Invoices	1		$105.
Vendor **4753 - Granicus Llc**									
149992	Civic Streaming & Agenda & Minutes Renewal	Open		04/01/2022	05/01/2022	03/29/2022			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.
Vendor **1173 - Graybar Electric Company, Inc.**									
9326100747	Street Light Poles and Decorative Post Tops	Open		03/23/2022	04/22/2022	04/13/2022			3,386.
9326121368	Street Light Poles and Decorative Post Tops	Open		03/24/2022	04/23/2022	04/13/2022			3,876.
9326252201	LED-8039E345-A and LED-8024M345-G7-FW	Open		04/01/2022	05/01/2022	04/13/2022			2,698.
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	3		$9,961.
Vendor **4993 - Holiday Radiance Lights**									
2937	Holiday Lights - 100ct. clear lights	Open		03/22/2022	04/21/2022	03/17/2022			3,528.
			Vendor **4993 - Holiday Radiance Lights** Totals			Invoices	1		$3,528.
Vendor **5046 - Hoosier Fire Equipment Inc**									
1121234	Parts - T-389	Open		03/08/2022	04/07/2022	04/13/2022			285.
			Vendor **5046 - Hoosier Fire Equipment Inc** Totals			Invoices	1		$285.
Vendor **5088 - HR Green, Inc**									
150989	Professional Svcs 2/1/22 - 2/28/22	Open		03/16/2022	04/15/2022	03/29/2022			6,854.
			Vendor **5088 - HR Green, Inc** Totals			Invoices	1		$6,854.
Vendor **2976 - Huffman Landscape**									
HUFF3-16-22	Brick Paver Replacement-Slade Street East of Brockway Street	Open		03/16/2022	04/15/2022	04/01/2022			3,840.
HUFF3-28-22	Reset Brick Pavers-56 W. Wilson St.	Open		03/28/2022	04/27/2022	04/01/2022			280.
HUFF3-30-22	Brick Paver Replacement-Southeast Corner of Wilson and Brockway	Open		03/30/2022	04/29/2022	04/01/2022			2,400.
HUFF4-1-22	Brick Paver Replacement-Northeast Corner of Bothwell & Palatine	Open		04/01/2022	05/01/2022	04/01/2022			6,240.
			Vendor **2976 - Huffman Landscape** Totals			Invoices	4		$12,760.
Vendor **3581 - IAAI**									
65764	Membership Dues	Open		03/25/2022	04/24/2022	04/11/2022			130.00

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			Vendor **3581 - IAAI** Totals			Invoices	1		$130.
Vendor **3037 - IACE**									
TR 2022 IACE	IACE 2022 Membership Renewal - T Roberts	Open		04/12/2022	04/12/2022	04/12/2022			40.
			Vendor **3037 - IACE** Totals			Invoices	1		$40.
Vendor **4591 - IL Department of Innovation & Technology**									
T2219464	Custom Bandwidth	Open		03/21/2022	04/21/2022	03/24/2022			428.
			Vendor **4591 - IL Department of Innovation & Technology** Totals			Invoices	1		$428.
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2022 T-497	License Plate Renewal T-497	Open		03/30/2022	04/29/2022	04/13/2022			151.
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	1		$151.
Vendor **4765 - Innovative Products Inc**									
203053	Magnetic Mic- New Amb	Open		03/28/2022	04/27/2022	03/31/2022			115.
			Vendor **4765 - Innovative Products Inc** Totals			Invoices	1		$115.
Vendor **1635 - Joseph D. Foreman & Company**									
330712	Hex Bushing, Speed Crete & Mpls B-Box	Open		03/31/2022	04/30/2022	04/07/2022			1,134.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	1		$1,134.
Vendor **2609 - Julie, Inc.**									
2022-1374-2	JULIE Locate Annual Membership	Open		01/10/2022	04/20/2022	03/28/2022			2,705.
			Vendor **2609 - Julie, Inc.** Totals			Invoices	1		$2,705.
Vendor **2075 - Kimball Midwest**									
9747375	Parts - STOCK	Open		03/25/2022	04/24/2022	03/30/2022			237.
			Vendor **2075 - Kimball Midwest** Totals			Invoices	1		$237.
Vendor **5050 - Kinsch Floral Market LLC**									
284212	Bereavement Arrangement - Grabowski	Open		03/31/2022	04/30/2022	04/06/2022			97.
			Vendor **5050 - Kinsch Floral Market LLC** Totals			Invoices	1		$97.
Vendor **3903 - Robert R Kluzek**									
2022-00000278	Tuition Reimbursement - FIR 4308	Open		04/08/2022	04/08/2022	04/08/2022			634.
			Vendor **3903 - Robert R Kluzek** Totals			Invoices	1		$634.
Vendor **5137 - Lakeshore Recycling Systems**									
V935072	Waste Disposal	Open		03/31/2022	04/30/2022	04/07/2022			4,066.
			Vendor **5137 - Lakeshore Recycling Systems** Totals			Invoices	1		$4,066.

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Vendor **2891 - Laser Technology Inc**									
184414	Laser Repair (TS007046)	Open		03/22/2022	04/21/2022	03/28/2022			138.
			Vendor **2891 - Laser Technology Inc** Totals			Invoices	1		$138.
Vendor **1176 - Liberty Tire Recycling Llc**									
2238338	Tire Disposal - PT-999 & M-999	Open		03/12/2022	04/11/2022	04/13/2022			445.
			Vendor **1176 - Liberty Tire Recycling Llc** Totals			Invoices	1		$445.
Vendor **4345 - Liftoff Llc**									
6099add15	Office 365 License	Open		12/14/2021	04/11/2022	04/08/2022			72.
			Vendor **4345 - Liftoff Llc** Totals			Invoices	1		$72.
Vendor **4975 - Liquidity Services Operations LLC**									
269-032022	Auction Fees	Open		03/31/2022	04/30/2022	04/12/2022			43.
			Vendor **4975 - Liquidity Services Operations LLC** Totals			Invoices	1		$43.
Vendor **2641 - Lyons Pinner Electric Co.**									
14110	Additional Repairs-Colfax St & Smith St	Open		03/21/2022	04/20/2022	04/13/2022			704.
14150	Additional Repairs-Palatine Rd and Rohlwing Rd	Open		03/21/2022	04/20/2022	04/13/2022			365.
18314	Monthly Traffic Signal Maintenance-March 2022	Open		03/27/2022	04/26/2022	04/13/2022			940.
			Vendor **2641 - Lyons Pinner Electric Co.** Totals			Invoices	3		$2,009.
Vendor **1191 - M & A Parts Inc**									
031602	Misc Parts for Rifle Repair	Open		03/16/2022	04/15/2022	04/12/2022			186.
			Vendor **1191 - M & A Parts Inc** Totals			Invoices	1		$186.
Vendor **5128 - M.J. Taylor Law, LLC**									
March 2022	Village Prosecutor Legal	Open		03/30/2022	04/14/2022	03/30/2022			3,450.
			Vendor **5128 - M.J. Taylor Law, LLC** Totals			Invoices	1		$3,450.
Vendor **5066 - Marco Technologies LLC**									
468796826	Copier Maintenance Agreement	Open		03/29/2022	04/23/2022	04/05/2022			418.
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	1		$418.
Vendor **2756 - Mc Master Carr Supply Co.**									
74593628	Parts - Parts - E-222	Open		03/14/2022	04/13/2022	04/13/2022			259.
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	1		$259.
Vendor **4600 - Meridian IT Inc**									
510001	Reporting and Support Services: Commvault Licenses	Open		04/01/2022	05/01/2022	03/11/2022			539.
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$539.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5172 - MGIA - Iowa Chapter**									
2022-00000281	2022 MGIA National Gang Conference (J. Brown)	Open		03/15/2022	04/15/2022	04/12/2022			300.
			Vendor **5172 - MGIA - Iowa Chapter** Totals			Invoices	1		$300.
Vendor **1856 - Monroe Truck Equipment**									
1540323	Upfitting (3) 2022 Freightliner 108SD Five-Ton Dump Trucks-T-501	Open		03/28/2022	04/27/2022	03/29/2022			88,132.
1540323-01	Upfitting (3) 2022 Freightliner 108SD Five-Ton Dump Trucks-T-502	Open		03/28/2022	04/27/2022	03/29/2022			88,132.
1540323-02	Upfitting (3) 2022 Freightliner 108SD Five-Ton Dump Trucks-T-503	Open		03/28/2022	04/27/2022	03/29/2022			88,132.
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	3		$264,396.
Vendor **5099 - NAPA Auto Parts**									
362015	Parts - STOCK	Open		03/10/2022	04/09/2022	04/13/2022			8.
362745	Parts - E-620	Open		03/18/2022	04/17/2022	04/13/2022			14.
362756	Parts - E-620	Open		03/18/2022	04/17/2022	04/13/2022			40.
362772	Parts - E-222	Open		03/18/2022	04/17/2022	04/13/2022			5.
362884	Parts - E-999	Open		03/21/2022	04/20/2022	03/30/2022			66.
363711	Parts - T-500	Open		03/30/2022	04/29/2022	04/13/2022			37.
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	6		$171.
Vendor **2253 - Natures Select Pet Of Chicago**									
10073	Food for K-9 "Jax" (Wagner)	Open		04/04/2022	04/24/2022	04/12/2022			65.
			Vendor **2253 - Natures Select Pet Of Chicago** Totals			Invoices	1		$65.
Vendor **1468 - Newcastle Electric**									
2514	Parking Deck Tower Sign Light Replacement	Open		03/31/2022	04/30/2022	04/01/2022			20,100.
			Vendor **1468 - Newcastle Electric** Totals			Invoices	1		$20,100.
Vendor **2616 - Nicor Gas**									
88097600006-2/22	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		03/09/2022	04/26/2022	03/22/2022			49.
			Vendor **2616 - Nicor Gas** Totals			Invoices	1		$49.
Vendor **1753 - North East Multi-Regional Trng.**									
301071	Proper Lock-Up Procedures for Female Arrestees/Personnel x2	Open		03/31/2022	04/30/2022	04/12/2022			420.
			Vendor **1753 - North East Multi-Regional Trng.** Totals			Invoices	1		$420.
Vendor **2432 - Northern Ill Police Alarm System**									

