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 8, 2024

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 1, 2024

IV. MAYOR'S REPORT

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

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

3. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 21 -23, 2024 at 133 S. Roselle Road (Council District: One)

2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval to Allow a Financial Institution with a Drive-Through at 223 E. Illinois Avenue (Council District: Two)

2. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Two-Lot Single-Family Residential Subdivision at 228 N. Clyde Avenue (Council District: One)

2. As Submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Approve the Purchase of a Tow-Behind Dewatering Pump

2. Consider a Motion Authorizing the Village Manager to Purchase a Televising Van

3. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

2. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, 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 Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 21 -23, 2024 at 133 S. Roselle Road (Council District: One)

2. Consider a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Two-Lot Single-Family Residential Subdivision at 228 N. Clyde Avenue (Council District: One)

3. Consider a Motion Authorizing the Village Manager to Approve the Purchase of a Tow-Behind Dewatering Pump

4. Consider a Motion Authorizing the Village Manager to Purchase a Televising Van

5. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

6. Consider a Motion to Affirm the Pre-Purchased 2024 Light and Heavy-Duty Vehicles

7. Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Fontaine Hill Subdivision (Council District: Two)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval to Allow a Financial Institution with a Drive-Through at 223 E. Illinois Avenue (Council District: Two)

2. 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

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

MINUTES

APRIL 1, 2024

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Apr 1, 2024 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 Nicholas Standiford, 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, and Director of Human Resources Pam Jackson

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 - March 18, 2024 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Saturday, April 6: 7 AM - Noon
Scouts BSA Troop 209 Annual Pancake Breakfast
First United Methodist Church

Sunday, April 7: 7:45 AM - 1:15 PM
Knights of Columbus Blood Drive
St. Theresa - Lower Dolan Center

Sunday, April 7: 10:00 AM - 11:15 AM
Chilly Chili Bike Ride
Durty Nellie's

Sunday, April 7: 11:30 AM - 4:00 PM
9th Annual Palatine Firefighters Chili Cook Off
Durty Nellie's

Monday, April 8: 12:30 PM - 3:30 PM
Harper College Eclipse Event
Harper Quad

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

Recess to Committee of the Whole **- 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

VI. COMMITTEE OF THE WHOLE

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

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street **- Motion Carried by Voice Vote** (Council District: Six)

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

Planning & Zoning Director Ben Vyverberg recommended the developer's request to remove two black walnut trees on the northern property line as recommended by the arborist, and approval of the revised landscaping plan which includes planting two maple trees.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:03 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen presented Chicago Culinary Kitchen's request for a waiver of the Sound Amplification Ordinance to allow 12 live music dates on their patio from 4 PM to 7 PM, understanding that the Village Manager may impose conditions or termination.

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

2. As Submitted **-**

   Nothing was submitted.

C. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:04 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented Fronteras Mexican Grill's request for a parking Variation to permit 135 parking spaces (143 required) for a restaurant and carry-out business. Planning and Zoning Commission voted unanimously to approve.

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg recommended Arlington Auto Sales request to transfer the Special Use for an existing used car sales facility to Northwest Auto Brokers LLC.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway **- Motion Failed by Roll Call** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's Special Use request to allow three residential dwelling units and an associated parking Variation of 10 spaces (16 required) at 430-436 E. Northwest Highway, a commercial building. The Planning and Zoning Commission voted 6-2 to approve; staff recommends denial. If approved, staff recommends a condition requiring the maintenance of the right-of-way parking. Vyverberg noted that in the past, the second floor was a business use.

   Councilman Helms noted that even one apartment would not meet parking requirements.

   Matt Holmes, 9501 West Devon Ave. Chicago, attorney for the petitioner, noted that for business use the parking requirement would be greater. Holmes noted the concern for overnight parking in the right-of-way parking. Night parking by residents would take place in designated parking.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 7]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:13 PM

SCOTT LAMERAND, CHAIRMAN

Illinois Ave. Road Resurfacing

Chairman Lamerand suggested related items 1-4 be approved in one motion.

Village Manager Reid Ottesen recommended approving a joint funding agreement for federal participation for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

Ottesen explained due to a discrepancy between IDOT and Northwest Municipal Conference databases, the joint funding agreement approved 11-20-2023 did not state the correct grant amount. IDOT requires Village approval of amended agreements for the original $830,000 and final $1,155,000 prior to committing to funding the project.

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

1. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved by Voice Vote** (Council District: Two)

2. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

3. Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Voice Vote** (Council District: Two)

4. Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Voice Vote** (Council District: Two)

5. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters **- Motion Carried by Voice Vote**

Village Manager Reid Ottesen recommended approving an ordinance reserving Palatine's CY 2024 allocation of $8,185,625, which must be adopted and filed with the State by the first week of May each year.

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

Ottesen noted that since 2021, 46 first-time home buyers have utilized the program to purchase homes in Palatine. To date there have been no industrial project requests for the funds. The Village has received a request to transfer its volume cap allocation to Normal, Illinois.

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

6. As Submitted **-**

Nothing was submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:17 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended awarding a contract to Suburban Concrete, Inc. of Mundelein, Illinois in the amount of $883,600 American Rescue Plan Act funds and $16,550 operating funds for Spot Curb Replacement where safety is an issue. More areas may be added due to the low bid.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended authorizing the Village Manager to enter into an agreement to purchase 3,000 tons of salt through the Illinois purchasing cooperative.

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

3. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project **- Approved by Voice Vote**

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

Public Works Director Matt Barry recommended authorizing the Village Manager to execute a proposal for construction engineering services for the 2023 water main replacement contract 1, Phase 2 Project, North of Dundee Road west of Quentin Road and Rand Road. Doland Engineering completed the design and permitting and is able to perform construction engineering for water main replacement projects. Funding is available in the 2024 Capital Improvement Program Water Fund.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. US 14 Water Main and Heron Storage Facility

The motion was to approve Items A and B.

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

A. Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

Public Works Director Matt Barry recommended awarding a contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project in the amount of $1,012,530 to Bolder Contractors, Incorporated in Cary, Illinois.

B. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

Public Works Director Matt Barry recommended authorizing the Village Manager to execute the proposal from Doland Engineering for construction engineering for water main replacement.

5. As Submitted **-**

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:22 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:22 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 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.

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

1. Consider a Motion to Approve 2024 Warrant #7 **- Approved**

2. Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street **- Approved** (Council District: Six)

   Ordinance #O-28-24

3. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved** (Council District: Three)

4. Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road **- Approved** (Council District: Three)

   Ordinance #O-29-24

5. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road **- Approved** (Council District: Three)

   Ordinance #O-30-24

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

6. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

7. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

8. Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-12-24

9. Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-13-24

10. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters **- Approved**

    Ordinance #O-31-24

11. Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program **- Approved**

12. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative **- Approved**

13. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project **- Approved**

14. Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

15. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:23 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:23 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:23 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road **- Motion Carried by Roll Call** (Council District: One)

   Councilman Millar reported this item was initially reviewed at the March 11th Village Council meeting and was denied.

   Ben Vyverberg explained the petitioner revised the initial site plan and the Village Council voted to reconsider this item at the April 1st Council meeting. The following summarizes the changes:

- 15-foot setback (10-foot setback was initially proposed) from the Crescent Avenue property line.

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

- The fence would be set back approximately 44 feet from the Dorchester Road property line and 14 feet from the northwest corner of the home (initial plan proposed 30 foot setback and aligned the fence with the northwest corner of the home) and would enclose the window closest to Crescent Avenue on the west side of the home.

RESULT:	**MOTION CARRIED BY ROLL CALL [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway **- Motion Failed by Roll Call** (Council District: Six)

   This request for a Special Use and Variation was denied in Committee earlier this evening and is therefore on the Standing Committee Agenda.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 6]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
NAYS:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted **-**

   No Report

B. VILLAGE CLERK

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Apr 1, 2024 7:00 PM (APPROVAL OF MINUTES)

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:26 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:26 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 1, 2024 7:00 PM (APPROVAL OF MINUTES)

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

BACKGROUND:
The Mayor is seeking the Village Council's concurrence on re-appointments to several Village Boards and Commissions. All terms have an expiration date of April 30 of each year or until a replacement is named.

Planning and Zoning Commission
3-Year Term - Expiring in 2027
- **Tim Schubert**
- **Patrick Noonan**
- **Robert Kolososki**

Beautification Commission
2-Year Term - Expiring in 2026
- **Nathan Etter**
- **Nancy Robinson**

Fire & Police Commission
3-Year Term - Expiring in 2027
- **Robert Falardeau**
- **William Rossi**

Fire Pension Board
2-Year Term - Expiring in 2026
- **James Brandt**

Police Pension Board
2-Year Term - Expiring in 2026
- **Andrew Merz**

All of the above are reappointments with the exception of the Police Pension Board. Mr. Merz will be a new member replacing Christopher Tipper who indicated he would be stepping down from the Board.

Additionally, Carol Bean has indicated that she will be stepping down from the Beautification Commission and thus a vacancy will exist. The Mayor and staff are working with the Chairperson for this Commission to identify a replacement which will be on a forth coming agenda.

Staff is also recommending that the Board of Health be dissolved and thus there are no reappointments recommended for this Board. As identified as part of the comprehensive planning process and at the Council's direction, staff is developing a plan for a replacement commission: the Palatine Sustainability Commission. This would be an advisory commission tasked with providing short-term, long-term, and cost-effective goals for the Village of Palatine to become more environmentally sustainable; disseminating technical information relative to the environment and natural resources; and promoting water conservation, walking and biking amenities and the improvement

of air, climate and water quality. With no objection from the Council, staff will be preparing the necessary Code amendments to replace the Board of Health with the new commission over the summer.

The Village Treasurer will continue to be filled by the Village Finance Director Paul Mehring.

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

RECOMMENDATION:
Motion to concur with the Mayor's recommendation.

ACTION REQUIRED:
Motion to approve the appointments/re-appointments.

ATTACHMENTS:

- RES 2024-Reappoint to Boards and Comm

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 appoints/reappoints individuals to several Boards and Commissions.

Planning and Zoning Commission
3-Year Term – Expiring in 2027

- **Tim Schubert**
- **Patrick Noonan**
- **Robert Kolososki**

Beautification Commission
2-Year Term – Expiring in 2026

- **Nathan Etter**
- **Nancy Robinson**

Fire & Police Commission
3-Year Term – Expiring in 2027

- **Robert Falardeau**
- **William Rossi**

Fire Pension Board
2-Year Term - Expiring in 2026

- **James Brandt**

Attachment: RES 2024-Reappoint to Boards and Comm (Reappts. to Boards & Commissions 2024)

Police Pension Board
2-Year Term - Expiring in 2026

- **Andrew Merz**

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 _____, 2024

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

APPROVED by me this _____ day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2024

_____
Village Clerk

Attachment: RES 2024-Reappoint to Boards and Comm (Reappts. to Boards & Commissions 2024)

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 Brad Helms - District 6
Vice Chair Tim Millar - District 1

Business Finance & Budget
Chair Doug Myslinski - District 3
Vice Chair Greg Solberg - District 4

Community & Economic Development
Chair Tim Millar - District 1
Vice Chair Scott Lamerand - District 2

Fire Policy & Community Information
Chair Kollin Kozlowski - District 5
Vice Chair Brad Helms - District 6

Infrastructure & Environment
Chair Greg Solberg - District 4
Vice Chair Kollin Kozlowski - District 5

Police Policy & Code Services
Chair Scott Lamerand - District 2
Vice Chair Doug Myslinski - District 3

The new Committee assignments will be effective May 1, 2024 through April 30, 2025.

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.

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 21 -23, 2024 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2024 Greek Fest on June 21 - 23, 2024.

KEY ISSUES:

- The proposed festival hours are as follows:
  - **Friday, June 21:** 4 - 11 PM (Drive thru 4 - 9 PM)
  - **Saturday, June 22:** 3 - 11 PM (Drive thru 3 - 9 PM)
  - **Sunday, June 23:** Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - **Friday, June 21:** 4 - 11 PM
  - **Saturday, June 22:** 3 - 11 PM
  - **Sunday, June 23:** Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2023 festival. Also, the sound stage has been repositioned to the southeast corner, closer to the building, with the sound facing away from residential areas and toward the golf course.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018. It should be noted they have also eliminated the games area and added a second drive-thru lane to help move traffic more smoothly. Similar to their drive-thru “only” event from 2021.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both of these parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

ALTERNATIVES:
1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:
Staff recommends approval of Greek Fest including the waiver of the sound application

ordinance and the traffic management plan.

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

ATTACHMENTS:

- Greek Fest

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
St. Nectarios GreekFest

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

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
June 21, 22 and 23 of 2024	4-11pm, 3-11pm, 12-10pm	120

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

Describe the event's community and/or cultural benefit

Sharing Greek food, culture and hospitality with our community.

SPONSORING ORGANIZATION INFORMATION

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

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
George Reimnitz	office@stnectariosgoc.org	
Organizer/Coordinator Address	**City**	**Zip**
133 S. Roselle Road	Palatine	60067
Phone Number	**Cell Phone Number**	**Fax Number**
847-358-5170		

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]		
Emergency Contact Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]		

Attachment: Greek Fest (Greek Fest 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 4/3/24

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: Greek Fest (Greek Fest 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event
St. Nectarios GreekFest

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
4pm Friday 6/21	10pm Sunday 6/23

Describe the sound system(s)

Same as previous years

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

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

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

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

Public Parking Lot / Property Intended for "Event"

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

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

Attachment: Greek Fest (Greek Fest 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
St. Nectarios Greek Orthodox Church

Name of Event
St. Nectarios GreekFest

Date(s) of Event
June 21, 22 and 23 of 2024

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

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

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

SIGNATURE

George Reimnitz	Parish Council Representative	04/03/24
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

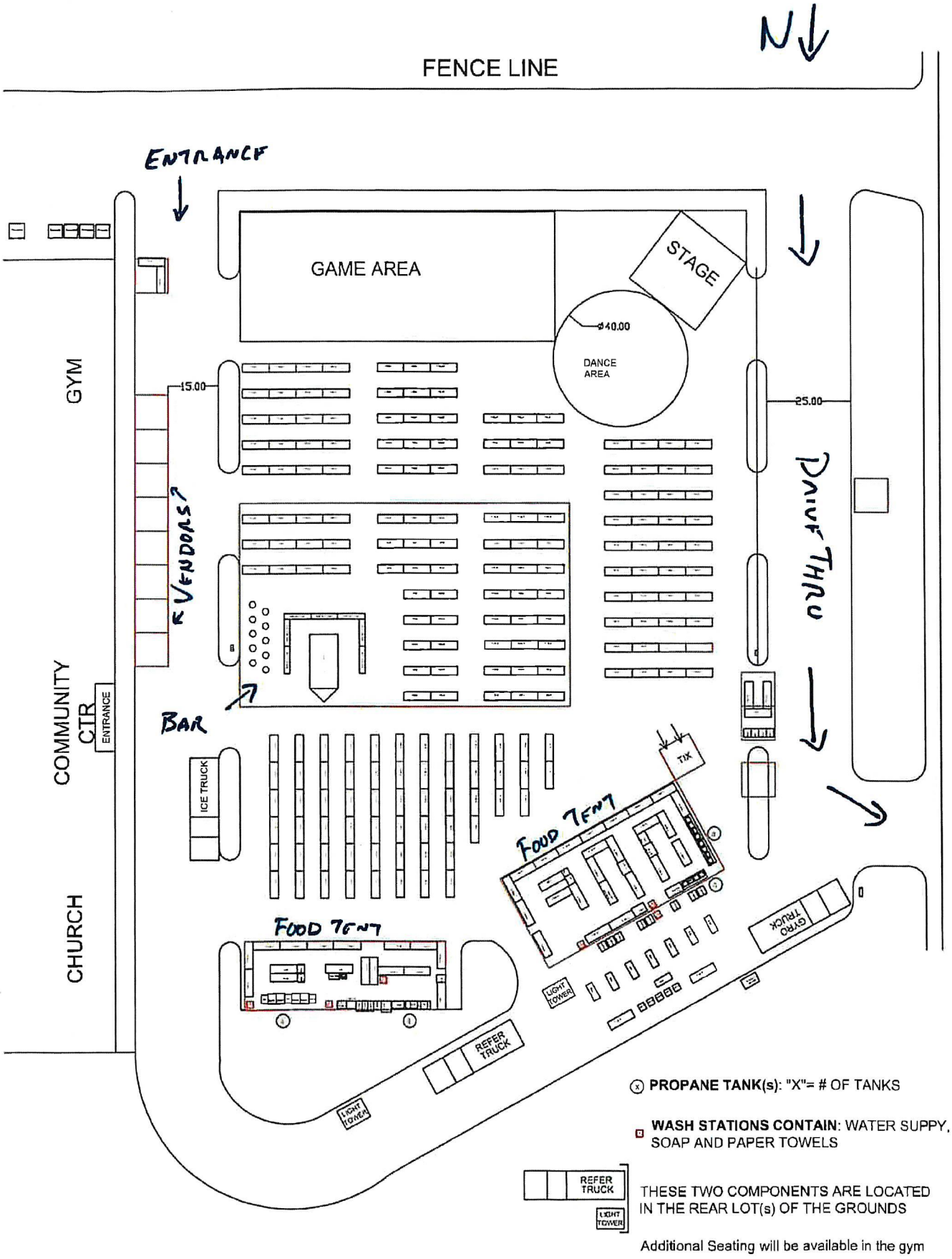
Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

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

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

Attachment: Greek Fest (Greek Fest 2024)

2024



Attachment: Greek Fest (Greek Fest 2024)

Consider a Motion Granting Preliminary Planned Development Approval to Allow a Financial Institution with a Drive-Through at 223 E. Illinois Avenue

BACKGROUND:
The Subject Property, zoned R-1 Single-Family Residential, was annexed into Palatine in 2002. The Petitioner is proposing to construct a new 2-story bank, with a drive-through. Selfreliance Federal Credit Union ("Selfreliance") presently occupies a tenant space at the Ukrainian Youth Center property (136 E. Illinois Avenue), directly northwest of the Subject Property. The proposed location would allow them to vacate the existing tenant space and construct a new building, with a drive-through. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to permit a Financial Institution with a Drive-Through.

KEY ISSUES:
- The proposed 2-story building's first and second floors would total 10,730 square feet (not including a 5,365 square foot basement area for storage). There are 35 parking spaces provided, which accounts for the square footage of the 1st and 2nd floors of the building. The front yard building setback is 54 feet, with proposed side yard setbacks of 34.6' (east) and 33' (west), and 119.5' rear yard setback to the south. As a buffer to the residential properties, landscaped setbacks of 10 feet (west), 6 feet (south), and 11 feet (west) are proposed. Additionally, a 6-foot vinyl fence is proposed on the western side of the lot.
- The Subject Property is located directly south of the Clearbrook facility, directly west of an existing church and parking lot (239 E. Illinois Avenue) and is otherwise surrounded by single-family homes in Palatine and Rolling Meadows.
- The primary site plan shows 2 one-way driveways entering and exiting the property, with the western drive being ingress and the eastern drive being egress. This would allow vehicular traffic to enter the 2 drive-through lanes on the east side of the building. The zoning ordinance requires a minimum of 4 stacking spaces for two lanes or more, which are provided. A formal escape lane is not provided, and Staff notes that there are also turning conflicts with this plan.
- An alternate site plan shows one 2-way drive aisle on the east side of the property, adjacent to the church parking lot. This plan requires that vehicles drive through a series of 90-degree parking spaces and exit the drive-through through the 2-way drive into the property. Staff notes that access for this option must route through conflicting turning movements, with potential conflicts throughout the site.
- Selfreliance currently operates in an 800 square foot office area, without a drive-through. At full capacity, 15 employees are expected. The drive-through anticipates 100 cars/week. Also, the business plan identifies that the site could be used for overflow parking needs for both the church and Ukrainian Center.
- Selfreliance has 3 other locations (Chicago on N. Cumberland Ave, Wheeling on W. Dundee Road, and Bloomingdale on E. Army Trail Rd). In reviewing the other locations, Staff notes that all the other locations appear to be located within decidedly commercial and non-single-family residential areas and uses.
- The proposed building/use and associated drive-through are incompatible with the surrounding single-family residential uses on three sides of the property.

Additionally, the proposed use is inconsistent with the Future Land Use recommendations of the Comprehensive Plan. Finally, the proposed site plan and drive-through layout presents the potential for several turning movement conflicts within the site. Therefore, Staff recommends denial of the proposed commercial use of the property. Prior to the formal submission of the application, Staff was contacted by the Petitioner and expressed concerns about the commercial use of the property and drive-through and impacts on the surrounding properties.

- The City of Rolling Meadows also submitted a letter supporting the Staff recommendation to deny this request, in addition to multiple letters and petitions of objection from the surrounding residents. The letters further cite the land use conflicts with the residential properties and impact to the surrounding uses.

ALTERNATIVES:

1. Approve the Preliminary Planned Development to allow a Financial Institution with a drive-thru at 223 E Illinois Ave.
2. Do not approve the Preliminary Planned Development to allow a Financial Institution with a drive-thru at 223 E Illinois Ave.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 26, 2024.
Residents testifying:	5: Objections to a commercial reuse of this site and impact to the residential properties.
Vote:	The PZC voted unanimously to deny the Preliminary Planned Development and Staff concurs with this recommendation.

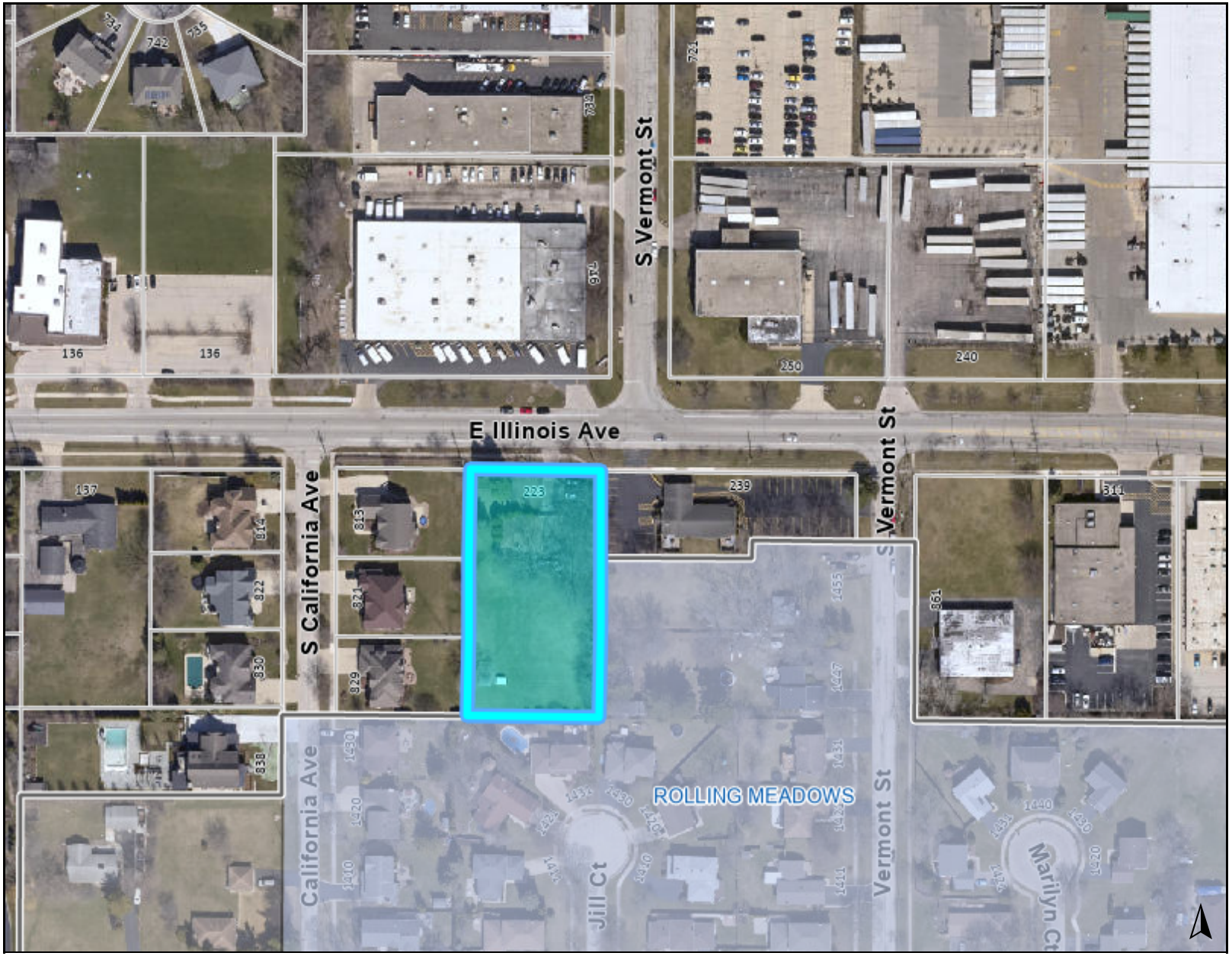
ACTION REQUIRED:

A motion to approve the Preliminary Planned Development for a Financial Institution, with A drive-through, at 223 E Illinois Ave.

ATTACHMENTS:

- Aerial Map
- PPD Recomended Conditions
- EXHIBIT - Concept Elevations
- EXHIBIT - Site Plan - SRFCU Village Council Exh.OPT A_2024-3-28
- City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions
- DRAFT PZC minutes
- PZC materials - 3-26-24

GISConsortium | 223 E. Illinois Avenue



Legend

0 300 600 ft

Print Date: 4/3/2024

Notes

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

Attachment: Aerial Map (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

PPD Recommended Conditions for 223 E. Illinois Avenue

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. A revised landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and should include a significant landscaped buffer area on the west, south, and east sides of the property.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village Engineer and if required a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

Attachment: PPD Recomended Conditions (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



Attachment: EXHIBIT - Concept Elevations (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



Attachment: EXHIBIT - Concept Elevations (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

LAND AREA: 41,720 S.F.

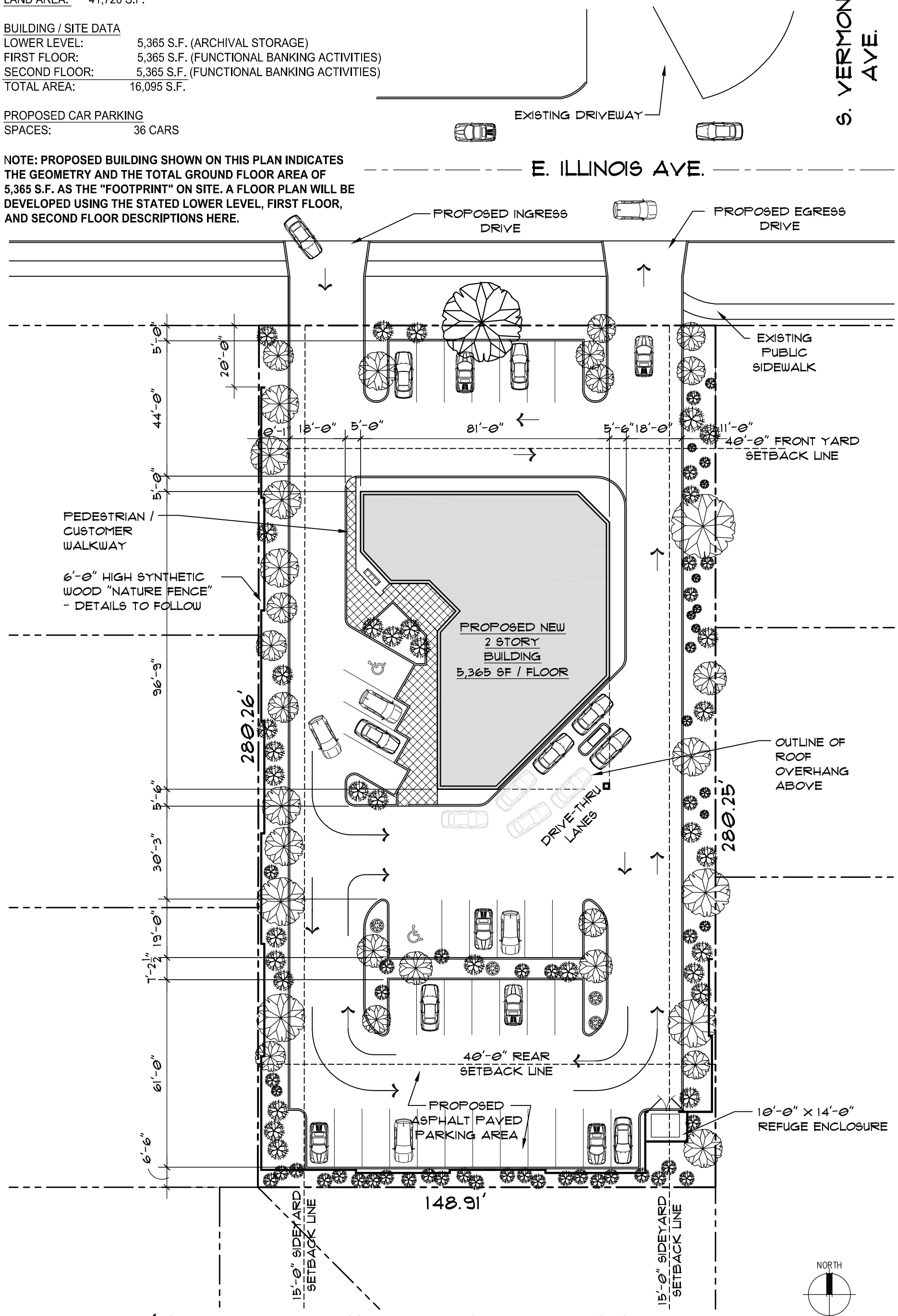
BUILDING / SITE DATA

LOWER LEVEL:	5,365 S.F. (ARCHIVAL STORAGE)
FIRST FLOOR:	5,365 S.F. (FUNCTIONAL BANKING ACTIVITIES)
SECOND FLOOR:	5,365 S.F. (FUNCTIONAL BANKING ACTIVITIES)
TOTAL AREA:	16,095 S.F.

PROPOSED CAR PARKING

SPACES:	36 CARS

NOTE: PROPOSED BUILDING SHOWN ON THIS PLAN INDICATES THE GEOMETRY AND THE TOTAL GROUND FLOOR AREA OF 5,365 S.F. AS THE "FOOTPRINT" ON SITE. A FLOOR PLAN WILL BE DEVELOPED USING THE STATED LOWER LEVEL, FIRST FLOOR, AND SECOND FLOOR DESCRIPTIONS HERE.



MARCH 28, 2024 (CLARIFICATION FOR VILLAGE COUNCIL MEETING - APRIL 8, 2024
MARCH 24, 2024 (REV.) - TWO DRIVEWAY PROPOSAL "A"

NORTH

SCALE: 1" = 30'-0"

Selfreliance Federal Credit Union

PROPOSED SITE PLAN

PROPOSED NEW BANKING FACILITY

SELFRELIANCE FEDERAL CREDIT UNION

223 E. ILLINOIS AVE., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT
1110 N. LAKE SHORE DRIVE, 33 S
CHICAGO, IL 60611
nestor.popowych@gmail.com
312-953-6777

A

Attachment: EXHIBIT - Site Plan - SRFCU Village Council Exh.OPT A_2024-3-28 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

March 20, 2024

Village of Palatine
Village Manager Reid Ottesen
200 E. Wood Street
Palatine, IL. 60067

RE: City of Rolling Meadows Support of Village of Palatine Staff Recommendation to Deny Proposed Planned Development to Permit a Financial Institution with a Drive-Thru at 223 E. Illinois Avenue

Dear Village Manager Ottesen,

The City of Rolling Meadows ("City") has been made aware of a Public Notice pertaining to a Public Hearing to be held before the Village of Palatine Planning and Zoning Commission ("PZC") on Tuesday, March 26, 2024 at 7 PM pertaining to an application for a Preliminary Planned Development to permit a Financial Institution with a Drive-Thru ("Proposed Development") at 223 E. Illinois Avenue ("Subject Property") in the Village of Palatine ("Village"). The City has been made aware of the Village staff recommendation to deny the application for the Proposed Project. This letter serves as an official statement of support by the City of the Village staff recommendation to deny the Proposed Development application.

The Subject Property is located within the Village directly on the border with the City. The Subject Property is directly adjacent to and neighboring single-family residential properties located within the City along California Avenue, Jill Court, and Vermont Street.

Given the location of the Subject Property on the City border with the Village, the City is providing this letter stating its formal support for the Village staff recommendation to deny the Proposed Development given the significant change in use to the Subject Property and a lack of harmony with neighboring residential properties. Allowing this change in use will detrimentally impact the character of this residential neighborhood and cause negative impacts on surrounding residential properties both within the City and the Village. The Proposed Development would bring extensive vehicular traffic and parking within close proximity to the rear lot lines of residential properties causing a reduction in residents' quiet enjoyment of their properties. Allowing for vehicular traffic within close proximity to quiet, suburban single-family residential properties along with the construction of a banking facility is inconsistent with the residential uses which surround the Subject Property. Beyond the impacts to the quality of life that the Proposed Development will have, the Proposed Development may also cause negative impacts to property values for neighboring residential properties due to this proposed significant change in use of the Subject Property.

The City asks that the PZC review this application with scrutiny and take into consideration the surrounding residential uses and the negative impacts the Proposed Development will have on neighboring properties. The City further requests that the PZC adopt findings in support of the Village staff recommendation to deny the Proposed Development.

Please do not hesitate to reach out to me if you have any questions by phone at 847-394-8500 x1001 or via email at sabor@cityrm.org.

Sincerely,

Rob Sabo
City Manager
City of Rolling Meadows

Cc:
City of Rolling Meadows Mayor and City Council
Assistant City Manager/Community Development Director Glen Cole

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Lyn Bremanis

From: Matt Tipperreiter
Sent: Sunday, March 24, 2024 9:34 PM
To: Ben Vyverberg; Lyn Bremanis
Subject: Opposition to 223 E Illinois St - PPD-000009-2024

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

Dear Palatine Planning and Zoning Commission,

My name is Matt Tipperreiter. I reside at 927 S. Benton St and my family are long-time residents. I am unable to attend the Planning and Zoning Meeting on March 26, 2024. Therefore, I am submitting in writing my **FIRM OPPOSITION** to the proposed construction of a bank at 223. E Illinois in Palatine. This is a residential neighborhood and the construction of a financial institution is wholly incompatible with the location. Additional lighting, traffic, noise, and vehicular activity is unacceptable. I very regularly walk through this part of the neighborhood and would feel personally affected by such a change, in addition to my neighbors who would have to live next to it. Placing any kind of commercial structure in this location is, frankly, absurd. **Even the act of requesting such a change in zoning demonstrates an utter lack of care and concern for the neighborhood by the petitioner.**

I am pleased to see that the Palatine staff report recommendation is already to deny the application, and that the City or Rolling Meadows, along with numerous of my neighbors have also signed their opposition. Hopefully the decision here is obvious to formally deny the application.

With Regards,

Matt Tipperreiter

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Neighborhood Petition (PAGE 1 OF 2)

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area.
File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
MARY OFENLOCH	Mary Ofenloch	1430 JILL CT. RM	X
~~T.M. Schmidt~~			
T.M. Schmidt	T.M. Schmidt	1410 JILL CT RM	X
David Schmidt	David Schmidt	1410 Jill Ct RM	X
Michael Smola	Michael Smola	1421 Vermont	X
MARGORZATA GUT	Margorzata Gut	1440 Manilyn Ct	X
Mark Schelfhout	Mark Schelfhout	1420 Manilyn Ct	X
Kevin Whitton	Kevin Whitton	1583 Vermont St.	X
JAMES & LEE	James J. Lee	1585 VERMONT CT.	X
Lisa Motamura	Lisa Motamura	1601 Vermont St	X
JACK MOON	Jack D Moon	4440 DENNY CT.	X
PENNY MOON	Penny Moon	4440 DENNY CT.	X
Aditya Rawat	Aditya Rawat	4431 Denny Ct.	X
ROBERT MCHUGH	Robert McHugh	4451 DENNY CT	X
Chris Lavis	Chris Lavis	4410 Wilmette Ave.	X
Anna Kruk	Anna Kruk	1447 Vermont Dr	X
Miroslaw Kruk	Miroslaw Kruk	1447 VERMONT	X
William L Sadt	William L Sadt	4420 WILMETTE AVE	X
Patricia Ofenloch	Patricia Ofenloch	1430 Jill Ct. RM	X
Gina Mitchell	Gina Mitchell	1431 Vermont St.	X
Mark Mitchell	Mark Mitchell	1431 Vermont	X
Brian Ladeau	Brian Ladeau	1620 VERMONT	X

Circulator: JEFF OFENLOCH
Address: 1430 JILL CT
Phone: [redacted]
E-mail:

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive thru)

Neighborhood Petition PAGE 2 OF 2

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area.
File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
LOREN DOPPELT		115 E WILLE TKE	X
Stephanie Doppelt	Stephanie Doppelt	115 E. Illinois Ave	X
Rob Gilman		79 E Benton Ct	X
Erin Hackman	Erin Hackman	95 E. Benton Ct	X
Adam Hackman		95 E Benton Ct	X
Ed Barbour		96 E Benton Ct	X
JEFF OFFENBACH		1430 JILL CT.	X

Circulator: JEFF OFFENBACH
Address: 1430 JILL CT.
Phone: [redacted]
E-mail:

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Neighborhood Petition

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area.
File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
MOHAMMED ABDUL-GAFFOOR		1455 VERMONT ST ROLLING MEADOWS, IL 60008	AG
Sandip Patel		813 S. California Ave	Agree
SNEHA PATEL		813 S California Ave	Agree
Alain Nidy		4450 Wilmette Ave	Agree
LINDA STRAUB		1410 CALIFORNIA AVE	Agree
Janet Olsen	Janet Olsen	192E. Wilmette Ave Palatine, IL 60067	Agree
JAMES LEWANDOWSKI		1430 CALIFORNIA AVE ROLLING MEADOWS IL 60008	AGREE
Nancy Lewandowski	Nancy Lewandowski	1430 California Rolling Meadows	agree
D J. MORRIS		4561 WILMETTE AVE ROLLING MEADOWS	AGREE
Quinn Chism		179 E Wilmette Ave Palatine IL	Agree
Lynette Chism		179 E. Wilmette PAL Ave	Agree
Dale Chism		3602 Brookwood Dr RM	agree
PHIL HEGGE		4501 PAINE CT RM	AGREE
SNEHAL SHAH		822 S CALIFORNIA PAL	AGREE
Nidhi Shah		"	Agree
Ranjan K Shah		"	Agree
K-R-Shah		"	Agree
ERNIE. KOENIG		830 S. CALIFORNIA PAL	Agree
SANDI Koenig	SKoenig	830 S. California PAL	Agree

Circulator: Jim & Nancy Lewandowski
Address: 1430 California Ave Rolling Meadows IL 60008
Phone: [redacted]
E-mail:

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive thru)

Neighborhood Petition

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area.
File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
Young Yoon		821 S California Ave PAL	Agree
Mahyun Kim		11 PAL	Agree
HANNA YOON		821 S CALIFORNIA AVE. PALATINE, IL 60067	AGREE
Linda Yoon		821 S California Ave palatine, IL 60067	Agree
Yun Ho		821 S California Ave Palatine, IL 60067	Agree
Andy Yoon		821 S California Ave Palatine, IL 60067	Agree

Circulator: Jim & Nancy Lewandowski
Address: 1430 California Ave Rolling Meadows IL 60008
Phone: [redacted]
E-mail:

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive-thru) (223 E Illinois Ave - Attachment: Objection Letters and Petitions

Neighborhood Petition

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area. **File No. PPD-000009-2024.**

Name (Print)	Name (Signature)	Address	Agree
John Sauer		4431 Wilmette Ave	✓
David Meyer		4491 Wilmette Ave	✓
Christoph Boehm		4440 Wilmette Ave	✓
Ilene Rafelski		1411 Jill Court	✓
David Thomsen		4435 Wilmette	✓
Kathy Callard	Kathy Callard	1421 Jill Ct. RM	✓
TOM CALLARD		1421 JILL CT. RM	✓
Karl Scharman		4421 Wilmette Ave RM	✓
Donna Scharman		4421 Wilmette Ave RM	✓
Paul Carmody		1420 Jill Ct	✓
GINA CARMody		1420 Jill Ct	✓
Tiffany Heinlein		1431 Jill Ct	✓
Luca Boscolo		1431 Jill Ct	✓
Matteo Boscolo		1431 Jill Ct	✓
Marco Boscolo		1431 Jill Ct	✓
	NANCY THOMSEN	4435 Wilmette	✓

Circulator: TOM + KATHY CALLARD
Address: 1421 JILL CT. RM
Phone: [redacted]
E-mail: [redacted]

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive thru)

Date: 3/15/24

Hi Lyn,

I have recently received certified mail for a proposed development at 223 E. Illinois St., Palatine, IL (File # PPD - 000009-2024).

My name is Sandip Patel and I am an owner of **813 S. California Ave., IL 60067**. I have been living at this location for almost 22+ years and I am planning to continue living in our town. I have recently received certified mail for a proposed development at 223 E. Illinois St., Palatine, IL (File # PPD - 000009-2024).

In regard to the above proposed development, I **am not in favor of this proposed development and I am objecting to this development due to the lots of concerns related to this plan**.

1. Safety:

A. Your home is being watched by every patron who accesses the facilities and you just don't know who is out there and you can't keep calling public safety.

B. The proposed development brings concerns related to criminal activities, unnecessary extra hangout places in the residential neighborhood 24x7x365.

C. Safety of the children and adults with intellectual/developmental and disabilities just across from the proposed development at Clearbrook facility..

D. Nobody is watching the facilities and keeping an eye on it overnight. Camera can provide only so much security and it's not there to protect the neighbors.

2. Privacy:

This development does nothing but inviting all the outsiders into our Kitchen, Dining room and Bedrooms. Practically, you can't have any type of privacy and live your life freely as there is always someone watching in your backyard. Also, no fencing or greenery can give you privacy and peace in your day to day life with this change. **This is a recipe for ruining our livelihood and neighborhood**.

3. Traffic:

Already, there is traffic congested in the morning and evening on weekdays in the area and on weekends many times there is car parking overflowing into the neighborhood streets due to activities at the Ukrainian center. Adding this development will make the situation worse from a traffic perspective.

4. Lighting :

Overnight 24/7/365 lighting in the parking lot which will now prohibit residents from opening the curtains year round and windows of their home in the summer nights.

5. Property Values impact:

I also think the proposed development will drive down the property values in the area. And potentially will impact our taxes negatively because it is a part of the nonprofit organizations.

6. Current Zoning:

Last but not least this is a Residential zone and in the middle of the Residential area someone wants to build a financial institution / Credit union. Is this really a good use of valuable land in our town?

Bottomline, I am **objecting to this proposed development at 223 E. Illinois St; Palatine, IL** and I hope our planning and zoning committee seriously thinks about this proposed development and makes the right decision for our neighborhood, community and city.

Thank You for allowing me to express my concerns related to this development.