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14270	NIPAS Membership Assessment (05/01/22 - 04/30/23)	Open		04/01/2022	04/18/2022	04/12/2022			400.
14271	Emergency Services Team Assessment (05/01/22 - 04/30/23)	Open		04/01/2022	04/18/2022	04/12/2022			4,800.
14272	Mobile Field Force Team Assessment (05/01/22 - 04/30/23)	Open		04/01/2022	04/18/2022	04/12/2022			1,135.
		Vendor **2432 - Northern Ill Police Alarm System** Totals				Invoices	3		$6,335.
Vendor **1413 - Northwest Central Dispatch Syst**									
9224	Monthly Member Assessment for PD & FD (May)	Open		04/01/2022	05/01/2022	04/12/2022			42,663.
		Vendor **1413 - Northwest Central Dispatch Syst** Totals				Invoices	1		$42,663.
Vendor **1480 - Northwest Trucks, Inc.**									
M101000397	(3) 2022 Freightliner 108SD Five-Ton Dump Trucks-T501, T502,T503	Open		03/31/2022	04/30/2022	04/01/2022			229,350.
40122	License Plates and Titles-T-501, T-502, T-503	Open		04/01/2022	05/01/2022	04/01/2022			789.
		Vendor **1480 - Northwest Trucks, Inc.** Totals				Invoices	2		$230,139.
Vendor **5159 - Northwestern Motors Holding Inc**									
TIFVolkswagon22	Volkswagen Redevelopment of Knupper	Open		04/06/2022	04/06/2022	04/19/2022			200,000.
		Vendor **5159 - Northwestern Motors Holding Inc** Totals				Invoices	1		$200,000.
Vendor **2715 - NSN Employer Services Inc**									
7579	2022 Services Claims Administration (NSN 2Q Management Services)	Open		04/01/2022	04/07/2022	04/07/2022			273.
		Vendor **2715 - NSN Employer Services Inc** Totals				Invoices	1		$273.
Vendor **2753 - Office Depot Inc**									
21633256	Office Supplies	Open		03/31/2022	04/30/2022	04/12/2022			283.
21633243	Department Copy Paper & Office Supplies	Open		03/31/2022	04/30/2022	04/12/2022			254.
		Vendor **2753 - Office Depot Inc** Totals				Invoices	2		$538.
Vendor **1214 - On Time Embroidery Inc.**									
96809	Clothing	Open		03/01/2022	04/01/2022	04/11/2022			145.
97005	Clothing	Open		03/10/2022	04/09/2022	04/11/2022			138.
96514	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			70.
97084	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			73.
98633	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			744.

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99450	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			33.
99451	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			67.
99453	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			127.
99455	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			132.
99456	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			73.
99457	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			54.
99458	Clothing	Open		03/28/2022	04/27/2022	03/31/2022			20.
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	12		$1,676.
Vendor **5151 - Pace Analytical Services, LLC**									
I9505908	Water Sample Testing	Open		03/31/2022	04/30/2022	04/07/2022			1,007.
			Vendor **5151 - Pace Analytical Services, LLC** Totals			Invoices	1		$1,007.
Vendor **2572 - Paddock Publications, Inc**									
210938	Legal Notices	Open		03/20/2022	04/29/2022	03/29/2022			216.
211341	Legal Notices - Bid Notice PW 2022 Water Main Rep #3 DPW-2223	Open		03/27/2022	04/27/2022	04/04/2022			140.
212982	Legal Notices	Open		04/03/2022	05/03/2022	04/12/2022			211.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	3		$568.
Vendor **1583 - Palatine Park District**									
1st Qtr 2022	Impact Fees	Open		04/08/2022	04/08/2022	04/08/2022			5,381.
			Vendor **1583 - Palatine Park District** Totals			Invoices	1		$5,381.
Vendor **1784 - Parent Petroleum**									
1490938	Operating Supplies Lubricants & Additives	Open		03/22/2022	04/21/2022	03/30/2022			2,049.
1491369	Operating Supplies Lubricants & Additives	Open		03/31/2022	04/30/2022	04/06/2022			1,455.
			Vendor **1784 - Parent Petroleum** Totals			Invoices	2		$3,505.
Vendor **1310 - Partners for Our Communities**									
2022-3	Police Social Services Unit Office (1585 N Rand Rd)	Open		03/23/2022	04/22/2022	03/28/2022			5,000.
			Vendor **1310 - Partners for Our Communities** Totals			Invoices	1		$5,000.
Vendor **4830 - Pentegra Systems LLC**									
64402	Genetec SMA 2022 - Support for Investigations Camera System	Open		03/31/2022	04/30/2022	04/12/2022			230.
			Vendor **4830 - Pentegra Systems LLC** Totals			Invoices	1		$230.
Vendor **2167 - Pomp's Tire Service, Inc.**									
280131729	Parts - T-413	Open		03/22/2022	04/21/2022	03/30/2022			1,332.
280131839	Parts - T-412	Open		03/23/2022	04/22/2022	03/30/2022			3,041.

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			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	2		$4,373.
Vendor **2953 - Quadient, Inc**									
16654243	Postage Machine Supplies	Open		03/30/2022	04/30/2022	04/05/2022			690.
			Vendor **2953 - Quadient, Inc** Totals			Invoices	1		$690.
Vendor **1944 - Quill LLC**									
1722236	Credit memo - returned labels	Open		03/14/2022	03/14/2022	04/12/2022			(29.9
23761053	Office supplies - general	Open		03/14/2022	04/13/2022	03/29/2022			79.
23990547	Office supplies - general	Open		03/23/2022	04/22/2022	04/12/2022			37.
			Vendor **1944 - Quill LLC** Totals			Invoices	3		$87.
Vendor **5091 - R.W. Dunteman Company**									
212903	Dundee Road and Park Place Traffic Signal Installation DPW-2132	Open		03/04/2022	04/03/2022	03/23/2022			141,756.
			Vendor **5091 - R.W. Dunteman Company** Totals			Invoices	1		$141,756.
Vendor **4300 - Ray O'Herron Co, Inc**									
2184923	Test Ammo for CST Unit	Open		04/01/2022	05/01/2022	04/12/2022			72.
			Vendor **4300 - Ray O'Herron Co, Inc** Totals			Invoices	1		$72.
Vendor **5192 - Reitmeyer Remodeling**									
INV-6771	Refund bldr-5606-2022 / 1023 Goldengate Ln	Open		04/12/2022	04/12/2022	04/12/2022			538.
			Vendor **5192 - Reitmeyer Remodeling** Totals			Invoices	1		$538.
Vendor **4545 - Robinson Engineering Ltd**									
22030422	Lead Service Line Replacement Project Plan Engineering Services	Open		03/25/2022	04/24/2022	03/18/2022			15,000.
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$15,000.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
March 2022	Legal Services March 2022	Open		04/08/2022	04/14/2022	04/08/2022			15,110.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$15,110.
Vendor **3989 - Sirchie Fingerprint Laboratories**									
0537473-IN	Magnetic Fingerprint Dust (CST Unit)	Open		03/28/2022	04/27/2022	04/12/2022			58.
			Vendor **3989 - Sirchie Fingerprint Laboratories** Totals			Invoices	1		$58.
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
6982	Refuse Service - May	Open		04/01/2022	04/24/2022	04/05/2022			105,915.
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$105,915.
Vendor **1377 - Southern Computer Warehouse**									

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
CR00733140	Memory Upgrade	Open		03/01/2022	04/11/2022	04/08/2022			(190.8
INV00731603	Vehicle Mounts	Open		03/24/2022	04/23/2022	04/05/2022			1,229.
		Vendor **1377 - Southern Computer Warehouse** Totals				Invoices	2		$1,039.
Vendor **4744 - Special T Unlimited**									
0124	SLEA Uniform Requirement (E. Amezcua)	Open		03/02/2022	04/02/2022	04/12/2022			235.
0122	SLEA Uniform Requirement (S. Solimini)	Open		03/02/2022	04/02/2022	04/12/2022			235.
0123	SLEA Uniform Requirement (J. Ruggiero)	Open		03/02/2022	04/02/2022	04/12/2022			235.
		Vendor **4744 - Special T Unlimited** Totals				Invoices	3		$705.
Vendor **2313 - Standard Equipment Co**									
P34688	Parts - E-222	Open		03/14/2022	04/13/2022	04/13/2022			112.
P34689	Parts - E-222	Open		03/14/2022	04/13/2022	04/13/2022			997.
P34690	Parts - E-224	Open		03/14/2022	04/13/2022	04/13/2022			632.
P34691	Parts - E-224	Open		03/14/2022	04/13/2022	04/13/2022			115.
		Vendor **2313 - Standard Equipment Co** Totals				Invoices	4		$1,857.
Vendor **1804 - Staples**									
8065628541	Office Supplies	Open		03/19/2022	04/18/2022	03/31/2022			17.
		Vendor **1804 - Staples** Totals				Invoices	1		$17.
Vendor **2725 - Stryker Sales Corp**									
3701290M	Power Cot Repair	Open		03/14/2022	04/13/2022	04/11/2022			266.
3701293M	Power Cot Repair	Open		03/14/2022	04/13/2022	04/11/2022			426.
3703191M	Power Cot Repair	Open		03/15/2022	04/14/2022	04/11/2022			426.
3703192M	Power Cot Repair	Open		03/15/2022	04/14/2022	04/11/2022			266.
3706010M	Power Cot Repair	Open		03/17/2022	04/16/2022	04/11/2022			1,335.
3713249M	Lucas Suction Cups	Open		03/24/2022	04/23/2022	04/11/2022			477.
		Vendor **2725 - Stryker Sales Corp** Totals				Invoices	6		$3,196.
Vendor **2545 - Terrace Supply Co**									
70526988	Oxygen	Open		03/22/2022	04/21/2022	03/18/2022			118.
		Vendor **2545 - Terrace Supply Co** Totals				Invoices	1		$118.
Vendor **2466 - The Flolo Corporation**									
102171	Countryside High Service Pumps 3 & 4 Repair	Open		03/30/2022	04/29/2022	04/07/2022			9,950.
102176	Countryside High Service Pumps 3 & 4-Repair and Rebuild	Open		03/30/2022	04/29/2022	04/07/2022			12,071.
102177	Countryside High Service Pumps 3 & 4-Repair and Rebuild	Open		03/30/2022	04/29/2022	04/07/2022			12,058.
		Vendor **2466 - The Flolo Corporation** Totals				Invoices	3		$34,080.01

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2743 - The Sidwell Co.**									
SIDXT0000756	Sidwell-Cook Lease book Area 2	Open		05/05/2021	04/12/2022	04/12/2022			400.
			Vendor **2743 - The Sidwell Co.** Totals			Invoices	1		$400.
Vendor **3562 - The Sign Palace Inc**									
41622	VH Signs	Open		03/29/2022	04/28/2022	04/06/2022			600.
			Vendor **3562 - The Sign Palace Inc** Totals			Invoices	1		$600.
Vendor **1844 - Third Millennium Associates Inc**									
27485	UB Bill Processing - March 2022	Open		03/31/2022	04/30/2022	04/08/2022			3,308.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$3,308.
Vendor **2593 - TKB Associates Inc**									
14514	LaserFiche Maintenance and Support Renewal	Open		01/23/2022	04/28/2022	04/05/2022			8,690.
			Vendor **2593 - TKB Associates Inc** Totals			Invoices	1		$8,690.
Vendor **3787 - Township High School District 211**									
1st Qtr 2022	Impact Fees	Open		04/08/2022	04/08/2022	04/08/2022			774.
03222022	Motor Fuel - March	Open		03/22/2022	04/21/2022	03/30/2022			2,176.
			Vendor **3787 - Township High School District 211** Totals			Invoices	2		$2,951.
Vendor **1700 - Traffic Control & Protection,Inc**									
111080	Sign Materials-Stop Sign, All Way and No Parking	Open		03/22/2022	04/21/2022	04/07/2022			1,936.
			Vendor **1700 - Traffic Control & Protection,Inc** Totals			Invoices	1		$1,936.
Vendor **4797 - Ultra Cleaning, Inc.**									
1141	Cleaning Services for CSF and Police HQ-March 2022	Open		03/30/2022	04/29/2022	03/22/2022			4,530.
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$4,530.
Vendor **3157 - UniFirst Corporation**									
061 1442979	Shop Rags/Carpets	Open		03/21/2022	04/20/2022	03/28/2022			51.
061 1444656	Shop Rags/Carpets	Open		03/28/2022	04/27/2022	03/28/2022			51.
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	2		$102.
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000002731562	PW Telematics Program Monthly Service Fee-March	Open		04/01/2022	05/01/2022	04/12/2022			323.
			Vendor **4825 - Verizon Connect NWF Inc** Totals			Invoices	1		$323.
Vendor **3709 - Verizon Wireless**									
9901759763	Cellular Usage	Open		04/12/2022	04/06/2022	04/05/2022			2,269.
9903077803	Cellular In-Vehicle	Open		04/01/2022	04/23/2022	04/11/2022			1,969.

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VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **3709 - Verizon Wireless** Totals			Invoices	2		$4,238.
Vendor **4618 - Vision Marketing Passport System Ltd**									
1932	Name/Locker Tags	Open		03/21/2022	04/20/2022	03/23/2022			37.
			Vendor **4618 - Vision Marketing Passport System Ltd** Totals			Invoices	1		$37.
Vendor **2780 - Walgreen Company**									
500078537	Prisoner Prescription Medications (21-027006)	Open		04/04/2022	05/01/2022	04/12/2022			23.
			Vendor **2780 - Walgreen Company** Totals			Invoices	1		$23.
Vendor **1919 - Zoll Medical Corporation**									
3472519	Peds Electrodes	Open		03/22/2022	04/21/2022	04/11/2022			327.
			Vendor **1919 - Zoll Medical Corporation** Totals			Invoices	1		$327.
Vendor **Zenovii Bliusovych**									
2022-00000283	VS #09331 Late Fees	Open		04/12/2022	04/12/2022	04/12/2022			20.
			Vendor **Zenovii Bliusovych** Totals			Invoices	1		$20.
Vendor **Blue Cross and Blue Shield of IL**									
2022-00000279	Ambulance Fee Refund	Open		04/11/2022	04/11/2022	04/11/2022			645.
			Vendor **Blue Cross and Blue Shield of IL** Totals			Invoices	1		$645.
Vendor **Michelle Cardoza**									
2022-00000247	Wood Mulch Refund for 4 Cubic Yards-867 S. Benton Street	Open		03/31/2022	04/01/2022	03/31/2022			60.
			Vendor **Michelle Cardoza** Totals			Invoices	1		$60.
Vendor **CIGNA**									
2022-00000280	Ambulance Fee Refund	Open		04/11/2022	04/11/2022	04/11/2022			108.
			Vendor **CIGNA** Totals			Invoices	1		$108.
Vendor **Compass Real Estate Services LLC**									
2022-00000284	release of builders guarantee/ Dagan Park Estates/ 04-147	Open		04/13/2022	04/13/2022	04/13/2022			100,000.
			Vendor **Compass Real Estate Services LLC** Totals			Invoices	1		$100,000.
Vendor **Flemming Property Investments**									
2022-00000285	release public imp bond/ Moyer Subdivision/ 16-003	Open		04/13/2022	04/13/2022	04/13/2022			47,816.
			Vendor **Flemming Property Investments** Totals			Invoices	1		$47,816.
Vendor **Gary Guzzardo**									
2022-00000248	Wood Mulch Delivery Refund-744 E. Morris Drive	Open		03/31/2022	04/01/2022	03/31/2022			60.
			Vendor **Gary Guzzardo** Totals			Invoices	1		$60.

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8

Invoice Due Date Range 03/01/22 - 05/03/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **Dan Johnston**									
2022-00000250	Wood Mulch Refund for 3 Cubic Yards-203 N. Benton Street	Open		04/01/2022	04/01/2022	03/31/2022			45.
			Vendor **Dan Johnston** Totals			Invoices	1		$45.
Vendor **Giovanni Labbate**									
2022-00000287	sign refund/ 44 W Palatine Rd/ 22 -05	Open		04/14/2022	04/14/2022	04/14/2022			125.
			Vendor **Giovanni Labbate** Totals			Invoices	1		$125.
Vendor **Logistics Property Co**									
2022-00000286	sign refund/ 607,613,623 E Algonquin& 1825 S Roselle/ 22 / 20-37	Open		04/14/2022	04/14/2022	04/14/2022			250.
			Vendor **Logistics Property Co** Totals			Invoices	1		$250.
Vendor **Midwest Elite Ezteriors LLC**									
INV-6001	Refund blde-5357-2022/512 S Stuart Ln	Open		04/12/2022	04/12/2022	04/12/2022			95.
			Vendor **Midwest Elite Ezteriors LLC** Totals			Invoices	1		$95.
Vendor **Patricia Willney**									
2022-00000254	Wood Mulch Refund for 2 Cubic Yards-15 S. Rose Street	Open		04/05/2022	04/08/2022	03/31/2022			30.
			Vendor **Patricia Willney** Totals			Invoices	1		$30.
			Grand Totals			Invoices	225		$2,335,665.

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8 EFT #1

Payment Date Range 04/08/22 - 04/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
HSV-032522-1	WPY*National Pelra	Paid by EFT #5978		03/25/2022	04/08/2022	04/08/2022		04/08/2022	230.
HSV-032522-2	NIU Outreach	Paid by EFT #5979		03/25/2022	04/08/2022	04/08/2022		04/08/2022	160.
RTO-032522-1	TST-Durty Nellies	Paid by EFT #6107		03/25/2022	04/08/2022	04/08/2022		04/08/2022	42.
FIN-032522-1	Groot Industries	Paid by EFT #6109		03/25/2022	04/08/2022	04/08/2022		04/08/2022	257,578.
FIN-032522-2	Amazon	Paid by EFT #6110		03/25/2022	04/08/2022	04/08/2022		04/08/2022	27.
PDM-032522-1	Illinois CPA	Paid by EFT #6111		03/25/2022	04/08/2022	04/08/2022		04/08/2022	219.
PDM-032522-2	GFOA	Paid by EFT #6112		03/25/2022	04/08/2022	04/08/2022		04/08/2022	595.
PDM-032522-3	Nothing Bundt Cake	Paid by EFT #6113		03/25/2022	04/08/2022	04/08/2022		04/08/2022	70.
BDK-032522-1	Microsoft Azure	Paid by EFT #6050		03/25/2022	04/08/2022	04/08/2022		04/08/2022	81.
LAS-032522-1	Amazon	Paid by EFT #6100		03/25/2022	04/08/2022	04/08/2022		04/08/2022	57.
LAS-032522-2	Amazon	Paid by EFT #6101		03/25/2022	04/08/2022	04/08/2022		04/08/2022	132.
LAS-032522-3	Google	Paid by EFT #6102		03/25/2022	04/08/2022	04/08/2022		04/08/2022	30.
LAS-032522-4	Kingswaysoft	Paid by EFT #6103		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,348.
LAS-032522-5	Amazon	Paid by EFT #6104		03/25/2022	04/08/2022	04/08/2022		04/08/2022	113.
LAS-032522-6	Ebay	Paid by EFT #6105		03/25/2022	04/08/2022	04/08/2022		04/08/2022	53.
LAS-032522-7	Delivery Tech Corp	Paid by EFT #6106		03/25/2022	04/08/2022	04/08/2022		04/08/2022	138.
ATR-032522-1	Illinois Environmental 309-669-9222 IL	Paid by EFT #6019		03/25/2022	04/08/2022	04/08/2022		04/08/2022	75.
ATR-032522-2	IL Prof License Fee 217-785-2115 IL	Paid by EFT #6020		03/25/2022	04/08/2022	04/08/2022		04/08/2022	153.
BRV-032522-1	American Planning Assoc	Paid by EFT #5977		03/25/2022	04/08/2022	04/08/2022		04/08/2022	355.
DLG-032522-1	Illinois Environmental 309-669-9222 IL	Paid by EFT #6013		03/25/2022	04/08/2022	04/08/2022		04/08/2022	75.
DLG-032522-2	EB IACE Quarterly Tra	Paid by EFT #6014		03/25/2022	04/08/2022	04/08/2022		04/08/2022	150.
DLG-032522-3	EB2022 IACE membership	Paid by EFT #6015		03/25/2022	04/08/2022	04/08/2022		04/08/2022	44.
DLG-032522-4	IL Prof License Fee 217-785-2115 IL	Paid by EFT #6016		03/25/2022	04/08/2022	04/08/2022		04/08/2022	153.
DLG-032522-5	IL Prof License Fee 217-785-2115 IL	Paid by EFT #6017		03/25/2022	04/08/2022	04/08/2022		04/08/2022	153.
DLG-032522-6	IL Prof License Fee 217-785-2115 IL	Paid by EFT #6018		03/25/2022	04/08/2022	04/08/2022		04/08/2022	153.
MWJ-032522-1	LLBean - Direct 800-341-4341	Paid by EFT #6108		03/25/2022	04/08/2022	04/08/2022		04/08/2022	125.
ARC-032522-1	Mariano's	Paid by EFT #6093		03/25/2022	04/08/2022	04/08/2022		04/08/2022	23.
ARC-032522-2	The Home Depot	Paid by EFT #6094		03/25/2022	04/08/2022	04/08/2022		04/08/2022	39.
BMB-032522-1	B&H Photo	Paid by EFT #6066		03/25/2022	04/08/2022	04/08/2022		04/08/2022	479.
BMB-032522-2	Daily Herald - Online	Paid by EFT #6067		03/25/2022	04/08/2022	04/08/2022		04/08/2022	99.
PAC-032522-1	Amazon Marketplace	Paid by EFT #5997		03/25/2022	04/08/2022	04/08/2022		04/08/2022	54.
PAC-032522-10	Ray O'Herron Co	Paid by EFT #6005		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,462.
PAC-032522-11	UPS	Paid by EFT #6006		03/25/2022	04/08/2022	04/08/2022		04/08/2022	16.
PAC-032522-12	UPS	Paid by EFT #6007		03/25/2022	04/08/2022	04/08/2022		04/08/2022	58.
PAC-032522-13	Suburban Accents	Paid by EFT #6008		03/25/2022	04/08/2022	04/08/2022		04/08/2022	725.
PAC-032522-2	Amazon Marketplace	Paid by EFT #5998		03/25/2022	04/08/2022	04/08/2022		04/08/2022	62.