Regards,

Sandip Patel

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Hello and thank you for allowing me some time to share my feelings. My name is Frank Anzalone, I am a very proud resident of Palatine for over 20 years and a previous resident of Mount Prospect and Arlington Heights for over 20 years. The home where my family and I reside is at 829 California Avenue in Palatine, directly in line with the proposed development. Throughout my life, I've not only established myself as a local businessman currently with multiple businesses in Arlington Heights, Round Lake Beach and Chicago, I've previously owned businesses in Buffalo Grove, Downers Grove, Elgin and Schaumburg. I have proven myself to be someone deeply committed to upholding the integrity of any community I've lived in and operated businesses in. I have always respected existing zoning laws and local ordinances, ensuring that my businesses contribute positively without disturbing the rights or peace of others.

However, I find myself facing an unprecedented challenge – one that I can only describe as the most aggressive & inconsiderate attempt at disruption I've ever encountered. A brief walk on the grounds of the residential premises would have and should have highlighted to any prospective buyers that aiming to alter its character would unmistakably and disrespectfully be disruptive to the immediate community and surrounding properties in a multitude of ways. It is disheartening to witness such disregard for the principles that hold our community together with the presentation of a development such as this.

As I stand before you today, I do so not only as an individual seeking resolution, but as a representative of the values we hold dear in Palatine. I urge you to consider the implications of allowing such disruptions to a serene peaceful neighborhood community and uphold the standards that have served us well for so many years.

Thank you for your attention and consideration.

Introduction:

While Selfreliance Federal Credit Union has a history in Palatine, the proposal fails to acknowledge the potential negative impacts of introducing a commercial entity into a residential area south of Illinois Street.

Existing operation:

The desired relocation of the branch established years ago does not justify expanding further into a residential area. The growth in membership should not supersede the need to respect the existing zoning laws and the character of the neighborhood.

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

The plans show that the reasoning behind the proposed expansion extends well beyond meeting the banking needs of church-goers and involves use of a large parking lot during non normal business hours for its Sunday services as well as the facility accommodating meetings and other non-banking activities, not to mention any non-specified uses like classes or parties, without any constraints to time of day or types of activities.

New proposed operation and functionality:

The plan to construct a 15,000 square foot two-story building with a drive-thru facility and a brightly lit parking for 35 cars raises concerns about increased traffic congestion, noise pollution, bolden visual intrusion, safety concerns and diminished property values into the residential area. While the provision of member service areas and drive-thru services is understandable from a business perspective, their placement within a residential zone is inappropriate and disruptive to the community.
Moreover, the assertion that the credit union aims to serve nearby church-goers conveniently seems dubious, as the necessity for church-goers to walk to the bank is questionable. This raises concerns that the proposal may serve purposes well beyond the scope of banking which will have additional disruptive effect on the neighboring community. There are no time or traffic constraints and having an over 15,000 square feet of useable space and a brightly lit parking lot for 35 cars horse shoeing the backyards of neighborhood of homes is completely offensive and disruptive to the surrounding homes and the residential neighborhood.

Effect on the neighborhood:

The credit union's referencing of the mere presence of a having a commercial building across the street adjoining a non intrusive distanced commercial area well north of the residential area does not justify expanding further commercial activity across the street into the residential area. The impact on residents must be the primary consideration.
Supposedly careful design measures like a fence and some shrubbery cannot fully mitigate the disruption caused by introducing a commercial entity into a residential area especially when tying it to a facility across and down the street.

Instead of attempting to shoehorn into a residential neighborhood, the credit union should explore the plentiful alternative Palatine locations that are within commercial zones for its operations. If their concern is a parking lot maybe they can negotiate an agreement with one of many of the commercial properties north of Illinois and far away from any residents but yet still in the proximity of their church as opposed to literally using the backyard of what is currently a residential home surrounded by almost a dozen other residential homes, backing to an entirely residential neighborhood, as a parking lot. A far cry from what is now an enjoyably serene residential environment.

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Serving existing members of a nearby church should not come at the expense of disrupting the lives of nearby residents. On Hicks road there is a new church facility that was just built that disrupted no one and is serving the needs of their members. Considering the commercial nature of the credit union's operations, it would be more appropriate and lucrative for them to secure prime visible property in commercial zones rather than relying on re zoning in a quiet residential area for what seems to be more so an extension of their church facility which would most certainly create a back and forth havoc and a complete disruption of the area.
The proposal's claim of serving church-goers credit union needs appears to be a pretext for expanding activities beyond banking, aggressively utilizing the facility thereby having an unfair negative effect on the residents by having unrestricted noise, traffic, safety and visual disturbance in the residential neighborhood of the proposed development.

Parking:

While parking availability is important, the proposal to use credit union parking for overflow from the church and youth association events only adds to the burden on the residential area.

The inherent design requirement for lighting a 35 car parking lot in a horseshoe configuration around the surrounding homes inevitably leads to the creation of a luminous perimeter. This illumination will result in an intrusive and unacceptable level of light pollution

Noise and Traffic Concerns:

The operation of a drive-through facility, as proposed by the credit union, will also inevitably lead to increased traffic congestion, noise pollution, and disturbances for nearby residents. Potential issues include the sound of car engines, horns, and intercom systems. In addition to the negative impact utilizing the facility as a venue for the specified and yet unspecified multitude of events tied to the Sunday church services as well as week day and weeknight activities. These disturbances will significantly detract from the quality of life for residents.

Decline in Property Values:

The introduction of a large-scale commercial development, such as a two-story credit union with a significant parking lot, into a predominantly residential neighborhood will lead to a decline in property values for nearby homes.
Residential buyers typically prioritize living in quiet, aesthetically pleasing neighborhoods with minimal commercial activity. The introduction of a commercial development with a utilitarian

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

design aesthetic embedded and encroaching into the backyards of multiple homes will detract from the overall visual appeal of the area, further diminishing property values.
Residential buyers often seek out neighborhoods with well-maintained homes, serene backyard environments and attractive streetscapes.

Kingdom Hall

It is crucial to note that while the referenced single story Kingdom Hall facility may also be located nearby, the depth and layout of their facility differs drastically and significantly from the proposed credit union facility.
The depth of the proposed credit union facility, including the building and parking lot, extends a substantial 280 feet into the neighborhood. This depth, combined with a two-story facility and a large lighted parking lot, immerses the project deep into the residential neighborhood.
In contrast, the one story Kingdom Hall facility has a significantly smaller building footprint of approximately 2,000 square feet, an entire land depth of 90 feet, is a corner lot bordering a commercial zone to the east, has a much less intensive use of space and whose parking lot runs along Illinois thereby easily and respectfully minimizing its impact on any nearby homes.
Furthermore, the building setback alone of the proposed credit union almost exceeds the entire 90 ft depth of Kingdom Hall's entire property, further highlighting the extent to which the credit union project encroaches into the residential area.
The sheer size and scale of the proposed 15,000 square foot credit union project make it a disproportionate addition to the neighborhood, raising concerns about its compatibility with the residential character of the area.

Perception of Safety and Security:

The presence of a 15,000 square foot multi use facility, particularly one that operates outside of typical business hours can raise concerns about safety and security among residents.
Increased traffic flow, late-night activity, and the influx of unfamiliar individuals can create an atmosphere of uncertainty and discomfort for residents, impacting their perception of the neighborhood as a safe and secure place to live.

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

In Conclusion

The proposal to relocate Selfreliance Federal Credit Union into a residential area presents a multitude of concerns about its potential adverse effects on the community. Despite claims of enhancing services for church-goers and expanding membership, the plan disregards existing zoning regulations and threatens to disrupt the serene visual integrity of the surrounding residential area tarnishing the very fabric of the neighborhood.

I have attached backyard photos of our home at 829 California Ave in Palatine for your review.

I would respectfully ask if you and/or other key individuals involved in this decision could take a brief visit to the property in question and walk the grounds so as to observe firsthand the adverse effects and significant intrusion an undertaking such as this would have.

I kindly thank you for your time

Frank Anzalone

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

March 17, 2024

Mr. Alex Bradshaw, Planner,
Planning and Zoning
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Dear Mr. Bradshaw:

I received a certified letter from Selfreliance and I reject their desire to rezone land they have purchased, converting it from residential to commercial:

There are numerous sites which are already zoned as commercial in the greater Palatine/Rolling Meadows/Arlington Heights area which are vacant.

1. Chase Bank on Kirchoff Road in downtown Rolling Meadows has been vacant and has existing infrastructure for a bank and existing drive thru lanes, located in a strip mall
2. Euclid Avenue near Salt Creek Drive, near the former Arlington Park Racetrack also has vacant land in an area zoned commercial

*Most of the surrounding area, and the vast majority of Illinois Avenue is zoned residential, with single family houses lining the majority of the street.

*There is a desire and a need for more residential housing in this area due to the excellent schools in District 15, Elementary and Junior High Schools, as well as William Fremd High School in District 211

*Is Selfreliance an entity which is considered to hold tax exempt status, and/or will the organization be given tax breaks?
If so, more of a tax burden would be placed on local residents because this project will not pay its share of property taxes, as would single family homes.

*Homeowners property values will be diminished, up to 20%.

*Selfrelliance is an entity which is exclusionary, as its services are not available to the entire community.

*Excessive vehicular traffic is already witnessed in our residential neighborhood as traffic uses California Ave and Wilmette Avenue as a cut through between Hicks Road and Plum Grove Road.
Building a large commercial structure on Illinois with access to California Ave to the West and Vermont Avenue to the East, will create even more dangerous and frequent traffic in a quiet residential area.

*Environmental impact is negative as the lots are currently mostly grass and meadow land, and converting these areas to all concrete will create considerable flooding risk.

Thank you.

Linda Straub
1410 CALIFORNIA AVE
ROLLING MEADOWS IL 60008

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PDD Credit Union w drive thru)

Lyn Bremanis

From:
Sent: Monday, March 18, 2024 6:30 PM
To: Lyn Bremanis
Subject: Public Hearing 223 E Illinois Ave

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

Dear Lynn

We just found out about a proposed Credit Union to be located at 223 E Illinois Ave.

We live about 1 block from there and have lived in my RESIDENCIAL neighborhood home here for 24 years.

We are absolutely against having a commercial credit union located in our neighborhood. We don't mind the churches but to have a bank institution is outrageous.

My wife and I are long time residents of Palatine,33 years, and am in favor of updating and improving Palatine where it makes sense. BUT putting a Credit Union in a residential area does not. Especially since it would only be open to members of the Ukrainian Church..

Please vote NO on this on our behalf

Thank you

Loren and Stephanie Doppelt

Loren and Stehanie Doppelt
115 E Wilmette Ave
Palatine, IL 60067

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Lyn Bremanis

From: David Schmidt
Sent: Monday, March 18, 2024 4:38 PM
To: Lyn Bremanis
Subject: 223 E Illinois Ave Proposal

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

Ms. Bremanis,
My concerns in this letter to you is the Proposed Site Plan at 223 E Illinois Ave Palatine.
The size and scope of this project is intrusive and contrary to the zoning laws in place.
The zoning rules are put into place for protection from issues like we have here.
This proposal, if goes thru, will negatively impact the quality of life of a single family home of more than 15 of my close neighbors.

We oppose this.
David & Therese Schmidt
1410 Jill Court
Rolling Meadows, Illinois 60008

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - [illegible] Objection Letters and Petitions (223 E Illinois Ave - BBD Credit Union w drive-thru)

March 18, 2024

Village of Palatine
Planning and Zoning
200 East Wood St.
Palatine, IL 60067

RE: Public Hearing: 223 E. Illinois Avenue
File No. PPD-000009-2024

Dear Members of the Palatine Zoning Commission:

We are strongly opposed to the proposal of Selfreliance requesting to rezone the residential property located on 223 E. Illinois Ave, Palatine, IL for several reasons. My family lives in the Palatine township and Palatine Park District area. We have lived in this quiet residential neighborhood for over 40 years. It is a wonderful, aesthetically pleasing, and friendly community based RESIDENTIAL community.

What Selfreliance is proposing is absolutely horrendous! A two story building with over 16,000 square feet, surrounded by a massive parking lot of at least 35 parking spaces screams COMMERCIAL! What other properties, zoned appropriately, have also been considered? There is the industrial/commercial park, right here in Palatine, north of Illinois Ave. There are so many spaces on Northwest Hwy in Palatine. There is a new 2.5 acre lot on Euclid Rd. in Arlington Heights near the old race track that would serve the needs Selfreliance wants. It seems to reason, that residential property is less expensive and Selfreliance is more concerned about their pockets rather than the negative and harmful impact it would create on their neighbors.

How would it impact the neighbors? It will most definitely lower the value of the immediate homes. Selfreliance's personal institutional gain will be the financial loss of many private citizens who have worked so hard to create a beautiful home. The monstrosity of a huge glaring building and parking lot will be aesthetically unpleasing. This will back up to my home, as well as my neighbors' homes. I will now be looking at a commercial structure with glaring lights rather than a peaceful residential structure!

The car parking would come right up to the existing homes! Potential working vehicles such as snowplows, mowers, etc would become fixtures that we would be forced to look at. Would there be a garage for these eyesores or would these vehicles and equipment be parked right up to the fence lines of our homes? Additionally, where would the dumpsters be located? With all the anticipated activities, the garbage generated would attract flies, rodents, raccoons, skunks and other wildlife. Inevitably, this would create mice issues for all the neighboring homes.

Our privacy would also be impacted. The lighting would be on at all hours! The noise pollution generated from the HVAC systems, cars pulling in and out, beeping of cars opening and closing, etc. would be ongoing. This "credit union" would be a self serving "community hub" of activity

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive-thru) (223 E Illinois Ave - Objection Letter and Petitions)

of all hours creating chaos and grievance to the neighborhood. We cannot and will not stand for this!What are the hours of operation of this facility going to be? How will it actually be used? Will there be events, parties, etc. well into the evening? Will there be music, noise and chaos that we will be subjected to on a regular and ongoing basis?
The "community hub" being referred to is self serving. This is an insult to the existing residential community which would be negatively impacted. The hub is in reality a member based community that is exclusive to only their membership, NOT the community at large. Yet, they feel it is okay to take over our neighborhood. Where will it end?

This residential property is prime property. Many people are wanting to buy, build, move to, etc. property in the Fremd school system. Yet, Selfreliance is wanting to eliminate this piece of residential property. Selfreliance feels this area is in transition. The area is NOT in transition. What is in transition is their own growing subcommunity. While I can appreciate their growth and need for expansion, I feel they must follow the zoning regulations to achieve their needs. They need to find commercial zoned property for their commercial business and thus pay the commercial fees for their commercial gains!

The business plan submitted by "Selfreliance" when read carefully was very much "Selfserving." There were many topics not addressed. Was there an environmental impact study done regarding removing all the grass and soil and filling it with asphalt. What other studies weren't done. Was there a noise pollution or light pollution study done? What are the financial figures of the property values and how they would change? How would this impact our taxes?

The traffic generated by this organization is getting more congested. With this proposal, the traffic will only further increase. Has there been a traffic study done? Perhaps this organization has outgrown themselves and needs to find more adequate solutions and relocate in a more appropriate area.

In summary, we do not want this rezoning to go through! We adamantly oppose it. We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community and vote NO to rezone this property.

Thank you for your time.

Respectfully,
Kathy Callard
Thomas K. Callard

Tom and Kathy Callard
1421 Jill Ct.
Rolling Meadows, IL 60008

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -





Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Village of Palatine
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

March 18, 2024

SUBJECT: File# : PPD-000009-2024 223 E. Illinois Ave.

Dear Palatine Planning and Zoning Board,

Our property adjoins the southwest corner of the property in question. We would be negatively affected in a dramatic way by this development. Listed below are the reasons that we unequivocally object to the proposal submitted by Selfreliance Federal Credit Union:

- The property in question is currently zoned residential and was designated as such by the village of Palatine when the neighborhood was originally planned. The property borders Rolling Meadows residential properties which were also part of the original residential neighborhood plan. The exception is the Kingdom Hall, which has a Special Use classification, has experienced little to no growth of the past 35 years, and has MINIMAL IMPACT with regard to activity, traffic, and noise pollution. The Kingdom Hall is also a single story place of worship with **no** parking lot overhead lights.

- All of the property on the south side of Illinois from Vermont Street west to Plum Grove Rd. is designated residential with the exception of Kingdom Hall. If this proposal is allowed, what's next? More residential yielding to commercial? The Selfreliance proposal states that "across the street stands a commercial building indicating mixed-use environment within the vicinity". This statement could not be more misleading. The building cited is single story and houses Clearbrook – another establishment that has MINIMAL IMPACT on the residential community. In fact, it is our understanding that Clearbrook is going to move their bus parking to the north side of the building which will lessen the impact even further. Comparatively, the activities at the Ukranian Church and Selfreliance Community building and grounds are growing exponentially. In fact, the large increase in activity is already starting to have a negative affect on our residential community with the amount of functions generating auto traffic, foot traffic, and parking nightmares. It is time to redirect the increase in activity to a more suitable commercial property, not increase the negative impact on the surrounding residential area.

- ***This proposal would have a severely negative effect on the quality of life and property values of the surrounding residential properties.*** Traffic through the residential neighborhoods, traffic noise and activity noise pollution, as well as lighting pollution are all inevitable with this plan. Were there any impact studies done, such as a traffic, noise, or light impact? If not, why not? If Selfreliance is so dedicated to "community engagement" why did they not consult with the local residents in the area about the plan BEFORE they purchased the land? We know why. Because they put themselves in our place and realized what a negative effect it would have and that we would never support it. And if they lived here, they would not support it either!

- Why are the hours of operation not listed? Where is the lighting plan?

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

- Are there intentions to designate this property as "Special Use" in association with the Ukrainian Church and existing community center. Do they intend to remove this property from being taxed?

- Were other sites considered? If not, why not? Obviously purchasing residential property and then trying to rezone is much more cost efficient for Selfreliance. However, it appears they are completely careless with regard to the negative impacts of their plan on the residential community. Their plan is ruthless and completely irresponsible.

- We not only reject this plan, we will reject any modifications to the plan, or any further attempts to designate this property as anything but single family residential. The quality of our long-standing neighborhood is dependent on the current residential designations remaining intact.

- This plan makes no sense with regard to the claim that the "proposed development will enrich the local landscape and be a valuable asset to residents and businesses". It does just the opposite!

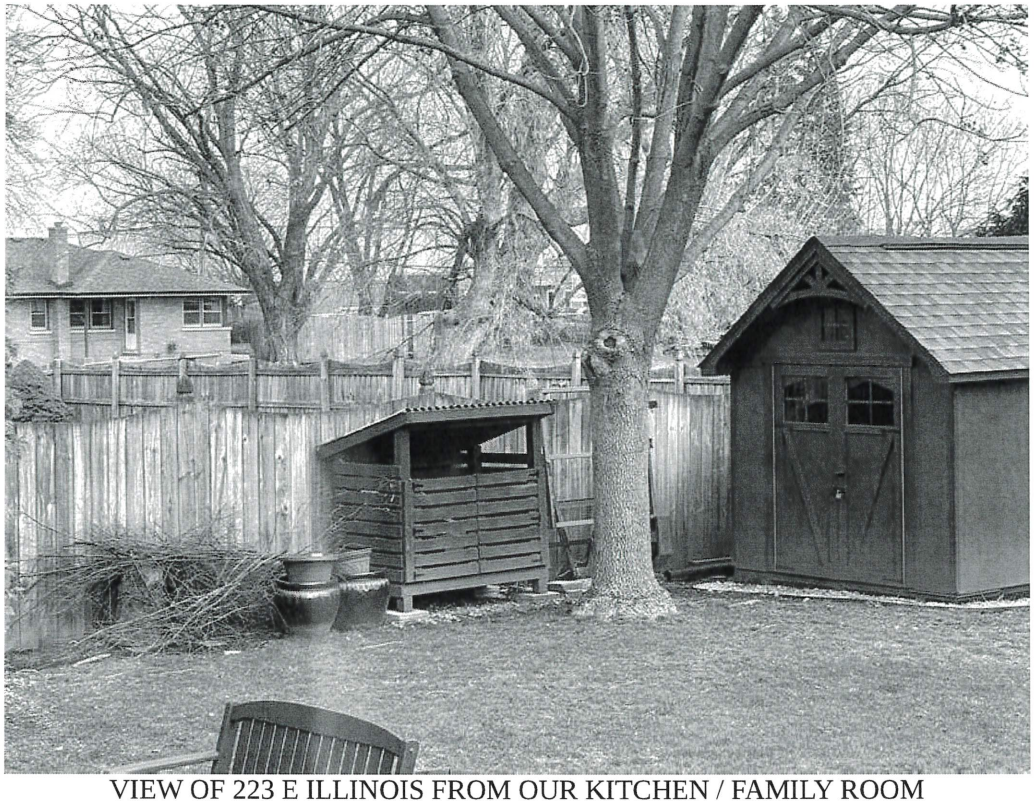
Thank you for your consideration to block this very disrespectful and disturbing proposal.
Please vote NO on the proposal to the zoning change and development plan of Selfreliance Federal Credit Union.

Sincerely,

Jim & Nancy Lewandowski
1430 California Ave
Rolling Meadows, IL 60008

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

JIM & NANCY LEWANDOWSKI 1430 CALIFORNIA AVE. VIEWS OF 223 E. ILLINOIS PROPERTY



VIEW OF 223 E ILLINOIS FROM OUR KITCHEN / FAMILY ROOM



VIEW OF 223 E ILLINOIS FROM OUR 2ND FLOOR OFFICE

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -



VIEW OF 223 E ILLINOIS FROM OUR 2ND FLOOR MASTER BEDROOM

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PDF Credit Union w drive-thru)

To Lyn Bremanis,

We, the great neighbors of this quiet neighborhood are responding to the proposal of a Financial Institution with a Drive-Thru.

This cannot move forward! All the neighbors are in agreement!

Looking at the proposed drawings that you forward. This is going to be an Eye Sore in the neighborhood.

There are so many concerns:

Why?

Why go ahead and tear down a house where a great family could raise their family, go to great schools, have great opportunities like my son and daughter were raised has have and still has. (Grandson) Enjoy the Palatine Park District activities. This is a great home for family and memories to make. This house is Zone Residential. It was built in 1958. It is a one-story brick sound house. The inside of the house needs TLC. Which a young family can do with great results. The less than an acre lot makes this a great home.

When we heard:

And when more and more neighbors found out what was proposed, they were sick and very upset and still are angrier than ever. Why was this even proposed? How did this even get this far? This is a Single-Family Zone Residential and it has always been. There are homes that make up this beautiful area. And this is one of them.

Reasons why we the neighbors Do Not want this move forward:

We don't want to have a two-story building built with a lower-level totaling over 16,000 Square feet. The footprint of this proposed building alone is very large. And not including the overhangs of the building and the extended drive-thru roof. The 35 plus Parking Spaces are for what? The whole area is asphalt, curbs, etc. The parking spaces go within 6'0 (Back of curb) at the south lot line. Where there is a beautifully built home. The elevation of this home and others are higher than this property which overlooks this residential property. Oh, they mention they would be installing a 38'0" of fence 6'0" tall on the east side of the property, but the lot is 280.25' in depth and 148'0" wide. (Why?) The traffic that will be created coming into this area will be immensely more. The cars/ trucks will be coming into this area will be all daylong and at night with headlights on and making **Noise.** Starting up of their cars and trucks. Locking their car alarms, alarms mistaking going off. And there will be people hanging around in the parking lot. Not caring about others. Drawing shows speed bumps are they assuming that there will be fast moving cars? The parking lights will be on all night and during darker days during the day. Lights on the building, lights on at the drive-thru. Lights coming from inside of the building. It will be lit up all the time.

Is this a have a Flat or Gable Roof? We did not see where the mechanicals would be installed. Is there an area on the roof that will have roofs and fencing to hide the equipment. (Large Air Handlers, Exhaust Fans, Cooling Units, etc.) **This definitely will make this two story look even**

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

taller! Are there mechanical units getting installed at ground level. Is there a Backup generator being installed? Testing on this unit have weekly start-ups.

The lot to the East of 223 E. Illinois Avenue was also bought by the same people. The address is 1455 Vermont Street. This lot backs up to 223 E. Illinois. The house that was on this property has already been torn down. What their plans for this lot? More parking spaces, driveway/ street to enter 223 E. Illinois site? This has a Rolling Meadows Adress. Are they waiting to see if they can get 223 E. Illinois passed first?

We can go on and on with why this should Not be built in our neighborhood.

In Conclusion:

With the items mentioned above, We (All neighbors) In this great community of Residents Rolling Meadows and Palatine all agree that the Palatine Department of Planning and Zoning should **reject** this proposal and keep the Single-Family Zone Resindential Single Family House. Get a young family to buy the House and raise a family like all the people in this neighborhood have and will and enjoy the activities that are available all around for kids. Walking, riding bikes, (Bike Trails) Taking their kids and dogs for walks on and around Illinois Avenue. Let us all enjoy are Neighborhood for years to come.

Vote No!

Thank You

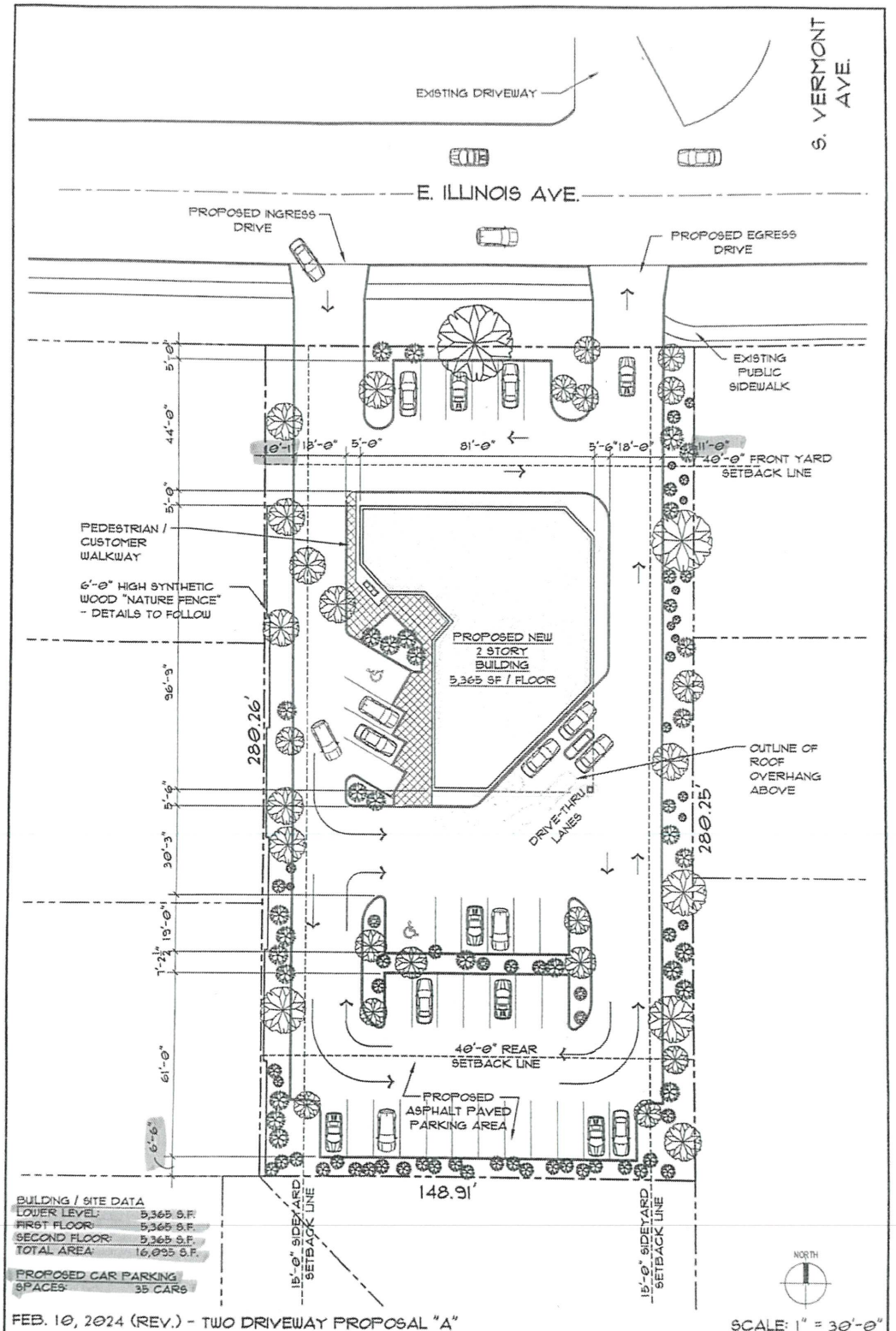
Mary & Jeff Ofenloch and Family

1430 Jill Ct.

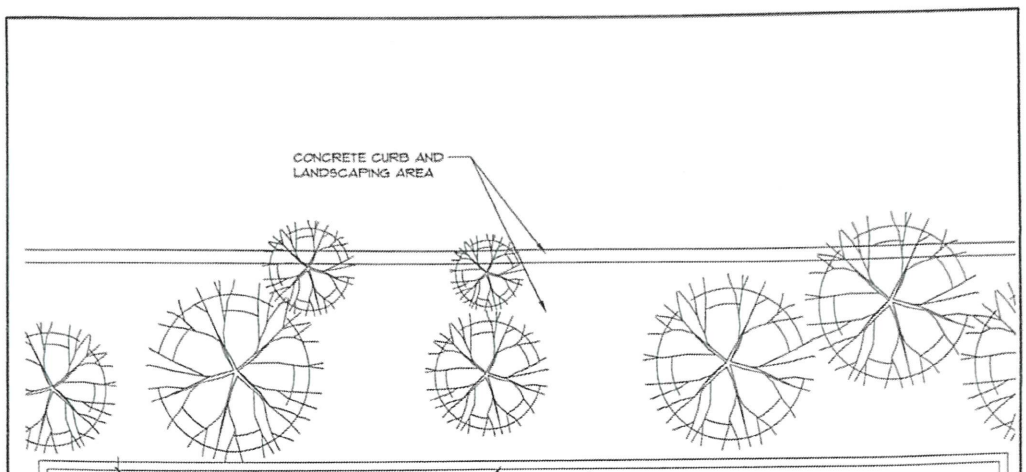
Rolling Meadows Illinois 60008

And yes we are an Palatine Resident

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - RBD Credit Union w drive thru)

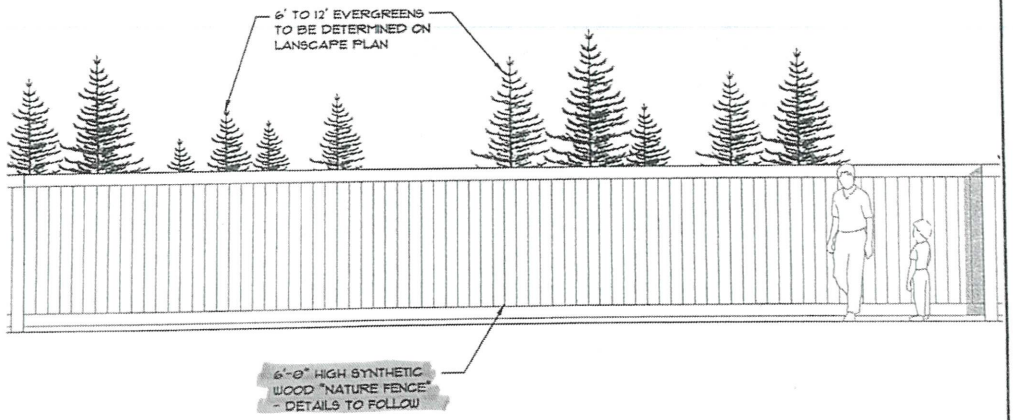


Attachment: Objection Letters and Petitions (223 E Illinois Ave - PDD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -



PARTIAL PLAN

NORTH



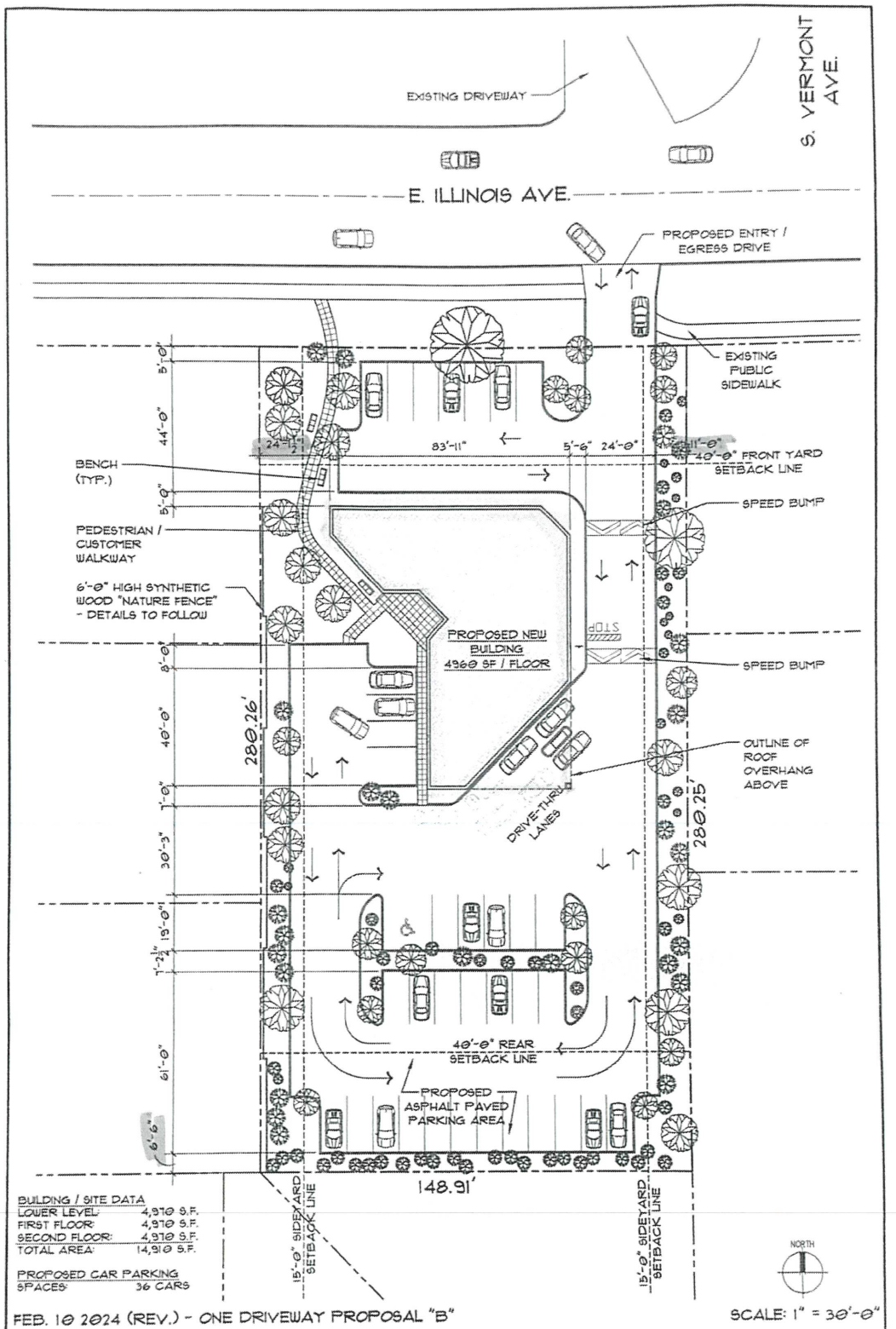
LOOKING EAST FROM
RESIDENTIAL NEIGHBORS

FEB. 10, 2024

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

Selfreliance Federal Credit Union	PARTIAL FENCE PLAN / ELEVATION PROPOSED NEW BANKING FACILITY SELFRELIANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, AIA ARCHITECT 1119 N. LAKE SHORE DRIVE, 33 B CHICAGO, IL 60611 nestor.popowych@gmail.com 312-559-9771	1

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -



Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

VERMONT HOUSES









CALIFORNIA HOUSES



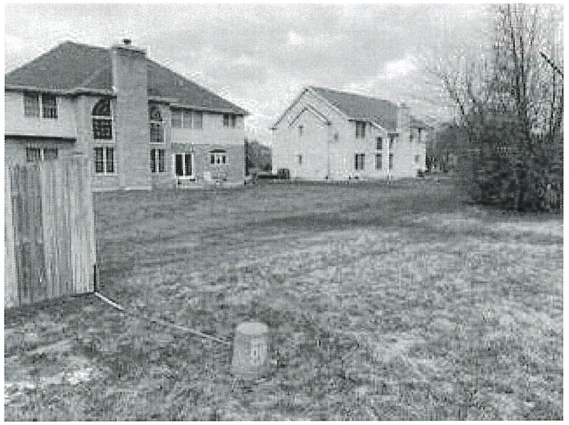


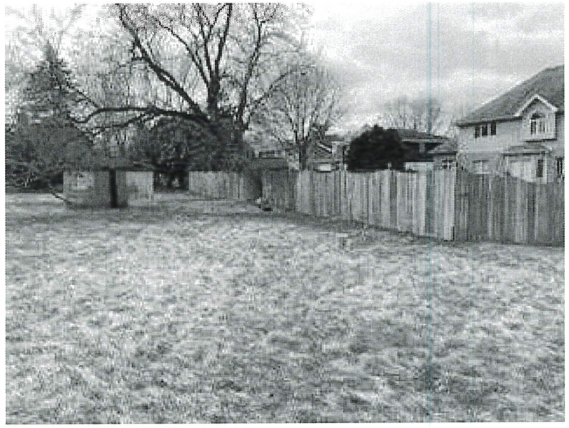


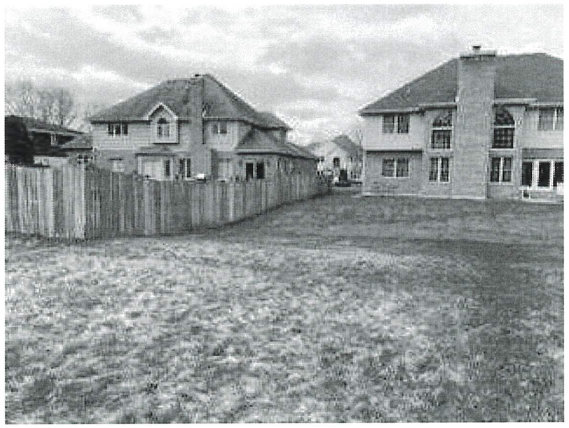


CALIFORNIA HOUSES









Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

RESIDENTIAL HOMES









RESIDENTIAL HOMES









RESIDENTIAL HOMES









RESIDENTIAL HOMES





Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

1431 & 1432 JILL CT. PROPERTY LINE









March 18, 2024

Dear Members of the Palatine Zoning Commission,

I am writing this letter to express my deep concerns regarding the proposal submitted by Selfreliance Fe Credit Union regarding the rezoning of the property located at 223 E. Illinois Ave. Palatine, IL. As a reside of 1431 Jill Court, Rolling Meadows, IL, my family and I have been living in this area for the past six years and have truly fallen in love with its charm and the sense of community it offers.

However, the proposed rezoning has raised significant concerns for us and the surrounding residential properties. We believe that the proposed commercial use of the property would deviate from the existing and disrupt the cohesive residential character of the area. This would lead to increased traffic through residential neighborhoods, resulting in heightened traffic noise, activity noise pollution, and lighting pollut

The proposal lacks crucial details such as hours of operation and a comprehensive traffic study. The inclusion of a parking lot, drive-thru, and speed bumps raises concerns about the potential impact on our neighborhood. We are also worried about the proposed "Member Service Areas" and how this would ber the surrounding community, as we have already experienced exclusion from community events due to non-membership.

Moreover, the proximity of the parking lot to my property line raises privacy concerns, as it would be litera in my backyard (please see attached pictures). We are also apprehensive about the potential noise, smo and drinking associated with the proposed community events, especially if alcohol is served in the evenir The lack of specified operating hours and potential disruptions to our daily lives, including lights and nois during the night, further compounds our worries.

Considering the current shortage of homes in the Palatine community, it is disheartening to see residenti property being rezoned for commercial purposes when there are already vacant properties available. We question whether this proposed development genuinely serves the interests of the impacted community, especially considering the potential negative impacts on property values and quality of life.

We kindly request that the Palatine Zoning Commission thoroughly evaluates the proposal, conducts comprehensive studies, ensures transparency in the decision-making process, and explores alternative solutions that preserve the residential character of our neighborhood.

Thank you for your time and consideration. We trust that you will give our concerns the attention they deserve.

Sincerely,

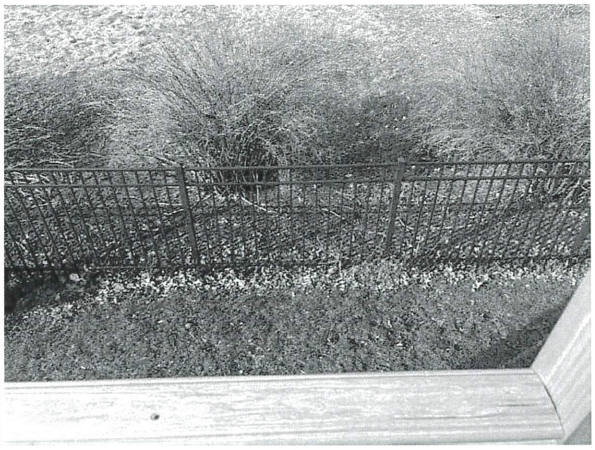
Tiffany Heinlein & Family

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - [illegible] Attachment: Objection Letters and Petitions (223 E Illinois Ave - PDD Credit Union w drive-thru)













Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Lyn Bremanis

From: Anna Kruk
Sent: Tuesday, March 19, 2024 6:36 PM
To: Lyn Bremanis
Subject: Public hearing

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

To the Village Of Palatine,

The proposed site plan for the Self-reliance Federal Credit Union at 223 E Illinois Ave, Palatine should not approved. The address is currently a residential address, surrounded by houses with families, with the only exception on its side of the street being the Jehovah's Witness Church. The Jehovah's Witness Church on Illinois is peaceful, and very respectful of the residents living in the area. I know, as I live right next to the Church. However, the same can not be said for the Ukrainian Church. On Sundays, they fill the entire street up with their parking, and some members of this church are disrespectful, dangerous drivers. They cut people off, and don't stop for pedestrians. Which is concerning considering there is a preschool in close proximity and as well as the neighborhood prides itself on being a safe place for children. This new complex would encourage more reckless driving, and more disrespectful behavior. The church holds events with loud music, and flashy lights. With this new building, this behavior would only accelerate. The church already has a credit union right next to it with parking, why do they need to negatively impact residents lives that have been members of the neighborhood for decades, such as myself. I've lived in the neighborhood since 2003. My house is directly adjacent to the lot, the drive thru financial institution would create unnecessary movement and noise around my property. This building adds extra nuisance to the neighborhood, negatively impacts house-values, children's well-being, and the safety of the neighborhood.

Sincerely,
Anna Kruk

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Lyn Bremanis

From: Nidhi Shah
Sent: Tuesday, March 19, 2024 10:03 PM
To: Lyn Bremanis
Subject: Vehement Objection to Proposal by Selfreliance Federal Credit Union for Property Rezoning

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

Dear Ms. Lyn and members of the Palatine Zoning Commission,

I am writing to express my strong opposition to the proposal submitted by Selfreliance Federal Credit Union regarding the rezoning of the property located at 223 E. Illinois Ave., Palatine, IL.