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VILLAGE OF PALATINE

Warrant #8 EFT #1

Payment Date Range 04/08/22 - 04/08/2

Report By Vendor - Invoi

Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
PAC-032522-3	Ray O'Herron Co	Paid by EFT #5999		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,477.
PAC-032522-4	Ray O'Herron Co	Paid by EFT #6000		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,474.
PAC-032522-5	Ray O'Herron Co	Paid by EFT #6001		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,486.
PAC-032522-6	Amazon Marketplace	Paid by EFT #6009		03/25/2022	04/08/2022	04/08/2022		04/08/2022	(18.5
PAC-032522-7	Vistaprint	Paid by EFT #6002		03/25/2022	04/08/2022	04/08/2022		04/08/2022	105.
PAC-032522-8	Amazon Marketplace	Paid by EFT #6003		03/25/2022	04/08/2022	04/08/2022		04/08/2022	29.
PAC-032522-9	Ray O'Herron Co	Paid by EFT #6004		03/25/2022	04/08/2022	04/08/2022		04/08/2022	1,453.
WEN-032522-1	Westin Riverwalk, San Antonio, TX	Paid by EFT #6091		03/25/2022	04/08/2022	04/08/2022		04/08/2022	590.
ARL-032522-1	5.11	Paid by EFT #6086		03/25/2022	04/08/2022	04/08/2022		04/08/2022	165.
ARL-032522-2	Marianos	Paid by EFT #6087		03/25/2022	04/08/2022	04/08/2022		04/08/2022	22.
CJZ-032522-1	Home Depot	Paid by EFT #6088		03/25/2022	04/08/2022	04/08/2022		04/08/2022	140.
JBS-032522-1	Mutual Ace Hardware	Paid by EFT #6035		03/25/2022	04/08/2022	04/08/2022		04/08/2022	(5.6
JBS-032522-2	Home Depot	Paid by EFT #6036		03/25/2022	04/08/2022	04/08/2022		04/08/2022	311.
JBS-032522-3	Home Depot	Paid by EFT #6037		03/25/2022	04/08/2022	04/08/2022		04/08/2022	69.
JJA-032522-1	Northern IL	Paid by EFT #5994		03/25/2022	04/08/2022	04/08/2022		04/08/2022	50.
JJA-032522-2	Culvers of Morton	Paid by EFT #5995		03/25/2022	04/08/2022	04/08/2022		04/08/2022	9.
JJA-032522-3	Circle K	Paid by EFT #5996		03/25/2022	04/08/2022	04/08/2022		04/08/2022	26.
NLB-032522-1	Illinois Fire	Paid by EFT #6038		03/25/2022	04/08/2022	04/08/2022		04/08/2022	100.
NLB-032522-2	FDIC/JEMS	Paid by EFT #6039		03/25/2022	04/08/2022	04/08/2022		04/08/2022	394.
NLB-032522-3	Elevated Safety	Paid by EFT #6040		03/25/2022	04/08/2022	04/08/2022		04/08/2022	895.
NLB-032522-4	PAR-A-DICE Hotel	Paid by EFT #6041		03/25/2022	04/08/2022	04/08/2022		04/08/2022	133.
NLB-032522-5	Jimmy Johns	Paid by EFT #6042		03/25/2022	04/08/2022	04/08/2022		04/08/2022	60.
PMG-032522-1	Touch Up Direct	Paid by EFT #6089		03/25/2022	04/08/2022	04/08/2022		04/08/2022	44.
PMG-032522-2	VRBO	Paid by EFT #6090		03/25/2022	04/08/2022	04/08/2022		04/08/2022	(654.0
RRK-032522-1	Mutual Ace Hardware	Paid by EFT #5980		03/25/2022	04/08/2022	04/08/2022		04/08/2022	32.
RRK-032522-2	Mutual Ace Hardware	Paid by EFT #5981		03/25/2022	04/08/2022	04/08/2022		04/08/2022	8.
SAM-032522-1	Home Depot	Paid by EFT #6098		03/25/2022	04/08/2022	04/08/2022		04/08/2022	29.
SAM-032522-2	Speedway	Paid by EFT #6099		03/25/2022	04/08/2022	04/08/2022		04/08/2022	96.
SEM-032522-1	Metro Fire Chief	Paid by EFT #6051		03/25/2022	04/08/2022	04/08/2022		04/08/2022	40.
SEM-032522-10	Amazon	Paid by EFT #6060		03/25/2022	04/08/2022	04/08/2022		04/08/2022	153.
SEM-032522-11	amazon	Paid by EFT #6061		03/25/2022	04/08/2022	04/08/2022		04/08/2022	8.
SEM-032522-12	amazon	Paid by EFT #6062		03/25/2022	04/08/2022	04/08/2022		04/08/2022	171.
SEM-032522-13	UPS Billing Center	Paid by EFT #6063		03/25/2022	04/08/2022	04/08/2022		04/08/2022	48.
SEM-032522-14	UPS Billing Center	Paid by EFT #6064		03/25/2022	04/08/2022	04/08/2022		04/08/2022	5.
SEM-032522-15	NVN Marine	Paid by EFT #6065		03/25/2022	04/08/2022	04/08/2022		04/08/2022	283.
SEM-032522-2	Metro Fire Chief	Paid by EFT #6052		03/25/2022	04/08/2022	04/08/2022		04/08/2022	40.
SEM-032522-3	Metro Fire Chief	Paid by EFT #6053		03/25/2022	04/08/2022	04/08/2022		04/08/2022	40.
SEM-032522-4	Tyco Integrated Security	Paid by EFT #6054		03/25/2022	04/08/2022	04/08/2022		04/08/2022	90.
SEM-032522-5	Tyco Integrated Security	Paid by EFT #6055		03/25/2022	04/08/2022	04/08/2022		04/08/2022	101.
SEM-032522-6	RS Hughes Co	Paid by EFT #6056		03/25/2022	04/08/2022	04/08/2022		04/08/2022	255.
SEM-032522-7	Home Depot	Paid by EFT #6057		03/25/2022	04/08/2022	04/08/2022		04/08/2022	25.__

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8 EFT #1

Payment Date Range 04/08/22 - 04/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
SEM-032522-8	Shoutcheap	Paid by EFT #6058		03/25/2022	04/08/2022	04/08/2022		04/08/2022	204.
SEM-032522-9	amazon	Paid by EFT #6059		03/25/2022	04/08/2022	04/08/2022		04/08/2022	38.
AJB-032522-1	Russo Power Equipment	Paid by EFT #6047		03/25/2022	04/08/2022	04/08/2022		04/08/2022	849.
AJB-032522-2	TreeStuff.com	Paid by EFT #6048		03/25/2022	04/08/2022	04/08/2022		04/08/2022	566.
AJB-032522-3	R.S. Hughes Co., Inc.	Paid by EFT #6049		03/25/2022	04/08/2022	04/08/2022		04/08/2022	100.
DVN-032522-1	Menards	Paid by EFT #6073		03/25/2022	04/08/2022	04/08/2022		04/08/2022	254.
DVN-032522-2	Menards	Paid by EFT #6074		03/25/2022	04/08/2022	04/08/2022		04/08/2022	73.
DVN-032522-3	SAI Subscription	Paid by EFT #6075		03/25/2022	04/08/2022	04/08/2022		04/08/2022	59.
DVN-032522-4	The Home Depot #1927	Paid by EFT #6076		03/25/2022	04/08/2022	04/08/2022		04/08/2022	66.
DVN-032522-5	The Home Depot #1927	Paid by EFT #6077		03/25/2022	04/08/2022	04/08/2022		04/08/2022	292.
GSR-032522-1	Beaufort Street Parking	Paid by EFT #6043		03/25/2022	04/08/2022	04/08/2022		04/08/2022	6.
JRK-032522-1	Grainger	Paid by EFT #6078		03/25/2022	04/08/2022	04/08/2022		04/08/2022	21.
JRK-032522-2	Grainger	Paid by EFT #6079		03/25/2022	04/08/2022	04/08/2022		04/08/2022	408.
JRK-032522-3	Grainger	Paid by EFT #6080		03/25/2022	04/08/2022	04/08/2022		04/08/2022	497.
JRK-032522-4	Grainger	Paid by EFT #6081		03/25/2022	04/08/2022	04/08/2022		04/08/2022	52.
JRK-032522-5	Grainger	Paid by EFT #6082		03/25/2022	04/08/2022	04/08/2022		04/08/2022	110.
JRK-032522-6	Grainger	Paid by EFT #6083		03/25/2022	04/08/2022	04/08/2022		04/08/2022	366.
JRK-032522-7	Grainger	Paid by EFT #6084		03/25/2022	04/08/2022	04/08/2022		04/08/2022	64.
JRK-032522-8	Grainger	Paid by EFT #6085		03/25/2022	04/08/2022	04/08/2022		04/08/2022	442.
KCH-032522-1	Berland's House of Tools	Paid by EFT #6092		03/25/2022	04/08/2022	04/08/2022		04/08/2022	41.
KML-032522-1	Warehouse Direct	Paid by EFT #6021		03/25/2022	04/08/2022	04/08/2022		04/08/2022	22.
KML-032522-10	ASCE Purchasing	Paid by EFT #6024		03/25/2022	04/08/2022	04/08/2022		04/08/2022	275.
KML-032522-11	Amazon Marketplace	Paid by EFT #6025		03/25/2022	04/08/2022	04/08/2022		04/08/2022	19.
KML-032522-12	Amazon Marketplace	Paid by EFT #6026		03/25/2022	04/08/2022	04/08/2022		04/08/2022	19.
KML-032522-13	Amazon Marketplace	Paid by EFT #6027		03/25/2022	04/08/2022	04/08/2022		04/08/2022	9.
KML-032522-14	IL Tollway	Paid by EFT #6028		03/25/2022	04/08/2022	04/08/2022		04/08/2022	160.
KML-032522-2	Amazon Marketplace	Paid by EFT #6034		03/25/2022	04/08/2022	04/08/2022		04/08/2022	(35.3
KML-032522-3	Amazon Marketplace	Paid by EFT #6029		03/25/2022	04/08/2022	04/08/2022		04/08/2022	57.
KML-032522-4	Amazon Marketplace	Paid by EFT #6030		03/25/2022	04/08/2022	04/08/2022		04/08/2022	10.
KML-032522-5	Amazon Marketplace	Paid by EFT #6031		03/25/2022	04/08/2022	04/08/2022		04/08/2022	11.
KML-032522-6	Amazon Marketplace	Paid by EFT #6032		03/25/2022	04/08/2022	04/08/2022		04/08/2022	119.
KML-032522-7	Amazon Marketplace	Paid by EFT #6022		03/25/2022	04/08/2022	04/08/2022		04/08/2022	53.
KML-032522-8	Amazon.com	Paid by EFT #6033		03/25/2022	04/08/2022	04/08/2022		04/08/2022	49.
KML-032522-9	Warehouse Direct	Paid by EFT #6023		03/25/2022	04/08/2022	04/08/2022		04/08/2022	41.
MAT-032522-1	The Home Depot #1927	Paid by EFT #6068		03/25/2022	04/08/2022	04/08/2022		04/08/2022	24.
MG-032522-1	Grainger	Paid by EFT #6095		03/25/2022	04/08/2022	04/08/2022		04/08/2022	135.
MG-032522-2	Mutual Ace Palatine	Paid by EFT #6096		03/25/2022	04/08/2022	04/08/2022		04/08/2022	35.
MG-032522-3	Mutual Ace Palatine	Paid by EFT #6097		03/25/2022	04/08/2022	04/08/2022		04/08/2022	18.
MJK-032522-1	Mutual Ace Palatine	Paid by EFT #5991		03/25/2022	04/08/2022	04/08/2022		04/08/2022	17.
MJK-032522-2	Menards	Paid by EFT #5992		03/25/2022	04/08/2022	04/08/2022		04/08/2022	98.
MJK-032522-3	Mutual Ace Palatine	Paid by EFT #5993		03/25/2022	04/08/2022	04/08/2022		04/08/2022	22.
MKD-032522-1	Grainger	Paid by EFT #5982		03/25/2022	04/08/2022	04/08/2022		04/08/2022	50.21

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8 EFT #1

Payment Date Range 04/08/22 - 04/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
MKD-032522-2	Grainger	Paid by EFT #5983		03/25/2022	04/08/2022	04/08/2022		04/08/2022	19.
MKD-032522-3	Grainger	Paid by EFT #5984		03/25/2022	04/08/2022	04/08/2022		04/08/2022	310.
MKD-032522-4	Grainger	Paid by EFT #5985		03/25/2022	04/08/2022	04/08/2022		04/08/2022	32.
MKD-032522-5	SupplyHouse.com	Paid by EFT #5986		03/25/2022	04/08/2022	04/08/2022		04/08/2022	391.
MKD-032522-6	SupplyHouse.com	Paid by EFT #5987		03/25/2022	04/08/2022	04/08/2022		04/08/2022	136.
MKD-032522-7	Grainger	Paid by EFT #5988		03/25/2022	04/08/2022	04/08/2022		04/08/2022	972.
MKD-032522-8	Grainger	Paid by EFT #5989		03/25/2022	04/08/2022	04/08/2022		04/08/2022	(140.4
MKD-032522-9	Grainger	Paid by EFT #5990		03/25/2022	04/08/2022	04/08/2022		04/08/2022	103.
RLK-032522-1	Menards	Paid by EFT #6010		03/25/2022	04/08/2022	04/08/2022		04/08/2022	68.
RLK-032522-2	Mutual Ace Palatine	Paid by EFT #6011		03/25/2022	04/08/2022	04/08/2022		04/08/2022	4.
RLK-032522-3	Home Depot	Paid by EFT #6012		03/25/2022	04/08/2022	04/08/2022		04/08/2022	24.
SC-032522-1	Home Depot	Paid by EFT #6069		03/25/2022	04/08/2022	04/08/2022		04/08/2022	423.
SC-032522-2	Menards	Paid by EFT #6070		03/25/2022	04/08/2022	04/08/2022		04/08/2022	26.
SC-032522-3	Mutual Ace Palatine	Paid by EFT #6071		03/25/2022	04/08/2022	04/08/2022		04/08/2022	28.
SC-032522-4	Mutual Ace Palatine	Paid by EFT #6072		03/25/2022	04/08/2022	04/08/2022		04/08/2022	18.
WES-032522-1	Mutual Ace Hardware	Paid by EFT #6044		03/25/2022	04/08/2022	04/08/2022		04/08/2022	4.
WES-032522-2	The Home Depot #1927	Paid by EFT #6045		03/25/2022	04/08/2022	04/08/2022		04/08/2022	71.
WES-032522-3	The Home Depot #1927	Paid by EFT #6046		03/25/2022	04/08/2022	04/08/2022		04/08/2022	229.
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	137		$283,595.
				Grand Totals		Invoices	137		$283,595.

Attachment: Warrant #8 (Warrant 2022 # 8)

VILLAGE OF PALATINE

Warrant #8 EFT #2

Payment Date Range 04/11/22 - 04/11/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000472458	April 2022 Flex Spending Fees	Paid by EFT #6114		04/11/2022	04/11/2022	04/11/2022		04/11/2022	565.
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$565.
				Grand Totals		Invoices	1		$565.

Attachment: Warrant #8 (Warrant 2022 # 8)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 04/08/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	04/08/2022	259502	Utility Management Refund	NAKFOOR , BRYAN		108.39

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	211898402-001	04/07/2022	Refund

AP Accounts Payable ZBA Totals: Transactions: 1 $108.39

Checks: 1 $108.39

Attachment: Warrant #8 (Warrant 2022 # 8)

Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road

BACKGROUND:
The Subject Property is a single lot in unincorporated Cook County (currently zoned R-4) residential. The Petitioner proposes to annex into the Village and is requesting preliminary subdivision approval to ultimately subdivide the property into four residential lots. Therefore, the Petitioner is requesting approval of the following:

Annexation into the Village of Palatine and Preliminary Plat of Subdivision approval to permit a 4 lot Subdivision.

KEY ISSUES:

- Per Code, at time of annexation, the lot will be zoned R-1, however the Petitioner's ultimate intention is to re-zone the property to R-2 through the final subdivision process. In addition to compliance with all of the Subdivision regulations, the proposed lots conform to all R-2 setback and bulk regulations. The table below provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	22,240 sq. ft.	85'	208.15'
Lot 2	15,722 sq. ft.	77'	197.4'
Lot 3	14,612 sq. ft.	77'	182.13'
Lot 4	15, 286 sq. ft.	79.19'	163.86'

- As the Preliminary Plat of Subdivision is being requested, the four lots will not be created unless a Final Plat of Subdivision is requested and approved. This requires another Public Hearing and Village Council review. In the interim, the lot would be annexed into the Village and maintain a R-1 zoning designation.
- The property is currently located in unincorporated Cook County, but is located immediately adjacent and contiguous to the Village of Palatine. Per Code, the Subject Property would be zoned R-1 Single-Family Residential upon annexation into the Village. The existing lot and residence conform to all R-1 setback and bulk restrictions. Upon approval of the annexation, the Subject Property would be located in Village Council District 1.

ALTERNATIVES:

1. Approve the motion for Annexation and Preliminary Plat of Subdivision.
2. Do not approve the motion for Annexation and Preliminary Plat of Subdivision.

RECOMMENDATION:

Public Hearing:	April 5, 2022
Residents testifying:	1: Neighbor supported annexation; clarified drainage plan.
Vote:	The Plan Commission voted unanimously to recommend

approval and Staff concurs.

ACTION REQUIRED:

A motion to approve an annexation ordinance and a resolution granting approval of a Preliminary Plat of Subdivision at 780 W. Dundee Road.

Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way

BACKGROUND:
AT&T has applied for a permit to install a new utility pole in the Dundee Road right-of-way within the Village of Palatine. This installation was requested by AT&T in order to install a small cell facility on that pole.

KEY ISSUES:

- As a utility company, AT&T is subject to the requirements of Chapter 16 and may not place any above-ground structures within the right-of-way unless approved by the Village Council. The new pole requires that a variance be granted.
- The proposed work is for the installation of one new 40 foot utility pole in front of 1165 East Dundee Road.
- The new pole is being requested and required to address a cellular “dead zone” to improve cellular service in the area.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of one additional utility pole in the right-of-way in front of 1165 East Dundee Road.
2. Do not approve the variation.

RECOMMENDATION:
Staff recommends approval of the ordinance granting AT&T a variation from the Village Code to allow the installation of a utility pole in the right-of-way in front of 1165 East Dundee Road.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of a utility pole in the right-of-way in front of 1165 East Dundee Road.

Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase

BACKGROUND: The Fire Department is seeking approval to purchase a new fire engine to replace the vehicle that was involved in a significant traffic crash on February 10, 2022.

Building on the success of the two (2) recent fire engine purchases in 2018 and 2020, the Fire Department's administrative team is recommending that we purchase another Pierce Enforcer pumper utilizing the Houston-Galveston Area Council joint purchasing program.

KEY ISSUES:

1. The damaged fire engine (T-353) is unable to be repaired and has been taken out of service and formally decommissioned.

2. The damaged fire engine is a 2006 Crimson Diamond pumper with 91,716 miles and 8,172 engine hours. This engine was in back-up "reserve" status at the time of the crash. Although unexpected and untimely, this engine was slated for replacement in 2024.

3. The purchase price for a new Pierce Enforcer pumper is $745,000 through a qualified Pierce dealer: MacQueen Equipment LLC (Aurora, IL).

ALTERNATIVES:

1. Award the contract to MacQueen Equipment LLC for the purchase of a new engine for $745,000
2. Do not award the contract and consider other fleet replacement alternatives.

RECOMMENDATION:

Staff recommends approval of the contract to MacQueen Equipment LLC for the purchase of a new Pierce Enforcer pumper for a total price not to exceed $745,000.