As a resident directly getting directly impacted by this proposal, I have significant concerns regarding the potential effects on our community and the surrounding residential properties.

1. Residential Zoning : The property in question is currently zoned residential, in alignement with the original neighborhood plan established by the village of Palatine. Surrounding properties in Rolling Meadows were also designated as residential. The proposed rezoning would deviate from the plan and wound deviate from the plan and disrupt the residential character of the area.

2. Negative Effects on Quality of Life: Rezoning the property for commercial use would cause increased traffic through residential neighborhoods, increased traffic noise, acitivity noise pollution, unsafe environment for children and pets in the neighborhood with strangers passing by and parking the cars in the neighborhood.

3. Hours of Operation: The proposal lacks clarity regarding the intended hours of operation for the Credit Union and associated facilities. It is crucial to understand these operational detail for evaluating their impact on surrounding community,

4. Special Use Designation: We seek clarification on the exact intentions behind designating the property and "Special Use", particularly in association with Ukrainian Church and existing community center. We request transparency regarding tax exemptions for the property and potential tax implications. This proposal indicates that the facility will be capable of being used for large gatherings. Would it be Weddings, religious celebrations, and private parties? If so, is serving alcohol being considered?

5. Lack of neighborhood Benefits: The proposal fails to outline specific benefits for surrounding neighborhood, We question whether the proposed development genuinely serves the interests on impacted community, especially considering the potential negative impacts on property values and quality of life.

6. Consideration of Alternatives: Have other properties been considered in the area? Purchasing residential property for business and rezoning may offer cost efficiencies for Selfreliance Federal Credit Union, but such strategy disregards the negative impacts on the residential community.

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)
Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

We demand thorough consideration of alternate locations that would minimize adverse effects on residents.

In conclusion, we strongly oppose the proposed rezoning of the property by Selfreliance Federal Credit Union. We request the Palatine Zoning Commission to prioritize the interests, well-being, and safety of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision making, and exploring alternate solutions that preserve the residential character of neighborhood.

Thank you for Considering our concerns,

Sincerely,

Nidhi Shah

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Lyn Bremanis

From: Snehal Shah
Sent: Tuesday, March 19, 2024 10:58 PM
To: Lyn Bremanis
Subject: Objection to Proposal by Selfreliance Credit Union for Property Rezoning

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

Dear Members of the Palatine Zoning Commission:

I'd like to submit my objection to the proposal submitted by Selfreliance federal credit union reagrading rezoning the property at 223 E. Illinois Ave, Palatine.

As a resident of the adjacent neighborhood, this will directly my family, my property and my neighborhood negatively. We are concerned as it degrades our community by adding commercial business to a fully residential area. Given there's a lot of commercial real estate available today post Covid, I'd hope that we can all agree that this can be placed elsewhere and not impact residential areas. This will have negative impact on quality of life as we have elders and children that will be impacted by noise pollution, light pollution at night and danger of additional cars through the day and night. Given there's also a potential for 'Special Use' we will be subject to even more challenges that the nearby Church will want to use it for and further cause disruption in our area of residence. This is a challenge as it will not benefit any one in the neighborhood and only those that are allowed exclusive access to the center. The stretch between Plum Grove Road and Hicks on Illinois will be in severe jeopardy with even more pollution and noise and will further degrade our respective property values.

We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision-making process and please seek alternative locations - there's a lot of commercial real estate available in shopping plazas and centers where this can go.

Best,
Snehal

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PDP Credit Union w drive thru)

Alex Bradshaw

From: Alexander Strobel [redacted]
Sent: Wednesday, March 20, 2024 8:57 PM
To: Alex Bradshaw
Subject: Strong Disapproval of Selfreliance Federal Credit Union's Proposal for Property Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Neighbor Objection

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

Dear Members of the Palatine Zoning Commission,

I am writing to strongly oppose the proposal made by Selfreliance Federal Credit Union about changing the zoning of the property at 223 E. Illinois Ave., Palatine, IL. As a resident two properties over from the proposed development, we have concerns about how it could affect our community and the nearby homes.

- Residential Zoning: Currently, the property is zoned for residential use, consistent with the original neighborhood plan established by the village of Palatine. Any deviation from this plan by rezoning for commercial use would disrupt the established balance and harmony of our neighborhood.
- Negative Impact on Quality of Life: Rezoning for commercial use could lead to increased traffic flow through residential areas, heightened noise pollution, and lighting disturbances. We question whether thorough impact studies, particularly a comprehensive traffic study, have been conducted to assess these potential adverse effects adequately.
- Hours of Operation: The lack of clarity regarding the proposed operating hours for the credit union and associated facilities is concerning. Understanding these operational details is crucial for evaluating their potential impact on our community's daily routines and quality of life.
- Special Use Designation: We seek clarification on the implications of designating the property as "Special Use," especially concerning the nearby Ukrainian Church and existing community center. Will this designation result in tax exemptions? Transparency regarding any potential tax implications is essential. Additionally, the proposal indicates the possibility of hosting large gatherings—will alcohol service be considered?
- Lack of Neighborhood Benefits: Despite assertions of enriching the local landscape and benefiting residents and businesses, the proposal lacks specificity regarding tangible benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted community, especially considering potential negative impacts on property values and quality of life.

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PRP Credit Union w drive thru)

- Consideration of Alternatives: Have alternative properties been thoroughly considered? We urge the commission to explore other potential sites for the proposed development before considering rezoning residential areas.

We implore the commission to carefully consider the concerns raised by the community and prioritize the preservation of our neighborhood's residential integrity and quality of life.
Sincerely,

Alex Strobel

- Residential Zoning: Currently, the property is zoned for residential use, consistent with the original neighborhood plan established by the village of Palatine. Any deviation from this plan by rezoning for commercial use would disrupt the established balance and harmony of our neighborhood.
- Negative Impact on Quality of Life: Rezoning for commercial use could lead to increased traffic flow through residential areas, heightened noise pollution, and lighting disturbances. We question whether thorough impact studies, particularly a comprehensive traffic study, have been conducted to assess these potential adverse effects adequately.
- Hours of Operation: The lack of clarity regarding the proposed operating hours for the credit union and associated facilities is concerning. Understanding these operational details is crucial for evaluating their potential impact on our community's daily routines and quality of life.
- Special Use Designation: We seek clarification on the implications of designating the property as "Special Use," especially concerning the nearby Ukrainian Church and existing community center. Will this designation result in tax exemptions? Transparency regarding any potential tax implications is essential. Additionally, the proposal indicates the possibility of hosting large gatherings—will alcohol service be considered?
- Lack of Neighborhood Benefits: Despite assertions of enriching the local landscape and benefiting residents and businesses, the proposal lacks specificity regarding tangible benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted community, especially considering potential negative impacts on property values and quality of life.
- Consideration of Alternatives: Have alternative properties been thoroughly considered? We urge the commission to explore other potential sites for the proposed development before considering rezoning residential areas.

We implore the commission to carefully consider the concerns raised by the community and prioritize the preservation of our neighborhood's residential integrity and quality of life.
Sincerely,

1. Sincerely,
   Alex Strobel

Alex Strobel

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PDD Credit Union w drive thru)

Alex Bradshaw

From: Katie Torello [redacted]
Sent: Wednesday, March 20, 2024 8:54 PM
To: Alex Bradshaw
Subject: Objection to Proposed Bank Construction in Residential Community

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Neighbor Objection

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

Dear Members of the Palatine Zoning Commission,

I am writing to express my strong objection to the proposed construction by Selfreliance federal credit union regarding rezoning the property at 233 E Illinois Ave, Palatine in our residential community. As a resident of the adjacent neighborhood, I believe this development would have several negative impacts on our neighborhood and quality of life.

Firstly, the construction of a bank in our residential area would lead to increased traffic congestion. This could pose safety hazards, especially for pedestrians, children, and elderly residents who frequent our streets. Additionally, more traffic would contribute to noise pollution and disrupt the peaceful atmosphere that attracted many of us to live here.

Furthermore, the presence of a bank branch could lead to an increase in crime rates. Banks are often targets for criminal activities such as robberies, and having one nearby could raise security concerns among residents. This would not only affect our sense of safety but could also impact property values in the long term.

Moreover, the construction of a commercial establishment like a bank contradicts the original zoning and character of our residential community. We chose to live here because of the tranquil and family-friendly environment, and introducing a bank would disrupt this balance.

I urge you to reconsider the location of your proposed bank branch and explore alternative sites that are more suitable for commercial developments. Our community values its residential nature and wishes to preserve it for the well-being and happiness of all residents.

Thank you for considering my concerns. I hope we can work together to find a solution that benefits both the bank and our residential community.

Sincerely,
Katie Torello

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - PPD Credit Union w drive-thru) Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Alex Bradshaw

From: Mohammed Abdul-Gaffoor [redacted]
Sent: Thursday, March 21, 2024 12:30 AM
To: Alex Bradshaw
Subject: Opposition to 223 E Illinois rezoning from concerned neighbor

Follow Up Flag: Follow up
Flag Status: Flagged

> **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

Hi Alex;
Please include this letter of opposition in the zoning hearing for 223 E Illinois property next week. Please acknowledge receipt of this email and any disposition the village of Palatine on this matter. I would also like to speak in person during the hearing.

Mohammed Abdul-Gaffoor
1455 Vermont St
[redacted]

Village of Palatine
Date: 20 March 2024
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

Subject: Strong Objection to Proposal by Selfreliance Federal Credit Union for Property Rezoning

Dear Members of the Palatine Zoning Commission,

I , Mohammed Abdul-Gaffoor, residing at 849 S Cedar St, Palatine IL bought the property at 1455 Vermont St (adjoining the 223 E Illinois property) back in the summer of 2023. I bought the property with the knowledge that 223 E Illinois is R1 residential zoning property, so I can build a residential home for my family in this quiet neighborhood. Now this proposal to allow a commercial zoning in the middle of residential zoning is deeply disturbing to me and my neighbors who want to live in a residential environment.

So I am joining my other neighbors to express my strong and unequivocal objection to the proposal submitted by Selfreliance Federal Credit Union regarding the rezoning of the property located at 223 E. Illinois, Ave., Palatine, IL. As residents directly impacted by this proposal, we have significant concerns regarding its potential effects on our community and the surrounding residential properties.

1.

2. **Residential Zoning**:

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - BBB Credit Union w drive-thru)

3. The property in question is currently zoned residential, in alignment with the original neighborhood plan established by the village of Palatine. Surrounding properties, including those in Rolling Meadows, were also designated as residential. The proposed

4. rezoning would deviate from this plan and disrupt the cohesive residential character of the area. The exception is the Kingdom Hall, which has a Special Use classification and has VERY LITTLE impact with regard to traffic and noise pollution . The Kingdom

5. Hall is also a single story with **no**

6. parking lot overhead lights.
7.
8.
9. **Negative Effects on Quality**
10. **of Life**: Rezoning the property for commercial use would inevitably lead to increased traffic through residential
11. neighborhoods, heightened traffic noise, activity noise pollution, and lighting pollution. We question whether any impact studies, such as a
12. *comprehensive traffic study*,
13. have been conducted to assess these potential adverse effects. If not, we urge the commission to prioritize such studies before making any decisions.
14.
15.
16. **Hours of Operation**:
17. The proposal lacks clarity regarding the intended hours of operation for the credit union and associated facilities. Understanding these operational details is crucial for evaluating their impact on the surrounding community.
18.
19.
20. **Special Use Designation**:
21. We seek clarification on the intentions behind designating the property as "Special Use," particularly in association with the Ukrainian Church and existing community center. Will this designation result in tax exemptions for the property? We request transparency
22. regarding any potential tax implications. This proposal indicates that the facility will be capable of being used for large gatherings - weddings? Religious celebrations? Private parties? If so, is serving alcohol being considered?
23.
24.
25. **Lack of Neighborhood Benefits**:
26. Despite claims of enriching the local landscape and benefiting residents and businesses, the proposal fails to outline specific benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted
27. community, especially considering the potential negative impacts on property values and quality of life. As of now, the Church's annual summer celebration is very exclusive to their members only.
28.
29.
30. **Consideration of Alternatives**:
31. Have other properties even been considered? We urge the commission to explore alternative sites for the proposed development. Purchasing residential properties for rezoning may offer cost efficiencies for Selfreliance Federal Credit Union, but such a strategy
32. disregards the negative impacts on the residential community. We demand a thorough consideration of alternative locations that would minimize adverse effects on residents
33.

In conclusion, I vehemently oppose the proposed rezoning of the property by Selfreliance Federal Credit Union. We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision-making process, and exploring alternative solutions that preserve the residential character of our neighborhood.

Thank you for considering our concerns.

Sincerely,

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Mohammed Abdul-Gaffoor

[redacted]

1455 Vermont St

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave - BBD Credit Union w drive-thru)

Ben Vyverberg

Subject: FW: 223 E. Illinois Avenue, Palatine, IL

From: Sue & Sandip P
Sent: Wednesday, April 3, 2024 2:57 PM
To: Scott Lamerand <SLamerand@palatine.il.us>
Subject: 223 E. Illinois Avenue, Palatine, IL

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

Good Afternoon!

My name is Sandip Patel and I have been residing at 813 S. California Ave., for 22+ years. I have built my home in this area for all the positive things this village & town has to offer.

Recently, we have received a letter from the Selfreliance Credit Union wanting to build a Credit Union which requires a zoning approval from Village.

As you can see my home and 223 E. Illinois Avenue are next to each other. This proposed development is completely out of character as it is being proposed to be built in the middle of our residential neighborhood. The development of this credit union will impact the day-to-day lives of all the families that live in this neighborhood. One of the biggest impacts of this credit union will be a lack of residential freedom. There are a lot of homes in the neighborhood whose backyards will be in direct visibility of this credit union, and as a result families will have to give up their sense of privacy. Kids playing outside, activities that happen in homes if the curtains are open, will all be exposed to those that enter the credit union. The surrounding neighborhood has similar sentiments, and we all have submitted our inputs objecting to this proposed development.

There are many other places for opening a credit union in our village, but this is not the location. We will welcome a single family residence with open arms, but I just don't see there is a room for any other development at this location.

I am turning to you for **your help and support by opposing this development and saving our neighbourhood for now and in the future.**

If it needs to be, pls let me know a good time to discuss this further in person. Looking forward to your response.

Thank You for your time and understanding.

Sandip

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Ben Vyverberg

Subject: FW: 223 W Illinois Zoning Change

From: (null) (null) >
Sent: Wednesday, April 3, 2024 12:41 PM
To: Scott Lamerand <SLamerand@palatine.il.us>
Cc: Frank Gmail
Subject: 223 W Illinois Zoning Change

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

Dear Council Member Scott Lamerand

I am writing to urgently ask you to uphold the recent unanimous decision by the zoning board to deny the proposed zoning change at 223 W Illinois Avenue from residential to commercial/mixed use/special use.

As a Palatine resident located at 829 S California Avenue immediately west of and bordering the subject property, my family and I are deeply concerned about the multitude of negative impacts this conversion will have on our home and our neighborhood.

The zoning board's unanimous decision to deny the zoning change reflects the widespread opposition from residents who are deeply invested in preserving the character and integrity of our community.

Transforming the residential property into a commercial space will significantly disrupt the serene atmosphere of our neighborhood. With commercial activities encroaching literally into our backyards, the once peaceful surroundings will be replaced with ongoing chaos. In addition, this shift will most certainly lead to a decrease in property values for our homes. Thank you for your attention to this.

Sincerely,

Frank Anzalone

829 S California Ave

Palatine, Il 60067

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

Ben Vyverberg

Subject: FW: Palatine council meeting next week!

----- Forwarded Message -----
From: Mohammed Abdul-Gaffoor <
To: Scott Lammerand
Sent: Wednesday, April 3, 2024 at 07:46:31 AM CDT
Subject: Palatine council meeting next week!

Scott:
I am your neighbor at 849 S Cedar St, down 4 homes diagonal to yours.

The following topics is coming up in the Palatine council meeting next week.

A) 223 E Illinois property rezoning from R1 to commercial:

I am part of the neighboring homeowners who are opposed to this.

This has been voted down in the P&Z meeting last week.

Wanted to brief you on this with some of the neighbors.
Would you give us sometime to meet you at a location & time of your choice?

(I am open to meet you at your home or mine or somewhere btw Fri -Sun this weekend)

Thanks a lot

Attachment: City of Rolling Meadows Support Letter for Staff Recommendation to deny and objection email and petitions (223 E Illinois Ave -

2. 223 E. Illinois Avenue

PPD-000009-2024 - 223 E Illinois Avenue

Notice was published in the Journal & Topics on March 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Preliminary Planned Development Application**
2. **Proof of Ownership**
3. **Site Plans**
4. **Floor Plans**
5. **Business Plan**
6. **Concept Elevations**
7. **Village of Palatine Current Zoning Map**
8. **Future Land Use Map - VOP Comprehensive Plan**
9. **Plat of Survey**
10. **Objection Letters & Petitions**
11. **Public Notice**

Ms. Bremanis provides background information on the request and states that the Subject Property is zoned R-1 Single Family and was platted in 1926 and annexed into Palatine in 2002. Historically, the property received a unique use to operate a residential cleaning use in unincorporated Cook County, which continued to operate and ultimately ceased operations. It has most recently functioned as single-family residence. The property is directly south of Clearbrook and directly west of the existing church and parking lot at 239 E. Illinois Avenue. The property is surrounded on all 3 other sides by single-family homes in Palatine and another single-family residential subdivision in Rolling Meadows.

The Petitioner is proposing construct a new 2-story bank, with a drive-through. Selfreliance presently operates in the Ukrainian Youth Center property located on Illinois Avenue, west of the Subject Property. The proposed location is intended to vacate tenant space back to the Center. Therefore, the Petitioner is requesting:

Preliminary Planned Development to permit a Financial Institution with a Drive-Thru.

Sworn in petitioners:
Mr. Vitaliy Kuynyy - President and CO of SelfReliance Federal Credit Union 2332 W. Chicago Ave., Chicago, IL
Mr. Nester Popowych - 1110 N Lake Shore, Chicago, IL - Architect
Mr. Myron Waxiunec - 1135 N PepperTree Dr., Palatine, IL - Member of Board of Directors for the Credit Union

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Mr. Popowych provided a brief description of the site plan, stating that the goal is to minimize the impact of egress and ingress traffic and mitigate light, sound, or noise for the neighbors on the west and east sides. He presented a site plan indicating that the building would be two stories with a pathway to the backyard courtyard.
Further details include one driveway with ingress to the west and egress to the east. The plan incorporates shrubbery and fencing buffering the existing residential properties. Mr. Popowych explained that parking would be available for approximately 85 cars, with a setback of 30 feet and the building positioned slightly further back. The building would face westward.

He also mentioned that there would be a drive-thru at the credit union, with the exit onto Illinois Street. At this stage, the floor plans have not been fully developed, and he believes that the footprint of the site plan would be addressed during subsequent stages.
Commissioner Friedman noted that the floor plan mentions future stairs and inquired whether there would be stairs on day one.
Mr. Popowych explained that the plan is to construct a two-story structure that would include stairs, utilities, and restrooms initially on the second floor, with no further development of the floor plan until the credit union grows.
Commissioner Friedman then asked about plans for site lighting.
Mr. Popowych responded that there is a concept to mitigate lighting with low bollards, which would be installed along the pedestrian way and in the parking area. He assured that the illumination level required by the village would meet standards, with illumination directed toward the ground.
Commissioner Friedman further inquired whether the lighting would be above the height of the fence.
Mr. Popowych confirmed that it would not.
Commissioner Bettenhausen inquired about the location of the dumpster.
Mr. Popowych stated that it would be planned at the southeast corner and would be a 10x14 enclosure.
Commissioner Friedman noted that the site plan submitted did not match the building shape.
Mr. Popowych acknowledged this, mentioning it may have been an oversight and provided an updated drawing for clarification, which was then passed among the commissioners.
Commissioner Friedman asked if the new plan changed the side of the building where the drive-thru is located, noting discrepancies between the site plan and floor plan regarding the orientation of north. He requested clarification on whether the site plans had changed, as it was confusing given the discrepancies.
Mr. Popowych apologized for the confusion and affirmed that the site plan was correct.
Commissioner Fedota asked about the alternative site plan driveway.
Mr. Popowych explained that it was considered as an alternative, but feedback from staff was there were concerns on traffic patterns within in the site.

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Commissioner Fedota then inquired about how snow removal would be handled.
Mr. Popowych stated that snow removal for the site would be serviced by a contractor, and the method of pushing or removing snow would be determined by the owner and contractor. If removal of snow becomes the only viable alternative, the contractor would handle the removal. He noted that maintenance issues had not been addressed at this point in time.
Commissioner Ruth-Wurster asked if the drive-thru lanes are planned to be manned or if there will be an ATM aisle.
Mr. Popowych responded that there will be two lanes serviced by tellers inside the facility, and there will also be one ATM lane, which will not be manned.
Mr. Myron Waxiunec provided further information regarding his interest in the project. He stated that he has been a Palatine resident for the past 40 years and is a member of the Ukrainian community, church, and serves on the board of the Selfreliance credit union. Mr. Waxiunec expressed his intention to clarify misconceptions regarding the Ukrainian community and the plans for the project.

He addressed concerns raised in letters of opposition, stating that they are misinformed regarding key elements. Mr. Waxiunec assured that traffic concerns, hours of operation, size of structure, and lighting concerns would be addressed. Business hours would align with those of other financial institutions, and there would be no late hours. Lighting issues would be managed with timers, and sound and privacy concerns would be addressed with fencing at the maximum height allowed by the village.

As a commercial enterprise, they would not seek tax exemption and would provide tax revenue to the village. Mr. Waxiunec clarified that the credit union is available for membership to anyone and is not exclusive to the Ukrainian community. He emphasized that the proposed structure's size on a 1-acre lot is within reason compared to surrounding properties, many of which are two-story homes on smaller lots.
Regarding zoning, Mr. Waxiunec stated that the facility would visually and aesthetically blend in, and well-kept grounds would enhance the value of surrounding properties. He mentioned that the previous property owners did not maintain the property. Mr. Waxiunec highlighted the unprecedented growth of the Ukrainian community due to ongoing world circumstances and reiterated that the plan would benefit the community and cooperate with neighbors to provide solutions for maintaining their peaceful lifestyle, privacy, and home value.

Chairman Wood ask what hours would be for this location and asks if they would mirror the other locations.
Vitaliy Kuynyy stated the proposed hours as 10 am to 7 pm Monday through Friday, and 9 am to 1 pm on Saturday and Sunday.
Chairman Wood asked if other locations are tied to the Ukrainian church or center.
Mr. Vitaliy Kuynyy and Mr. Waxiunec provided information regarding other locations, noting that they are busy due to the influx of refugees. They mentioned

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

that the busiest times anticipated are Friday, Saturday and Sunday after church services.
Chairman Wood then asked if the parking spaces would accommodate the busy speculation.
Mr. Waxiunec stated that the parking spaces would primarily be for the current credit union members across the street and did not foresee that the parking lot would be filled to capacity.
Commissioner Roth-Wurster clarified that the ATM would be a 24-hour location.
Commissioner Bettenhausen noted that the business plan includes community engagement, workshops, literacy programs, and network events, and asked if these would occur during normal hours.
Mr. Waxiunec confirmed that they would.
Commissioner Friedman asked if any studies were done regarding the existing location across the street, considering it is a large lot, and whether they researched the option of using the land for this purpose.
Mr. Waxiunec stated that they did not explore that option, as the open area is used for their recreation.
Chairman Wood asked if other zoned commercial properties were considered.
Mr. Waxiunec responded that other properties did not support their vision, as they are seeking one-stop shopping with everything close together, and the proposed property aligns with their vision.
Chairman Fedota asks if the plan is to occupy the basement and the first floor. Questions the need for such a large building.
Mr. Kutnyy states the vision is for the opportunity to grow.
Mr. Waxiunec further states it may also be used as the executive space.
Chairman Fedota notes that it is a lot of space for 25-30 employees.

Mr. Waxiunec provides a representation of the proposed building is presented and emphasizes the plan for the property and talks about the plants and shrubbery planned. He also presents a zoning plan that provides zoning in place surrounding the proposed site.

Commissioner Bettenhausen asked how many parking spaces would be required.
Ms. Bremanis responded that there would be 18 spaces required per floor, providing required parking for two floors. She mentioned that the final use of the basement would be addressed within the final archit.
Mr. Popowych clarified that the basement level would be used for storage.
Mr. Fedota stated that the plan seemed to indicate that the basement was to be used for commercial purposes.
Mr. Friedman asked if the floor plans available in the packet were not the current plans, as they indicated flexible office areas on both the first floor and basement, adding to the confusion.
Mr. Popowych clarified that the floor plan for the basement is intended for storage.

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Resident - Tiffany Heinlein - 1431 Jill Court - Rolling Meadows, IL
Ms. Heinlein stated that her house and yard align with the development on the south end. She expressed opposition to the rezoning, stating that it will alter the neighborhood. Ms. Heinlein mentioned that she has deep roots in the community and has lived in her current home for six years. She provided information about her background in social work and expressed her commitment to providing inclusion and resources.
Ms. Heinlein expressed concerns about the project bringing noise and unwanted traffic to their doorstep. She noted that the petitioners are not the ones whose lives will be impacted. Ms. Heinlein mentioned that Palatine has unused commercial properties available and questioned why they would encroach on residential areas for commercial endeavors.
She questioned the true benefit to the community when it alienates a significant portion of residents. Ms. Heinlein requested prioritizing the interests of residents, preventing the construction, and preserving the neighborhood.

Commissioner Friedman asks what the height of her deck structure is.
Ms. Heinlein states it is approximately 6' and lot line backs up to the proposed construction.
Commissioner Friedman noted same height of proposed fence.
Ms. Heinlein noted it would be right at the proposed location of the dumpster as well.

Resident: Sandip Patel - 813 S California Ave
Mr. Patel, a resident of 22 years, expressed his concerns regarding the request, describing it as aggressive and inconsiderate. He cited safety concerns, noting that the project would provide a clear sightline to the back of his home. Mr. Patel expressed his discomfort with the prospect of needing to keep windows and blinds closed due to the potential intrusion of views from the proposed building. He also pointed out discrepancies in the submitted business plan and floor plan, which raised suspicions about the intent of the project.
Regarding lighting concerns, Mr. Patel mentioned that lights illuminating into his property throughout the night would be annoying. He emphasized safety concerns related to a 24-hour ATM, expressing unease about cars and people coming through at all hours of the night.
Mr. Patel reiterated his belief that a financial institution in a residential neighborhood is unnecessary and emphasized potential negative impacts on property values. He concluded by requesting the commissioners to vote against the proposal.

Resident: Mohammed Abdul-Gaffoor - 849 S Cedar St.
Mr. Abdul-Gaffoor, a resident of Palatine for over 20 years who owns property on 1455 N. Vermont St, voiced his opposition to the construction of a two-story building at this location. He cited traffic as his primary concern and expressed the view that this area is not suitable for commercial use.
Resident: Greg Drake - 838 S California

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Mr. Drake asks if you are required to be of Ukrainian decent to be a member of the credit union.
Mr. Waxiunec states that is not necessary.
Mr. Drake asked if the open property by the Ukrainian Youth Center was considered and if this property could be used as an open space.
Resident: Cathy & Tom Kellard - 1421 Jill Ct.
Mr. Kellard, a resident for over 40 years with a direct view of the property in question, urged the board to consider zoning decisions with regard to the neighborhood's residents. They expressed concern that the rezoning would negatively impact their quality of life, safety, and property value. They noted the availability of other properties zoned for the proposed use and requested that the current request be denied.
Ms. Heinlein has concerns about potential expansions.

Mr. Waxiumec noted the credit union is a separate entity from the youth center and church.
Mr. Kuynyy stated he wanted to clarify that membership to the credit union is open to the public and is separate from any activities associated with the church or youth center. In addition, the only expansion would the build out of the proposed second floor. As far as safely the employees currently located across the street are the ones that would be working at this location.
Mr. Patel commented that there are always changes in employment moving forward. He noted that regardless of changes he does not want the use changed from residential.

STAFF RECOMMENDATION:
The proposed Preliminary Planned Development for a financial institution with a drive-through is incompatible with the surrounding residential properties. This proposal also conflicts with the Future Land Use Map recommendation that the property remains appropriate for single-family residential uses. Staff believes that the proposed would impact the surrounding residential uses by transitioning to a commercial use.

While Staff understands the growth needs for a commercial financial institution, the proposed location conflicts with the surrounding residential properties. The proposed would be more appropriately located on a commercial corridor. Therefore, Staff recommends denial of the proposed request. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. A revised landscaping and screening plan shall be submitted in a manner

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

acceptable to the Director of Planning and Zoning and should include a significant landscaped buffer area on the west, south, and east sides of the property.

4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village Engineer and if required a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

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

Commissioner Friedman Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.
Vote:
Bettenhausen - No
Roth-Wurster - No
Wood - No
Friedman - No
Noonan - No
Fedota - No

Commissioner Noonan Made a motion to deny, seconded by Commissioner Roth-Wurster.

DELIBERATIONS:
Commissioner Friedman stated that he appreciated the concerns expressed by the community and agreed that this location is not suitable for the proposed use.

Commissioner Fedota stated that while there are excellent elements to the request, he believes that the close proximity, size of the building, and surrounding environment is too much for the area and do not fit appropriately.

Chairman Wood stated that while acknowledging the petitioner as a great community partner, she shares the concerns of the neighbors. She further expressed her belief that the proposed development would have a negative impact on the surrounding community, citing concerns about noise, quality of life, and safety. Chairman Wood noted that if the area were zoned as commercial, the proposal might be more feasible, but as it is currently zoned residential, it does not align with the neighborhood's character.

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Commissioner Bettenhausen stated that the developer should have conducted due diligence in searching for property zoned for the requested use. Additionally, they should have undertaken further investigation into the options available for this request.

Commissioner Ruth-Wurster stated that she concurs with Chairman Wood's remarks. She emphasized that if the property were commercially zoned, the situation might be different. However, as the standards have not been met, she believes that the proposed development will cause substantial injury to the area and does not fit into the neighborhood. Commissioner Ruth-Wurster described the plan as good, but not suitable for this area.

Chairman Wood summarized this request has not met the standards and was unanimously denied by a vote of 6-0. This item will tentatively go to Village Council on Monday April 8th, 2024.

RESULT:	**RECOMMEND TO DENY [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota
ABSENT:	Kolososki, Cavanaugh, Schubert

Attachment: DRAFT PZC minutes (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/26/24 07:00 PM

STAFF REPORT (ID # 8939)

223 E. Illinois Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Vitaliy Kutnyy, Selfreliance Federal Credit Union

PLAN NUMBER: PPD-000009-2024

BACKGROUND:

The Subject Property is zoned R-1 Single Family and was platted in 1926 and annexed into Palatine in 2002. Historically, the property was received as unique use to operate a residential cleaning use in unincorporated Cook County, which continued to operate and ultimately ceased operations. It has most recently functioned as single-family residence. The property is directly south of Clearbrook and directly west of the existing church and parking lot at 239 E. Illinois Avenue. The property is surrounded on all 3 other sides by single-family homes in Palatine and another single-family residential subdivision in Rolling Meadows.

The Petitioner is proposing construct a new 2-story bank, with a drive-through. Selfreliance presently operates out of the Ukrainian Youth Center property located on Illinois Avenue to the west of the Subject Property. The proposed location is intended to vacate tenant space back to the Center. Therefore, the Petitioner is requesting:

> **Preliminary Planned Development to permit a Financial Institution with a Drive-Thru.**

Surrounding Zoning/Uses:

North:	Manufacturing - Clearbrook
South:	Out of Village Boundaries (Rolling Meadows) - Single-Family Residential
East:	R-2 Single Family Residential - Church
West:	Planned Development - Single-Family Residential

KEY ISSUES:

- The proposed 2-story building (5,365 sq.ft./floor, including the lower level) is

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

16,095 square feet. 35 parking spaces are provided, which would account for the square footage of 2 floors of the building. The proposed front yard setback is 54 feet from E. Illinois Avenue. It maintains 34.6-foot side yard setback (east) and a 33-foot setback on the west. As a buffer to the residential properties, landscaped setbacks of 10 feet (west), 6 feet (south), and 11 feet (west) are proposed. Additionally, a 6-foot vinyl fence is proposed on the western side of the lot.

- The primary site plan shows 2 one-way driveways going into and out of the property, with the western drive being in-bound and the eastern drive being outbound. This would allow vehicular traffic to enter the 2 drive-through lanes on the east side of the building. The zoning ordinance requires a minimum of 4 stacking spaces for two lanes of more. A formal escape lane is not provided and Staff notes that there are also turning conflicts with this plan.

- The second site plan option shows one 2-way drive aisle on the east side of the property, adjacent to the church parking lot. The option requires that vehicles process through a series of 90-degree parking spaces and exit the drive-through into a the 2-way drive into the property. Drive-through access for this option is routed through conflicting turning movements and potential backing space conflicts throughout the site.

- The current credit union operates out of an 800 square foot office area and does not have a drive-through. At full capacity, 15 employees are anticipated. The drive-through anticipates 100 cars/week. Also, the business plan identifies the site could be used for overflow parking needs for both the church and Ukrainian Center.

- Selfreliance has 3 other locations (Chicago on N. Cumberland Ave, Wheeling on W. Dundee Road, and Bloomingdale on E. Army Trail Rd). In reviewing the other locations, Staff notes that all of the other locations appear to be located in decidedly commercial area and uses.

- In addition to letters of objection from Rolling Meadows residents, the City of Rolling Meadows also submitted a letter supporting the Staff recommendation of denial. The letter further cites the land use conflicts with the residential properties and impact to the surrounding uses.

STAFF RECOMMENDATION:

The proposed Preliminary Planned Development for a financial institution with a drive-through is incompatible with the surrounding residential properties. This proposal also conflicts with the Future Land Use Map recommendation that the property remains

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

appropriate for single-family residential uses. Staff believes that the proposed would impact the surrounding residential uses by transitioning to a commercial use.

While Staff understands the growth needs for a commercial financial institution, the proposed location conflicts with the surrounding residential properties. The proposed would be more appropriately located on a commercial corridor. Therefore, Staff recommends denial of the proposed request. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. A revised landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and should include a significant landscaped buffer area on the west, south, and east sides of the property.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village Engineer and if required a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

ATTACHMENTS:

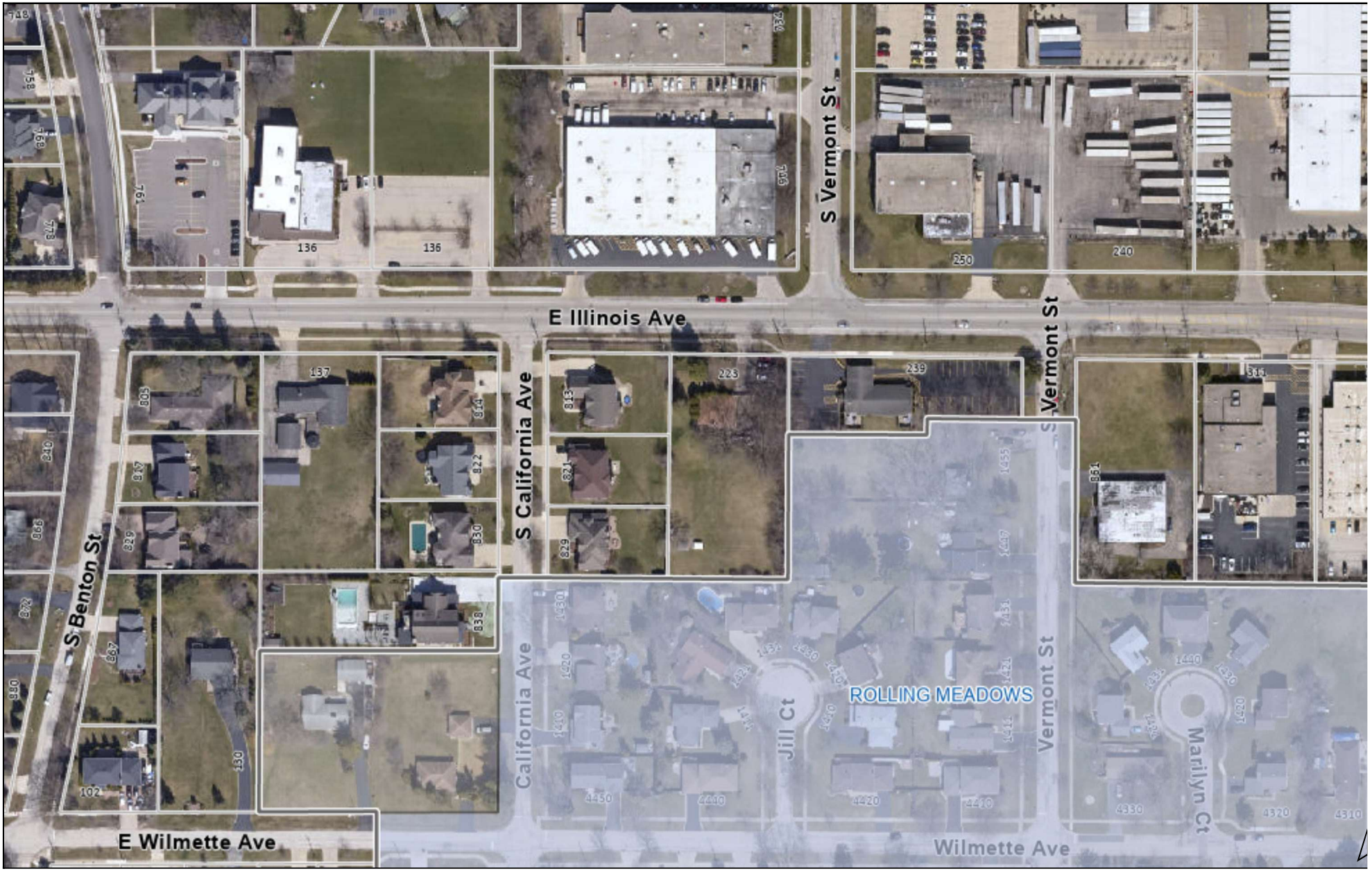
- Aerial Map
- Preliminary Planned Development Application
- Site Plan
- Floor Plans
- Business Plan

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

- Concept Elevations
- Village of Palatine Current Zoning Map
- Future Land Use Map - Village of Palatine Comprehensive Plan
- Plat of Survey
- Objection Letters and Petitions
- Public Notice

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

GISConsortium | 223 E Illinois Avenue



0 300 600 ft

Print Date: 3/5/2024

Notes

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

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Vitaliy Kutnyy

Business Name (if applicable)

Selfreliance Federal Credit Union

Subject Property Address

223 E Illinois Avenue

Project Description

The lot is currently zoned R1. We are seeking a P.U.D. to allow us to build a commercial building with a drive-thru to operate as a financial institution (credit union).
Proposed Site Plan "A" with two driveways is our preferred option due to a more natural and efficient traffic flow.

Alternatively, we include Site Plan "B" with one driveway. Site Plan "B" potentially may impact the neighborhood 3 residences less by minimizing traffic flow on the west side. Also, dense and mature landscaping along with a 6 ft. Synthetic wood “nature-fence” is planned along the entire west property line

All existing land uses on the property:

Single Family Residential

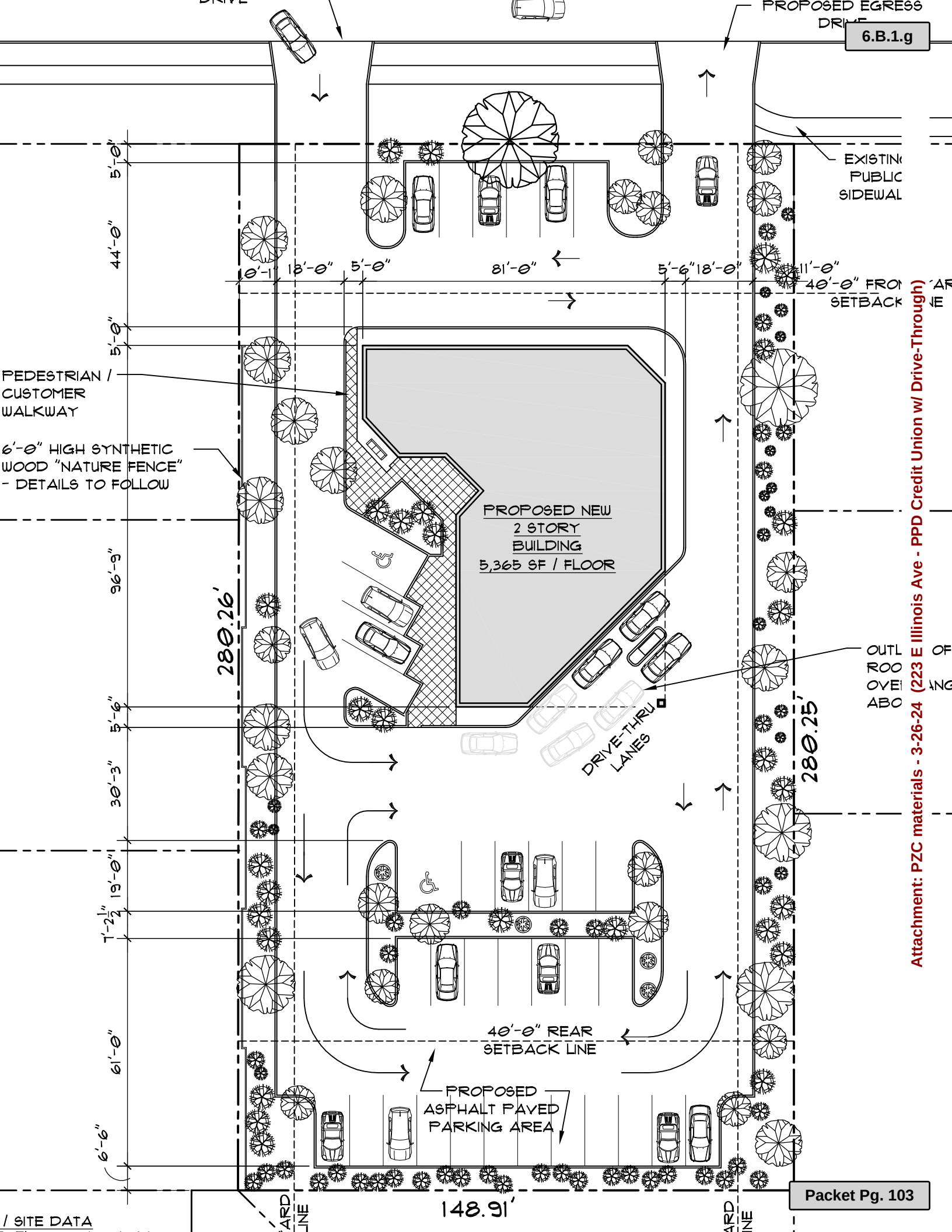
Property acreage and proposed land use:

0.95 acres, financial institution with drive-thru.