ACTION REQUIRED:

A motion to approve the contract to MacQueen Equipment LLC for the purchase of a new Pierce Enforcer pumper for a total price not to exceed $745,000.

Consider a Motion to Amend the 2022 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances

BACKGROUND:

The Fee Schedule Supplement to the Village's Code of Ordinances is updated annually, or from time to time, when alterations are warranted. On April 11, 2022, Council approved an amendment to Chapter 3, Alcoholic Beverages of the Village of Palatine Code of Ordinances eliminating the Class D-1 Liquor License and proposing new Liquor License Classifications, LC-1, LC-2 (Late Closing) and VG (Video Gaming).

KEY ISSUES:

- Proposed annual fees for new Late Closing Liquor Licenses are Class LC-1 ($500) and Class LC-2 ($3,000)
- Proposed annual fee for the existing Class A-Tavern and Class A-1 Sports and Recreation Facility Liquor Licenses are $3,854
- Proposed annual fee for Class VG (Video Gaming) Liquor License is $5,000

ALTERNATIVES:

1. Approve the updated Fee Schedule Supplement.
2. Do not approve the updated Fee Schedule Supplement.

RECOMMENDATION:

Staff recommends approval of the updated Fee Schedule Supplement as presented.

ACTION REQUIRED:

Motion to approve the updated Fee Schedule Supplement as presented, effective immediately.

ATTACHMENTS:

- CY 2022 Fee Schedule Supplement 4-18-2022

VILLAGE OF PALATINE

FEE SCHEDULE SUPPLEMENT

TO THE

PALATINE CODE OF ORDINANCES

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS

Updated April 18, 2022

Attachment: CY 2022 Fee Schedule Supplement 4-18-2022 (2022 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 1 - General Provisions		
1		1-11	Insufficient Funds Administrative Fee	$	20
			CHAPTER 2, Article XXX - Administrative Hearing Division		
2	XXX	2-705(b)(8)	Administrative Adjudication Court Cost	$	55
			CHAPTER 3, Article I - Alcoholic Beverages, In General		
3	I	3-12	Alcoholic Beverages, In General Violations	$	200
			CHAPTER 3, Article II - Alcoholic Beverages, Licenses		
3	II	3-27(h)	Alcoholic Beverages Seller and Service Permit	$	24
			Renewal	$	8
		3-35(1)	Class "A" Liquor License (Tavern)	$	3,854
		3-35(2)	Class "A-1" Liquor License (Sports and Recreation Facility)	$	3,854
		3-35(3)	Class "B" Liquor License (Package Liquor Store)	$	3,878
		3-35(4)	Class "B-1" Liquor License (Grocery Store with Package Liquor)	$	3,878
		3-35(5)	Class "B-2" Liquor License (General Merchandise Store with Package Liquor)	$	3,878
		3-35(6)	Class "B-3" Liquor License (Drug Store with Package Liquor)	$	3,878
		3-35(7)	Class "B-4" Liquor License (Restaurant/Convenience Store with Package Liquor)	$	3,878
		3-35(8)	Class "C" Liquor License (Club)	$	512
		3-35(9)	Class "D" Liquor License (Restaurant)	$	3,854
		3-35(13)	Class "G" Liquor License (Restaurant with Beer and Wine)	$	2,532
		3-35(14)	Class "G-1" Liquor License (Seasonal)	$	1,267
		3-35(15)	Class "G-2" Liquor License (Beer and Wine Single Serve Package)	$	2,532
		3-35(16)	Class "H" Liquor License (Banquet Hall)	$	3,854
		3-35(17)	Class "K" Liquor License (Hotel)	$	5,142
		3-35(19)	Class "N" Liquor License (Microbrewery)	$	3,854
		3-35(21)	Class "P" Liquor License (Caterer)	$	125
		3-35(21)	Class "P" Liquor License (Outside Caterer) $50 any event after	$	125
		3-35(22)a	Class "LC-1"Liquor License (Late Closing License)	$	500
		3-35(22)b	Class "LC-2"Liquor License (Late Closing License)	$	3,000
		3-35(24)	Class "PS-1" Liquor License (Full Serving Product Sampling)	$	125
		3-35(25)	Class "VG" Liquor License (Video Gaming)	$	5,000
			CHAPTER 5, Article I - Animals, In General		
5	I	5-2 through 5-16	Animals In General Violations (except for Animal Biting in 5-6 (15,16) & Redemption Fee in 5-13)		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
5	I	5-6 (15, 16)	Animal Bite of Person/Bite of Domestic Animal Violations		
			First Offense	$	50
			Second and all subsequent Offense	$	100
5	I	5-13	Redemption Fee	$	50
			Plus the total boarding fee incurred during the time each animal is retained by the Village		
			CHAPTER 5, Article III - Animals, Dogs and Cats		
5	III	5-36 through 5-57	Dog & Cat Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
5	III	5-38	Dog and Cat License (Annual)	$	8
			CHAPTER 6, Article I - Building Codes and Regulations, Building Codes and Amendments		
6	I	6-1.5(a)(1)	Plan Examination Fees		
		6-1.5(a)(1)a	Single Family Detached Dwellings, additions, alterations, remodeling, or detached structure having an estimated valuation of work:		
			1. $5,000 or less	$	52
			2. $5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$	5
		6-1.5(a)(1)b	All other types of construction, based on estimated valuation of work:		
			1. Minimum fee	$	48
			2. $100,000 or less per $1,000 (in addition to the minimum fee)	$	9
			3. $100,001 or more per $1,000 (in addition to the above fee)	$	5
		6-1.5(a)(2)	Preliminary Plan Review Services, hourly rate per person	$	57

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		6-1.5(a)(3)	Building Permit based on the estimated valuation of work:	
			$5,000 or less	$ 52
			$5,001 or more (in addition to the above fee) per $1,000 valuation of work:	$ 15
6	I	6-1.5(a)(3)a	Building Permit Extension; 10% of bldg permit fee or no less or more than	
			1. Residential occupancies	$ 70/210
			2. Non-Residential occupancies	$ 210/631
		6-1.5(a)(4)	Certificate of Occupancy; All occupancies, per unit	$ 65
		6-1.5(a)(4)a	Temporary Certificate of Occupancy; 10% of bldg permit fee or no less or more than	
			1. Residential occupancies	$ 70/210
			2. Non-Residential occupancies	$ 210/631
		6-1.5(a)(5)	Permit for demolition for each residential story or for other structures each 10 feet in height	$ 65
		6-1.5(a)(6)	Moving of Building	
			a. Using public right-of-way	$ 258
			b. Not using public right-of-way	$ 78
		6-1.5(a)(7)	Minimum inspection fee	$ 69
		6-1.5(a)(7)(a)	Inspection of Plumbing and Sanitation Fixtures (new and/or replacement)	
			1. Up to three (3) fixtures	$ 69
			2. Four to Six (4-6) fixtures	$ 137
			3. In excess of six (6) fixtures, per fixture (in addition to the above fee)	$ 17
		6-1.5(a)(7)(b)	Inspection of Fire Suppression System	
			1. Up to 100 sprinkler heads	$ 206
			2. Each additional 100 sprinkler heads or fraction thereof in excess of 100 (in addition to above)	$ 33
		6-1.5(a)(7)c	Inspection of Electrical Systems	
			1. Residential (new and/or renovation) per unit	
			i. 250 sq. ft. or less	$ 69
			ii. 251 to 1000 sq. ft. (in addition to the above)	$ 137
			iii. Each additional 1,000 sq. ft. or fraction thereof (in addition to the above fee)	$ 34
			2. In other than residential occupancies (new and/or renovation)	
			i. 42 circuits or less, per circuit	$ 39
			ii. 43 circuits or more, for each additional circuit (in addition to the above)	$ 23
		6-1.5(a)(7)(d)	Inspection of HVAC Systems	
			1. 250 sq. ft. or less	$ 69
			2. 251 to 10,000 sq. ft. (in addition to the above)	$ 137
			3. Each additional 10,000 sq. ft. or fraction thereof (in addition to the above)	$ 17
		6-1.5(a)(7)(e)	Inspection of Carpentry (framing, roofing, concrete, insulation, and similar)	
			1. 500 sq. ft. or less	$ 69
			2. 501 to 1,000 sq. ft. (in addition to the above)	$ 206
			3. 1,001 to 10,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$ 34
			4. 10,001 to 20,000 sq. ft., per 1,000 sq. ft. or fraction thereof (in addition to the above)	$ 17
			5. 20,001 sq. ft. and up, per 10,000 sq. ft. or fraction thereof (in addition to the above)	$ 9
		6-1.5(a)(7)f	Reinspection Fee	$ 69
		6-1.5(a)(7)g	Cancellation Fee	$ 83
		6-1.5(a)(7)i	Existing Elevator Safety Inspection Fee	$ 91
		6-1.5(a)(7)i	Existing Elevator Safety Reinspection Fee	$ 65
		6-1.5(a)(7)i	New Elevator Inspection/Reinspection Fee	$ 118
		6-1.5(a)(7)i	Repairs of Existing Elevator Inspection/Reinspection Fee	$ 118
		6-1.5(f)(1)	Single family residential fence installation	$ 71
		6-1.5(f)(2)	Single family residential shed installation	$ 71
		6-1.5(f)(3)	Single family residential driveway installation	$ 95
		6-1.5(f)(4)	Single family residential patio & private walk installation	$ 95
		6-1.5(f)(5)	Single family residential tear-off roof & re-roof installation	$ 95
		6-1.5(f)(6)	Single family residential deck installation	$ 95
		6-1.5(f)(7)	Single Family above ground swimming pool	$ 95
		6-1.5(f)(8)	Single family heating, ventilating and central air conditioning (HVAC) replacement	$ 95
		6-1.5(f)(9)	Single family residential sewer repair or replacement	$ 95
		6-1.5(f)(10)	Single family residential lawn sprinklers	$ 95
		6-1.5(f)(11)	Single family residential electric service revision	$ 95
		6-1.5(f)(12)	Dumpster/screening enclosure	$ 95
		6-1.5(f)(13)	Single family water heater replacement	$ 95