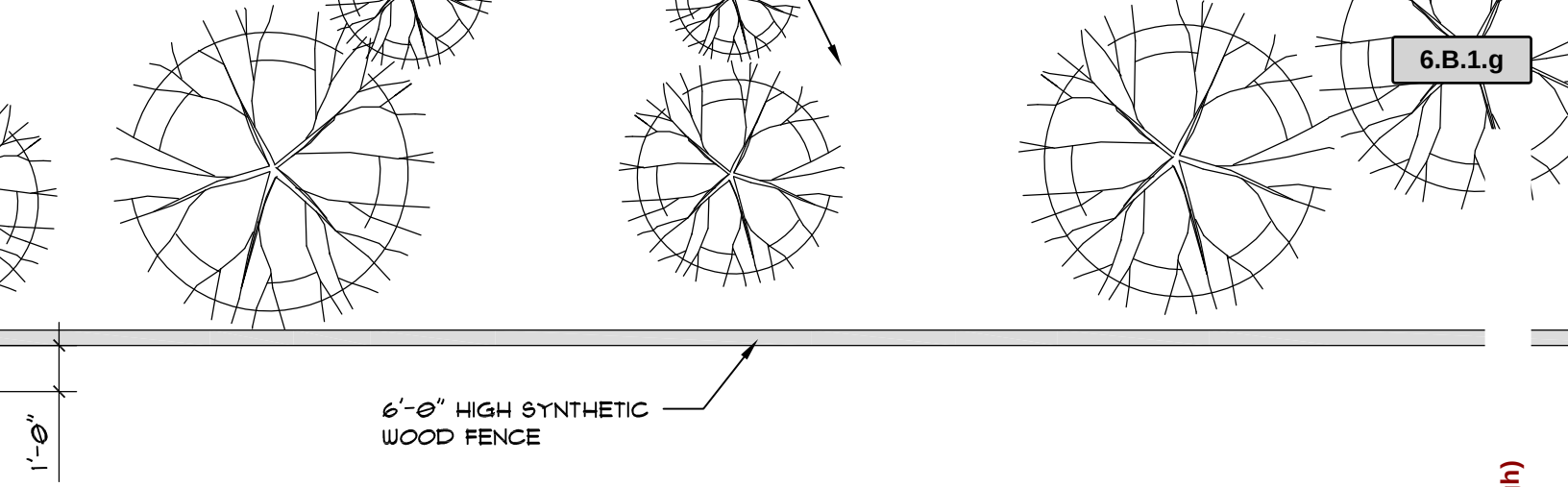
Property attributes (acreage and subdivision name):

.95 acres, Arthur T. McIntosh and Co.’s Palatine Estates Unit 2

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

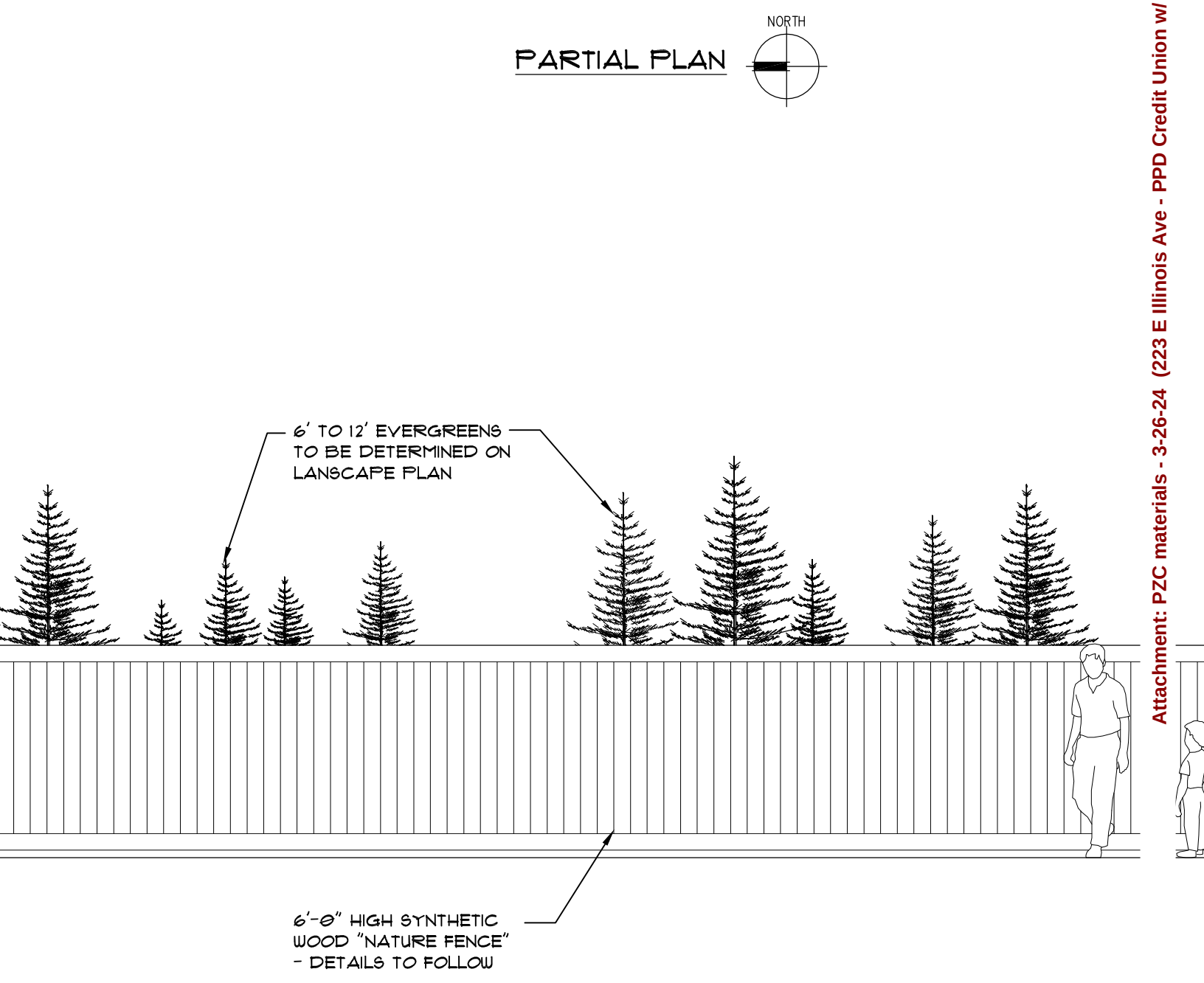


Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



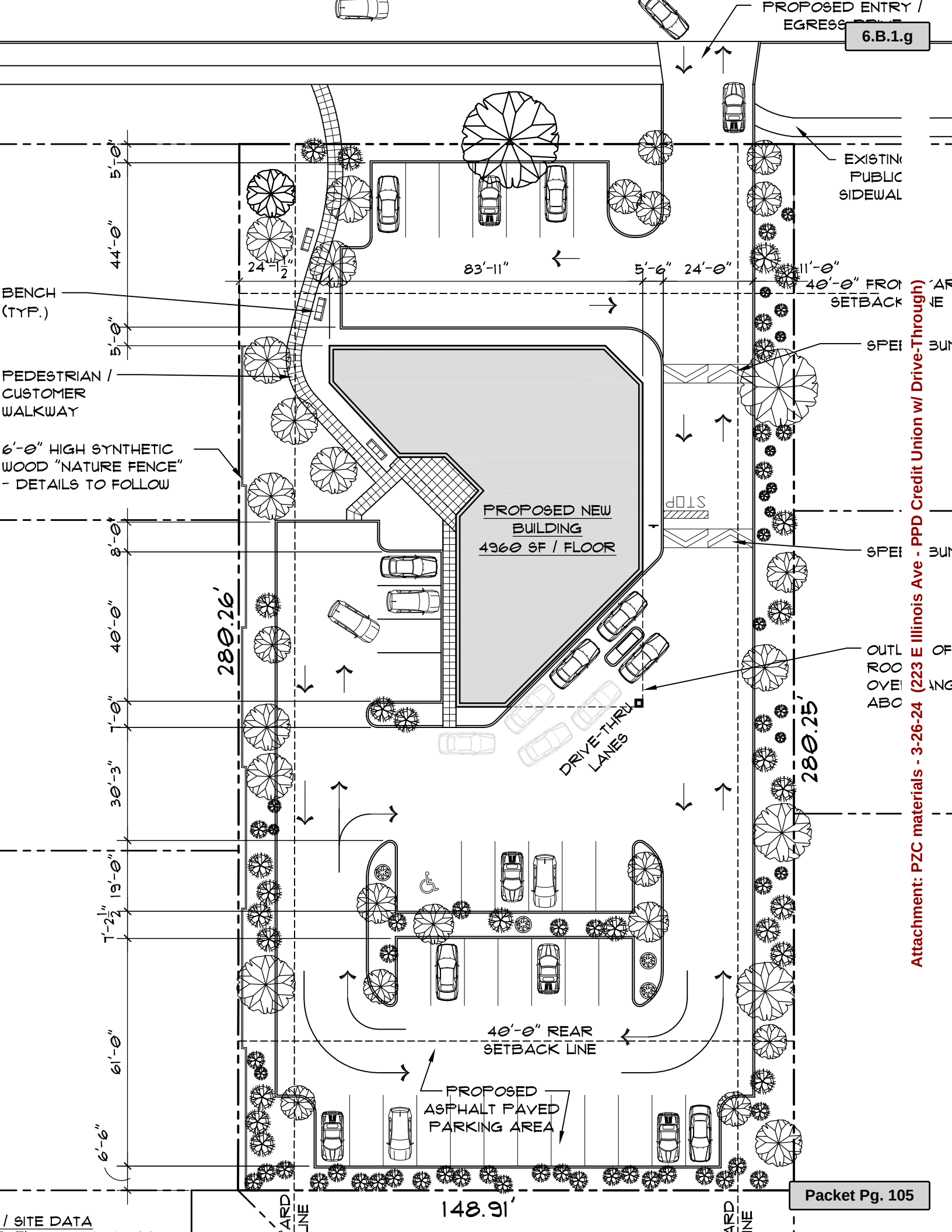
5 EQUAL SPACES (APPROX. 38'-0)

PARTIAL PLAN

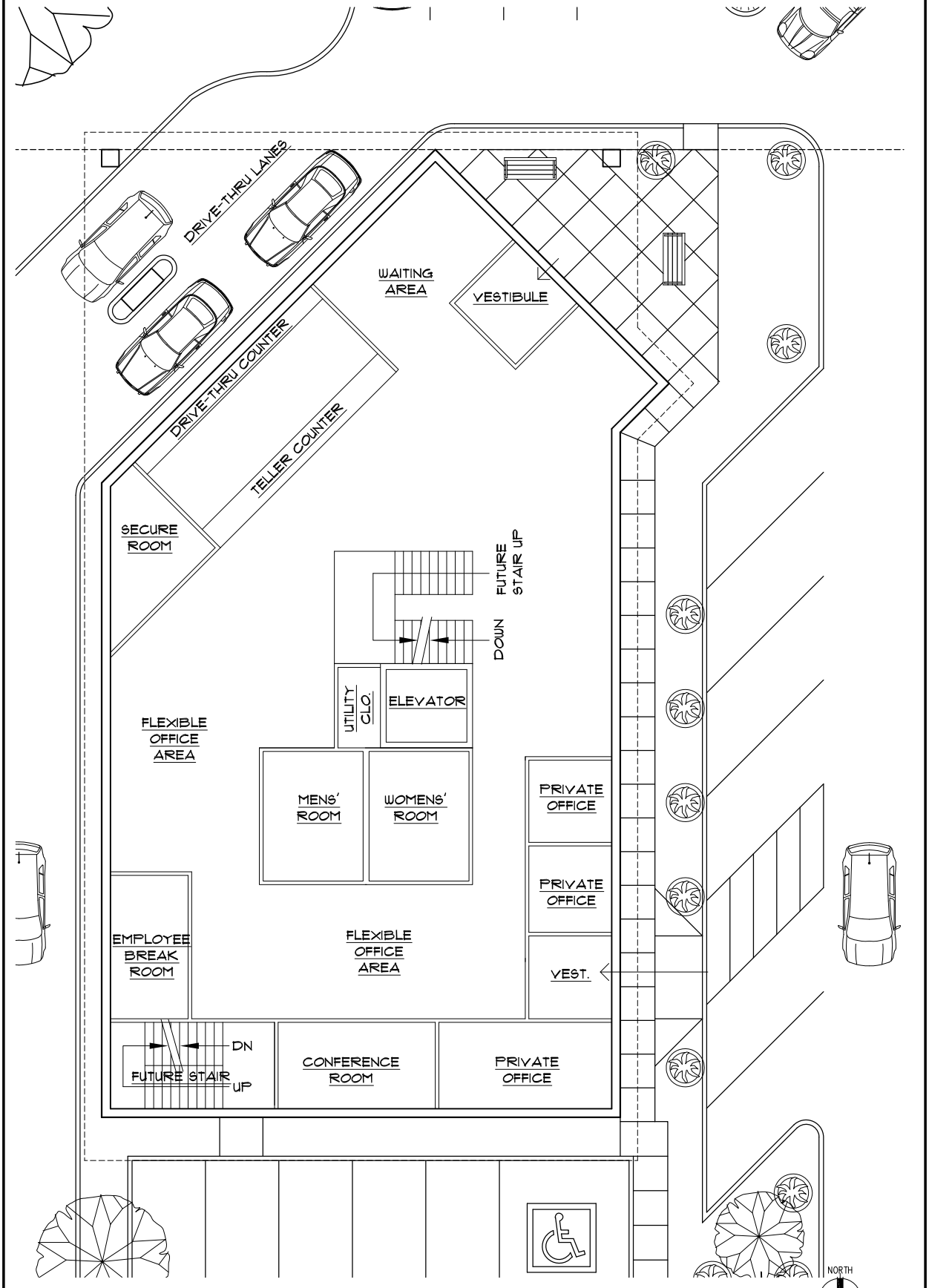


LOOKING EAST FROM

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



FIRST FLOOR PLAN

5,775 S.F.

OCT. 3, 2023

SCALE: 3/32" = 1'-0"

Selfreliance Federal Credit Union

PROPOSED FIRST FLOOR PLAN

PROPOSED NEW BANKING FACILITY

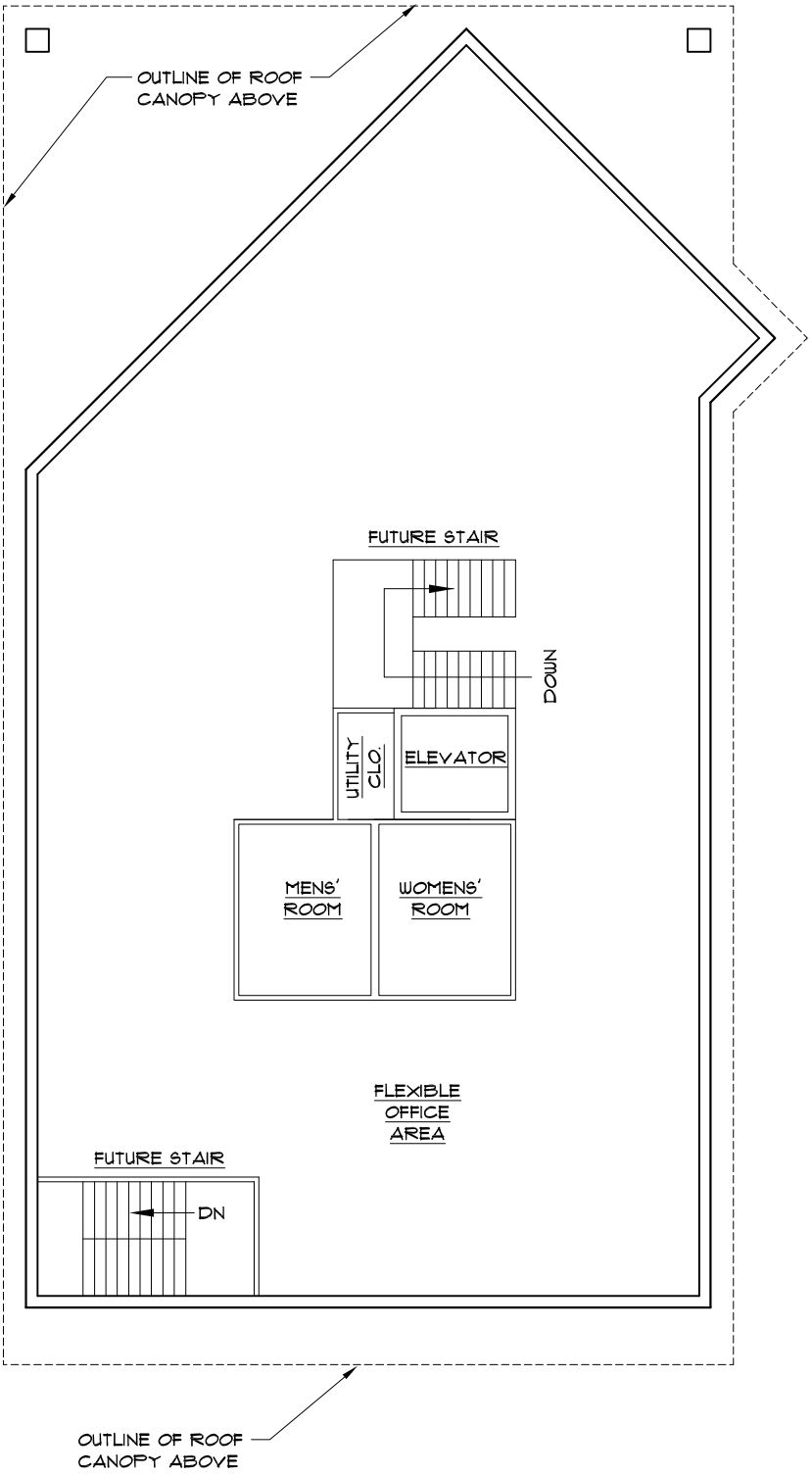
SELF RELIANCE FEDERAL CREDIT UNION

225 ILLINOIS ST., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT
1110 N. LAKE SHORE DRIVE, 33 S
CHICAGO, IL 60611
nestor.popowych@gmail.com
312-953-6777

A-3

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



SECOND FLOOR PLAN

5,775 S.F.

OCT. 3, 2023

NORTH

SCALE: 3/32" = 1'-0"

Selfreliance Federal Credit Union

PROPOSED SECOND FLOOR PLAN

PROPOSED NEW BANKING FACILITY

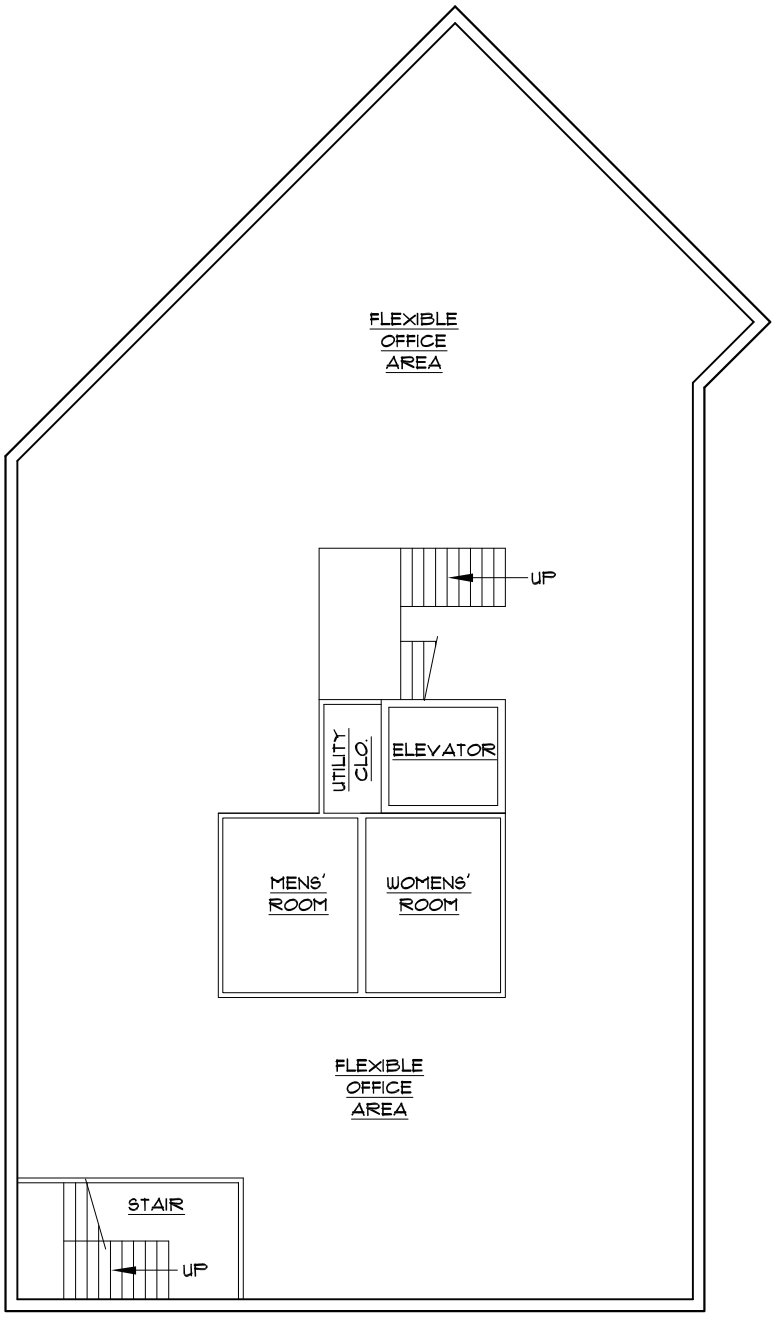
SELF RELIANCE FEDERAL CREDIT UNION

225 ILLINOIS ST., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT
1119 N. LAKE SHORE DRIVE, 33 S
CHICAGO, IL 60611
nestor.popowych@gmail.com
312-953-6777

A-4

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



BASEMENT FLOOR PLAN

5,775 S.F.

OCT. 3, 2023

NORTH

SCALE: 3/32" = 1'-0"

Selfreliance Federal Credit Union

PROPOSED BASEMENT FLOOR PLAN

PROPOSED NEW BANKING FACILITY

SELF RELIANCE FEDERAL CREDIT UNION

225 ILLINOIS ST., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT
1119 N. LAKE SHORE DRIVE, 33 S
CHICAGO, IL 60611
nestor.popowych@gmail.com
312-953-6777

A-5

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Business Plan for Selfreliance Federal Credit Union's Planned Unit Development

Introduction:

Selfreliance Federal Credit Union has been serving the financial needs of its members since 1951. As part of our commitment to providing excellent service and fostering economic empowerment, we propose building a new credit union in the Village of Palatine. This business plan outlines the functionality of the new facility, anticipated employee count, and projected drive-through traffic.

Existing operation:

Selfreliance Federal Credit Union has a longstanding presence in the Village of Palatine and is deeply integrated within the Palatine Ukrainian American community. Our journey began decades ago, operating from a modest building on the Immaculate Conception Ukrainian Catholic Church premises. Fifteen years ago, recognizing the need for a newer more modern space to serve our members better, we relocated our branch to the property of the American Ukrainian Youth Association at 136 E Illinois Ave, just 300 feet away from the subject property.

Our current office space spans a mere 800 square feet, which has become insufficient to accommodate the growing needs of our members. With four dedicated employees, we currently serve approximately 350 members per week. However, we recognize that our ability to provide a satisfactory member experience is limited due to space constraints.

New proposed operation and functionality:

We plan to construct a two-story office building with a convenient drive-thru facility. The new building will contain approximately 5,400 square feet of space per floor, providing ample room to accommodate our growing operations and better serve the needs of our members. The new credit union building will serve as a modern and efficient hub for financial services. Key features of the facility include:

Member Service Areas: The building will include dedicated spaces for teller services, member consultations, loan processing, account management, and other essential banking services. These areas will be designed to prioritize member comfort, privacy, and accessibility.

Drive-Through Services: To accommodate members' preferences for convenient banking options, we will include a drive-through lane with teller access for quick transactions and consultations. Based on our member preferences and industry trends analysis, we anticipate serving around 100 cars per week.

Community Engagement: Our new facility will serve as more than just a banking center—it will be a community hub. We will host financial literacy workshops, networking events, and other community-focused initiatives to strengthen our ties with the Palatine community further.

Employee Count: The proposed credit union building will require a dedicated team to deliver exceptional service and support our growing membership base. We anticipate the following staffing levels:

Front-line Staff: We will expand our front-line team from four to eight employees to ensure efficient member service during peak hours and maintain personalized interactions with every member.

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Back Office Operations: We will relocate some of our back office operations to the new Palatine location besides front-line staff. This will include roles such as administrative support, loan processing, and IT services. We expect a total of approximately 15-25 employees to work at the new location eventually.

Parking: To ensure ease of access for both employees and members, the new building will include 37 parking spots. Ample parking availability will provide a seamless and stress-free experience for everyone visiting the credit union. Our parking will also serve as overflow parking for two important community institutions: the Immaculate Conception Ukrainian Catholic Church and the American Ukrainian Youth Association. This will help alleviate any parking constraints during events, services, and gatherings hosted by the church and youth association. By extending our parking resources to accommodate overflow needs, we aim to contribute to the smooth operation of community events and enhance the overall neighborhood traffic activity.

Effect on the neighborhood: Directly across the street from our proposed site stands a commercial building, indicating a mixed-use environment within the vicinity. With a church located adjacent to our site on the east side, our credit union will occupy a location that already experiences periodic congregation and community gatherings. This alignment with a community-oriented institution reinforces the suitability of our presence within the area. Our proposed two-story office building with a drive-thru facility has been designed carefully to mitigate any potential impact on neighboring residential properties. By implementing appropriate design measures, we aim to ensure that our presence complements the existing character of the area without causing disruption.

Summary:

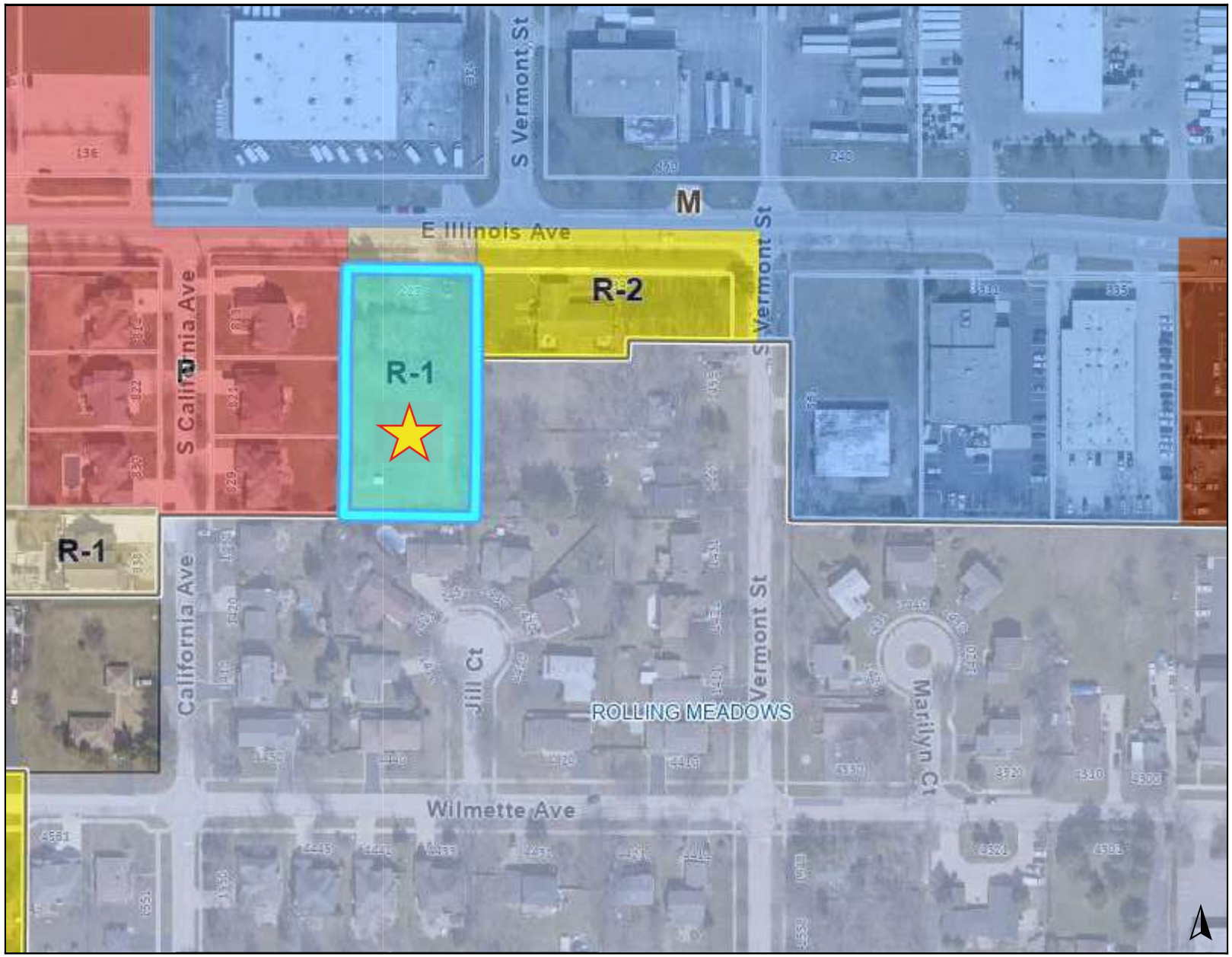
It is important to mention that we currently serve more than 1,600 existing credit union members who are residents of the Village of Palatine. The opening of our new facility will bring an immediate positive impact on these members. While the current zoning designation may suggest a residential focus, the surrounding context—including the presence of commercial establishments and community-oriented institutions—supports the compatibility of our credit union within the broader neighborhood. Through thoughtful design, community engagement, and adherence to zoning requirements, we are confident that our proposed development will enrich the local landscape and be a valuable asset to residents and businesses.

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)


Proposal Project:
SELFRELIANCE FEDERAL CREDIT UNION
Palatine, Illinois


Proposal Project:
SELFRELIANCE FEDERAL CREDIT UNION
Palatine, Illinois

GISConsortium | 223 E. Illinois Avenue - Zoning Map



Legend

Zoning and Development

Zoning

- P: Planned Unit Development
- R-1: Single Family
- R-2: Single Family
- B-2: General Business
- M: Manufacturing

0 300 600 ft

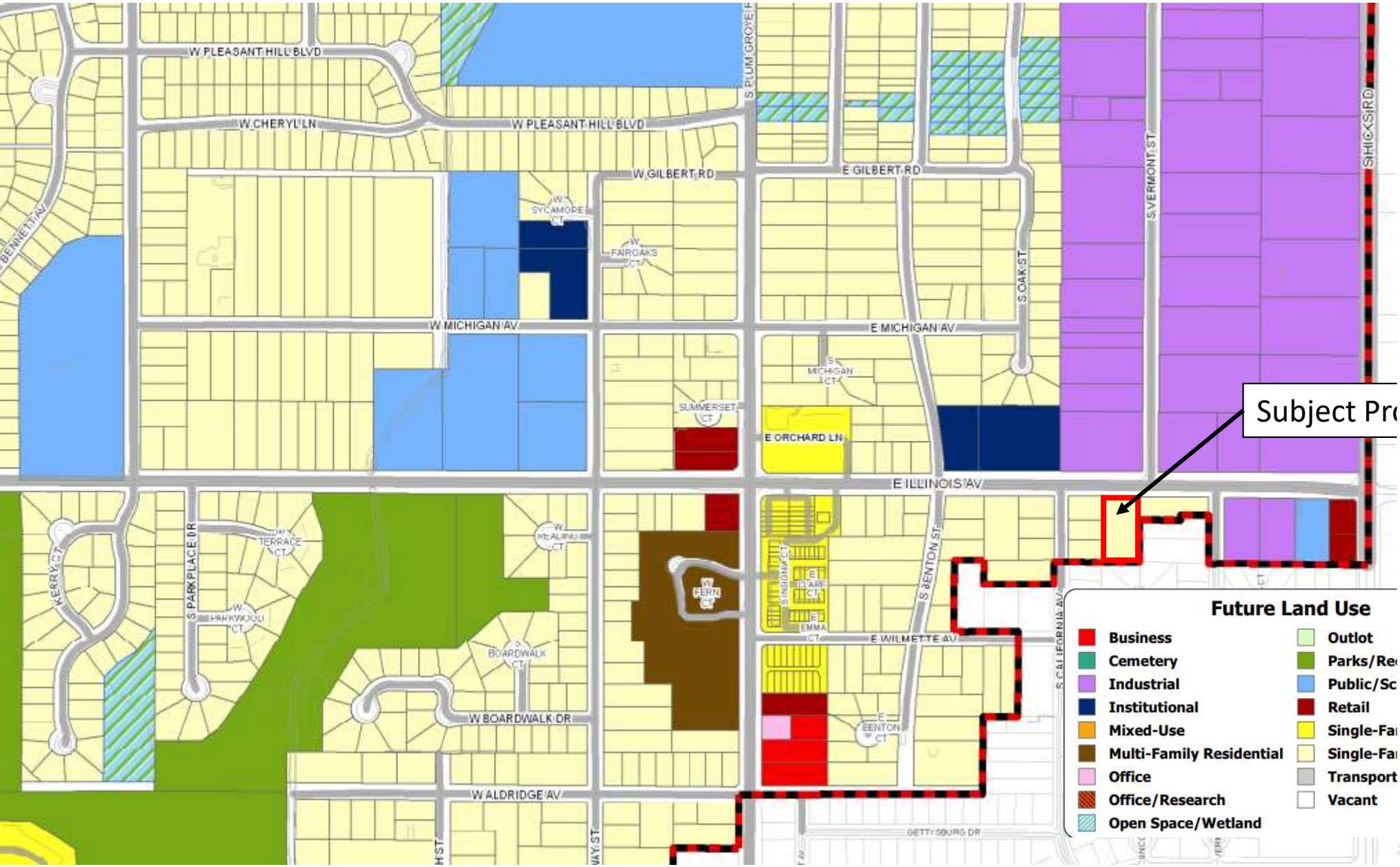
Print Date: 2/26/2024

Notes

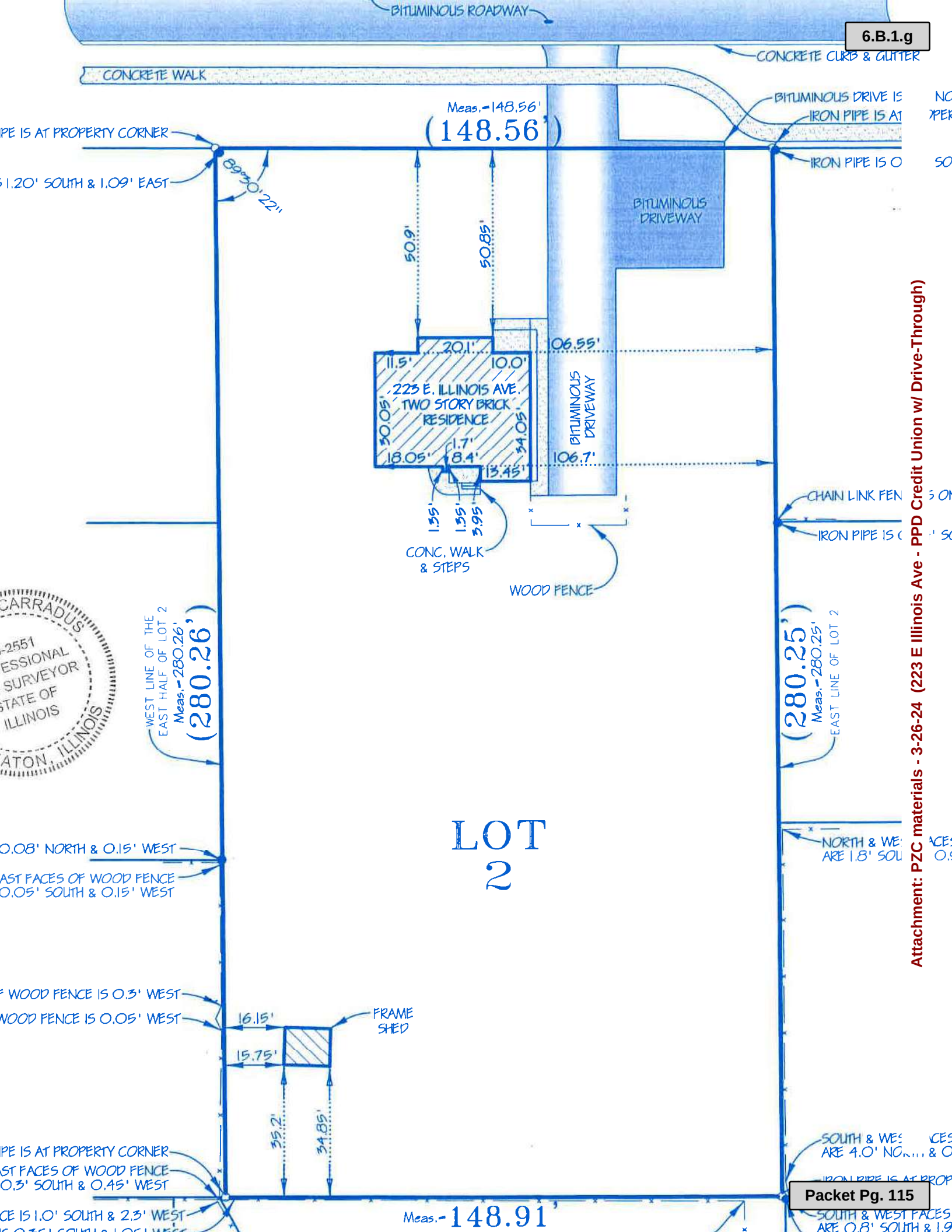
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Palatine Future Land Use Map



Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)



Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 223 E. ILLINOIS AVE.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MARCH, A.D. 20 24., and the last publication thereof was made on the 7TH day of MARCH, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MARCH A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of MARCH A.D., 20 24.

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

Attachment: PZC materials - 3-26-24 (223 E Illinois Ave - PPD Credit Union w/ Drive-Through)

Consider a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Two-Lot Single-Family Residential Subdivision at 228 N. Clyde Avenue

BACKGROUND:
The Subject Property is zoned R-2 Single-Family and contains approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. The proposed lots would maintain the current R-2 zoning designation. The Petitioner and owner of the property would maintain the existing home on Lot 1 and sell Lot 2 for the construction of a new home. Therefore, the Petitioner is requesting approval of the following:

Preliminary and Final Plat of Subdivision to permit a 2-lot subdivision.

KEY ISSUES:
- Both proposed lots conform to the R-2 zoning district setbacks and exceed the lot minimum dimensions and lot area standards:

	Lot Size	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**	**Lot Coverage (max. 45%)**
Lot 1	23,677 sq. ft.	157.37'	150.19'	33%
Lot 2	21,065 sq. ft.	140.00'	150.38'	N/A

- The existing home on Lot 1 would comply with all the R-2 minimum required setbacks and maximum permitted lot coverage. As part of the proposed subdivision, Lot 1 would abandon the existing septic system and connect to the existing sanitary sewer along Clyde Avenue. Lot 1 will be allowed to remain on the existing well, while maintaining its serviceability, or otherwise connect to the existing waterline along Clyde Avenue.
- With Village sanitary sewer and water services currently existing within the Clyde Avenue right-of-way, the proposed home for Lot 2 would connect to all required infrastructure services, including a new storm sewer extension along the Clyde Avenue frontage.
- There is an existing drainage pipe along the southwest border of Lot 2, which will be required to be inspected, and, if necessary, replaced in a manner acceptable to the Village Engineer. As part of the subdivision, it would also be placed in an easement within Lot 2. The Subject Drainage pipe is currently located on private property and outside of an easement, but also receives existing overland flow coming from the northwest.
- Per the Village Engineer's review, the proposed Subdivision will not impact the existing drainage patterns in the area and should ultimately improve the existing discharge, due to the proposed subdivision and likely replacement of the existing drainage pipe on Lot 2. Over the years, Public Works' Staff has met with several of the existing homeowners along Wood Street and Melanie Court to discuss existing stormwater questions and review the potential for application to the Village's Storm Sewer extension program. These meetings also included the resident providing testimony at the Public Hearing. As some of the existing drainage pipes are not

within easements, any application to the storm sewer program will require the consent and participation of all the required property owners. To date, all the property owners have not agreed to this participation or easements. Staff will continue to respond to and work with the residents to determine if this can be accomplished.

- Staff also notes that a component of the recommendation for the Subdivision includes cash in lieu of sidewalks along Wood Street. Through the Village Engineer's consultation with the Project Engineer, and in review of the existing drainage patterns, there is a potential for a sidewalk along Wood Street to disrupt the flow of stormwater to the existing storm sewer on the east side of Clyde Avenue. Additionally, there is not any existing sidewalk system or partially completed sidewalks along Wood Street, west of Clyde Avenue. A sidewalk will be constructed along the subdivision's Clyde Avenue frontage.

ALTERNATIVES:

1. Approve the Preliminary and Final Plat of Subdivision.
2. Do not approve the Preliminary and Final Plat of Subdivision.

RECOMMENDATION:

Public Hearing:	PZC meeting on March 26, 2024.
Residents testifying:	1: Concerns about existing pond on neighboring property and impact to the surrounding properties.
Vote:	The PZC voted 6-0 to approve the Rezoning and Preliminary & Final Plat of Subdivision and Staff concurs.

ACTION REQUIRED:

A motion to approve a resolution granting the Preliminary and Final Plat of Subdivision at 228 N. Clyde Avenue.

ATTACHMENTS:

- Aerial Map
- RES PFSUB 228 N Clyde Ave
- EXHIBIT - Plat of Subdivision
- EXHIBIT - Engineering Plans
- PZC materials 3-26-24
- DRAFT PZC minutes
- Public Notice

GISConsortium | 228 N Clyde Avenue



0 300 600 ft

Print Date: 3/5/2024

Notes

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

Attachment: Aerial Map (228 N Clyde Ave - PFSUB 2-lot)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT OF SUBDIVISION APPROVAL AT 288 N. CLYDE AVENUE

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 288 N. Clyde Avenue has complied with all the provisions of the Subdivision Ordinance, including a public hearing before the Planning and Zoning Commission of the Village of Palatine at the March 26, 2024 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 the Final Plat of Subdivision "SMT Acre" at 228 N. Clyde Avenue pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The development shall substantially conform to the engineering plans prepared by Spaceco Inc. dated 2/28/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spaceco Inc. and attached hereto.**
3. **The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
4. **The existing drainage pipe in the southwest corner of Lot 2 shall be replaced, if required by the Village Engineer and relocated in the easement or a 10-foot-wide easement will need to be granted over the existing storm sewer in a manner acceptable to the Village Engineer. The final storm sewer location and extension plan shall be submitted in a manner acceptable to the Village Engineer.**
5. **Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer for the W. Wood Street frontage. If required by the Village Engineer, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future.**
6. **A Public Improvement Letter of Credit, in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
7. **Review fees in the amount of 1.5% of the total project improvement costs, as**

Attachment: RES PFSUB 228 N Clyde Ave (228 N Clyde Ave - PFSUB 2-lot)

defined in the Village Code, shall be submitted in a manner acceptable to the Village Engineer.

8. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**
9. **Recording fees in the amount of $300 shall be submitted.**
10. **A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.**
11. **All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.**
12. **A MWRD permit will be required for the construction of Lot 2.**

DATED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

_____
Deputy Village Clerk

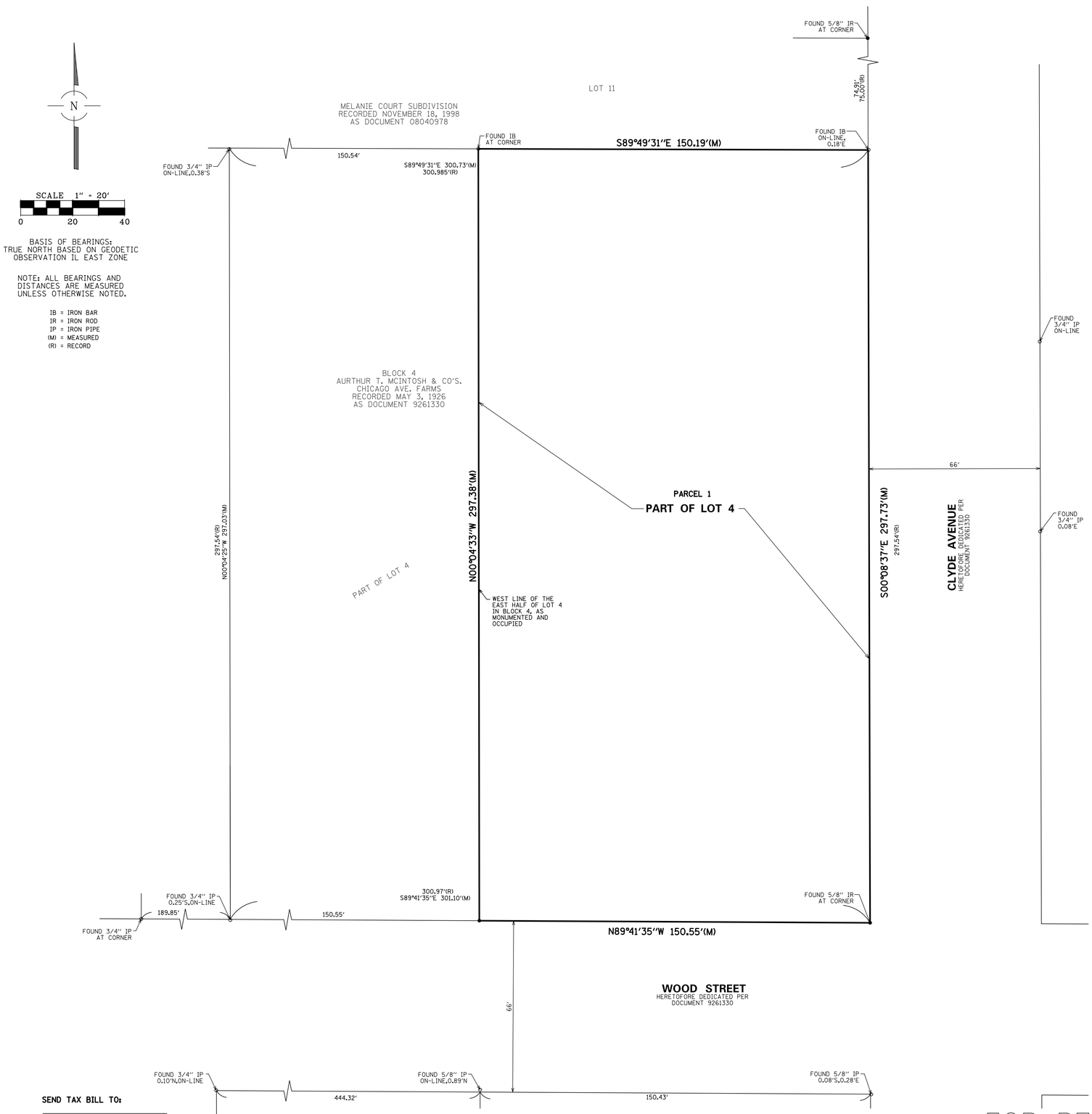
Attachment: RES PFSUB 228 N Clyde Ave (228 N Clyde Ave - PFSUB 2-lot)

FINAL PLAT OF SUBDIVISION OF
SMT ACRE

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:
02-16-402-009

EXISTING BOUNDARY INFORMATION



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

IB = IRON BAR
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

PROPERTY DESCRIPTION:

THE EAST HALF OF LOT 4 IN BLOCK 4 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 44,742 SQUARE FEET OR 1.027 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17031C0177J WITH EFFECTIVE DATE AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X (UNSHADED)" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____ , 20 _____ IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2024

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JERRY P CHRISTOPH
3540
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
ROSEMONT, ILLINOIS

SEND TAX BILL TO:

PREPARED FOR:
MR. SCOTT TRESSELT
228 N. CLYDE AVENUE
PALATINE, IL 60067

FOR REVIEW
PURPOSES ONLY

REVISIONS:
01/05/2024
03/25/2024

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

DATE: 06/28/2022
JOB NO: 9841.02
FILENAME: 9841.02SUB-01
SHEET 1 OF 2

N:\Projects\9841\SURVEY\9841.02SUB-01.dgn Default User=jckapustiak

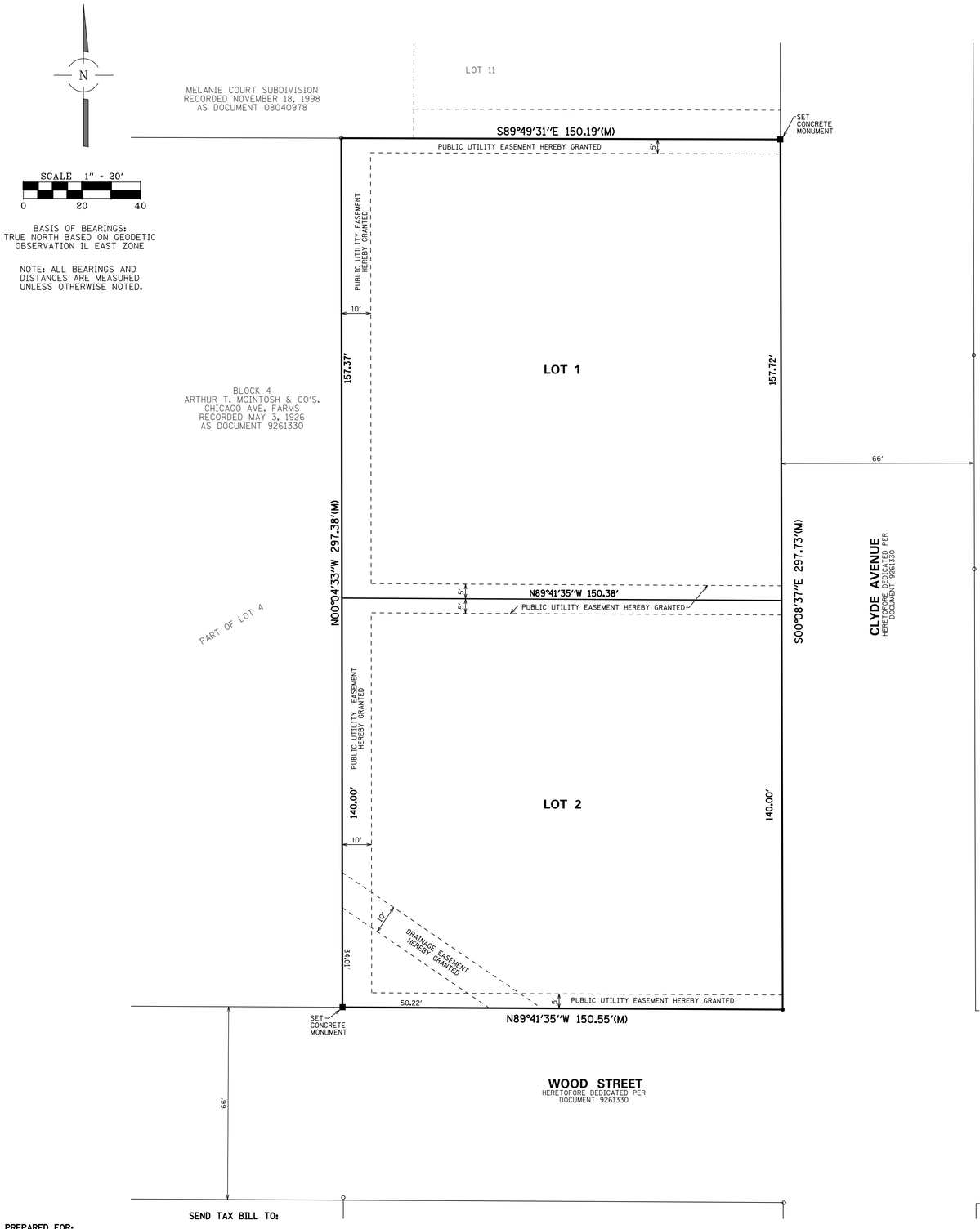
Attachment: EXHIBIT - Plat of Subdivision (228 N Clyde Ave - PFSUB 2-10)

FINAL PLAT OF SUBDIVISION OF
SMT ACRE

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-16-402-009

NEW LOT LAYOUT



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

AREA TABLE		
LOT	SQ. FT.	AC.
1	23,677	0.543
2	21,065	0.484
TOTAL	44,742	1.027

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.
ELEMENTARY SCHOOL DISTRICT NO. 15
HIGH SCHOOL DISTRICT NO. 211
JUNIOR COLLEGE DISTRICT NO. 512

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

_____
SIGNED

_____
SIGNED

ADDRESS:
229 N CLYDE STREET
PALATINE, ILLINOIS 60067

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON:

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.

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

_____
BY: OWNER

_____
BY: ILLINOIS PROFESSIONAL ENGINEER

COOK COUNTY CLERK'S CERTIFICATE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
SIGNED: CHAIRMAN

_____
ATTEST: SECRETARY

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

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS,

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

_____
SIGNED: MAYOR

_____
ATTEST: VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES" FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE EASEMENT PROVISIONS:

A NON EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "DRAINAGE EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE "DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION STORM SEWERS AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE DEEMED REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN SAID EASEMENT, WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENTS MAY BE USED FOR PATIOS, LANDSCAPING, PLAYGROUND EQUIPMENT, AND GARDENS, EXCEPT IN EASEMENTS OTHERWISE DESIGNATED AND APPROVED BY THE VILLAGE ENGINEER. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON.

VILLAGE OF PALATINE EASEMENT:

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE:

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

GAS:

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

CABLE TELEVISION:

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

SEND TAX BILL TO:

_____
_____
_____

PREPARED FOR:
MR. SCOTT TRESSELT
228 N. CLYDE AVENUE
PALATINE, IL 60067

FOR REVIEW PURPOSES ONLY

REVISIONS:
01/05/2024
03/25/2024

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/28/2022
JOB NO: 9841.02
FILENAME: 9841.02SUB-01
SHEET 2 OF 2

N:\Projects\9841\SURVEY\9841.02SUB-01.dgn Sheet 2 User=jckapustiak

Attachment: EXHIBIT - Plat of Subdivision (228 N Clyde Ave - PFSUB 2-10)

PUBLIC SIDEWALK & DRAINAGE IMPROVEMENT PLANS
for
SMT ACRE SUBDIVISION
228 N. CLYDE AVENUE
PALATINE, ILLINOIS
PROJECT NO:9841.02

CLIENT
SCOTT TRESSELT
228 N. CLYDE AVENUE
PALATINE, ILLINOIS 60067
scooter228@sbcglobal.net

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY COOK
CITY, TOWNSHIP VILLAGE OF PALATINE, PALATINE TOWNSHIP
SEC. & ¼ SEC. NO. SE¼ SEC. 16, T42N, R10E

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

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

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

REVISIONS

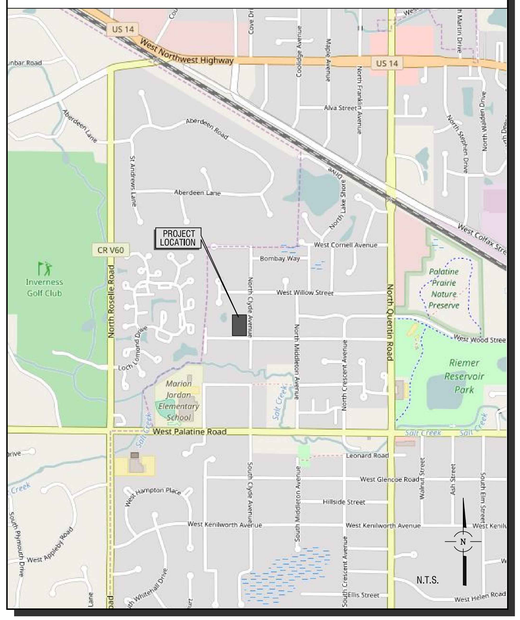
ORIGINAL PLAN DATE: JANUARY 18, 2024

#	SHEET #	REMARKS	DATE
1	5	PER VILLAGE AND CLIENT	01/31/24
2	ALL	PER VILLAGE OF PALATINE	02/28/24

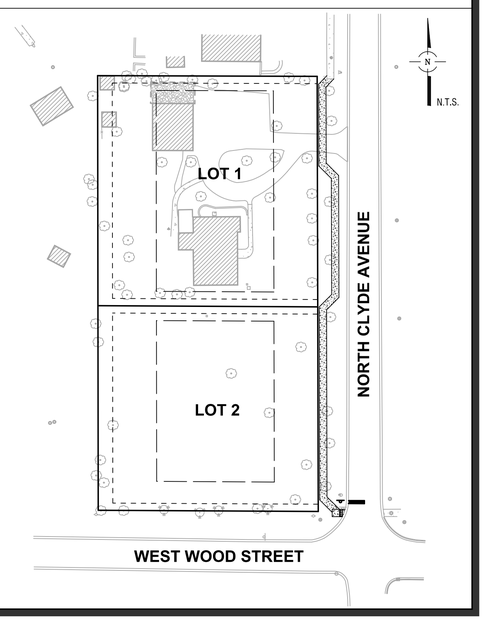
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	ET	EXISTING CONDITIONS PLAN
4	GM	GEOMETRIC & TREE PROTECTION PLAN
5	GREC	GRADING, STORM SEWER & EROSION CONTROL PLANS
6	S1	SPECIFICATIONS
7	D1	DETAILS

LOCATION MAP



KEY MAP



James C. Kapustiak
ENGINEER
JAMES C. KAPUSTIAK, P.E.
ILLINOIS REGISTRATION NO.: 062-054942
EXPIRATION DATE: 11/30/2025

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2025

02/28/24
DATE

LICENSED PROFESSIONAL ENGINEER
JAMES C. KAPUSTIAK
NO. 062-054942
ILLINOIS

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

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

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

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 9841.02TITLE
DATE: 01/18/24
JOB NO. 9841.02
SHEET C1
1 OF 7

Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

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

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

2. UTILITY LOCATIONS

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

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

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

3. UTILITY COORDINATION

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

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

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

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

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

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

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

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

9. COMMENCING CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. GENERAL EXCAVATION/UNDERGROUND NOTES

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

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

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

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

23. FINAL ACCEPTANCE

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

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

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

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

24. UNDERGROUND NOTES

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

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

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

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

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

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

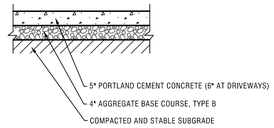
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM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

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

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

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

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



TYPICAL SIDEWALK / CARRIAGE WALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
W 8" W	WATER MAIN (WITH SIZE)	W 8" W
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

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

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCHMARK

SEE SHEET ET

CONTACT INFORMATION

VILLAGE OF PALATINE
200 E WOOD STREET
PALATINE, IL. 60067
(847) 202-6963
CONTACT PERSON: GEORGE RUPPERT

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE REMARKS
NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

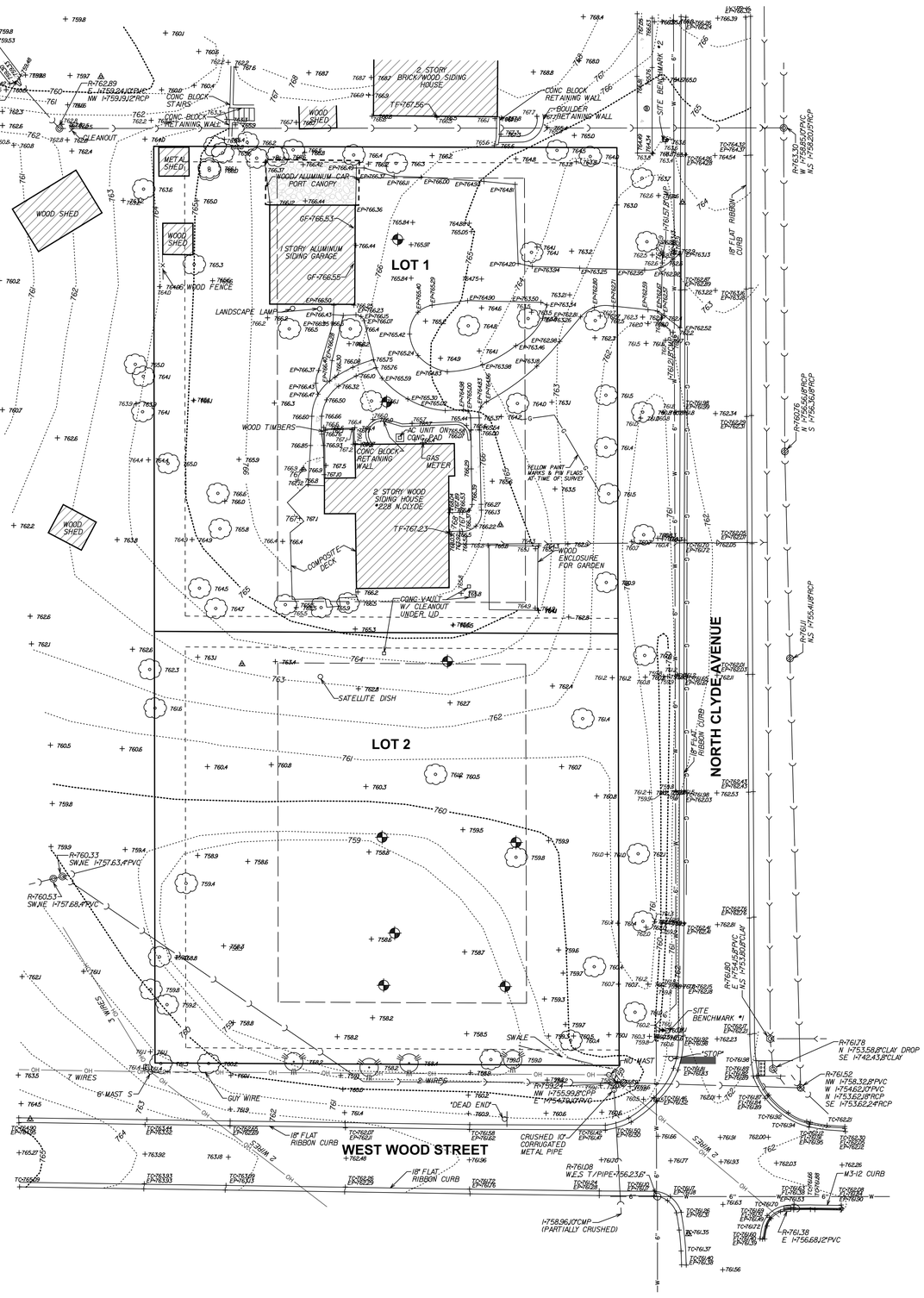
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 9841.02GN
DATE: 01/18/24
JOB NO. 9841.02
SHEET GN
2 OF 7

Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-10r)

N:\Projects\9841\9841.02\ENG\9841.02GN.dgn Default User=jckapustiak



LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S)ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- CONTOUR
- SPOT ELEVATION
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- SOIL BORING
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: JUNE 16, 2017.

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
CORS ID: DP5A
PID: DI1663
STATION IS A GPS CORS.
ELEVATION = 839.73 NAVD88

SITE BENCHMARK #1:
CROSS ON SOUTHEAST BOLT OF FIRE HYDRANT AT NORTHWEST CORNER OF CLYDE AVENUE AND WOOD STREET.
ELEVATION = 764.66

SITE BENCHMARK #2:
SOUTHWEST BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF 268 NORTH CLYDE AVENUE.
ELEVATION = 766.29

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE REMARKS

EXISTING CONDITIONS

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

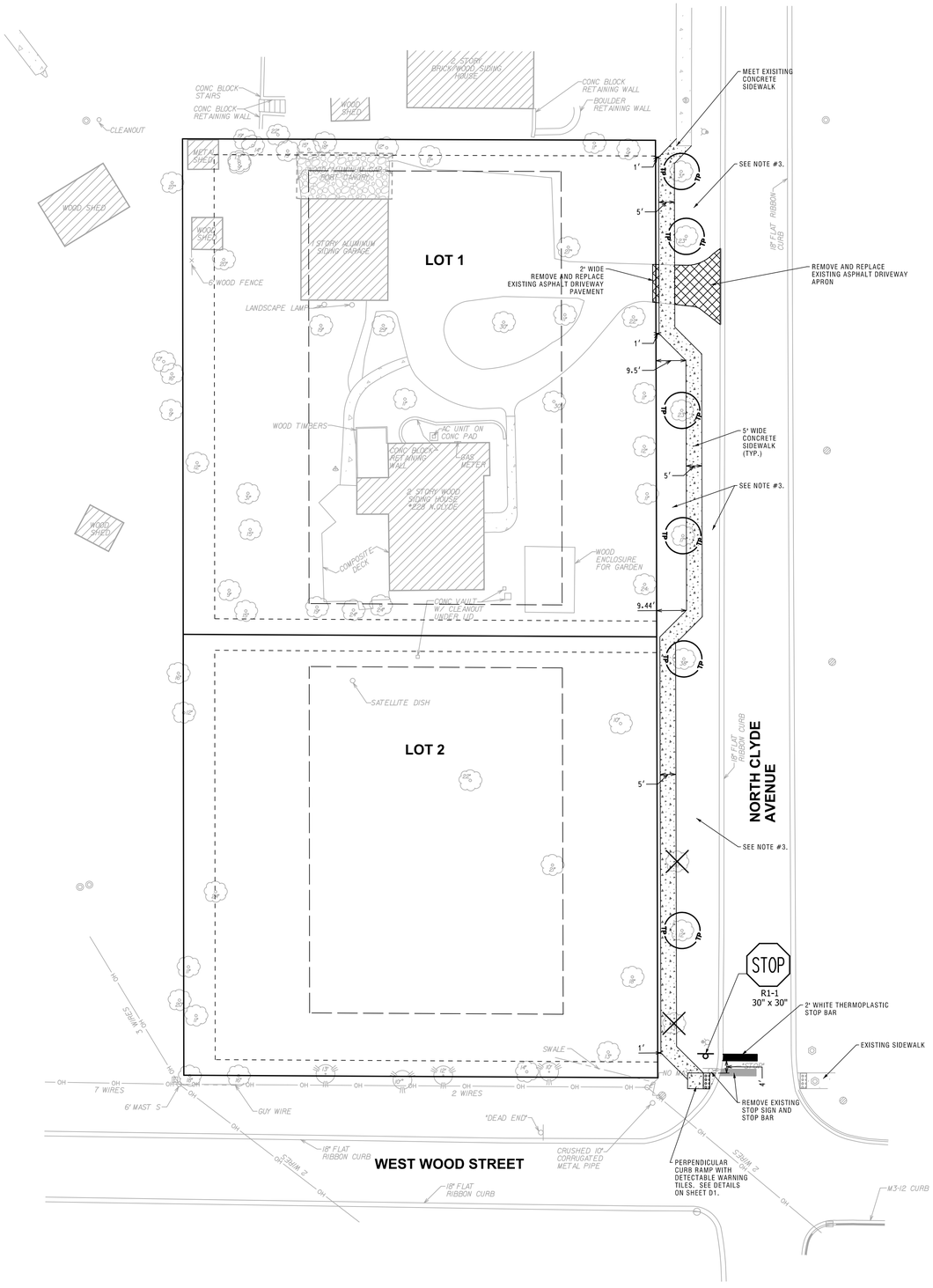
FILENAME: 9841.02ET

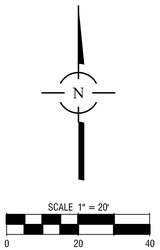
DATE: 01/18/24

JOB NO. 9841.02

SHEET ET 3 OF 7

Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)





LEGEND

- CONCRETE SIDEWALK / CARRIAGE WALK
- DETECTABLE WARNING TILES
- TRAFFIC SIGN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING SEE DETAIL ON SHEET D1.
- FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT

NOTES:

1. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. ALL PARKWAY WITHIN THE PUBLIC R.O.W. DISTURBED BY SIDEWALK CONSTRUCTION, STORM SEWER CONSTRUCTION, AND GRADING OPERATIONS SHALL BE RESTORED TO EXISTING CONDITIONS WITH 4 INCHES OF TOPSOIL AND SOD (MIN.)

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE REMARKS

GEOMETRIC & TREE PROTECTION PLAN

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9841.02GM

DATE: 01/18/24

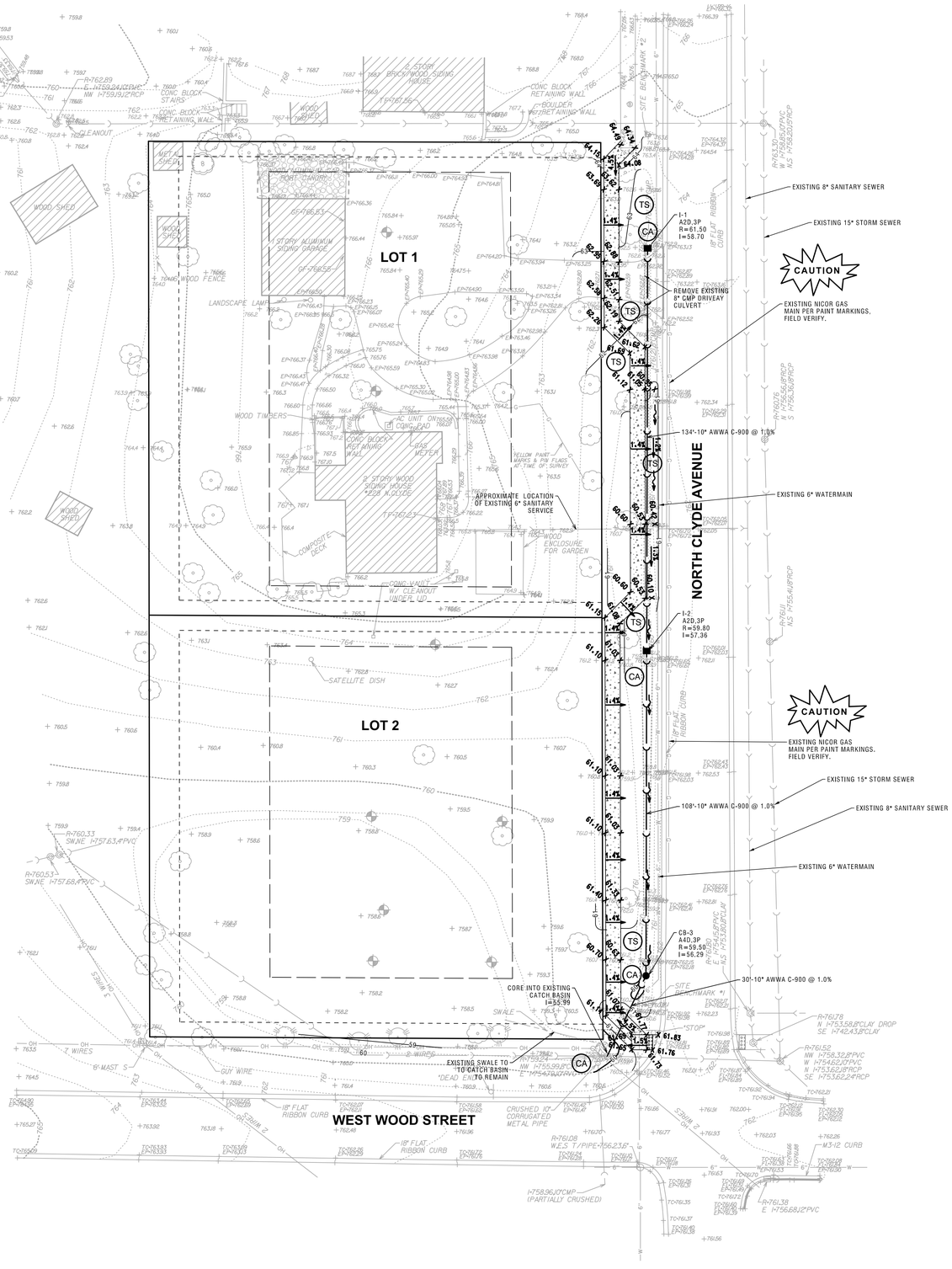
JOB NO. 9841.02

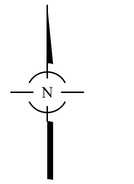
SHEET **GM**

4 OF 7

N:\Projects\9841\9841.02\ENG\9841.02GM.dgn Default User=jckapustiak

Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)





EROSION CONTROL SYMBOL LEGEND

- CA — CATCH ALL
- TS — 4" TOPSOIL AND SOD

GRADING LEGEND

- LOCAL DRAINAGE
- XX.XX — SPOT ELEVATION
- XX — PROPOSED CONTOURS

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN

- CATCH BASIN
- INLET
- STORM SEWER

NOTES:

1. ALL STORM SEWERS SHALL BE AWWA C-900 PIPE, UNLESS NOTED OTHERWISE.
2. ⋈ INDICATES TRENCH BACKFILL REQUIRED.
3. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES:
   3P - INLET, CATCH BASIN-NEENAH R-4340-B BEEHIVE GRATE
4. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
5. UNDERGROUND CONTRACTOR TO FIELD VERIFY EXISTING SEWER MAIN AND WATER MAIN LOCATIONS AND DEPTHS PRIOR TO PROPOSED STORM SEWER CONSTUCTION. NOTIFY SPACECO, INC. OF ANY DISCREPANCIES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE

GRADING, STORM SEWER & EROSION CONTROL PLAN

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9841.02ENG
DATE: 01/18/24
JOB NO. 9841.02
SHEET GREC 5 OF 7

Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)

EARTHWORK NOTES

1. GENERAL

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

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

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

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

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

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

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

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

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

2. TOPSOIL EXCAVATION INCLUDES:

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

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

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

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

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

3. EARTH EXCAVATION INCLUDES:

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

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

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

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

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

4. UNSUITABLE MATERIAL

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

5. MISCELLANEOUS THE CONTRACTOR SHALL:

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

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

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

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

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

6. TESTING AND FINAL ACCEPTANCE

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

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

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

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

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

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

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

2. SUB-GRADE PREPARATION

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

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

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

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

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

3. CONCRETE WORK

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

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

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

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

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

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

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

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

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

4. FLEXIBLE PAVEMENT

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

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

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

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

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

5. TESTING AND FINAL ACCEPTANCE

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

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

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

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

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

STORM SEWER NOTES

1. GENERAL:

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

      PLAN CODE: MATERIAL

      PVC: POLYVINYL CHLORIDE SEWER PIPE, C-900

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

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

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

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

2. BEDDING:

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

3. STRUCTURES:

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

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

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

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

4. FRENCH DRAIN:

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

5. CASTINGS:

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

6. CLEANING:

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

7. TELEVISING:

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

STORM SEWER NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE

SPECIFICATIONS

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 9841.02SPEC

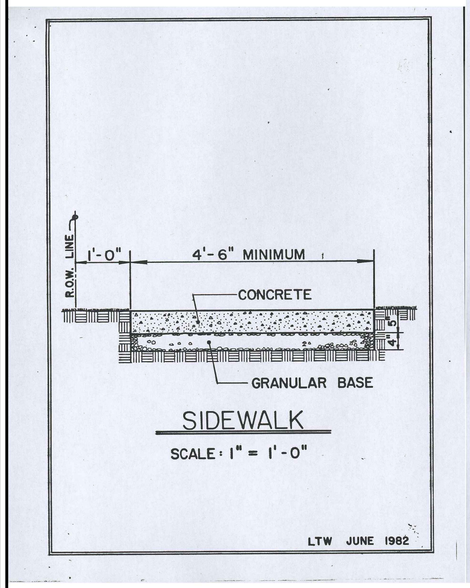
DATE: 01/18/24

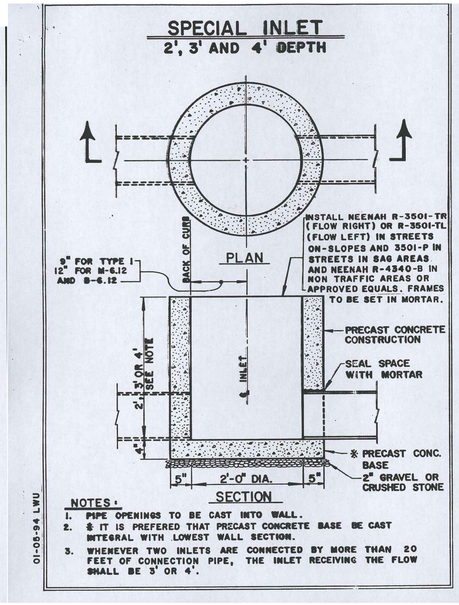
JOB NO. 9841.02

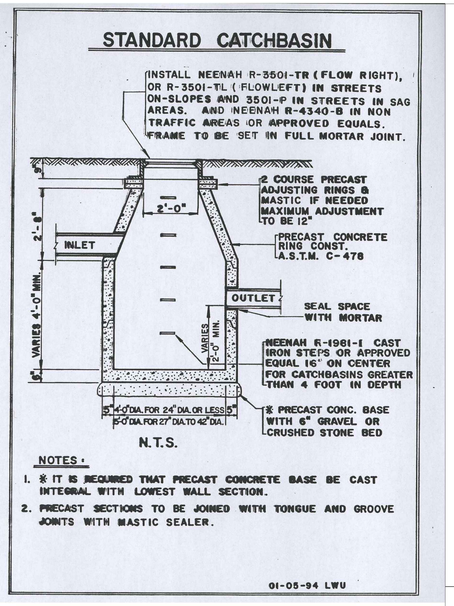
SHEET **S1**

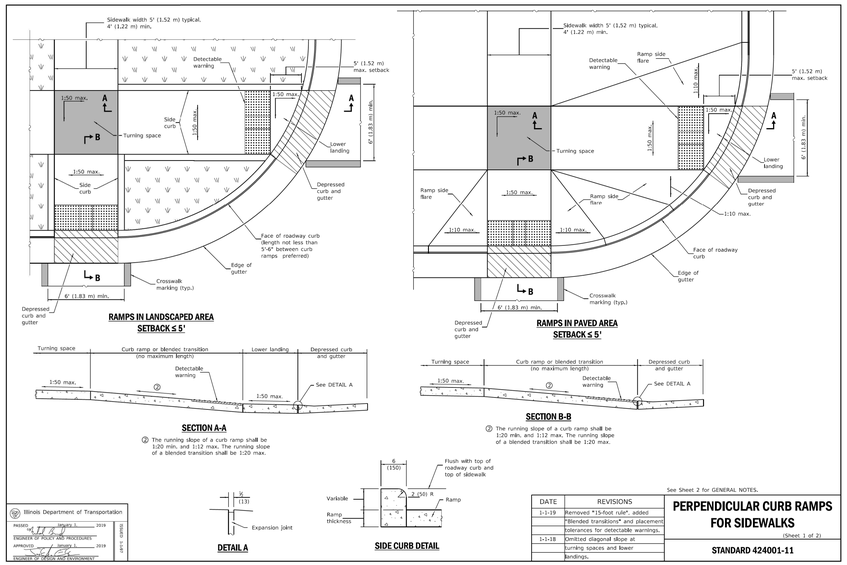
6 OF 7

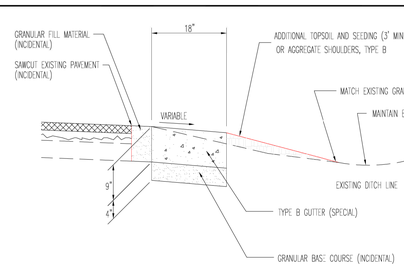
Attachment: EXHIBIT - Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)



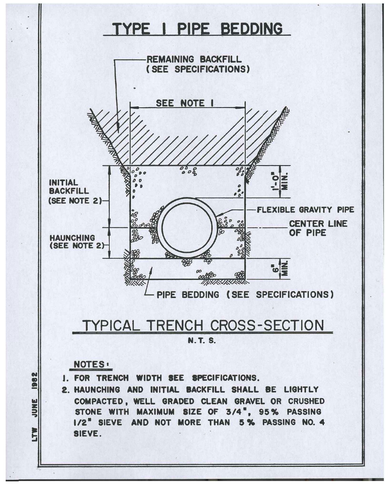


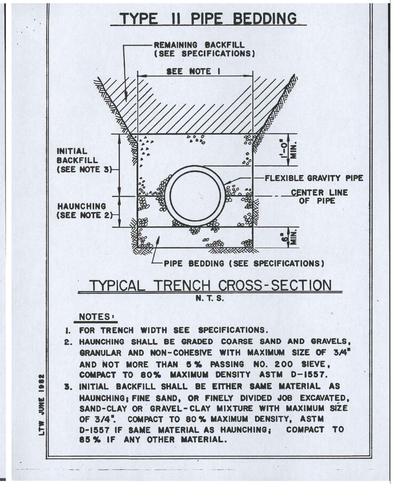


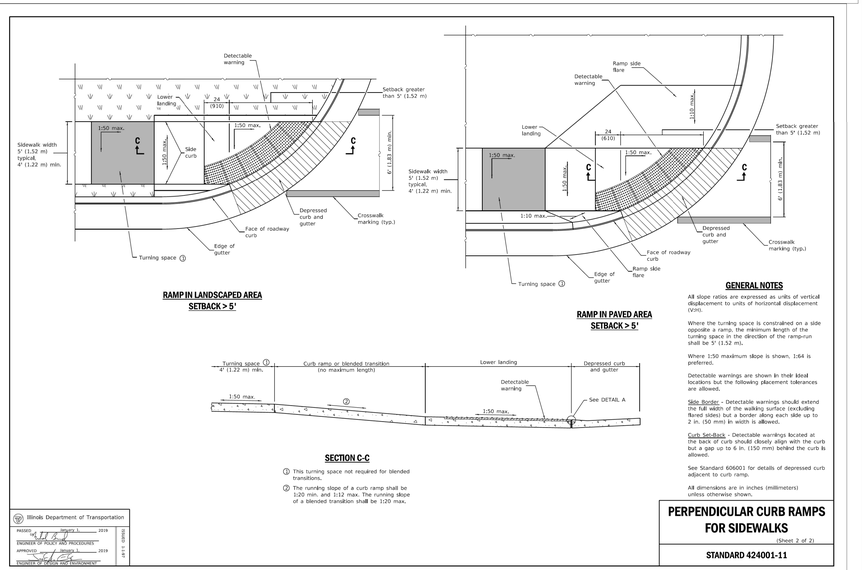




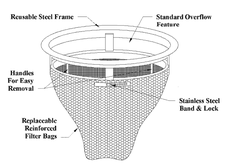
TYPE B GUTTER (SPECIAL)
NO SCALE







Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



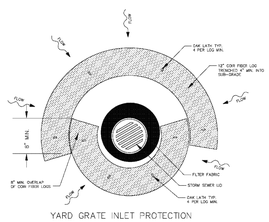
Catch-All HR is available to provide the added benefit of hydrocarbon removal.



Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: (CA)


CURB
GRATE
DIA.
DIA.
DIA.

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/26/24 07:00 PM

STAFF REPORT (ID # 8940)

228 N. Clyde Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Scott Tresselt, Owner

PLAN NUMBER: PFSUB-000005-2024

BACKGROUND:

The Subject Property is zoned R-2 single-family and is approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. No other zoning changes or variations are contemplated and the lots will maintain the current R-2 zoning. The Petitioner is planning on maintaining the existing home on Lot 1 and selling Lot 2 to allow for a new home be constructed. Therefore, the Petitioner is requesting:

Preliminary/Final Plat of Subdivision to permit a 2-lot subdivision.

Surrounding Zoning/Uses:

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

KEY ISSUES:

- Both proposed lots of the proposed 2-lot subdivision conform to the R-2 zoning district setbacks and bulk standards.

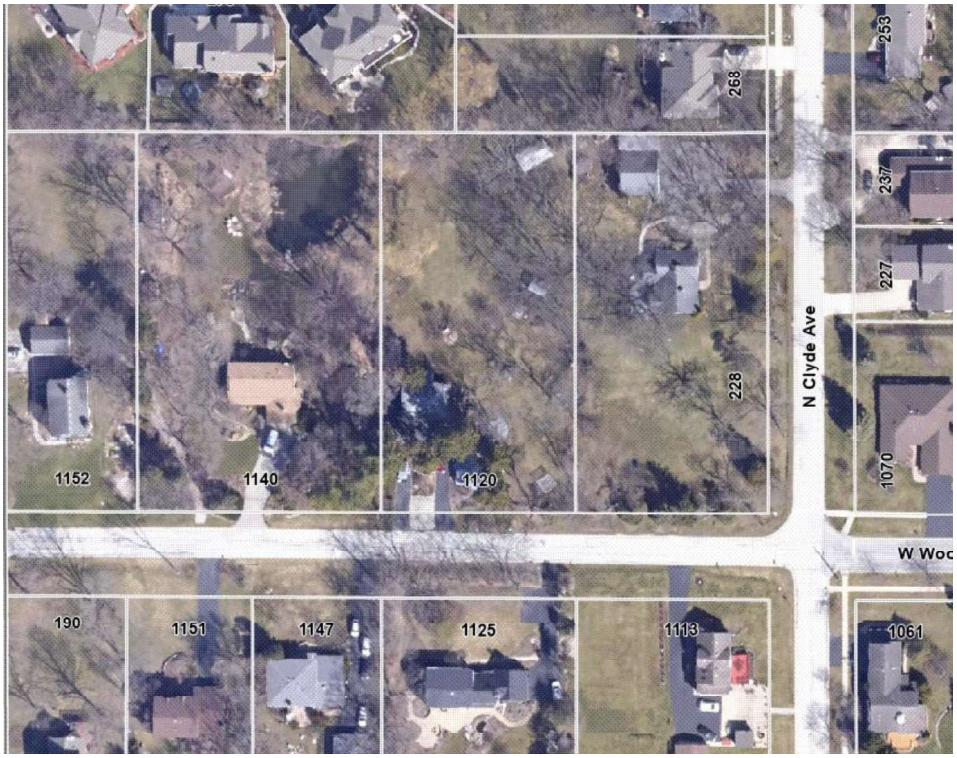
	Lot Size	Lot Width (75' required for interior lot; 85' for corner lot)	Lot Depth (110' required)	Lot Coverage (max. 45%)
Lot 1	23,677 sq. ft.	157.37'	150.19'	33%
Lot 2	21,065 sq. ft.	140.00'	150.38'	N/A

- The existing home on Lot 1 will be maintained and the proposed would comply with all of the minimum required setbacks and maximum permitted lot coverage for the R-2 zoning district.
- Village sanitary sewer and water services currently exist within the N. Clyde Avenue

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

right-of-way. As part of the proposed subdivision, the existing septic field would be properly abandoned and the home would also be connected to the existing sanitary sewer proximate to the existing home. Lot 1 will be allowed to remain on the existing well, provided it remains serviceable, as anticipated.