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 6, Article III - Building Codes and Regulations, Building Operations		
6	III	6-32	Building Operations, Construction - Hours of Service Violations	$	200
			CHAPTER 6, Article VII - Building Codes and Regulations, Condominium Conversions & Deconversions		
6	VII	6-82(b)(2)	Review of Property Report plus $25 for each dwelling unit being converted to condo		
6	VII	6-89A(a)	Review of Property Report plus $25 for each dwelling unit being converted from condo		
			CHAPTER 7, Article III - Fire Prevention and Protection, Fire Prevention		
7	III	7-41	Regular Fire and Life Safety Inspection Fees		
			Initial and First Passing Re-Inspection	$	-
			Failed First Re-Inspection	$	69
			Failed Second Re-Inspection	$	103
			Failed Third or more Re-Inspection Fee (per re-inspection)	$	201
		7-63	Fire Lane Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
			CHAPTER 7, Article V - Fire Prevention and Protection, Ambulance Service Fees		
7	V	7-80	Ambulance Service Fees		
			Resident	$	1,250
			Non-Resident	$	1,500
			Mileage Fee	$	12
			CHAPTER 7, Article V - Fire Prevention and Protection, Ambulance and Emergency Response Service Fees		
7	V	7-82	Motor Vehicle Incidents		
			Level 1	$	518
			Level 2	$	589
			Add-On Services		
			Extrication	$	1,554
			Additional Time On-Scene		
			Engine/per hour	$	476
			Truck/per hour	$	595
			Miscellaneous Equipment/per hour	$	357
			Chief Response		
			per hour	$	298
			CHAPTER 8, Garbage and Refuse		
8		8-1	For Each Single-Family Dwelling Unit		
			Basic User Billing Charge, per Month	$	2.75
		8-1(a)(1)	Curbside Pickup Charge, per month	$	20.00
		8-1(a)(2)	Rear Door Pickup Premium, per month	$	11.90
		8-1(a)(3)	Yard-Waste Exempt Discount, per month	$	1.50
		8-1(a)(4)	Senior Citizen Discount, per month	$	2.50
			CHAPTER 9, Article I - Health and Sanitation, In General		
9	1	9-9	Expectoration in Public Places Violations	$	200

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 9, Article IV - Health and Sanitation, Village of Palatine Clean Indoor Air Ordinance		
9	IV	9-72,73	Prohibition of Smoking in Public Places Violations	$	200
			CHAPTER 10, Article IV - Rental Property Rules and Regulations		
10	IV	10-15(f)	Rental license fee		
			Multiple Dwelling (Apartments)		
			25% of Units Inspected,		
			Whichever is Greater		
			Per building	$	122
			Per unit	$	25
			50% of Units Inspected		
			Per unit	$	86
			100% of Units Inspected		
			Per unit	$	143
			All Other Rental Dwelling Types (Condo, Townhome, SFR)		
			0 - 3 Violations	$	86
			4 or More Violations	$	160
			CHAPTER 10, Article VII - Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances		
	VII	10-44(b)(2)	1st Re-inspection Fee	$	69
			2nd Re-Inspection Fee	$	103
			3rd or more Re-Inspection Fee (per re-inspection)	$	201
		10-44(b)(3)	Cancellation and absentee fee	$	75
			CHAPTER 11, Article I - Licenses, Permits and Business Regulations, In General		
11	I	11-3	License Required Violations		
			Paid Within 35 Days	$	200
			Paid Between 36 and 60 Days	$	300
			Paid After 60 Days	$	400
		11-8	Late Fee		
			After January 31st		50% of Fee
			After February 28/29th		100% of Fee
			All Fees in Section 11-21 are Based on Floor Area in Square Feet		
		11-21	Amusement & Entertainment Establishments (Type A)		
			Step 1: 0 - 2,500 sq ft	$	91
			Step 2: 2,501 sq ft and over	$	181
		11-21	Food Establishments (Type B)		
			Step 1: 0 - 2,500 sq ft	$	258
			Step 2: 2,501 - 5,000 sq ft	$	382
			Step 3: 5,001 - 7,500 sq ft	$	510
			Step 4: 7,501 sq ft and over	$	579
		11-21	Service Establishments (Type C)		
			Step 1: 0 - 2,500 sq ft	$	91
			Step 2: 2,501 sq ft and over	$	181
		11-21	Retail and Wholesale Establishments (Type D)		
			Step 1: 0 - 2,500 sq ft	$	129
			Step 2: 2,501 - 5,000 sq ft	$	258
			Step 3: 5,001 - 7,500 sq ft	$	386
			Step 4: 7,501 sq ft and over	$	579
		11-21	Industrial Establishments (Type E)		
			Step 1: 0 - 10,000 sq ft	$	192
			Step 2: 10,001 - 20,000 sq ft	$	386
			Step 3: 20,001 sq ft and over	$	579
		11-21	Home Occupations (Type F)	$	11

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 11, Article II - Licenses, Permits and Business Regulations, Amusement Facilities		
11	II	11-32(g)	Coin Operated Amusement Device	$	65
		11-32.1	Juke Boxes	$	26
		11-45	Circus License; per day	$	466
			Carnival License; per day	$	35
			Each sideshow, ride, game & concession (food or other) operated in connection with above; per day	$	12
			CHAPTER 11, Article III - Licenses, Permits and Business Regulations, Food Establishments		
11	III	11-67	Vending Machine - Only prepackaged, non TCS food or beverages	$	14
			Vending Machine - Ice Machine not ancillary to primary use	$	39
			Vending Machine - General Merchandise (no food or beverage of any kind)	$	14
			Vending Machine - Offers TCS foods or beverages	$	39
			Mobile food dispensing units and roadside stands	$	129
			Vehicle used for delivery of TCS food or beverages:		
			To individual residences	$	65
			To retail establishments	$	27
			CHAPTER 11, Article IV - Licenses, Permits and Business Regulations, Merchants		
11	IV	11-127	Auctioneers Permit - Annual		
			Annual	$	129
			Daily	$	13
		11-130	Auctioneers Employees License	$	8
		11-142	Cigarette and Tobacco Dealers	$	53
		11-145(a-c)	Sales to Minors, Possession of Tobacco Products Violations	$	200
		11-201	Itinerant Merchants License	$	13
		11-213	Junk Dealers Annual License (Maintaining store or yard in village); plus	$	258
			Junk Dealers Vehicle License (for each vehicle operated)	$	65
			Junk Dealers Vehicle License (for each vehicle operated in village by dealer not maintaining store or yard in Village)	$	65
		11-241	Real Estate Brokers License	$	65

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 11, Article V - Licenses, Permits and Business Regulations, Miscellaneous Business Operations		
11	V	11-312	House Movers		
			Annual License	$	122
			Daily License	$	13
		11-369	Outdoor Advertisers - Annual	$	37
		11-397	Abandoned Vehicles & Vehicles for Sale on Private Property Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		11-424	Residential Scavenger License	$	1,374
			Commercial, Industrial, Institutional License	$	2,309
		11-428	Garbage Collection (Hours of Service) Violations	$	200
		11-433&434	Public Passenger Vehicle and Vehicle Operator Violations	$	200
		11-434	Public Passenger Vehicle Operator's License	$	26
		11-442	Public Passenger Vehicle		
			Between 1/1 and 6/30	$	99
			Between 7/1 and 12/31	$	62
			Each Additional Vehicle		
			Between 1/1 and 6/30	$	74
			Between 7/1 and 12/31	$	50
		11-451,465,466	Taxi Violations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		11-473	Building Contractor Annual Registration		
		11-473(1)	General Contractor	$	258
		11-473(2)	All Other Contractors	$	65
		11-503	Kennel, Pet Shop, Shelter, Pound or Animal Hospital Annual License	$	120
		11-512	Dealers in Gold and Silver		
			Daily Fee	$	129
			Annual License Fee	$	65
			CHAPTER 11, Article VI - Licenses, Permits and Business Regulations, Solicitors		
11	VI	11-517	Solicitors - Registration Violations	$	200
		11-523	Solicitors - Wearing Identification Badge Violations	$	200
		11-524	Solicitors - Nametag or Badge	$	8
		11-525	Solicitors - Time Limit Violations	$	215
		11-527	Solicitor Registration - Annual Fee	$	39
			Solicitor Registration - Daily Activity Fee	$	13
			Solicitors for holders of a Village granted Franchise for the operation of a Cable Communications System - Annual Fee	$	39
			CHAPTER 11, Article VIII - Licenses, Permits and Business Regulations, Commercial Vehicle Relocators Licensing Law		
11	VIII	11-606(11)(a)	Reloacted Vehicle Permit	$	20
11	VIII	11-607(1)	Repossessed Vehicle Permit	$	20
11	VIII	11-609	Relocator's License	$	-

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 12 Offenses and Miscellaneous Provisions		
12		12-3 through 12-324	Offenses and Misc Provisions Violations (except for 12-29)	$	200
			CHAPTER 12, Article I, In General		
12	I	12-29	Possession of Cannabis 10 grams or less	$	200
			Possession of Cannabis >10 grams but less than 30 grams	$	400
			CHAPTER 16, Article I - Rights of Way, In General And Utilities		
16	I	16-5(f)	Application Fee	$	577
			Plus Cable Installation, per foot	$	0.16
			CHAPTER 16, Article VI - Rights of Way, Trees & Shrubs		
16	VI	16-104	Annual Commercial Tree License Fee	$	41
			CHAPTER 17, Article VIII - Taxes, Prepared Food and Beverage Tax		
17	VIII	17-75	Transmission of Tax Collections Violations		
			Paid Within 35 Days	$	200
			Paid Between 36 and 60 Days	$	300
			Paid After 60 Days	$	400
			CHAPTER 18, Article IV - Traffic, Parking		
18	IV	18-81 (16)	Handicapped Parking Violations	$	250
			CHAPTER 18, Article VII - Traffic, Violations		
18	VII	18-173(a)	Minor Violations; Parking Regulations		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
		18-173(b)	Minor Violations; Certain Sections of the Illinois Vehicle Code		
			Paid Within 35 Days	$	50
			Paid Between 36 and 60 Days	$	75
			Paid After 60 Days	$	125
			CHAPTER 18, Article VIII - Oversize and Overweight Vehicle Permit Fees		
18	VIII	18-176	Oversized Vehicles Only		
			Single Trip	$	40
			Round Trip	$	80
			Overweight Vehicles - Single Trip		
			100,000 pounds or less Gross Weight	$	50
			100,001 to 120,000 pounds Gross Weight	$	75
			120,001 to 150,000 pounds Gross Weight	$	100
			150,001 pounds or more Gross Weight	$	125
			Overweight Vehicles - Round Trip		
			100,000 pounds or less Gross Weight	$	100
			100,001 to 120,000 pounds Gross Weight	$	150
			120,001 to 150,000 pounds Gross Weight	$	200
			150,001 pounds or more Gross Weight	$	250