- If required by the Village Engineer, the existing drainage pipe along the southwest border of Lot 2 will be replaced and relocated in the proposed easement. Lot 2 will access all of the required utilities in the right-of-way, pursuant to the final engineering plans.
- Sidewalks would be provided along N. Clyde Avenue. However, the owner has requested cash in lieu across the W. Wood Street frontage, due to an existing drainage swale that goes along Wood Street. Also, there are no other sidewalks heading west along the Wood Street right-of-way and no other partially connected sidewalks to complete. Therefore, the Village Engineer is recommending cash in lieu of sidewalks for this section. The new sidewalk would terminate sidewalk at Clyde Avenue and there are no other sidewalks or partial sidewalks existing along this section of W. Wood Street:



- W. Wood Street terminates at Harrison Avenue, with 2 driveways at 1152 W. Wood Street and 190 N. Harrison Avenue. Properties west of those to lots are incorporated within Inverness.

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

STAFF RECOMMENDATION:

The Subject Property is zoned R-2 and the proposed Plat of Subdivision would meet all of the R-2 zoning requirements. The existing house will remain on Lot 1 and any future development of the lot would be required to comply with of the Village Code requirements. 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 Spaceco Inc. dated 2/28/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spaceco Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The existing drainage pipe in the southwest corner of Lot 2 shall be replaced, if required by the Village Engineer and relocated in the easement in a manner acceptable to the Village Engineer. The final storm sewer location and extension plan shall be submitted in a manner acceptable to the Village Engineer.
5. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer for the W. Wood Street frontage. If required by the Village Engineer, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future.
6. A Public Improvement Letter of Credit, in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees in the amount of 1.5% of the total project improvement costs, as defined in the Village Code, shall be submitted in a manner acceptable to the Village Engineer.
8. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
9. Recording fees in the amount of $300 shall be submitted.
10. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

11. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
12. A MWRD permit will be required for the construction of Lot 2.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plat of Subdivision
- Enginering Plans
- Utility Map
- Objection Letters
- Public Notice

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

GISConsortium | 228 N Clyde Avenue



0 300 600 ft

Print Date: 3/5/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Aerial Map (228 N Clyde Ave - PFSUB 2-lot)

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Petitioner Name

Scott Tresselt, owner

Business Name (if applicable)

N/A

Property Owner (if different from petitioner)

N/A

Subject Property Address

228 N Clyde Avenue

Property Interest of Petitioner(s):

Owner
Owner, Lessee, Contract Purchaser, etc.

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

1 lot single family residential

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

2 lot single family residential

Current zoning of property: R-2

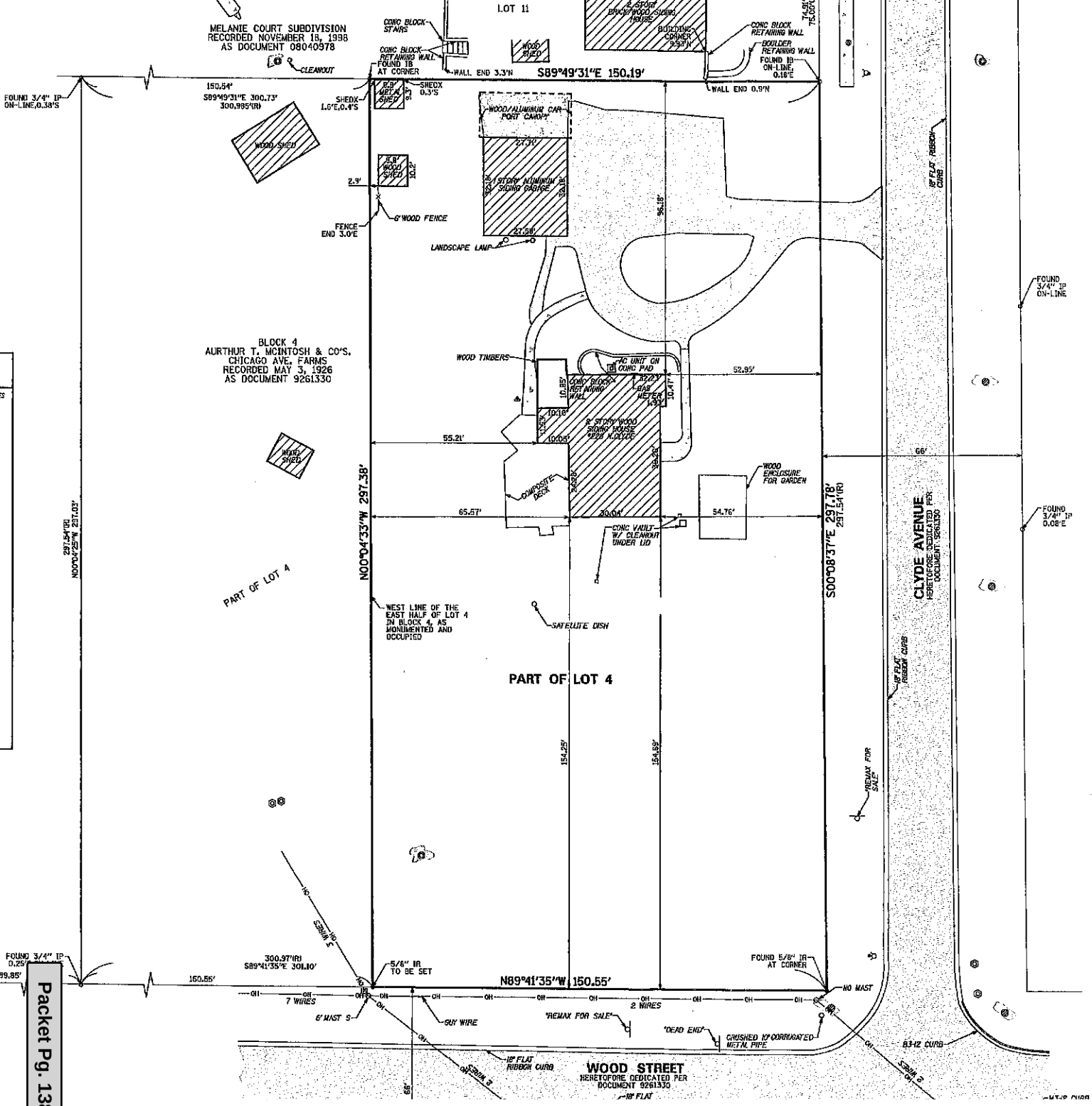
Size of the property: 1.03 **acres**

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

State the specific action requested:

SUBDIVIDE THE PARCEL INTO TWO LOTS. ONCE PARCEL WITH EXISTING SINGLE FAMILY RESIDENCE ON 1/2 ACRE AND 1/2 ACRE VACANT LAND FOR RESIDENTIAL USE

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)



THE EAST HALF OF LOT 4 IN BLO
AVENUE FARMS, A SUBDIVISION OF
NORTH, RANGE 10 EAST OF THE T

NOTES:

THIS SURVEY WAS PREPARED WITH
THAT ADDITIONAL EASEMENTS, RES
PROPERTY THAT HAVE NOT BEEN S

LAST DATE OF FIELD WORK: JUNE

PROPERTY SURVEYED: 44,742 SQ.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, SPACECO, INC., AN ILLINOIS
HEREBY DECLARE THAT THIS MA
TRUE AND CORRECT REPRESENTA

ALL DIMENSIONS ARE IN FEET A
NO DISTANCES OR ANGLES SHOW

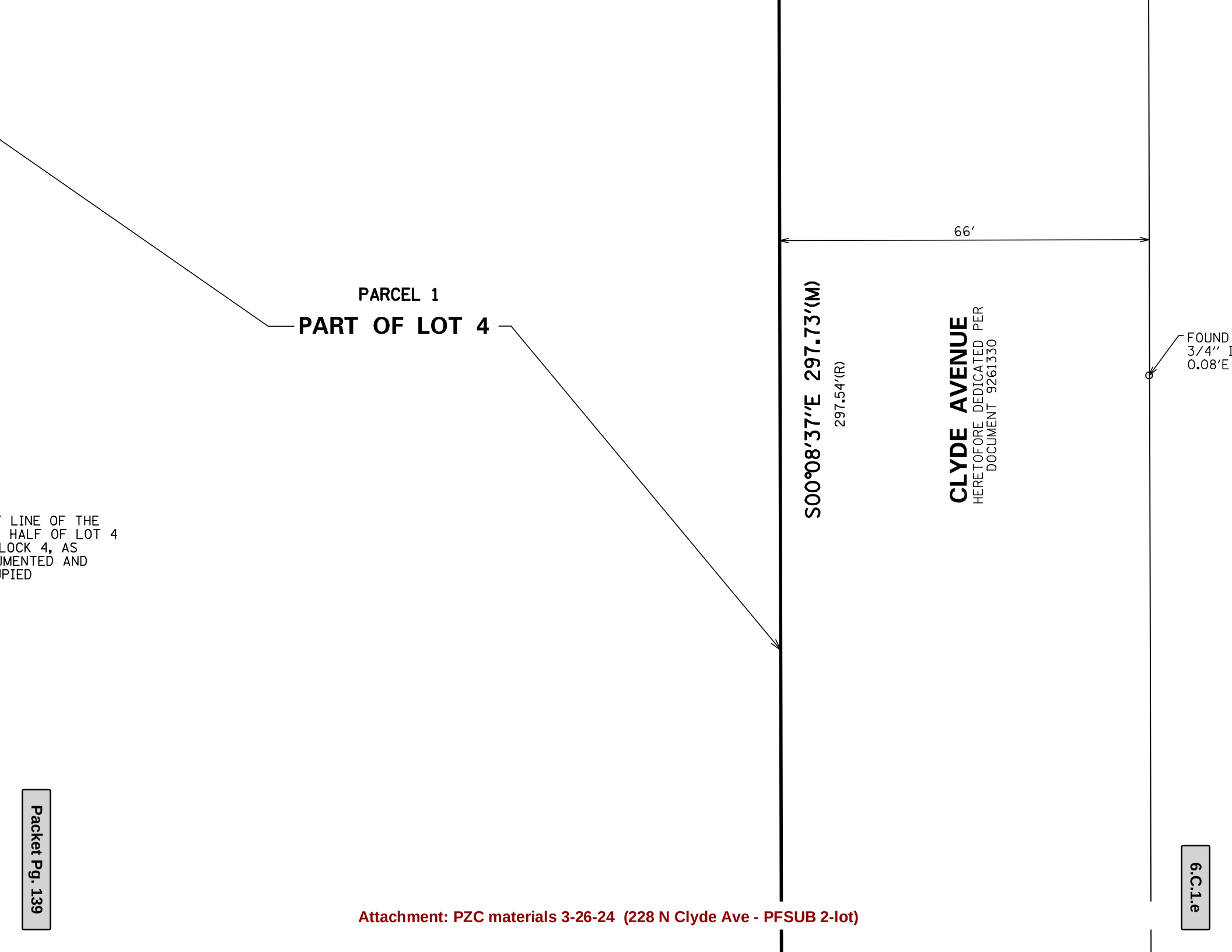
THIS PROFESSIONAL SERVICE CO
A BOUNDARY SURVEY.

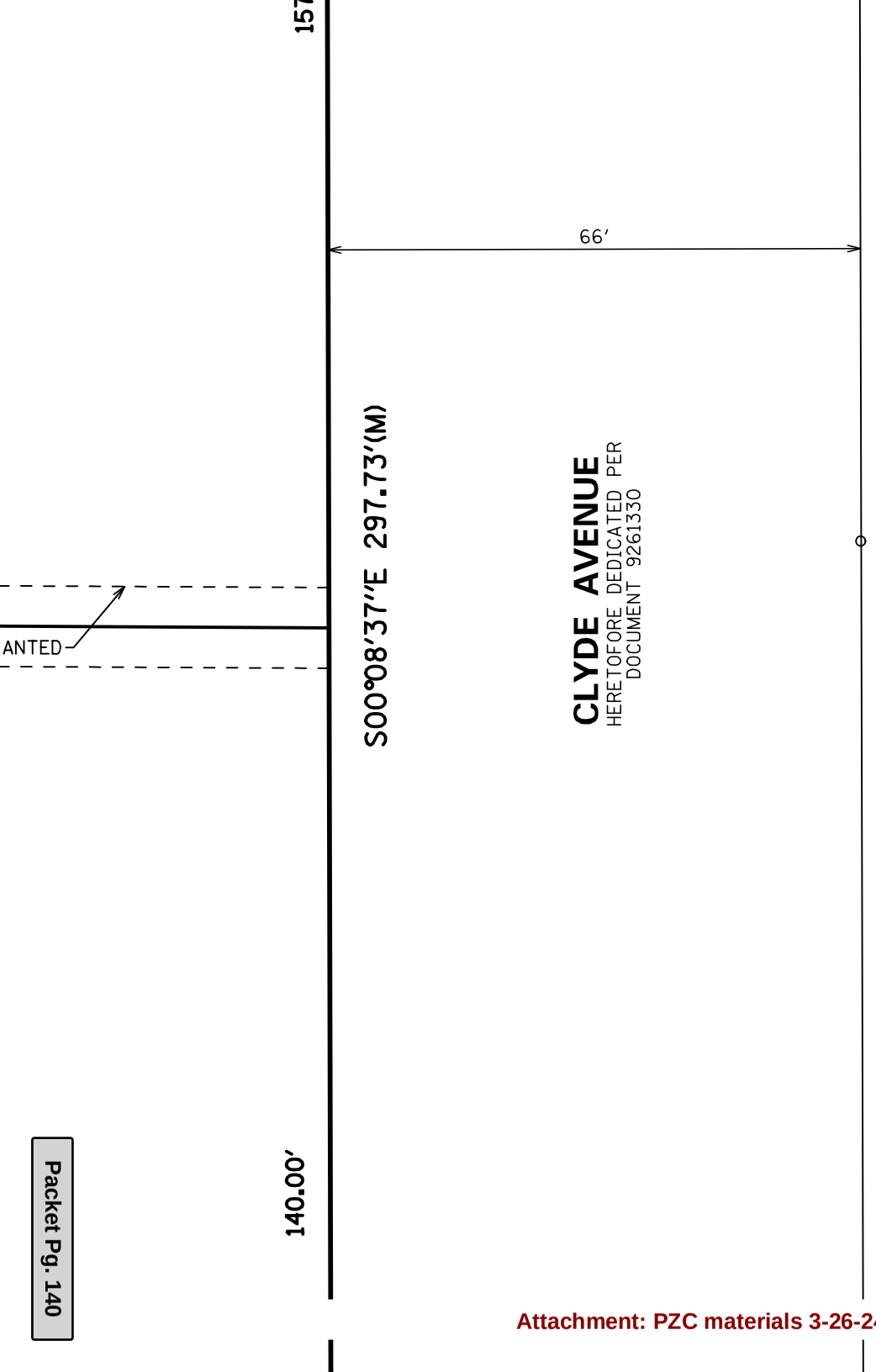
GIVEN UNDER OUR HAND AND SE

JERRY P. CHRIS L.L.S. N
LICENSE EXPIRE 2018

(VALID ONLY IF ED SEA

COMPARE ALL D S BEFO
ANY DISCREPAN NCE.
TITLE POLICY DING LI


66'
PARCEL 1
PART OF LOT 4
S00°08'37"E 297.73'(M)
297.54'(R)
CLYDE AVENUE
HERETOFORE DEDICATED PER
DOCUMENT 9261330
FOUND
3/4" I
0.08'E
LINE OF THE
HALF OF LOT 4
LOCK 4, AS
UMENTED AND
PIED



SIGNED

ADDRESS:
229 N CLYDE STREET
PALATINE, ILLINOIS 60067

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC

MY COMMISSION EXPIRES ON:

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.

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

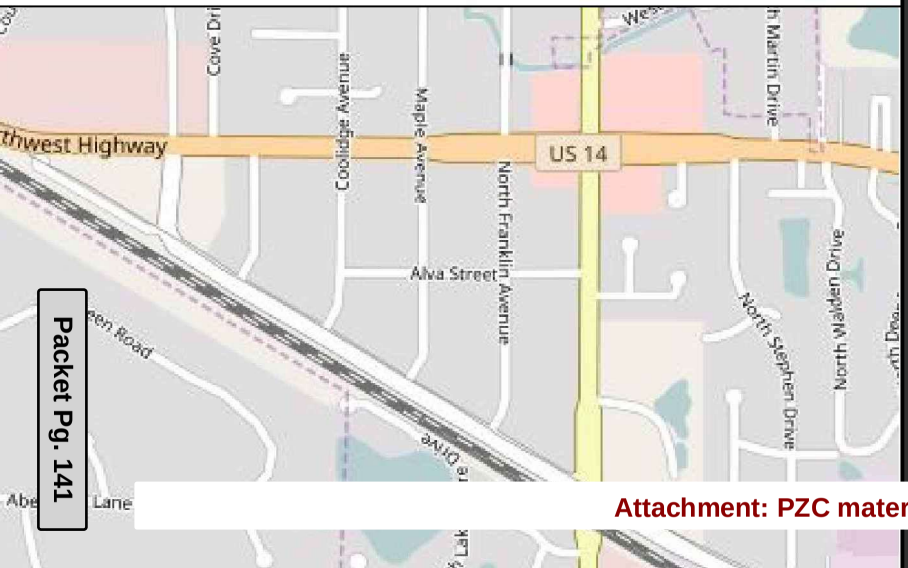
Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

ET FOR
RK INFORMATION

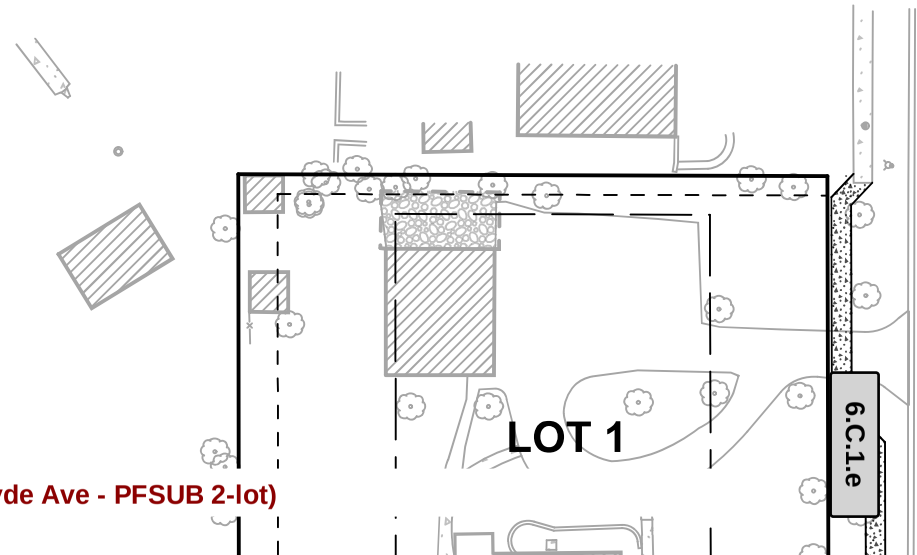
NOTE:

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

OCATION MAP



KEY MAP



Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

ES AND CONTRACT UNIT PRICE PER LINEAL
PATCHING, REMOVAL AND DISPOSAL OF
D AS PART OF THIS PROJECT SHALL BE
BE MADE FOR CLEANING STRUCTURES OR

ORARY SHEETING OR BRACING THAT MAY BE
LL NOT BE CONSIDERED EXTRA WORK
T THAT SOFT MATERIALS WITH UNCONFINED
ER CONSTRUCTION, THE CONTRACTOR
VATE TO A DEPTH OF ONE (1) FOOT BELOW
ONE, PROPERLY FORMED TO FIT THE

HIN TWO (2) FEET OF PROPOSED OR
ENDING A DISTANCE EQUAL TO A 1:1 SLOPE
ALL CONSIST OF GRANULAR
L BE COMPACTED IN ACCORDANCE WITH
ED. THE COST OF SUCH CONSTRUCTION
CLUDED IN THE UNIT PRICE OF THE

TERMINUS OF THE SANITARY, WATER AND
ETS AND WATER VAULTS. THE POST SHALL
INTED AS FOLLOWS: SANITARY - RED,

RACTOR SHALL PLACE EROSION CONTROL
BY THE ENGINEER, TO MINIMIZE THE AMOUNT
EM.

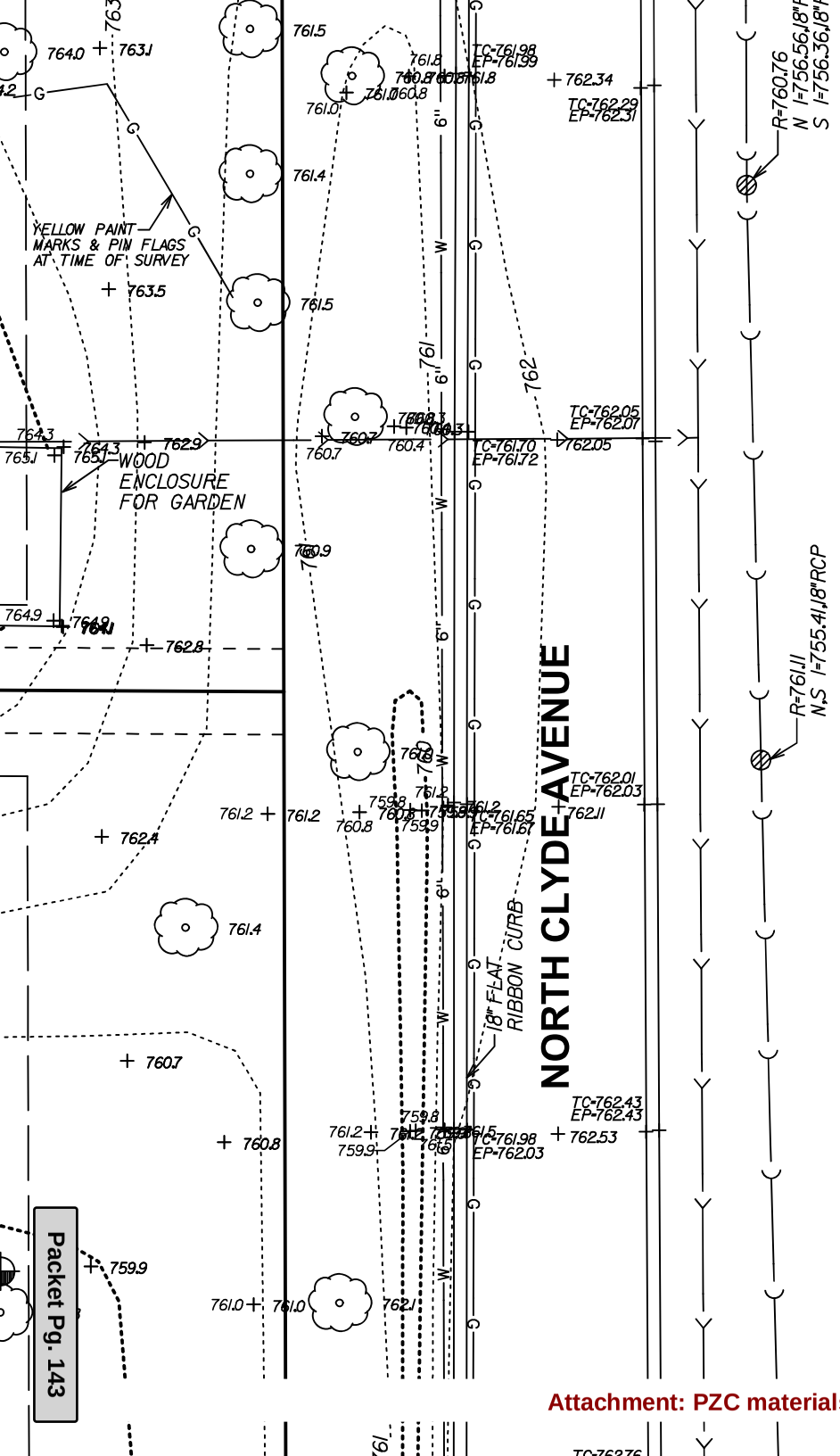
S. WHENEVER POSSIBLE, HOSES SHALL BE
STEM (IF AVAILABLE). DAMAGE TO THE ROAD
D/OR EROSION FROM HYDRANT FLUSHING,
D BY THE CONTRACTOR AT HIS COST.

ULT COVERS ARE TO BE ADJUSTED TO MEET
AND WATER CONTRACTOR AND THE COST
RADE WILL NOT ALLEVIATE THE
E MUNICIPALITY UPON FINAL INSPECTION
ITY AT THE TIME OF FINAL INSPECTION AND

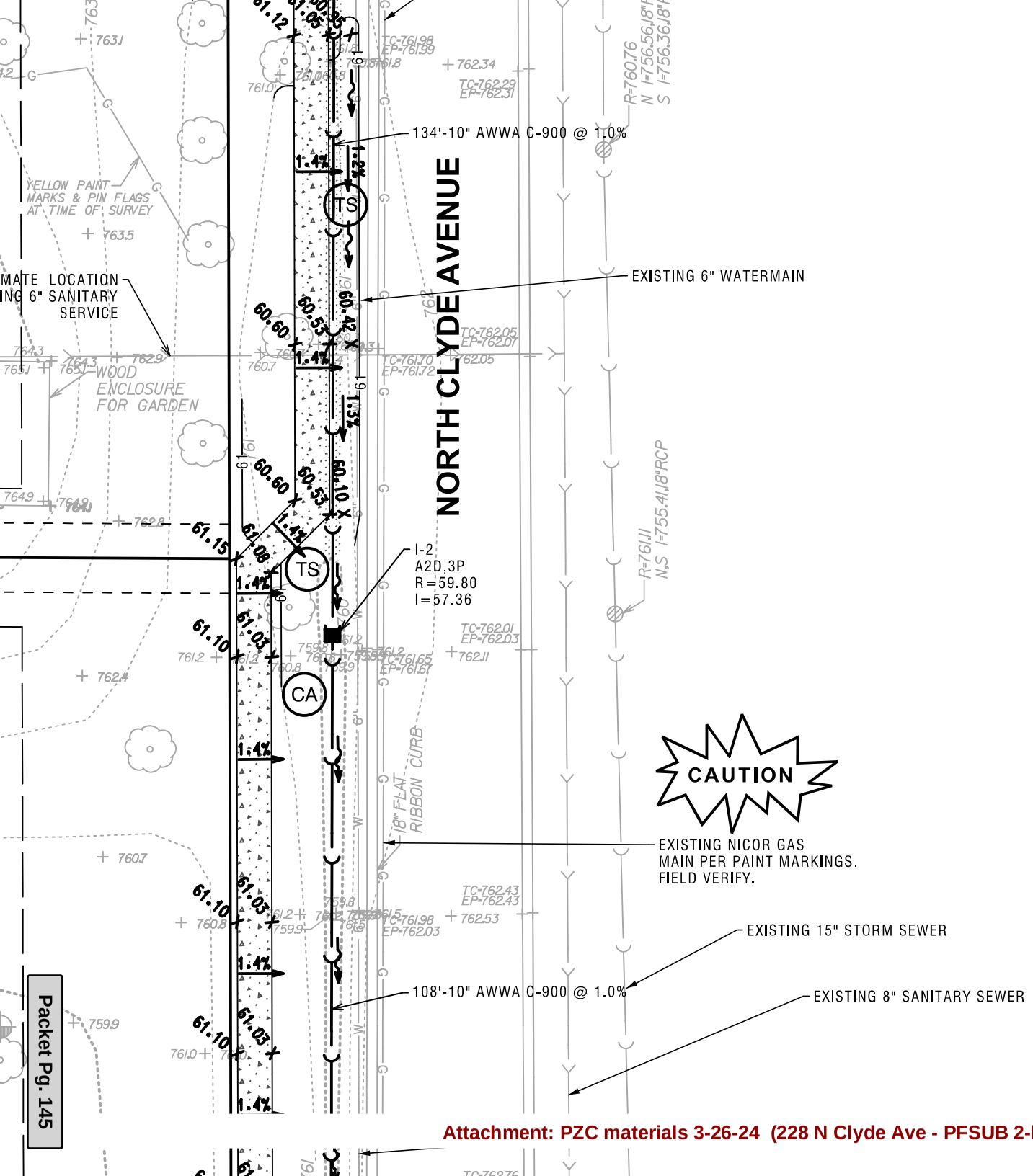
ALL BE INSTALLED WHERE DIRECTED BY THE
URB AND EXTEND TWO FEET OUTSIDE THE
TERIAL.

L CONNECTIONS TO AVOID ANY CONFLICTS

S, CONSULTANTS, NOR ITS
THE-LESS, THE MUNICIPALITY,
PHASES OF ALL WORK PERFORMED ON
S CONFORMITY WITH THE PLANS AND
CIAL OR EMPLOYEE OF THE MUNICIPALITY
WORK. THE CONTRACTOR
ORS. "SAFE" : MEANING
ECOGNIZED SAFETY STANDARDS,
ANNC MADE UNDER SAFE
ECT TIL SUCH TIME AS


NORTH CLYDE AVENUE
YELLOW PAINT MARKS & PIN FLAGS AT TIME OF SURVEY
WOOD ENCLOSURE FOR GARDEN
18" FLAT RIBBON CURB
R=760.76
N I=756.56,18"RCP
S I=756.36,18"RCP
R=761.11
N,S I=755.41,18"RCP
TC-761.98
EP-761.99
TC-762.29
EP-762.31
TC-762.05
EP-762.07
TC-761.70
EP-761.72
TC-762.01
EP-762.03
TC-761.65
EP-761.67
TC-762.43
EP-762.43
TC-761.98
EP-762.03

NORTH CLYDE
AVENUE
18" FLAT
RIBBON CURB
SEE NOTE #3.
SEE NOTE #3.
5' WIDE
CONCRETE
SIDEWALK
(TYP.)
TP
TP
TP
TP
5'
5'
9.44'
WOOD
ENCLOSURE
FOR GARDEN


NORTH CLYDE AVENUE
134'-10" AWWA C-900 @ 1.0%
EXISTING 6" WATERMAIN
I-2
A2D,3P
R=59.80
I=57.36
CAUTION
EXISTING NICOR GAS
MAIN PER PAINT MARKINGS.
FIELD VERIFY.
EXISTING 15" STORM SEWER
108'-10" AWWA C-900 @ 1.0%
EXISTING 8" SANITARY SEWER
YELLOW PAINT MARKS & PIN FLAGS AT TIME OF SURVEY
WOOD ENCLOSURE FOR GARDEN
18" FLAT RIBBON CURB
TS
CA

SH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED,
75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF
E AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

ER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE
CTION STANDARDS AND THE PAVEMENT CROSS-SECTION
GGREGATE BASE COURSE THICKNESS BENEATH THE CURB
TH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL
L PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE
AL EXPANSION TUBES. SAWED OR FORMED CONTRACTION
EN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO
CEPTED.

BLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND
PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS
D AT DRIVEWAY LOCATIONS.

UCTION AND PRIOR TO THE PLACEMENT OF THE BASE
VEN DAYS BEFORE THE CURBS ARE BACKFILLED.

HE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5
N JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO

E WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO.
EMOLDED FIBER EXPANSION JOINT
IDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT

E IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED
AS SHOWN ON THE PLANS.

RDANCE WITH (SSRBC) - METHOD I, II, OR III.

ONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE

PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS
VISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL
NOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE
SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE
SS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD
IN ILLINOIS.

EGATE BASE UNTIL THE BINDER COURSE IS LAID. THE
AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR
LS SHALL BE BITUMINOUS M.C. - 30.

NDER COURSE SHALL BE CLEANED, AND TACK COATED IF
BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION
. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT
WER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE
RSE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE
R SQ E YARD. TACK COAT SHALL BE AS SPECIFIED IN

E ST ERED A MINIMUM OF 6".

E BI NOUS CONCRETE BINDER COURSE TO
LLAT F THE BITUMINOUS CONCRETE SURFACE
PAL E EER

THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TO

5. CASTINGS:

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

6. CLEANING:

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

7. TELEVISING:

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

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

RUSHED STONE

CAST

HAN 20
HE FLOW

1. IT IS REQUIRED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH MASTIC SEALER.

01-05-94 LWU

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

PIPE BEDDING

ING BACKFILL
PECIFICATIONS)

NOTE I

1'-0" MIN.

FLEXIBLE GRAVITY PIPE

CENTER LINE OF PIPE

6" MIN.

BEDDING (SEE SPECIFICATIONS)

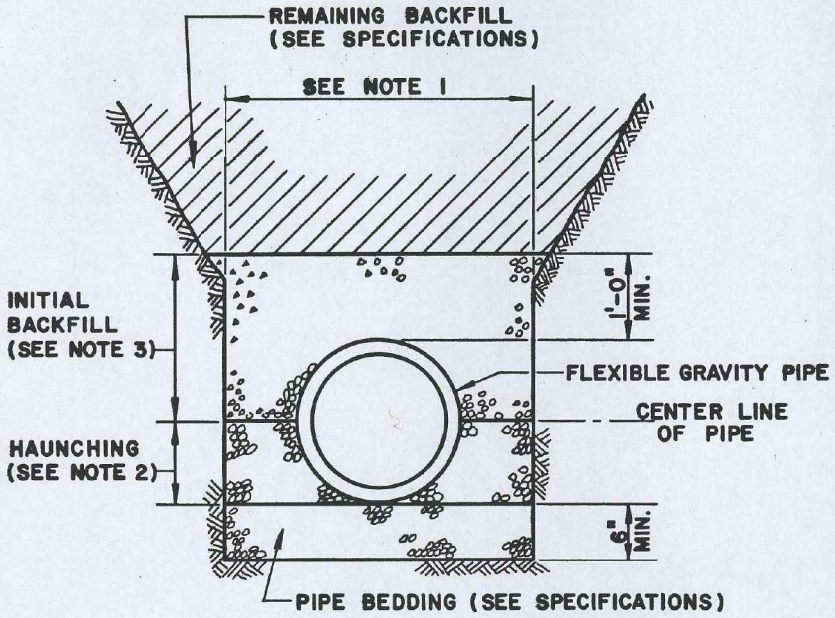
NCH CROSS-SECTION

N.T.S.

E SPECIFICATIONS.
BACKFILL SHALL BE LIGHTLY
DED CLEAN GRAVEL OR CRUSHED
SIZE OF 3/4", 95% PASSING
MORE THAN 5% PASSING NO. 4

LTW JUNE 1982

TYPE II PIPE BEDDING

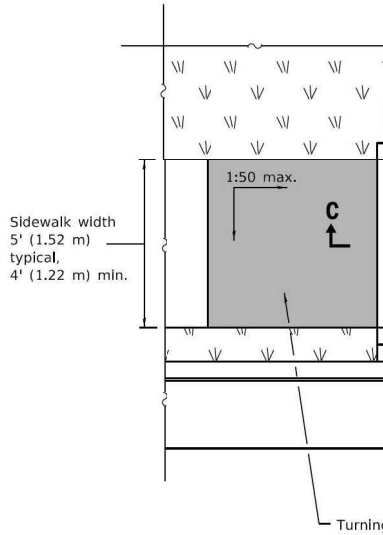


TYPICAL TRENCH CROSS-SECTION

N.T.S.

NOTES:

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

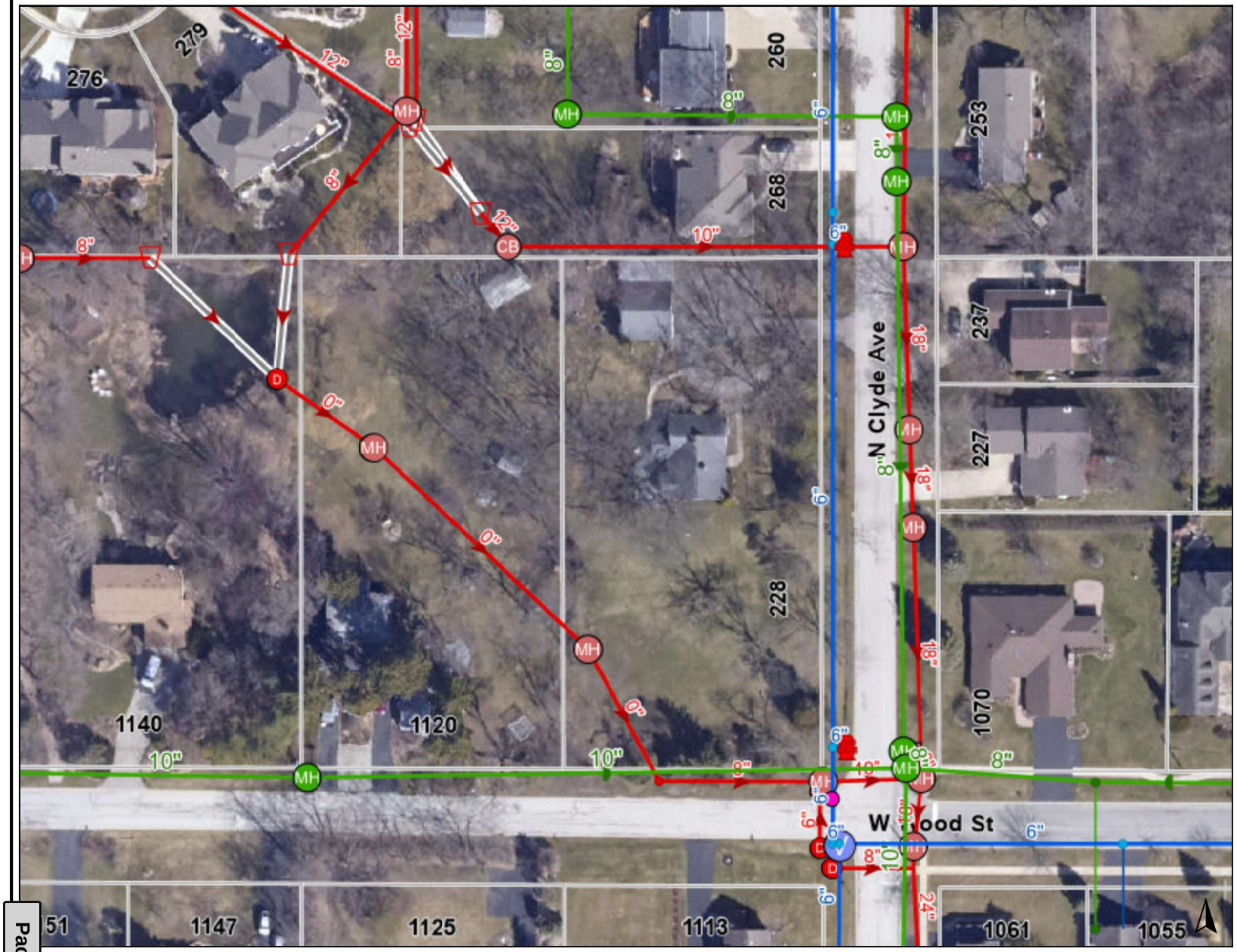


Packet Pg. 147

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

6.C.1.e

GISConsortium | 228 N Clyde Ave - Existing Utilites



Legend

- Water Utilities
  - Hydrant
  - Water Fitting
  - Water Valve
    - Open
  - Water Main Break
  - Water Lateral
    - Active
  - Water Main
    - Active
- Sanitary Utilities
  - Sanitary Manhole
  - Sanitary Fitting
  - Sanitary Lateral
    - Active
  - Sanitary Main
    - Active
- Storm Utilities
  - Storm Catch Basin
  - Storm Inlet
  - Storm Manhole
  - Storm Fitting

0 150 300 ft

Print Date: 3/20/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Utility Map (228 N Clyde Ave - PFSUB 2-lot)

Lyn Bremanis

From: Barbara Figlewicz
Sent: Monday, March 11, 2024 4:19 PM
To: Lyn Bremanis
Subject: Public Hearing

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

Hello Lyn.
My name is Barbara Figlewicz and my husband John and I own the property at 1140 W. Wood St. This letter concerns the Public Hearing about our neighbor Scott Tresselt's property at 228 N. Clyde Avenue, File No. PFSUB-000005-2024.

We want to be good neighbors and help him be successful in his goal to sell his properties, but we want to make sure our land is not further compromised by this subdivision.

The quarter-acre pond in our backyard has basically become a "reservoir" for runoff water from 2 subdivisions to the north of us. The water comes in from our property, Melanie Court, and the subdivision to the north of that. It exits through a trough to a pipe system running underneath our neighbor Peggy Heidmann's property at 1120 W. Wood St., then under Scott Tresselt's corner lot, then under the street to Salt Creek.

We have met with the Village engineers for countless times over the last 20 years about the excess of water coming into our property. They have told us during these meetings that historically water has always naturally drained to our pond because it has always been lower than the surrounding area. This is why they allowed the developer to install the two 10" pipes in the northwest and northeast corners of our pond. Since the pipes were installed, we have had to deal with flooding and draining issues more often.

They also have assured us many times that since our pond is connected to those subdivisions, it would ALWAYS be allowed to connect to that outflow, no matter the development undertaken by Scott, Peggy, or any new owners/developers of the property.

So, we have 2 concerns:
1. Can the Village assure us in writing that the creation of the subdivision will not hinder the volume and success of the water outflow from our pond?
2. If the land on the corner is sold to a developer, can the Village assure us that accommodation will be made to collect water so it does not flow back onto our property or any other adjoining properties?

If these questions are answered to our satisfaction, we have no qualms about agreeing to Scott's request.

Please respond as soon as you can. If this requires an in-person meeting to discuss this with the Village, we are open to that.

Thank you.

Sincerely,

Barbara (& John) Figlewicz

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

Lyn Bremanis

From: Stephen Ferrara
Sent: Monday, March 18, 2024 6:44 AM
To: Lyn Bremanis
Cc: Stephen Ferrara
Subject: Public Hearing Regarding 228 N. Clyde Street

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

Hi Lyn:

My neighbors Barb and John Figlewicz shared the letter that they sent to you on March 11th regarding their concerns with the plans to build on the lot on the corner of 228 N. Clyde Street.

My wife Diana and I own the property at 279 N. Melanie Court, which is behind Scott Tresselt's land at 228 N. Clyde Street. Since we have lived here we have had issues with our backyard flooding due to water overflowing from the pond in the yard at 1140 W. Wood Street owned by John and Barb Figlewicz. This issue is not for lack of trying to resolve it by the Figlewicz', John and Barb have done everything they can to try and resolve the issue. John and Barb & Diana and I met with village engineers a few years ago and were told that the problem stems from a faulty drainage pipe that was installed at 1120 W. Wood Street & 228 N. Clyde Street as the pipe is too small and cannot handle the amount of water flowing out of the pond when it rains. The village provided us a proposal to fix the problem by properly installing an appropriately sized drainage pipe. Diana and I agreed with the Figlewicz that we would jointly pay for the repair as our two properties are most adversely impacted by the issue but the owner of 1120 W. Wood Street refused to let the village fix the problem. The current pipe was installed by the owners of the properties on which it sits and I do not understand why the village cannot require them to correct the problem as this issue is due to them installing a faulty pipe.

Diana and I do not want to stand in the way of Scott subdividing his property but the corner of his lot is also a retention area and we are greatly concerned that by subdividing his lot and building another home on the corner will only make this flooding problem worse.

Like Barb and John, we would like a guarantee in writing from the village that the flooding issues we are experiencing will be rectified and we will have no further issues if this property is further developed. We would also like the village to require Scott and Peggy to fix the issue with the drainage pipe to the village's satisfaction as part of developing the corner lot.

We would be happy to meet with the village to discuss this matter further.

Thank you for your consideration.

Steve & Diana Ferrara

Stephen R. Ferrara

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

312-856-9100
www.bdo.com

BDO USA, P.C., a Virginia professional corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms.

IMPORTANT NOTICES

The contents of this email and any attachments to it may contain privileged and confidential information from BDO USA, P.C. This information is only for the viewing or use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of, or the taking of any action in reliance upon, the information contained in this e-mail, or any of the attachments to this e-mail, is strictly prohibited and that this e-mail and all of the attachments to this e-mail, if any, must be immediately returned to BDO USA, P.C. or destroyed and, in either case, this e-mail and all attachments to this e-mail must be immediately deleted from your computer without making any copies hereof. If you have received this e-mail in error, please notify BDO USA, P.C. by e-mail immediately.

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 228 N. CLYDE AVE.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MARCH, A.D. 20 24., and the last publication thereof was made on the 7TH day of MARCH, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MARCH A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of MARCH A.D., 20 24.

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

Attachment: PZC materials 3-26-24 (228 N Clyde Ave - PFSUB 2-lot)

III. PUBLIC HEARING

1. 228 N. Clyde Avenue

PFSUB-000005-2024 - 228 N Clyde Ave

Notice was published in the Journal & Topics on March 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Engineering Plans**
6. **Utility Map**
7. **Objection Letters**
8. **Public Notice**

Ms. Bremanis provides background and states that the Subject Property is zoned R-2 single-family and is approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. No other zoning changes or variations are contemplated and the lots will maintain the current R-2 zoning. The Petitioner is planning on maintaining the existing home on Lot 1 and selling Lot 2 to allow for a new home be constructed. The petitioner is requesting to per permit a 2 Lot subdivision.

Sworn in petitioner: Scott & Maria Tresselt - Owner - 228 N Clyde Avenue
Mr. Tresselt states that they are requesting the approval to subdivide the property.

Commissioner Friedman inquires whether the neighbors have provided any feedback regarding the request.
Mr. Tresselt responds, stating that the neighbors' concerns have primarily revolved around water issues. He further asserts that the proposed subdivision will not have any adverse impacts on the surrounding neighbors.
Ms. Bremanis provided further information, explaining that the lots meet all required width and lot coverage specifications. She clarified that the house on Lot 1 will remain, while Lot 2 will remain vacant until it is sold. Ms. Bremanis outlined proposed improvements, including the addition of sidewalks and storm sewer lines along Clyde Avenue, as well as tree planting.
Regarding the sidewalks along the south line across Wood Street, Ms. Bremanis noted that the Village Engineer is recommending allow for cash-in-lieu of sidewalks. Through review with the Petitioner's engineer, the Village Engineer's recommendation is due to the existing drainage conditions, as any sidewalk installation could disrupt overflow drainage to the storm sewer and the lack of

Attachment: DRAFT PZC minutes (228 N Clyde Ave - PFSUB 2-lot)

any sidewalk system along W. Wood Street, west of Clyde Avenue.
In regard to the questions or concerns regarding construction on Lot 2 or any impact on drainage to the pond, Ms. Bremanis presented a drainage pattern map, explaining that it leads to a low spot in Lot 2. It was emphasized that upon development, maintaining drainage patterns would be crucial and would be reviewed by the Village, prior to development. Additionally, she highlighted that according to code, drainage to neighboring onto properties is not permitted.
Ms. Bremanis presented information on existing conditions. Initially, the Plat of Subdivision did not include an easement at the corner of Lot 2. The decision was made to create an easement for the existing stormwater pipe.
Commissioner Friedman inquires about the utility plan note indicating a 0" line to the pond, questioning if this is due to uncertainty about the size of the pipe.
Ms. Bremanis confirms this, stating that the lack of information regarding the size of the pipe is the reason for the notation. She explains that the pipe is located on private property and may have been installed before incorporation, hence the lack of available information.
Commissioner Bettenhausen asks about the current maintenance of the pipe.
Ms. Bremanis speculates that the residents are responsible for its maintenance, as it is on private property and not within an easement.

Commissioner Fedota queries which street the properties will face after the division.
Ms. Bremanis clarifies that both properties will face Clyde Avenue.

Commissioner Roth-Wurster raises a question regarding the existing sanitary service on North Clyde and the status of the septic field within the subdivision. Specifically, she asks if the septic is located on the lot slated for subdivision.
Ms. Bremanis explains that the house to the north will connect to the Village sanitary system, with the existing septic field properly abandoned. Regarding the lot intended for subdivision, she confirms that it will be required to tie into the Village water and sanitary services, while lot 1 will retain the well as long as it is in working order.

Resident sworn in: Steve Ferrara - 279 N Melony Court - He lives north of the pond.
Mr. Ferrara expressed concerns regarding flooding issues, specifically noting that the existing pipe running from the pond to the corner is too small. He explained that the 8" pipe needs to be upgraded and that a 50/50 cost-sharing option was proposed, but the owners of 1120 declined to participate. Mr. Ferrara emphasized that there are already flooding issues due to the pipe's inability to handle water flow adequately.
He anticipates that these problems would worsen when new construction begins and the lot is filled in. Consequently, he urged for the pipe issue to be addressed during the subdivision process.
Commissioner Friedman states that Village Code and engineering standards does not allow the grade of the property to redirect the flow of ground water.

Attachment: DRAFT PZC minutes (228 N Clyde Ave - PFSUB 2-lot)

Chairman Wood stated that the construction could potentially provide an improvement. She emphasized that the pipe issue is not something that would be resolved during the subdivision of the property.
Ms. Bremanis states that she would help Mr. Ferrara to facilitate a conversation with the neighbors since the pipes are on private property and not on an easement.
Mr. Ferrara states he would like to see the issue resolved.

STAFF RECOMMENDATION:

The Subject Property is zoned R-2 and the proposed Plat of Subdivision would meet all of the R-2 zoning requirements. The existing house will remain on Lot 1 and any future development of the lot would be required to comply with of the Village Code requirements. 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 Spaceco Inc. dated 2/28/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spaceco Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The existing drainage pipe in the southwest corner of Lot 2 shall be replaced, if required by the Village Engineer and relocated in the easement or a 10-foot-wide easement will need to be granted over the existing storm sewer in a manner acceptable to the Village Engineer. The final storm sewer location and extension plan shall be submitted in a manner acceptable to the Village Engineer.
5. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer for the W. Wood Street frontage. If required by the Village Engineer, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future.
6. A Public Improvement Letter of Credit, in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees in the amount of 1.5% of the total project improvement costs, as defined in the Village Code, shall be submitted in a manner acceptable to the Village Engineer.
8. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
9. Recording fees in the amount of $300 shall be submitted.
10. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

Attachment: DRAFT PZC minutes (228 N Clyde Ave - PFSUB 2-lot)

11. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
12. A MWRD permit will be required for the construction of Lot 2.

Commissioner Friedman questioned whether the construction requirements only pertain to the sidewalk, considering there is no proposed house along with the subdivision.
Ms. Bremanis confirmed this and explained that the requirements also include an estimation of the storm sewer, if it is required to be replaced. She clarified that the letter of credit would include all public improvement aspects and, if someone were to buy the property and assume development responsibility of the project, a substitute letter of credit would be submitted. Additionally, she mentioned that the construction management plan is to ensure day-to-day work during construction and the letter of credit is specifically for public improvements.

Mr. Friedman inquired whether the MWRD permit is related to stormwater or sanitary issues.
Ms. Bremanis stated that it is related to stormwater and further explained that the situation is unique. The lot is 1.027 acres, and when it exceeds an acre, certain requirements come into play. She noted that they would have to address these new requirements, and while they can request a waiver because it is only .027 acres over, she couldn't predict the MWRD decision.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:
Commissioner Fedota stated that the request meets the setback requirements and that water issues have been adequately addressed by engineering. He finds this to be a reasonable request.

Commissioner Friedman remarked on the surrounding area, noting that properties along Wood Street consist of larger parcels, while directly across the street, original constructions have been subdivided into smaller parcels. He believes the proposal aligns with the character of the surrounding properties to the east and stated that no relief is needed to make it work.

Chairman Wood commented that the lot is large enough to be subdivided. She also acknowledged the ongoing issue regarding water, but determined that this request would not exacerbate it, expressing confidence in the Village Engineer. She expressed hope that the neighbors are able to find a resolution to the pipe issue.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to

Attachment: DRAFT PZC minutes (228 N Clyde Ave - PFSUB 2-lot)

Village Council on Monday April 8th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Stephen Fedota, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota
ABSENT:	Kolososki, Cavanaugh, Schubert

Attachment: DRAFT PZC minutes (228 N Clyde Ave - PFSUB 2-lot)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 228 N. CLYDE AVE.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MARCH, A.D. 20 24., and the last publication thereof was made on the 7TH day of MARCH, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MARCH A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of MARCH A.D., 20 24.

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

Attachment: Public Notice (228 N Clyde Ave - PFSUB 2-lot)

Consider a Motion Authorizing the Village Manager to Approve the Purchase of a Tow-Behind Dewatering Pump

BACKGROUND:
As part of the Capital Equipment Replacement Budget for 2024, the Village Council has appropriated $61,800 in funds for the replacement of a 2001 Godwin Tow Behind Dewatering Pump (E-631). The existing pump is 23 years old and has 400 hours. This pump has become unreliable and has reached the end of its service life.

This piece of equipment is used as needed every season and is used for pumping down ponds, emergency backup pump operations, and bypassing waste or storm sewer lines. It can also be used as a sewage lift station in the event of a catastrophic failure. This unit is the only one of its kind that we own. In its current condition it is more suited for occasional use so as not to jeopardize its reliability. Pump and engine manufacturers are only required to provide parts support for models ten years after they are released. It is crucial for this piece of equipment to be reliable and efficient. There are five companies that make such a towable pump/engine combo, but only three that offer a sound deadening enclosure. Because this pump may run anywhere it is needed, including close to homes, it is crucial that we have a low emission and low decibel model.

KEY ISSUES:

- Staff researched availability of tow behind dewatering pumps. There are three companies that make the style meeting our requirements: Godwin, BBA, and Thompson. Staff requested demonstrations of each machine but with the as-needed type of use and made-to-order design, demonstrations are not available. Research was compiled from information from other municipalities as well as online videos and specifications. All three companies are US built and have dealer networks in the Midwest. All dewatering pumps researched have similar 74 horsepower diesel engines and dry priming pump systems. All three units are the same height, length, and weight and get towed and operated the same way.
- The Thompson 6JSCEE 6” Pump is the preferred unit. Not only is it the only manufacturer with Sourcewell contract pricing but is owned by several other nearby municipalities. The innovations on this pump are also quite impressive. The enclosure is the largest of its kind and has enough insulation to lower the decibel level below 74 at seven meters. Comparable noise would be a home air conditioner or washing machine. The Thompson product also has a patented priming system called Enviroprime that provides quick initial priming, consistent re-priming, and the ability to prevent the pumping of effluent discharge into the environment or on the ground. It also has an environmentally friendly Isuzu diesel engine that is so efficient, it does not require diesel exhaust fluid. It is the least expensive at $56,527.
- Disadvantages of the Godwin product were the less efficient engine, the lack of offerings for municipal pricing, and the cost of $84,098.
- Disadvantages of the BBA product were the light duty enclosure, the higher cost of $56,954.48 and the fact that some of the pump parts were made and stocked overseas.

ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one Thompson Pump.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to approve the purchase of one Thompson 6JSCEE-DIST-4LE2T-MC Pump through Sourcewell Contract #061015-RRL from Thompson Pump & Manufacturing of Port Orange, Florida in the amount of $56,527.

BUDGET IMPACT:
Funds in the amount of $61,800 have been appropriated in the Capital Equipment Replacement Budget for this purchase.

ACTION REQUIRED:
Motion to authorize the Village Manager to approve the purchase of one Thompson 6JSCEE-DIST-4LE2T-MC Pump through Sourcewell Contract #101221-TPM from Thompson Pump & Manufacturing of Port Orange, Florida in the amount of $56,527.

ATTACHMENTS:

- Tow Behind Pump Purchase Memorandum
- Capital Budget Page
- Thompson Pump Quote
- BBA Quote
- Godwin Quote

VILLAGE OF PALATINE
Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Jim Keats, Fleet Services Coordinator

Adam Begale, Superintendent, Jim Hrycko, Utilities Coordinator

Date: 03/09/2024

Subject: Replacement of E-631 2001 Godwin CD150M Tow Behind Dewatering Pump

---

Issue:

As part of the Capital Replacement Budget for CY 2024, the Village Council has appropriated $61,800 in funds for the replacement of the 2001 Godwin CD150M Tow Behind Dewatering Pump. The existing pump is 23 years old and has 400 hours. This pump is scheduled to be replaced at the 20 year service life. This piece of equipment is used as-needed every season and is responsible for pumping down ponds, emergency backup pump operations, and bypassing waste or storm sewer lines. It can also be used as a sewage lift station in the event of a catastrophic failure. This unit is the only one of its kind that we own. In its current condition it is more suited for occasional use as to not jeopardize its reliability. Pump and engine manufacturers are only required to provide parts support for models 10 years after they are released. It is crucial for this piece of equipment to be reliable and efficient. Research has also shown that there are five companies that make such a towable pump/engine combo but only three that offer a sound deadening enclosure. Because this pump may run anywhere it is needed, including close to homes, it is crucial that we have a low emission and low decibel model.

Analysis:

With the help of the Fleet and Utilities divisions of Public Works, research has been performed to collect any data and availability of tow behind dewatering pumps. At this time, there are three companies that make the style meeting our requirements: Godwin, BBA, and Thompson. All these companies are US built and have dealer networks in the Midwest. We have requested demonstrations of each machine but with the as-needed type of use and made-to-order design, we have had to compile our research with information from other municipalities as well as online videos and specs. All dewatering pumps researched have similar 74 horsepower diesel engines and dry priming pump systems. All three units are the same height, length, and weight. All three units get towed and operated the same way.

The Thompson 6JSCEE 6” Pump was the showstopper in our research. Not only is it the only manufacturer to offer a Sourcewell co-op pricing structure but is owned by several other nearby municipalities. The innovations on this pump are also quite impressive. The enclosure is the largest of its kind and has enough insulation to lower the decibel level below 74 at seven meters. Comparable noise would be a home air conditioner or washing machine. The Thompson product also has a patented priming system called Enviroprime. The Enviroprime System provides quick initial priming and consistent re-priming along with the ability to prevent the pumping of effluent discharge, commonly known as “blow-by,” into the environment or on the ground. We also liked the Thompson due to its environment friendly Isuzu diesel engine that is so efficient, it doesn’t require diesel exhaust fluid. The Thompson has shown to have the best options for our department and is the least expensive at $56,527.00.

Disadvantages of the Godwin product were the less efficient engine, the lack of offerings for municipal pricing, and the cost of $84,098. Disadvantages of the BBA product were the light duty enclosure, the cost of $56,954.48 and the fact that some of the pump parts were made and stocked overseas.

The existing 2001 Godwin Pump will be sold via online municipal auction. Comparable pumps online go from $2,500 to $11,000.

Recommendation:
Staff recommends the Village Council approve the purchase of one Thompson Pump 6JSCEE-DIST-4LE2T-MC through Sourcewell Contract #101221-TPM from Thompson Pump & Manufacturing Company, Incorporated of Port Orange, Florida in the amount of $56,527.00.

Budgetary Numbers:
Capital replacement - $61,800

New Machine - $56,527
Freight & Prep - Included

Purchase Price - $56,527

Total - $56,527

Attachments:
Capital Investment Plan VE0004 Public Works Replacement Equipment.
Internet documents for similar age pump auctions.
Quotations from Thompson, BBA North America, and Godwin/Xylem.
Thompson Enviroprime and Silent Knight Canopy specifications.

Attachment: Tow Behind Pump Purchase Memorandum (Purchase a Dewatering Pump)

Capital Investment Plan

2023 *thru* 2027

Village of Palatine, IL

Project # VE 0004
Project Name Public Works Equipment Replacements

Account # 401-52-75-6070 625

Department 52-Public Works
Contact Matt Dusckett
Type Equipment
Useful Life 10 years
Category Vehicles & Equipment

Description

CY 2023 Replacements
$ 11,255 - E474 2003 Millennium Trailer (Replace with same)
40,000 - E638 2008 Pavement Saw (Replace with same)
61,800 - E631 2001 Godwin 6" trash pump (Replace with same)
46,350 - E249 2012 Street Sign vinyl cutting machine (Replace with digital printing sign machine)
130,000 - E637 2008 Chipper (Replace with same)

Justification

This program provides the planned replacement of necessary Public Works operating equipment in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency. Truck mounted sewer jetter replaces trailer mounted sewer jetter to improve sewer maintenance through winter conditions.

Prior	Expenditures	2023	2024	2025	2026	2027	Total
236,395	Equipment	289,405	20,000	827,250	122,385	683,335	1,942,375
Total	Total	289,405	20,000	827,250	122,385	683,335	1,942,375

Prior	Funding Sources	2023	2024	2025	2026	2027	Total
236,395	Capital Equipment - 401	289,405	20,000	827,250	122,385	683,335	1,942,375
Total	Total	289,405	20,000	827,250	122,385	683,335	1,942,375

Attachment: Capital Budget Page (Purchase a Dewatering Pump)

Municipal Sales
4620 City Center Dr., Port Orange, FL, USA 32129
(800) 767-7310
dperry@thompsonpump.com

March 11, 2024

Quote # NCR-DP-1002

Village of Palatine – Fleet Division
148 W. Illinios Ave.
Palatine, IL 60067

PH: 847-705-5200
O: 847-202-6979
E: jkeats@palatine.il.us

RE: FY2024 Thompson Pump 6JSCEE with Silent Knight enclosure

Attn: Jim Keats

Thank you for your interest in Thompson Pump & Manufacturing and the products and the services that we provide.

Per your request, we are providing FY2024 Sourcewell Contract pricing for (1) Thompson Pump 6JSCEE-DIST-4LE2T-M, a 6" Open, Trailer-Mounted, Solids Handling, By-Pass Pump with a Final Tier 4 Isuzu 4LE2T diesel engine. This pump will be ideal for municipal bypass pumping at low pressure applications, for waste water collections, treatment plants, or general storm water bypass. The pump can operate at low-to-medium pressures, and a specification sheet has been provided to confirm performance requirements.

Sourcewell serves as a National Municipal Contracting Agency which enables the Village of Palatine, IL to avoid the hassle and expense of purchasing this pump through the public bid process. Sourcewell facilitates a competitive bidding process on behalf of its members' establishing a legal contract pathway which allows you to choose the products and equipment you want while saving you time and money. **Our NEW Sourcewell Contract # is: 101221-TPM.** You can also visit on the Sourcewell website at https://www.sourcewell-mn.gov/node/422511 (copy & paste) to view your county/city. In addition by entering "Thompson Pump" or our contract number (101221-TPM) you may view our information. You can order this pump by simply referencing Sourcewell Contract information on your purchase order:

Village of Palatine Sourcewell Member # 30665
Sourcewell Member Since: April 2010

Thompson Pump Sourcewell Contract #: 101221-TPM
Contract Maturity Date: October 12, 2025
Category: Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories & Supplies

Should you require further information or have any questions, please feel free to contact me directly.

Sincerely,

David Perry
Thompson Pump & Manufacturing Co., Inc
Municipal Sales Manager - Cell: (386) 527-3265
Email: dperry@thompsonpump.com

Attachment: Thompson Pump Quote (Purchase a Dewatering Pump)

Municipal Sales
4620 City Center Dr., Port Orange, FL, USA 32129
(800) 767-7310
dperry@thompsonpump.com

SOURCEWELL CONTRACT # 101221-TPM - PRICE QUOTE

Description	Qty	Sourcewell Unit Price	Sourcewell Subtotal
6JSCEE-DI-4LE2T-M → **6" x 6" Open, Compressor-Assisted, Trailer-Mounted, High Efficiency Bypass Pump** → **Performance:** 2,230 Max GPM, 110' Max TDH → **Impeller:** 9.5" High Efficiency, Enclosed DI Impeller with 3" Solids Handling → **Fittings:** 6" Galv. Socket on Suction Port, 6" Galv. Ball on Discharge Port → **Engine:** Final Tier 4**,** 49 HP, Isuzu 4LE2T, Diesel-driven engine with DOC Only for FT4 emissions. No additional after treatment required. → **Priming System:** Enviroprime System® is an environmentally sensitive, compressor-assisted priming system for reliable & automatic priming without BLOW-BY. Lifetime warranty on Venturi priming device. → **Mounting:** Trailer mounted with fenders, DOT Lights, electric brakes, adjustable 3" lunette, heavy duty safety chains, and 7 pin round light/brake connection. Changes model description: 6JSCEE-DI**ST**-4LE2T-M → **RECON 2000 Control panel:** Auto/start and stop with 65' mechanical floats (non-mercury based). → **Silent Knight®, Sound Attenuated Canopy:** Fully enclosed for protection from the elements and operating noise reduction to 69 dBA at 23 ft. Also allows all access doors to be locked for added protection from vandalism. Changes model description: 6JSCEE-DIST-4LE2T-M**C** → **Dry Weight:** Approx. 5,600 LBS → **Modular Frame/Fuel tank:** 100 gallon fuel cell offering a maximum operating time of 89+ hours @ 1400 RPM → **Operational and Maintenance Manuals for Engine/Pump:** Included → **1 Year Limited Warranty:** Included	**1**	**$ 53,905.00**	**$ 53,905.00**
Non-Specified Sourcewell Pricing → **FY2023 Inflationary price increase effective Feb. 1st, 2023 with Sourcewell contract discount applied**	**1**	**$ 2,622.00**	**$ 2,622.00**
Total for (1) 6JSCEE-DIST-4LE2T-MC:			**$ 56,527.00**

- FOB: PORT ORANGE, FLORIDA
- SHIPPING & HANDLING COST: INLCUDED WITH TOTAL SALE PRICE ABOVE. FREIGHT MAY BE CONSOLIDATED WITH OTHER SHIPMENTS TO THE AREA.
- CUSTOMER WILL BE RESPONSIBLE FOR THE HEAVY EQUIPMENT AND OPERATOR TO SAFELY UNLOAD ALL PUMPS UPON DELIVERY.
- PAYMENT TERMS: NET 30 DAYS.
- CANCELLATION OF A PROCESSED SALES ORDER WILL RESULT IN RESTOCKING FEES.
- PLEASE PROVIDE A COPY OF YOUR TAX-EXEMPT CERTIFICATE AT TIME OF PURCHASE, IF APPLICABLE.
- APPLICABLE SALES TAX IS INCLUDED IN THE TOTAL SALE PRICE ABOVE.
- NO PENALTIES OR LIQUID DAMAGES ARE ACCEPTABLE
- THIS QUOTE IS VALID UNTIL 45 DAYS.
- DELIVERY LEAD TIME: 28-30 WEEKS OR SOONER AFTER RECEIPT OF ORDER.

Attachment: Thompson Pump Quote (Purchase a Dewatering Pump)

7222 Cross Park Drive, North Charleston, SC 29418 | United States | 00+1 843.849.3676
www.bbapumpsusa.com

Village of Palatine
200 E Wood Street
Palatine, IL 60067

Date: March 11, 2024

Phone: 847.705.5200

Attention: Jim Keats

Email: jkeats@palatine.il.us

Dear Mr, Keats

Thank you for your interest in BBA Pumps, the leading manufacturer of portable diesel driven pumps. As requested, please find the attached quote. After reviewing this quote, if you should have any questions, please do not hesitate to contact us. We are happy to provide demonstrations and references of our products and services upon request.

BBA Pumps North America proudly provides portable pumping solutions in the United States, Canada, and Mexico. Our pumps and piping systems are designed, engineered, and constructed by our parent company BBA Pumps BV, located in The Netherlands. Whether you are installing wellpoints, setting up a sewer bypass, assisting with flood control, or providing general dewatering, BBA Pumps can support all of your portable pumping needs from the pump, piping, couplers, and wellpoint systems.

Article	Description	Unit Cost	Quantity	Total
US-BA150E-SA-HA-07	BA150E D285 (sound attenuated, skid mounted, diesel driven Hatz 4H50TIC DriveOn)	$48,326.00	1	$ 48,326.00
5080884	Suction 30° flange 6"	$130.00	1	$ 130.00
5080873	Discharge 30° flange 6"	$101.00	1	$ 101.00
M10-23RGT	DOT Approved Trailer for Pump	$5,900.00	1	$ 5,900.00
56007 - 6"	NPT x Male Camlock 6"	$39.66	1	$ 39.66
56008 - 6"	NPT x Female Camlock 6"	$79.82	1	$ 79.82
3401927SP - 6"	Gaskets required for 6" pump *Two gaskets are required per pump	$14.00	2	$ 28.00
Freight	Freight to Palatine IL	$2,350.00	1	$ 2,350.00
				$ 56,954.48

Sincerely,

Matt Hickey
BBA Pumps North America
843.849.3676 office
843.826.5563
mhickey@bbapumps.com
www.bbapumps.com

Terms & Conditions:

- Plus, applicable shipping from North Charleston, South Carolina. A hard shipping number can be provided upon request.
- Price does not include any applicable duties or sales tax, use tax, and excise tax, value-added or other similar taxes that may apply to this project. We shall not be held liable for liquidated, incidental, consequential or any other kind of damages.
- Price quote is firm for receipt of an order within 10 days of this quotation.
- Payment terms are net 30 days.
- Price is reflected in US Dollars.
- Without BBA Pumps' written consent, neither modification nor cancellation of an Order, nor deferred delivery of products, completed or in production, is permitted by Buyer or Buyer's agents or representatives. Modification, cancellation or suspension of an Order after acceptance by BBA Pumps may be made only upon written acceptance of BBA Pumps and on terms which will compensate BBA Pumps for loss (including loss of profits) due to the cancellation and shall include payment for work already completed and/or materials already used or purchased. Modification, partial cancellation or suspension may subject an entire Order to price revision, in BBA Pumps' discretion.
- Notwithstanding anything contained herein to the contrary, BBA Pumps may reject in writing any Order submitted by Buyer for any reason, including if BBA Pumps, in is sole discretion determines that it cannot meet the quantity of purchased Products to be delivered or the requested shipment date specified in such Order.

Quotation No.: MH03112024

Attachment: BBA Quote (Purchase a Dewatering Pump)

9661[illegible]
Moke
Tel: 708-889-1560
Fax: 708-889-1561
www.godwinpumps.c

March 8, 2024

James Keats
Village of Palatine
148 W Illinois Avenue
Palatine, IL 60067

Phone: 847-705-5200
Fax: 847-358-4242
Email: jkeats@palatine.il.us

RE: SALE_CD150S 6" CS Trailer
Sale Quotation 106025121

Dear James:

Thank you for your interest in Xylem Inc. products and the service that we offer. As requested, Xylem Dewatering Solutions of America, Inc. is pleased to provide the following Sale Quotation.

Please find enclosed sale pricing for a Godwin Dri-Prime® Model CD150s and accessories you requested. We are including specification sheets, along with pump curves, for your reference.

The Godwin Dri-Prime is an automatic self-priming pump capable of suction lift up to twenty-eight feet. Our priming system is unique: compressed air is provided from a pump mounted air compressor (driven directly off the engine) and travels through a venturi. The air is then evacuated to atmosphere, priming the pump. The compressor runs continuously, therefore, the pump primes and re-primes quickly. With its liquid bath mechanical seal, it can run dry for extended periods of time without damage. The Dri-Prime, with its superior materials of construction - like its cast chromium impeller provides resistance to wear. The newly re-designed CD150s has the capability to interchange impellers from our open impeller to our non-clog impeller for pumping stringy materials. The re-configured engine and hydraulics systems reduce service time by 40%, increase fuel efficiency by 15% and reduce emissions by a stellar 90%. Included with purchase is an on-site visit from a technician for an overview and start-up of pump operation and service.

Please keep in mind that Godwin Pumps a Xylem brand is a responsive around the clock to make sure your complete satisfaction is guaranteed before, during and after your purchase is complete. Also, we are the manufacturer and parts, service and repairs can be handled directly through our service center in Mokena, IL. If you have any questions or require additional information, please feel free to contact me direct at 708-476-4223 or email Grant.furneaux@xylem.com.
Pump accessories:
QTY 1 - 6" 150# Flange x Male QD Mounting Kit includes Adapter, Standard Sealing Oring, Flange Gasket, Studs or Bolts, Nuts
QTY 1 - 6" 150# Flange x Female QD Mounting Kit includes Adapter, Standard Sealing Oring, Flange Gasket, Studs or Bolts, Nuts
QTY 24 - 6" x 25' lay flat QD fittings
QTY 6 - 6" x 10' Blackwater Suction hose QD Fittings

Attachment: Godwin Quote (Purchase a Dewatering Pump)

Sincerely,

Grant Furneaux
Outside Sales Representative

GF / jr

Attachment: Godwin Quote (Purchase a Dewatering Pump)

9661 194th Street
Mokena, IL 60448
Tel: 708-889-1560

SALE QUOTATION

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
A	1	Dri-Prime CD150S Critically • Silenced Sound Attenuated Enclosure • 6" 150# Flange Suction and Discharge • John Deere 4045TFC03-FT4 Diesel Engine • with Field Smart Technology • Skid-mounted	$ 65,125.00	$ 65,125.00
		***With purchase of above pump(s), Xylem recommends purchasing the PM Service item(s) listed below:**		
	1	PPGODWINPMA00 Single Annual Visit Prepaid Bronze PMA	800.00	800.00
	1	KTCD150ARS25 CD150S 1-2 yr Recommended Spares Kit	1,498.00	1,498.00
B	1	CD150/HS150 Drop In Trailer (9233)	7,900.00	7,900.00
C	6	6" x 10' Black Water Suction Hose with Godwin QD Fittings	237.00	1,422.00
D	24	6" x 25' Heavy Duty Layflat Hose with Godwin QD Fittings	312.00	7,488.00
E	1	6" Male QD x 150# Flange • Mounting Kit includes Adapter, • Flange Gasket, Bolts & Nuts	367.00	367.00
F	1	6" Female QD x 150# Flange • Mounting Kit includes Adapter, • Flange Gasket, Bolts & Nuts	296.00	296.00

Attachment: Godwin Quote (Purchase a Dewatering Pump)

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICAT SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRU AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWN (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS A HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/ and incorporated herein by reference and made a part of the agreement between the partie

9661 194th Street
Mokena, IL 60448
Tel: 708-889-1560

SALE QUOTATION

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
G	1	Inbound Freight Delivery Br 006	1,500.00	1,500.00

Our current delivery lead-times associated with this Quotation are best estimates at this time. Due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics, these lead-times are an estimate only and not a commitment. Xylem is and will continue to use all commercially reasonable efforts to minimize any delivery delay impacts.

A signed copy of this Quotation is acceptable as a binding contract.

	Name:
Signature:	**(PLEASE PRINT)**
Company/Utility:	**Reference #:**
Address:	**Date:**
	Phone:
	Email:
	Fax:

Net Sale Total with Recommended PM Service Kits	$ 86,396.00
NET SALE TOTAL	**$ 84,098.00**
DELIVERY CHARGE	**$ 0.00**

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICAT SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRU AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWN (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS A HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/ and incorporated herein by reference and made a part of the agreement between the partie

Attachment: Godwin Quote (Purchase a Dewatering Pump)

xylem
Let's Solve Water

Godwin CD150S Dri-Prime® Pump



The Godwin CD150S Dri-Prime pump is a versatile, general purpose dewatering pump designed for use in the industry's most challenging construction, municipal, industrial and emergency response applications. This rugged pump is ideally suited for tough dewatering jobs, and is the reliable choice for rental solutions.

The CD150S is a member of the Godwin S Series of Smart pumps, equipped with a new generation of Field Smart Technology (FST) for remote monitoring and control. In addition to improved hydraulic efficiency, greater fuel economy, and streamlined serviceability, the CD impeller is now interchangeable with a Flygt N-Technology non-clog impeller, providing the flexibility to tackle stringy, modern wastewater applications with the same pump.

Specifications

Suction connection	6 in (150 mm) flange
Delivery connection	6 in (150 mm) flange
Max capacity	2290 USGPM (520 m³/hr) †
Max impeller diameter	11.8 in (300 mm)
Max solids handling	3 in (75 mm)
Max operating temp	176 °F (80°C) *
Max working pressure	91 psi (6.3 bar)
Max suction pressure	58 psi (4 bar)
Max casing pressure	138 psi (9.5 bar)
Max operating speed	2200 rpm

* Please contact our office for applications in excess of 80°C (176°F).
† Larger diameter pipes may be required for maximum flows.

Features and benefits

- Interchangeable impellers to tackle a full range of solids handling applications.
- Field Smart Technology (FST) allows the user to monitor & control the pump from anywhere in the world.
- New compressor belt tensioner reduces time to change and adjust belt to approximately 30 minutes.
- New sight glass and measuring stick added to monitor level and quality of mechanical seal oil.
- Improved hydraulic design reduces vibration, maximizes efficiency and fuel economy.
- Diesel Oxidative Catalyst (DOC) technology maximizes available power from diesel engine, and reduces maintenance and downtime.
- Fully automatic priming from dry to 28 feet (8.5 m).
- Venturi priming requires no adjustment or control.
- Available as open set or Sound Attenuated Enclosure.
- Standard build engine Isuzu 4LE2X (EPA Final Tier 4).
- Other engine options available.
- Optional environmentally friendly skid base contains all fluid spills.

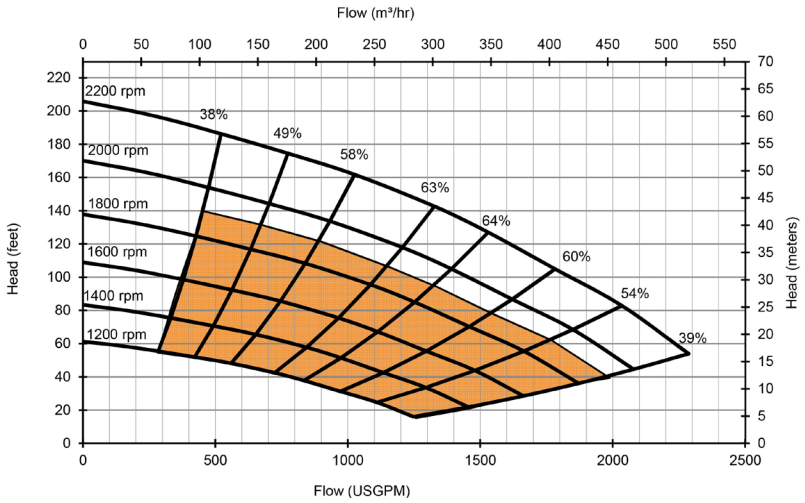
godwin
a xylem brand

Attachment: Godwin Quote (Purchase a Dewatering Pump)

Godwin CD150S Dri-Prime® Pump

Performance curve

Pump curve is based on 0ft (0m) dynamic suction lift.



Suction lift table 1800 rpm

Performance data provided in tables is based on water tests at sea level and 20°C (68°F) ambient. All information is approximate and for general guidance only. Please contact the factory or office for further details.

Total suction Head (feet)	Total Delivery Head (feet)				
	30	43	56	69	82
	Output (USGPM)				
10	1852	1710	1520	1314	1140
15	1789	1646	1441	1251	1061
20	1741	1567	1361	1172	934
25	1678	1425	1251	1061	823



Open trailer

- Fuel capacity 60 US Gal (227 liters)
- Weight dry 2750 lb (1250 kg)
- Weight wet 3170 lb (1440 kg)
- Dimensions L 119 in x W 66 in x H 87 in (L 3023 mm x W 1676 mm x H 2210 mm)



Sound attenuated enclosure

- Noise @ 23 ft (7m) 66 db(A)
- Fuel capacity 80 US Gal (303 liters)
- Weight dry 3100 lb (1410 kg)
- Weight wet 3680 lb (1670 kg)
- Dimensions L 101 in x W 43 in x H 70 in L 2565 mm x W 1092 mm x H 1778 mm

Materials

Pump casing	Cast Iron BS EN 1561/EN-JL1030
Wearplates	Cast Iron BS1561:1997
Pump shaft	Carbon steel BS970:1991 817M40T
Impeller	Cast Steel BS3100 A5 Hardness to 200 HB Brinell
Mechanical seal faces	Silicon carbide Vs Silicon carbide

Engine

- Engine Isuzu 4LE2X
- Engine power 62 hp (46.2 kW) max engine rating
- Emissions standard EPA Final Tier 4
- Fuel consumption @ 1800 rpm 2.6 USGal/hr (10 l/hr)

Please contact the factory or office for further details. A typical picture of the pump is shown. All information is approximate and for general guidance only.

Attachment: Godwin Quote (Purchase a Dewatering Pump)

xylem
Let's Solve Water

Xylem Dewatering Solutions
84 Floodgate Rd.
Bridgeport, NJ 0814 United States
Tel (856) 467-3636
Fax (856) 467-4841
www.xylem.com/godwin

Specifications and illustrations are subject to revision without notice. Xylem makes no representation regarding the completeness or accuracy of this information and is not liable for any direct or indirect damages arising from or relating to this information or its use.

© 2018 Xylem. All rights reserved. Godwin is a trademark of Xylem Dewatering Solutions, Inc., a wholly-owned subsidiary of Xylem Inc.

Consider a Motion Authorizing the Village Manager to Purchase a Televising Van

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2024, the Village Council has appropriated $260,000 in funds for the replacement of a 2010 Tow-Behind Sewer Televising Trailer (E-640). The existing unit is 14 years old and has become unreliable. This unit is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

Regulatory requirements by the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) have mandated televising and inspecting of municipal sanitary sewer systems. The MWRD has established a goal for municipalities to inspect the entire public sanitary sewer system on a 10-year cycle, and requires a minimum of 2 percent of the sanitary system to be inspected annually, equating to roughly 60,000 feet. These new requirements have placed a large burden on the existing equipment. When it was originally purchased, this unit was intended to supplement contractual sewer televising. The Village no longer conducts contractual televising and all televising is done in-house. The Utilities Division is currently only able to televise 28,000 to 30,000 feet of sanitary sewer per year. The extensive use is leading to more frequent breakdowns of the camera and system, and repairs typically take two to five weeks to complete by a third party technician. Additionally, storm sewer televising is conducted to inspect for water main leaks and illegal cross connections. It is crucial for this piece of equipment to be reliable and efficient for the Village to meet its reporting requirements

KEY ISSUES:

- One of the new capabilities since joining the GIS Consortium is the ability to link televising videos to specific sewer lines for historical reference. This would allow us to record where crews have televised, monitor how frequently we service high need areas, and provide a condition at a point of time which can be compared to the next televising inspection years from now. With these advances, Staff will be able to better track the progress and produce the required regulatory reports more efficiently. Additionally, a larger, heavier duty camera designed for more frequent use would allow for more efficient and faster televising and result in more time available to correct deficiencies found during inspections. Both the GIS improvements and a larger, faster camera would allow the Village to meet its mandated minimum requirements and establish and adhere to a 10-year inspection cycle goal.
- With those features in mind, Staff researched new televising equipment options, which included trailer, van, and truck-mounted configurations. A televising truck or televising van is a completely self-contained unit that houses cameras, monitors, camera line, wash-down system, and all tools for a televising event. These units are self-contained with heat, A/C, generator, and a computer system. Trailers, such as our current unit, only have room for one employee and a desk, chair, PC, and camera. All other tools need to be brought out in a separate vehicle. Self-contained televising units can be operated year-round and in the harshest of temperatures. A televising truck or van can be driven to a job site instead of a separate truck towing the trailer. Lastly, a televising truck or van

offers more protection and emergency lighting for the operators, more traffic mediation, greater ease of maneuverability, and increased security for sensitive computer equipment. Trailers stay open to the elements and have no protection for the operator or the computer hardware. Thus, the preferred models to continue studying were trucks and vans.

- There are two major televising camera brands: Envirosight and CUES. Two manufacturers of these camera systems responded to Staff demonstration requests and came to Palatine with units in both van and box truck configurations. Standard Equipment of Elmhurst, Illinois demonstrated Envirosight cameras with WinCan software. EJ Equipment of Manteno, Illinois brought CUES cameras with GraniteNet software. Both companies gave Public Works presentations of the units, showed the units to Fleet mechanics, and let our Utilities operators run the units in a sewer.
- Fleet Staff preferred the van over the box truck configuration. Compared to a box truck, vans need less maintenance, use less expensive parts, and consume much less fuel than a V-8 or diesel-equipped box truck. A van is also easier to navigate and would take up less space in our vehicle storage garage. For these reasons, Staff requested proposals from both companies for televising vans. Standard Equipment proposed an Envirosight camera/WinCan software mounted in a 2024 Ford Transit van. EJ Equipment proposed a CUES camera/GraniteNet software mounted in a 2024 Ford Transit van. There are cooperative purchasing contracts for both cameras and their associated equipment; Sourcewell for Envirosight and HGACBuy for CUES. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded contract #207 for the Ford Transit van through Currie Motors of Frankfort, Illinois.
- For a 2024 Ford Transit van, the price is $56,932 from Currie Motors. For the camera system price, Standard Equipment is $240,938.41 and EJ Equipment is $232,483. For the software costs, Standard Equipment is $26,811.15 and EJ Equipment is $14,400. An optional power boom crane from Standard Equipment is $5,178.80 and from EJ Equipment is $11,422.32.
- The best value is the Ford Transit with CUES camera/GraniteNet software from EJ Equipment. Utilities Staff preferred this unit due to:
    - The CUES camera has better picture resolution, stronger cable, and handled obstacles within pipes with ease.
    - The CUES camera can be repaired at the local EJ Equipment branch in Addison, Illinois where they have a dedicated technician for cameras. CUES can also provide a loaner unit for extended repairs. Our current camera needs to be shipped to central Wisconsin and no loaner is offered.
    - The GIS Consortium already supports integration with GraniteNet, allowing televising videos and inspection information to be posted in GIS within 24 hours.
- The disadvantages of the Envirosight camera/WinCan software were:
    - The Envirosight camera is lighter and has a smaller wheelbase compared to the CUES. The heavier weight and longer frame of the CUES provided better traction and the ability to pass over debris without getting stuck on top of it.
    - The communication cable and reel are lighter duty than CUES and Utilities

Staff is concerned it may have premature breakage.
    - WinCan is not fully supported by the GIS Consortium and would require additional work by Village and Consortium staff to integrate.
    - WinCan has a higher annual license fee ($4,076.19) versus GraniteNet ($1,363).
- One of the available options is a power boom crane, which lowers and raises the camera into and out of the sewer manholes. The repeated action of hoisting the camera is likely one of the reasons our existing equipment breaks so often as we do not have a crane. Operators manually lower and raise the camera and the jerking motion can damage the connection between the camera and cable reel. It is difficult to raise the camera at a gentle, even pace due to its weight and the problem is compounded when televising in deeper pipes as it needs to be pulled up even further. The average sanitary sewer pipe in the Village is 8 feet deep, with the deepest at 35 feet underground. The existing camera weighs approximately 35 pounds and the heavier unit being proposed weighs about 47 pounds. While the crane is optional, for $11,422.32 it would help protect the new unit from potential damage, ensuring its reliability for years to come.
- Both companies recommended the Ford Transit van. General Motors does not offer a van with the high roof configuration needed to house the equipment. Both companies offer a Dodge Ram ProMaster and the Ford Transit, but the ProMaster model is only available with a 9,350lb GVWR whereas the Transit has a 11,000lb GVWR. Our specifications require a 10,000lb combined vehicle weight which the Transit offers. The heavier suspension is required unless we decrease the cable reel size. Both companies were also asked about an electric option, but due to the weight and size of the vehicle it is not available in that configuration. The Transit will, however, be equipped with a modern, fuel-efficient V-6 engine and a 7,000 watt generator that will allow the truck engine to be shut down during televising operations.
- The proposed unit will also allow operators to shut down the van's main engine and operate off a small ecological generator, reducing exhaust emissions and its carbon footprint. This design will reduce CO2 emissions and is a practical and immediate way to take ownership of the Village's personal contribution to climate change.
- Staff also requested a trade-in option on the existing equipment as we did not feel it would receive favorable bids in an auction setting. EJ Equipment offered $8,000 as a trade-in allowance, which Staff finds acceptable. Comparable sales listings for similar equipment has sold recently with a range of $6,400 to $16,200. Therefore, Staff recommends to trade the equipment in on the new purchase. With the trade-in price included, the final purchase price is $307,237.32.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2024 Ford Transit van and outfitting of a CUES televising system, GraniteNet software, and power boom crane.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to purchase one 2024 Ford Transit

van through the SPC Contract from Currie Motors in the amount of $56,932. Staff also recommends authorizing the Village Manger to purchase a CUES televising system, GraniteNet software system, and power boom crane and outfitting through the HGAC Contract from EJ Equipment in the amount of $258,305.32. Staff also recommends the Village Council approve the trade-in of the existing 2010 Sewer Televising Trailer and Camera to EJ Equipment for a credit of $8,000, for a total purchase price of $307,237.32.