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			CHAPTER 18, Article IX - Traffic, Motor Driven Scooters		
18	IX	18-185	Operation of Motor Driven Scooter Violations	$	200
			CHAPTER 19, Article I - Utility Services, In General		
19	I	19-2 & 19-53	Turn-On Fees		
			Between 8 am and 3 pm	$	65
			Between 3 pm and 8 am	$	185
			CHAPTER 19, Article II - Utility Services, Water		
19	II	19-16	Per Unit Construction Fees for Water		
			Incorporated Properties	$	112
			Unincorporated Properties	$	133
		19-20	Water Tap and Meter Inspection Fee		
			Residential/Business/Manufacturing	$	62
19	II	19-20 & 19-51	Connection and Meter Fees (all served by single meter):		
			Single Unit Less than or Equal to 3/4 Inch Meter, 1 Inch Tap		
			Meter	$	546
			Connection Fee	$	1,304
			2 Units - 1 Inch Meter, 1 1/4 Inch Tap		
			Meter	$	600
			Connection Fee	$	1,525
			2 Units - 1 Inch Meter, 1 1/2 Inch Tap		
			Meter	$	609
			Connection Fee	$	1,798
19	II	19-20 & 19-51	2-15 Units Inclusive, 1-1/2 Inch Meter, 2 Inch Tap		
			Meter	$	931
			Connection Fee	$	3,824
			15-35 Units Inclusive, 2 Inch Compound Meter, 3 Inch Tap		
			Meter	$	1,522
			Connection Fee	$	10,492
			36-50 Units Inclusive, 3 Inch Compound Meter, 4 Inch Tap		
			Meter	$	3,709
			Connection Fee	$	13,514
			51-100 Units Inclusive, 4 Inch Compound Meter, 6 Inch Tap		
			Meter	$	5,706
			Connection Fee	$	29,655
			51-100 Units Inclusive, 6 Inch Compound Meter, 8 Inch Tap		
			Meter	$	8,953
			Connection Fee	$	45,796
19	II	19-25	Unauthorized Use - Water Rate per 1,000 Gallons	$	22
		19-25	Penalty for Unauthorized Use		
			Not Less Than	$	60
			Not More Than	$	900
		19-51	Non Conversion of Meter		
			Meter (Per Residential Dwelling Unit Per Billing Cycle)	$	52
			External Transponder (Per Account Per Billing Cycle)	$	77
		19-54	Testing Fees		
			Meters No Larger Than 1 1/2 Inch	$	178
			1 3/4 and 2 Inch	$	302
			3 Inch	$	330
			4 Inch	$	363
			6 Inch	$	363
			8 Inch	$	385

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		19-62(A)	For All Services to Premises Within the Village		
			Basic User Billing Charge, per Month	$	2.75
			Water Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
		19-62(A)(1)	For Premises not Exempt from the Payment of Real Estate Taxes		
			For the First 74,810 Gallons	$	5.05
			For All Consumption Over 74,810 Gallons	$	6.50
		19-62(A)(2)	For Premises Exempt from the Payment of Real Estate Taxes		
			For the First 74,810 Gallons	$	8.75
			For All Consumption Over 74,810 Gallons	$	10.20
		19-62(B)	For All Services to Premises Not Within the Village		
			Basic User Billing Charge, per Month	$	3.35
			Water Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
		19-62(B)(1)	For Premises Outside of the Village not in Deer Park		
			For the First 74,810 Gallons	$	11.60
			For All Consumption Over 74,810 Gallons	$	13.05
19	II	19-62(B)(2)	For Premises Outside of the Village that are in Deer Park		
			For All Consumption		
			Regular Rate	$	13.10
			Maintenance/Replacement Surcharge (included in regular rate)	$	1.50
			For Consumption in Excess of Daily Average Allotment		
			Excess Use Surcharge	$	2.00
		19-62(D)	For Contractor Usage from a Metered Hydrant, Water Consumption Charge, per 1,000 Gallons		
			For All Consumption	$	13.05
		19-63	Standardized Billing Rates (Number of Times the Minimum Usage Billing)		
			Single Family Residential Dwellings		2
			Non-Single Family Residential Dwellings		5
		19-63(A)	For All Services to Premises Within the Village		
			Basic User Billing Charge, per Month	$	2.75
			Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
			Regular Rate	$	1.35
		19-63(B)	For All Services to Premises Not Within the Village		
			Basic User Billing Charge, per Month	$	3.35
			Consumption Charge, per 1,000 Gallons (Minimum Charge 5,000 Gallons)		
			Regular Rate	$	3.80
		19-64	Local Capital Financing (Sewer Separation) Surcharge, per Month	$	-
		19-65	Local Storm Water Drainage Facility Surcharge, per Month	$	1.46
		19-66	Flood Control Surcharge, per Month	$	5.00
		CHAPTER 19, Article III - Utility Services, Sewers			
19	III	19-83	Sewer Connection Fees; All connections		
			Single Family Residences	$	132
			Multiple Family Residence for each family unit	$	132
			Business Establishments	$	132
		19-88(2)	Penalties, Not to Exceed	$	750.00
		CHAPTER 19, Article V - Utility Services, Stormwater Discharge			
19	V	19-130	Criminal Penalty		
			Not Less Than	$	200
			Not More Than	$	1,000
		CHAPTER 20, Article V - Personal Wireless Telecommunication Services and Facilities			
20	V	20.94(3)(A)	Application Fee - Collocate on Existing Utility Pole	$	650
			Plus Per Each Location	$	350
		20.94(3)(B)	Application Fee - Collocate on New Utility Pole	$	1,000

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CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			APPENDIX A, Article V - Zoning, Use Districts		
APP A	V	5.02(a)(2)	Official Zoning Map	$	29
			APPENDIX A, Article VIII - Zoning, Signage		
APP A	VIII	8.01(b)(1)	Illuminated and Nonilluminated Signs	$	56
			Plus one dollar ($1) per square foot of gross surface area of the proposed sign		
			Plan Exam Fee	$	26
			Inspection and Electrical Fees: as outlined in this Fee Schedule		
			Supplement shall be in addition to the fees shown above.		
			APPENDIX A, Article XIII - Zoning, Planned Development Districts		
APP A	XIII	13.04(a)	Preliminary Review of Planned Development; Plus	$	2,293
			Per Acre for the first 5 acres	$	34
			Per Acre for each acre over 5	$	23
		13.05(g)	Final Review of Planned Development; Plus	$	1,146
			Per Acre for the first 5 acres	$	34
			Per Acre for each acre over 5	$	23
			APPENDIX A, Article XIV - Zoning, Administration		
APP A	XIV	14.09	Text Amendments		
			Residential	$	386
			Non-Residential	$	772
			Zoning Map Change		
			Less than one acre	$	386
			One acre or more	$	913
			Variations		
			Single Family (excluding zoning relief applications for Lot Coverage)	$	258
			Administrative (excluding zoning relief applications for Lot Coverage)	$	130
			Minor Variation	$	22
			All Others	$	836
APP A	X	10.02-10.07(g)	Residential Lot Coverage applications requiring zoning relief, as a %		
			beyond the maximum % allowed per Zoning District:		
			Res Lot Coverage up to 14.99% above the maximum % Lot Coverage allowed, per Zoning Dist	$	275
			Res Lot Coverage from 15% to 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	500
			Res Lot Coverage over 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$	750
APP A	XIV	14.09	Special Use Permits		
			Residential Uses	$	386
			Administrative Special Use	$	194
			Minor Special Use	$	22
			Special Use Amendments and for non-conforming businesses requiring a Special Use to		
			continue their operations	$	166
			Special Use Permit for Live Entertainment	$	515
			All Others	$	965
			Annexation Hearing	$	772
			Multiple Application Fee for each Additional Application	$	65
			In addition to the above fees, a document processing fee of		
			plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	182

Attachment: CY 2022 Fee Schedule Supplement 4-18-2022 (2022 Fee Schedule Supplement Amendment (CA))

VILLAGE OF PALATINE
FEE SCHEDULE SUPPLEMENT

CH.NO.	ART.NO.	SECT.NO.	CLASSIFICATION		CY 2022
			APPENDIX B, Article III - Subdivision, Site Development and Floodplain Regulations, Preliminary Plat		
APP B	III	3.01(a)(4)a	Preliminary Plat; plus	$	191
			Per Acre for the first five (5) acres	$	17
			Per Acre for each acre over five (5) acres	$	11
		3.01(a)(4)b	A Plan Review fee (rounded to the nearest dollar) based on one hundred fifty percent (150%) of the rate per hour of the present salary schedule adopted by the Village Council of those Village personnel participating in the review process shall be paid.		
			APPENDIX B, Article IV - Subdivision, Site Development and Floodplain Regulations, Final Plat		
APP B	IV	4.01(a)(2)a	Final Plat Fee; plus	$	258
			Per Acre for the first five (5) acres	$	17
			Per Acre for each acre over five (5) acres	$	11
			In addition to the above fees, a document processing fee of plus the actual Cook County Recording Fees shall be charged whenever recording is required.	$	186
		4.01(a)(2)b	Plan review fee, based 1.5% of total land improvements costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.		
			APPENDIX B, Article V - Subdivision, Site Development and Floodplain Regulations, Dedication of Park Land and School Sites for Payment of Fees in Lieu Thereof		
APP B	V	5.02(a)(1)a	Contribution of fees in lieu of park and school sites The cash contributions in lieu of land shall be based on the **"fair market value"** of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation and school sites. It has been determined that the **"fair market value"** per acre of such improved land in and surrounding the village, to be used in calculating the applicable fee in lieu is:	$	163,300
			APPENDIX B, Article VI - Subdivision, Site Development and Floodplain Regulations, Design Standards		
APP B	VI	6.09(f)(1)	Site Development Permit Plan Review/@ Gross Site Acre (Minimum $16)		
		6.09(f)(2)	Site Development Permit On-site Inspections		
			0-3 acres, each inspection	$	65
			3-6 acres, each inspection	$	129
			6-8 acres, each inspection	$	193
			Over 8 acres, each inspection	$	258
		6.09(f)(3)	Filing Fee	$	91
			APPENDIX B, Article VIII - Subdivision, Site Development and Floodplain Regulations, Required Land Improvements		
APP B	VIII	8.08(a)(1)	Exemption from Live Detention Per Square Foot of Total Land Area to be Developed	$	0.25
			General Fees, Provided for Administratively		
			Police Fingerprinting Fees		
			Residents/Employees	$	15
			Non-Residents	$	40
			Concealed Carry Processing Fees		
			Retired Officers	$	40
			Public Works Mulch Delivery, per Cubic Yard		
			Residential	$	15
			Commercial	$	25
			Finance Utility Bill Fees		
			Online Utility Bill Convenience Fee	$	3.50

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