BUDGET IMPACT:
Funds in the amount of $260,000 have been appropriated in the Capital Vehicle Replacement Budget to accommodate this purchase. There is a shortfall of $47,237.32 from budgeted funds, but savings of $10,800 from the recently purchased sewer jetter truck and $36,437 from the recently awarded Detention Basin Improvements project will cover the needed balance to fully support the purchase.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase one 2024 Ford Transit van through SPC Contract #207 from Currie Motors Fleet of Frankfort, Illinois in the amount of $56,932. Motion to authorize the Village Manger to purchase a CUES televising system, GraniteNet software system, and power boom crane and outfitting through HGAC Contract #SC01-21 from EJ Equipment, Incorporated of Manteno, Illinois in the amount of $258,305.32, and authorize the trade-in of the existing 2010 Sewer Televising Trailer and Camera to EJ Equipment for a credit of $8,000, for a net purchase price of $307,237.32.

ATTACHMENTS:

- Televising Van Purchase Memorandum
- 2024 Capital Budget Project VE 0003
- SPC Ford Transit Order Form
- EJ Equipment Quote
- EJ Equipment CUES Summit Inspection System Specifications
- CUES Truck-Mounted Inspection Systems Brochure
- Standard Equipment Envirosight Televising Van Quote
- Standard Equipment WinCan Software Quote

VILLAGE OF PALATINE

Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Jim Keats, Fleet Services Coordinator

Adam Begale, Superintendent; Dan Neyfeldt, Superintendent; Jim Hrycko, Utilities Coordinator; George Ruppert, Village Engineer; Dan Pajak, IT Administrator

Date: 4/3/2024

Subject: Replacement of 2010 Sewer Televising Trailer (E-640)

Issue:

As part of the Capital Vehicle Replacement budget for CY 2024, the Village Council has appropriated $260,000 in funds for the replacement of the 2010 Tow-Behind Sewer Televising Trailer (E-640). The existing unit is 14 years old and has not only become obsolete but also quite unreliable. This unit is scheduled to be replaced at the 15-year service life.

Regulatory requirements by the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) have mandated televising and inspecting of municipal sanitary sewer systems. The MWRD has established a goal for municipalities to inspect the entire public sanitary sewer system on a 10-year cycle, and requires a minimum of two percent of the sanitary system to be inspected annually, equating to roughly 60,000 feet. These new requirements have placed a large burden on the existing equipment. When it was originally purchased, this unit was intended to supplement contractual sewer televising. The Village no longer conducts contractual televising and all televising is done in-house. The Utilities Division is currently only able to televise 28,000 to 30,000 feet of sanitary sewer per year. The extensive use is leading to more frequent breakdowns of the camera and system, and repairs typically take two to five weeks to complete by a third party technician. Additionally, storm sewer televising is conducted to inspect for water main leaks and illegal cross connections. It is crucial for this piece of equipment to be reliable and efficient for the Village to meet its reporting requirements.

Analysis:

One of the new capabilities since joining the GIS Consortium includes being able to link televising videos to specific sewer lines for historical reference. This would allow us to record where crews have televised, monitor how frequently we service high need areas, and provide a benchmark to compare decline when pipes are next televised. With these GIS advances, staff will be able to better track the progress and produce the required regulatory reports more efficiently. Additionally, a larger, heavier duty camera designed for more frequent use would allow for more efficient and faster televising and result in more time available to correct deficiencies found during inspections. Both the GIS improvements and a larger, faster camera would allow the Village to meet its mandated minimum requirements and establish and adhere to a 10-year inspection cycle goal.

With those features in mind, staff researched new televising equipment options, which included trailer, van, and truck-mounted configurations. A truck-mounted televising unit or televising van is a completely

Attachment: Televising Van Purchase Memorandum (Purchase a Televising Van)

self-contained unit that houses cameras, monitors, camera line, wash-down system, and all tools for a televising event. These units are self-contained with heat, A/C, generator, and a computer system. Trailers, such as our current unit, only have room for one employee and only house a desk, chair, PC, and camera. All other tools need to be brought out in a separate vehicle. Self-contained televising units can be operated year-round and even in the harshest of temperatures. A televising truck or van can be driven to a job site instead of a separate truck towing the trailer. Lastly, a televising truck or van offers more protection and emergency lighting for the operators, more traffic mediation, greater ease of maneuverability, and increased security for sensitive computer equipment. Trailers stay open to the elements and have no protection for the operator or the computer hardware. Thus, the preferred models to continue studying were trucks and vans.

There are two major televising camera brands: Envirosight and CUES. Two vehicle manufacturers of these camera systems responded to staff demonstration requests and came to Palatine with units in both van and box truck configurations. Standard Equipment of Elmhurst, Illinois demonstrated Envirosight cameras with WinCan software. EJ Equipment of Manteno, Illinois brought CUES cameras with GraniteNet software. Both companies gave Public Works presentations of the units, showed the units to Fleet mechanics, and let our Utilities operators run the units in a sewer.

Fleet Division staff preferred the van over the box truck configuration. Compared to a box truck, vans need less maintenance, use less expensive parts, and consume much less fuel than a V-8 or diesel-equipped box truck. A van is also easier to navigate and would take up less space in our vehicle storage garage. For these reasons, staff requested proposals from both companies for televising vans. Standard Equipment proposed an Envirosight camera/WinCan software mounted in a 2024 Ford Transit van. EJ Equipment proposed a CUES camera/GraniteNet software mounted in a 2024 Ford Transit van. There are current cooperative purchasing contracts for both cameras and their associated equipment; Sourcewell for Envirosight and HGACBuy for CUES. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded contract #207 for the Ford Transit van through Currie Motors of Frankfort, Illinois. Details of the purchase options and costs for both manufacturers are in the chart below:

	Envirosight/WinCan	**CUES/GraniteNet**
2024 Ford Transit Van	$56,932.00	$56,932.00
Camera and Equipment Upfitting (Base Price)	$195,695.41	$232,483.00
LED Pipe Lighting	$5,243.00	Included in base price
Automatic Payout Cable Reel System	$40,000.00	Included in base price
GIS Integration	$26,811.15	$14,400.00
Sub-Total	**$324,681.56**	**$303,815 .00**
Optional Power Boom Crane	$5,178.80	$11,422.32
Optional Trade-In Allowance	N/A	($8,000.00)
Total	**$329,860.36**	**$307,237.32**

As shown above, the best value for a televising van is the Ford Transit with CUES camera/GraniteNet software from EJ Equipment. Utilities Division staff preferred the CUES camera/GraniteNet software due to the simplicity of use, ease of repair, availability of loaner units, ability to operate in all seasons, and knowledge of company staff. The CUES camera meets our needs and performed the best when used in the field. It had a better picture resolution, stronger cable, and handled obstacles within our pipes with ease. Another advantage is the service team EJ Equipment has for camera systems. When CUES cameras need service or repair, they can be repaired at the local branch in Addison, Illinois where they have a dedicated technician for cameras. CUES can also provide a loaner unit for extended repairs. Our current camera needs to be shipped to central Wisconsin and no loaner is even offered. Lastly, the GIS

Consortium already supports integration with the GraniteNet software, allowing televising videos and inspection information to be posted in GIS within 24 hours.

The disadvantages of the Envirosight camera/WinCan software were noted. The Envirosight camera was not as heavy and had a smaller wheelbase compared to the CUES. The heavier weight and longer frame of the CUES provided better traction and the ability to pass over debris without getting stuck on top of it. The communication cable and reel were lighter duty than CUES and Utilities staff was concerned it may have premature breakage. Additionally, the WinCan software is not fully supported by the GIS Consortium and would require additional work by Village and Consortium staff to integrate. Finally, the WinCan software has a higher annual license fee ($4,076.19) versus GraniteNet ($1,363.00).

One of the available options on both vans is a power boom crane. The crane lowers and raises the camera into and out of the sewer manholes. The repeated action of hoisting the camera is likely one of the reasons our existing equipment breaks so often as we do not have a crane for it. Operators must manually lower and raise the camera and the jerking motion can damage the connection between the camera and cable reel. It is difficult to raise the camera at a gentle, even pace due to its weight and the problem is compounded when televising in deeper pipes as it needs to be pulled up even further. The average sanitary sewer pipe in the Village is 8 feet deep, with the deepest at 35 feet underground. The existing camera weighs approximately 35 pounds and the heavier unit being proposed weighs about 47 pounds. While the crane is optional, for only $11,422,32 it would help protect the new unit from potential damage, ensuring its reliability for years to come.

Standard Equipment and EJ Equipment both recommended the Ford Transit van. General Motors does not offer a van with the high roof configuration needed to house the equipment. Both companies offer a Dodge Ram ProMaster and the Ford Transit, but the ProMaster model is only available with a 9,350lb GVWR whereas the Transit has a 11,000lb GVWR. Our specifications require a 10,000lb combined vehicle weight which the Ford Transit offers. The heavier suspension is required unless we decrease the cable reel size. Both companies were also asked about an electric option, but due to the weight and size of the vehicle it is not available in that configuration. The Transit will however be equipped with a modern, fuel-efficient V-6 engine and a 7,000 watt generator that will allow the truck engine to be shut down during televising operations.

The proposed unit will allow operators to shut down the van's main engine and operate off of a small ecological generator, henceforth reducing exhaust emissions and the unit's carbon footprint. This design will work to dramatically reduce CO2 emissions and is a practical and immediate way to take ownership of the Village's personal contribution to climate change.

Staff also requested a trade-in option on our existing trailer-mounted televising equipment. This is specialized equipment that has much older technology and has become unreliable. Staff does not feel it would receive favorable bids in an auction setting. Standard Equipment did not offer any trade-in allowance. EJ Equipment offered $8,000.00. Staff has researched recent sales of similar equipment and finds the trade-in allowance from EJ Equipment to be acceptable. Similar equipment has sold recently with a range of $6,400.00 to $16,200.00. Therefore, Staff recommends to trade the equipment in on the new purchase.

With the trade-in price included, the final purchase prices becomes $307,237.32. Budgeted funds are $260,000.00, which will leave a shortfall of $47,237.32 for the purchase. The shortfall will be offset by savings on other vehicle and equipment purchases and sewer-funded projects in 2024. Staff recommends those funds be utilized to offset the shortfall on this purchase.

Recommendation:
Staff recommends the Village Council approve the purchase of one 2024 Ford Transit van through the SPC Contract #207 from Currie Motors Fleet of Frankfort, Illinois at a cost of $56,932.00.

Additionally, Staff recommends the Village Council approve the purchase of a CUES televising system, GraniteNet software system, and power boom crane and outfitting the equipment in the Ford Transit Van from EJ Equipment, Incorporated of Manteno, Illinois in the amount of $258,305.32 using HGAC Contract #SC01-21. Staff also recommends the Village Council approve the trade-in of our 2010 Sewer Televising Trailer SN# 40LFB1012AP161083 and Camera CS610SAE to EJ Equipment for the price of $8,000.00, for a total cost of $250,305.32.

The total purchase price is $307,237.32.

Budgetary Numbers:
Capital replacement - $260,000

CUES Summit Sewer Inspection Unit w/Generator - $232,483
ESRI Software for GraniteNet/GIS Integration - $14,400

2024 Ford Transit T-350 High Roof Cargo Van in Red (Currie Motors) - $56,932

Purchase Price - $303,815

Optional Add-On: Power Boom Crane **$11,422.32**

Optional Trade-In: 2010 Sewer Televising Trailer #E-640: SN# 40LFB1012AP161083 Trailer/ CS610SAE Camera **-$8,000.00**

Total - $307,237.32

Attachments:
2024 Capital Budget Project VE 0003
SPC Transit Order Sheet
EJ Equipment Quote
CUES Brochure
CUES Build Sheet
Standard Equipment Quotes
3 Auction Comparisons

Capital Investment Plan

2024 *thru* 2028

Village of Palatine, IL

Project # VE 0003
Project Name Public Works Vehicle Replacements

Account # XXX-52-75-6070 625

Department 52-Public Works
Contact Matt Barry
Type Equipment
Useful Life 10 years
Category Vehicles & Equipment

Description

CY 2024
$160,000 - T319 2003 Ford F-450 Utility Sign Truck with Crane
73,140 - T394 2012 Ford F-250 Utility Body (Replace with same)
223,660 - T385 2012 Five-Ton Dump Truck (Replace with same)
223,660 - T386 2012 Five-Ton Dump Truck (Replace with same)
260,000 - E640 2010 Sewer Televising Unit with Trailer (Replace with van-mounted unit - 10 Year Sewer Program)

2025 planned purchases include replacement of one 6-Wheeler Truck, one Meter Van, three Pickup Trucks, one Street Sweeper, and one Sewer Cleaner

Justification

This program provides the planned replacement of necessary Public Works vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency. Major items in this category include 5 Ton Dump Trucks which are utilized for 12 years front line and 2 years reserve.

Prior	Expenditures	2024	2025	2026	2027	2028	Total
350,000	Equipment	940,460	1,456,140	746,480	1,102,030	992,410	5,237,520
Total	Total	**940,460**	**1,456,140**	**746,480**	**1,102,030**	**992,410**	**5,237,520**

Prior	Funding Sources	2024	2025	2026	2027	2028	Total
350,000	Capital Equipment - 401	680,460	834,940	746,480	1,102,030	992,410	4,356,320
Total	Sewer - 610	260,000	621,200				881,200
	Total	**940,460**	**1,456,140**	**746,480**	**1,102,030**	**992,410**	**5,237,520**

Attachment: 2024 Capital Budget Project VE 0003 (Purchase a Televising Van)

SPC
SUBURBAN PURCHASING
COOPERATIVE

2024 Ford Transit Full Sized Van

Contract# 207



CURRIE MOTORS FRANKFORT

NICE PEOPLE TO DO BUSINESS WITH

Production is allocation based

Purchase Orders Required

Production is Subject to Cancellation

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

☐	F5X-Transit 350 Cargo Van High Roof 148" WB RWD	51,077.00
☐	F6X-Transit 350 Cargo Van High Roof 148" WB AWD	54,862.00
☐	W3X-Transit 350 Cargo Van High Roof 148" WB EL RWD	52,176.00
☐	W3U-Transit 350 Cargo Van High Roof 148" WB EL AWD	55,963.00
☐	F7X-Transit 350 Cargo Van High Roof 148" WB EL RWD	52,177.00
☐	F8X-Transit 350 Cargo Van High Roof 148" WB EL AWD	55,964.00
☐	F4X-Transit 350 HD DRW Cargo Van High Roof 148" WB EL RWD	52,715.00
☐	F4U-Transit 350 HD DRW Cargo Van High Roof 148" WB EL AWD	56,852.00
☒	U8X-Transit 350 HD DRW Cargo Van High Roof 148" WB EL RWD	54,833.00

Engine

☒	998-3.5L PFDI V-6	Standard
☐	99G-3.5L EcoBoost V-6	2,271.00
X	99G-3.5L EcoBoost V-6 w/ S4U, U8X, U8U	Standard

WHICH EVER IS BETTER AVAILABILITY

Axle

☐	X4L-4.10 Limited Slip Axle w/ 998 3.5L V-6	296.00
☐	X7L-3.73 Limited Slip Axle	296.00

Wheels

☐	76G-16" HD Forged Aluminum	856.00
☐	647-16" Alum. Alloy Wheel-SRW	360.00
☐	64H-Full Silver Wheel Cover	32.00
☐	51A-Delete Full-size Spare and Wheel	-114.00
☐	15C-Front Wheel Well Liners	269.00

Other Options

☐	61C-Vehicle Maintenance Monitor	41.00
☐	63C-Dual Alternator	933.00
☐	63C-Dual Alternator w/67C	615.00
☐	87E-Auxiliary Fuse Panel	351.00
☒	63E-Dual AGM Batteries	269.00
☐	543-Long Arm Non Telescoping Power Glass Mirrors	59.00
☐	41E-HD Front Axle	286.00
☐	41H-Engine Block Heater	69.00
☐	94B-Enhanced Active Park Assist-Includes 94A,43R, 65A NA W/Ext Vans	815.00

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

☐	544-Long Arm Non Telescopic Power Glass Heated Mirrors w/Turn Signal	200.00
☐	545-Short Arm Manual Folding Heated Mirrors w/Turn Signal	145.00
☐	94A- Side Sensing System	437.00
☐	43R-Reverse Sensing System	269.00
☐	68H-Running Board	282.00
☐	53D-Tow/Haul Mode w/ Trailer Wiring Provisions	269.00
☐	67D-Trailer Brake Controller	368.00
☐	17A-Fixed Rear Glass Incl Rear Window Defrost	228.00
☐	17B-Fixed Rear Door Glass w/Fixed Passenger Side Door Glass	387.00
☐	17F-Windows All-Around	569.00
☐	92E- Privacy Tint w/17A	114.00
☐	92E-Privacy Tint w/17B	205.00
☐	92E-Privacy Tint w/17F	455.00
☐	57G-High Capacity Front/Rear Air Conditioning	782.00
☐	62C-Auxiliary Heater A/C Prep Package W/O Rear Controls	91.00
☐	60D-Adaptive Cruise Control w/ASLD	569.00
☐	16E-Vinyl Floor Covering Front/Rear	223.00
☐	16G-Front Carpet	32.00
☐	96D-Load Area Protection –RWB	360.00
☐	96D-Load Area Protection-LWB	442.00
☐	96D-Load Area Protection-EL-LWB	524.00
☐	85C-Vinyl Sun visors w/Illuminated Vanity Mirror	69.00
☒	86F-Keys 2 Additional w/Fobs	69.00
☐	90D-Power Outlet-110V/400W	433.00
☐	67E-Large Center Console w/Integrated Shifter	178.00
☐	47T-Bulk Head with Lockable Door-High Roof	1,270.00
☐	47T-Bulk Head with Lockable Door-Medium Roof	1,229.00
☐	47U- Bulk Head with Window-Medium Roof	888.00
☐	47U-Bulk Head with Window-Low Roof	819.00
☐	18D-Exterior Upgrade Package-Van-SRW	487.00
☐	18L-Exterior Upgrade Package-Van-DRW	410.00
☐	96C-Interior Upgrade Package	1,306.00
☒	53B-Heavy Duty Trailer Tow Package	442.00
☐	65A-Blind Spot Assist 1.0-Incl Blis /CTA , TC, Short Arm Power Mirror,43R	724.00

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

☐	91B-Wiper Activated Headlamps	28.00
☐	55D-Front Fog Lamps	95.00
☒	655-Extended Range Fuel Tank-NA w/Regular Length and EcoBoost	260.00
☐	67C-Upfitter Package	555.00
☐	52C-Keyless Entry Key Pad	87.00
☒	43B-Back Up Alarm	137.00
☐	68B-Remote Start	451.00
☐	90G-Push Down Manual Parking Brake	178.00
☒	68J-Extended Length Running Boards	596.00
☒	66C-D-Pillar Assist Handles	54.00
☐	85B-HD Rear Scuff Plate Kit-Includes Side Door Scuff Plate	319.00
☐	60B-Heavy Duty Cargo Flooring-Includes 85B-RWB	797.00
☐	60B-Heavy Duty Cargo Flooring-Includes 85B-LWB	842.00
☐	60B-Heavy Duty Cargo Flooring-Includes 85B-LWB EL	906.00
☐	61D-360-Degree Camera w/Split-View Req. 58B,58C,58E or 58F	910.00
☐	53G-Front Painted Bumper	228.00
☐	43F-Rear Bumper Delete	N/C
☐	15F-Full Rear Compartment Lighting	69.00
☐	17P- Cargo Tie-Down Hooks	23.00
☒	66D-Front Overhead Shelf-NA Low Roof	69.00
☐	66F-Fixed Shelving-Pass. Side Only-Req. 47T or 47U-130 WB Low Roof	637.00
☐	66E-Fixed Shelving-Dr. Side Only-Req. 47T or 47U-130 WB Low Roof	819.00
☐	66F-Fixed Shelving-Pass. Side Only-Req. 47T or 47U-148 WB Low Roof	728.00
☐	66E-Fixed Shelving-Dr. Side Only-Req. 47T or 47U-148 WB Low Roof	888.00
☐	66F-Fixed Shelving-Pass. Side Only-Req. 47T or 47U-148 WB Mid Roof	797.00
☐	66E-Fixed Shelving-Dr. Side Only-Req. 47T or 47U-148 WB Mid Roof	1,024.00
☐	41J-Intelligent Access w/Push Button Start	336.00
☐	63F-Auxiliary Fuel Port Extension-Includes 655-LWB/EL only	351.00
☐	43S-Reverse Brake Assist Package-Includes 360 Camera- Req.65A	888.00
☐	61E-High Resolution Digital Camera-Req. 58B, 58C, 58E, or 58F	N/C
☐	91A- High-Intensity Discharge (HID) Headlamps w/LED Signatures	414.00
☐	58V-AM/FM Stereo, Bluetooth, SYNC 3, 4.0" Display	255.00
☐	58B-SYNC 4 with 12" Display	847.00
☐	58C-SYNC 4 with Sirius XM, HD Radio, and 12" Display	1,060.00

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

☐ 58E-SYNC 4 with Sirius XM, HD Radio, Navigation, and 12" Display	1,620.00
☐ 91L- 6 Speakers-4 Front-2 Rear	23.00
☐ 21Q-Power Driver and Pass. Seat Req. Cloth Interior	901.00
☐ 52H- Speed Limitation_____Top Speed	73.00
☐ 942-Daytime Running Lights	41.00
☐ 55F-Automatic Engine Idle Shut Down_____Shut Down Time	182.00

WARRANTIES

☐ 3 year / 100,000 miles Premium Care	1,950.00
☐ 5 year / 100,000 miles Premium Care	2,060.00
☐ 3 year / 100,000 miles Extra Care	1,635.00
☐ 5 year / 100,000 miles Extra Care	1,715.00
☐ 5 year / 125,000 miles Power Train Care	1,730.00
☐ 6 year / 125,000 miles Power Train Care	1,800.00

MISC OPTIONS

☐ Rustproofing	395.00
☐ 4 Corner LED Strobes	1,395.00
☐ Certificate of Origin	NC
☐ Delivery greater than 50 miles of	160.00
☒ License & Title Municipal	203.00

COLOR AND TRIM

Exterior

☐ Oxford White	N/C
☒ Race Red	N/C
☐ School Bus Yellow	N/C
☐ Agate Black Metallic	182.00
☐ Ingot Silver	182.00
☐ Carbonized Gray Metallic	182.00
☐ Blue Metallic	182.00
☐ Avalanche Gray Metallic	182.00
☐ Abyss Gray Metallic	182.00

Interior

☐ Ebony Vinyl
☐ Ebony Cloth
☐ Dark Palazzo Grey Cloth
☒ Dark Palazzo Grey Vinyl

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

SPC
SUBURBAN PURCHASING
COOPERATIVE

Title Name	Village of Palatine
Title Address	200 E. Wood Street
Title City	Palatine
Title Zip Code	60067
Contact Name	Jim Keats - Fleet Coordinator
Phone Number	847-705-5200
P.O. Number	
Fleet Identification Number	QD629
Tax Exempt Number	E99981424
Total Dollar Amount	$56,932.00
Total Number of Units	(1)
Delivery Address	148 W. Illinois Ave Palatine, IL 60067

***Orders Require Signed Purchase Orders submitted to:**

Currie Motors Fleet
10125W Laraway
Frankfort, IL 60423
PHONE: (815) 464-9200
Tom Sullivan:
tsullivan@curriemotors.com
Nic Cortellini:
ncortellini@curriemotors.com

Production is allocation based and limited by Supply Chain Constraints

Attachment: SPC Ford Transit Order Form (Purchase a Televising Van)

E J EQUIPMENT, INC.
PO Box 665 • 6949 N. 3000 E. Rd.
Manteno, IL 60950
PH: (815) 468-0250 • Fax: (815) 468-8055
www.ejequipment.com

EQUIPMENT
Sales • Service • Parts

Ship To: IN STORE PICKUP

Branch		
01 - CENTRAL		
Date	Time	Page
02/26/2024	11:11:18 (O)	1
Account No.	Phone No.	Estimate No.
PALAT009	8473587500	Q04817 08
Ship Via	Purchase Order	
Tax ID Number		
BRIAN CLODI	Salesperson	S27 / S27

Invoice To: VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE IL 60067

Attention: JIM KEATS

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description	** Q U O T E ** EXPIRY DATE: 03/25/2024	Amount
HGAC CONTRACT #: SCO1-21		232483.00
NEW BUILD TV ONLY INSPECTION UNIT - GENERATOR MOUNTED ON CUSTOMER PROVIDED FORD TRANSIT CHASSIS **PLEASE SEE ATTACHED BUILD SHEET FOR EQUIPMENT SPECS**		
	Trade Ins =========	
Serial #: NA CUSTOMER'S EXISTING TV INSPECTION TRAILER		8000.00-
	Subtotal:	224483.00
Authorization: _____	Quote Total:	224483.00
OPTIONAL ITEMS, NOT INCLUDED IN ABOVE PRICING		
FORD TRANSIT CHASSIS, RED	ADD	69252.00
POWER BOOM CRANE	ADD	11422.32
ESRI SOFTWARE	ADD	14400.00

X _____
Received By

Attachment: EJ Equipment Quote (Purchase a Televising Van)

CUES Summit Inspection System, Generator

1 MOUNTED IN CUSTOMER SUPPLIED FORD TRANSIT CHASSIS

1 CURTAIN,CONTROL ROOM, VAN, W/TRACK

2 AMBER LED TRAFFIC ADVISOR,WHELEN (FRONT & REAR)

2 HIGH INTENSITY LED STROBE SYSTEM - AMBER (FRONT OF VEHICLE / GRILL AREA)

2 HIGH INTENSITY LED STROBE SYSTEM - AMBER (REAR OF VEHICLE KICKPLATE / BUMPER)

4 LIGHT,LED,AMBER,WHELEN M4 (Two mounted up high on each side of the vehicle)

4 FLANGE,CHROME,F/MOUNTING WHELEN M4

1 TRANSIT VAN EXTERIOR LIGHTING & CONTROL ROOM - EVOLUTION 3.0 TO INCLUDE:

- 2 Amber LED Strobe Warning Beacons
- 2 Adjustable LED Floodlights Rear of Vehicle Area Illumination Control Room

Interior:

- 1 Lonseal Lonplate Flooring
- 1 Kemlite Wall Covering
- 1 Bulkhead Wall With Passage Door From Control Room to Equipment Room
- 1 Tinted Viewing Window in Bulkhead Wall
- 1 Tinted Viewing Window in Bulkhead Door
- 1 Above Desk Control Console with Rack Mount for Electronic Equipment
- 1 Desktop / Work Area
- 1 LED Light Fixture
- 1 Multi-Outlet Power Strip With USB Ports
- 1 Fire Extinguisher with Bracket, 10BC Rating
- 1 Operators Chair - SEAT, LOWBACK CLOTH, SWIVEL
- 1 Breaker Box Storage Area with Locking Positive Latch
- 1 Battery Powered Carbon Monoxide Alarm

1 KIT, LED LIGHTS, 12V-HI/LOW-WHT&BLUE

1 LOW PROFILE, ROOF MOUNTED AIR CONDITIONER

1 WALL MOUNTED ELECTRIC HEATER

1 WALL MOUNTED ELECTRIC HEATER HOUSING

1 STORAGE CABINET UNDER VIEWING ROOM DESKTOP

1 TRANSIT VAN EQUIPMENT ROOM INTERIOR - EVOLUTION 3.0 TO INCLUDE:

- 1 Lonseal Lonplate Flooring

Attachment: EJ Equipment CUES Summit Inspection System Specifications (Purchase a Televising Van)

- 1 Kemlite Wall Covering
- 1 Electrical Outlet with Dual Receptacles
- 1 LED Light Fixture

1 MULTI-OUTLET WORKSTATION WITH LIGHTS AND USB PORTS

1 TRANSIT VAN EQUIPMENT ROOM INTERIOR - EVOLUTION 3.0 TO INCLUDE:
- 1 Lonseal Lonplate Flooring
- 1 Kemlite Wall Covering
- 1 Electrical Outlet with Dual Receptacles
- 1 LED Light Fixture

1 MULTI-OUTLET WORKSTATION WITH LIGHTS AND USB PORTS

1 10-GALLON WASHDOWN SYSTEM TO INCLUDE:
- 1 10-Gallon Fresh Water Tank
- 1 Electric Water Pump
- 1 Retractable Hose Reel with 25' Water Hose and Nozzle

1 UPPER AND LOWER STORAGE CABINET IN EQUIPMENT ROOM
- 1 Lower Storage Cabinet / Work Top
- 1 Upper Wall Mounted Storage Cabinet

1 TRUCK MOUNTED INTERCOM SYSTEM

1 CABLE,USB TYPE A EXTENSION,BLK,15'L

1 5-DRAWER TOOL CHEST, MODULINE

1 PORTABLE AIR COMPRESSOR, 1/2 HP

1 24" REAR FLAT SCREEN MONITOR MOUNTED IN BULKHEAD WALL
- 1 Flat Screen Monitor
- 1 Cable Assembly - Video Monitor to Monitor in Control Room
- 1 Electrical Outlet

1 7000 WATT GAS ONAN GENERATOR
- 1 120 Volt 60 HZ 7000 Watt EFI (Electronic Fuel injection) Commercial Grade Generator
  - 1 Gasoline Powered
  - 1 Electric Start
  - 1 Air Cooled
  - 1 Generator Remote Start/Stop Cable assembly

1 GENERATOR / ELECTRICAL COMPONENTS
- 1 Commercial Power Supply Receptacle
- 1 Electrical Supply Center with Circuit Breaker Box
- 1 Commercial power and Generator Power Connectors
- 1 Automatic Power Transfer Switch

1 SYSTEM ENGINEERING PANEL, FOR POWER INFORMATION AND GENERATOR FUNCTIONS, RACK MOUNTED, TO INCLUDE:
- 1 Four Function AC Power Meter displaying Critical Power Information including:
  - 1 Voltage
  - 1 Hertz
  - 1 Amperage
  - 1 Active Power (Watts)
- 1 Front panel Selector Switch for two modes of operation:
  - 1 Fixed reading
  - 1 Continuous Auto-cycling
- 1 Generator Battery Meter to Display Starting and Charging Voltage

Attachment: EJ Equipment CUES Summit Inspection System Specifications (Purchase a Televising Van)

1 Generator Hour Meter
1 Generator Remote Start/Stop Control Switch
1 On/Off Switch for Emergency Warning beacons (Switch to Illuminate When On)

1 25' 110V SHORE POWER CABLE

1 OZ3s P&T ZOOM M/C LED CAMERA WITH BUILT-IN SONDE
1 Solid State Color Sewer TV Camera
1 Pan & Rotate Camera Head, 120:1 Optical/Digital Zoom
1 NTSC/PAL Color Standard with 4x Light Integration
1 4 X 5W Cluster LED's for 6" through 72" lines
1 Camera Transportation and Storage Case
1 Built In Transmitter, 512 Hz

1 BRASS COMP STEERABLE CAM TRANS, WHEELED -60V
1 Steerable Unit Designed to Turn 360 Degrees Within Its Own Radius
1 Set of Driven Rubber Wheels to Inspect 6" Pipe
1 Two (2) Speed Transmission to Maximize Torque in Large Diameter Pipe with:
1 Manual Shifter on Camera Carrier
1 Unit Shall Have Forward, Free Wheel, and Power Reverse Capablities
1 All Six (6) Wheel Drive Transporter Assembly to Include:
1 Motor & Enclosed Drive Train
1 Tip Up Rear Connector

1 8" RUBBER WHEEL KIT FOR COMPACT TRANSPORTER

1 10-15" RUBBER WHEEL KIT FOR COMPACT TRANSPORTER

1 6"-15"PIPE SPACER KIT

1 ELECTRIC CAMERA LIFT FOR COMPACT TRANSPORTER

1 6" STEEL 10/12 GR WHEEL KIT FOR COMPACT TRANSPORTER

1 8" STEEL 10/12 GRIT WHEEL KIT, v2

1 10-15" STEEL 10/12 GR WHEEL KIT FOR COMPACT TRANSPORTER

1 12"-15" PNEUMATIC TIRE KIT FOR COMPACT TRANSPORTER

1 1000' CABLE ASSEMBLY, M/C 12PIN METAL
1 1000' Gold Multi Conductor Kevlar Fiber Armored Combination TV Transmission / Tow Cable
1 .450 Diameter
1 Metal Splice Chamber with Pigtail
1 Cable Strain Relief

1 TV REEL ASSEMBLY, MECHANICAL FOOTAGE FOR SUMMIT .450 CABLE
1 Black Thermoplastic Powder Coated Frame (not available with BRAKE option)
1 Power Levelwind & Multi Ratio Manual Transmission
1 Footage Meter with Local Counter and Remote Electronic Counter
1 Transmission Control at Viewing Station
1 Local Reel Mount Electrical and Mechanical Control
1 Sealed Continuous Contact Collector Assembly
1 Removable Drip Pan for Cleaning (not available with BRAKE option)

1 AUTOMATIC PAYOUT SYSTEM FOR REEL - INSTALLED

1 2 DRAWER STORAGE UNDER TV CABLE REEL

Attachment: EJ Equipment CUES Summit Inspection System Specifications (Purchase a Televising Van)

2 22" (MINIMUM) FLATSCREEN COLOR INDUSTRIAL TV MONITOR NTSC / PAL COLOR STANDARDS

2 MOUNTING HARDWARE FOR MONITOR to include Bracket(s), and / or Mount(s), and Miscellaneous hardware required to secure monitor for optimal safety and viewing.

1 COMPUTER ONLY [NO Granite SOFTWARE] TO INCLUDE (MINIMUM):* **

OS Windows 11 Pro 64
Motherboard Gigabyte Z790 Aorus Elite AX Processor Intel I7-13700
RAM 16GB DDR5 4800
Primary HD 1TB SSD M.2 Secondary HD 2TB SSD M.2
Monitor support 1 HDMI, 1 Display Port
USB ports Back- USB-C 20GB, 4 USB 2.0, 5 USB 3.2. Front 2 USB 3.0
Ethernet Port 2.5 GB
Wifi Wifi 802.11ax Wi-Fi 6E
USB-C HUB 12in1 USB hub with Ethernet, HDMI and VGA ports

1 KEYBOARD AND MOUSE COMBO,WIRED

1 ALL NECESSARY CABLING AND COMPONENTS TO COMPLETE THE INTERFACE BETWEEN THE DATA ACQUISITION SYSTEM, PERIPHERALS, AND THE VIDEO INSPECTION EQUIPMENT

1 KIT,UPS, W/MOUNT TO INCLUDE THE FOLLOWING:

1 Input 120-Volt / Output 120-Volt
1 Cord Management Straps

1 GRANITENET BASIC INSPECTION SOFTWARE KIT

1 GraniteNet BASIC SUPPORT PLAN

1 PACP MODULE GraniteNet SOFTWARE

1 SOFTWARE,MPEG4 H.264 MODULE GNET

1 KIT, GRANITENET OFFICE

1 GraniteNet OFFICE SUPPORT PLAN

1 PCU ASSEMBLY [RACK MOUNT]

1 CCU ASSEMBLY [RACK MOUNT]

1 Alpha Numeric Information Display, with Multi Paging and Defect Coding
1 Remote "QWERTY" Keyboard
1 On Screen Footage Display

1 WIRELESS CONTROLLER

1 Joystick Control for Pan and Tilt Zoom Camera to Include:
  1 360 Degree Rotate
  1 330 Degree Optical Pan
1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
1 Camera Lift Control for Optional Electronic Camera Lift
1 All Other Controls for Camera to Include:
  1 Camera Iris and Focus Override & Zoom
  1 Camera Lights & Shutter Control for Light Enhancement
  1 Camera Diagnostics & Auto Home
1 Cruise Control to Set Speed of the Transporter for Hands Off Operation
1 All Reel Controls to Include: Retrieve, Release, and Variable Speed [Excluding Dolly Systems]

Attachment: EJ Equipment CUES Summit Inspection System Specifications (Purchase a Televising Van)

1 WIRED USB CONTROLLER
- 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
  - 1 360 Degree Rotate
  - 1 330 Degree Optical Pan
- 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
- 1 Camera Lift Control for Optional Electronic Camera Lift
- 1 All Other Controls for Camera to Include:
  - 1 Camera Iris and Focus Override & Zoom
  - 1 Camera Lights & Shutter Control for Light Enhancement
  - 1 Camera Diagnostics & Auto Home
- 1 Cruise Control to Set Speed of the Transporter for Hands Off Operation
- 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed [Excluding Dolly Systems]

1 8.7" MINI KEYBOARD

1 SHORTING PLUG

1 TEST CABLE

1 30" MANHOLE HOOK

1 KIT,DOWNHOLE,STD
- 1 Toproller Assembly, Manhole, TV Only, Al
- 1 Claw Hook, Manhole Adapter, f/WT319
- 1 Hook Assembly, Retrieval (SNGL,SHTY/LMP/PR)
- 6 Pole Assembly, Retrieval / Downhole tl,58"
- 1 Roller Assembly, Invert f/ WT319

1 TIGER TAIL

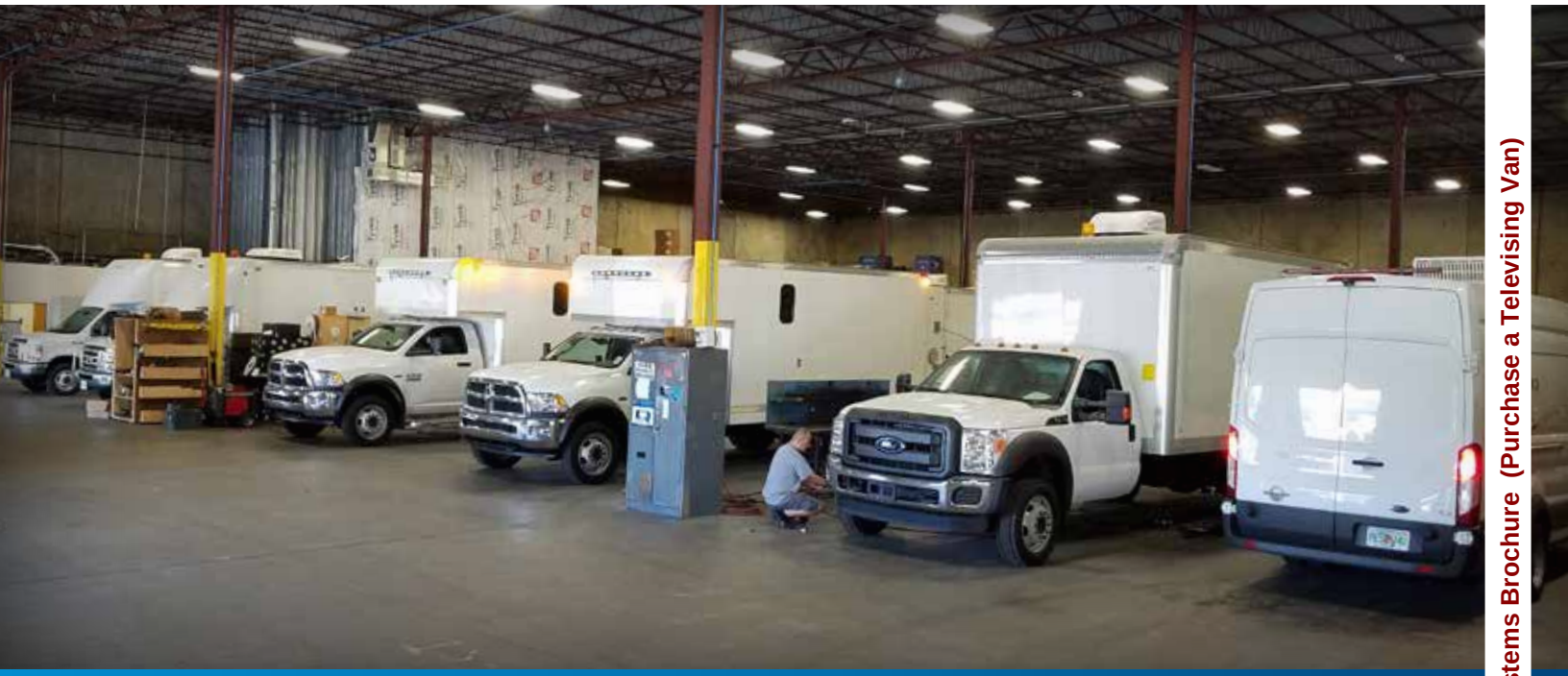
1 MULTI CONDUCTOR TV ONLY TOOL KIT
- 1 Milliampmeter Tool
- 1 Electrical Tape
- 1 Needle Nose Pliers
- 1 Six-In-One Screwdriver
- 1 6" Adjustable Wrench
- 1 Anti Seize Grease
- 1 9-Piece Allen Wrench kit
- 1 Solder Iron Kit
- 1 Pliers
- 1 5/32 T-Handle Hex Wrench

1 REDI EVALUATION KIT TO INCLUDE:
- 1 Rugged Weatherproof Storage Case
- 1 Digital Hi-Resolution Wide Angle Web Camera
- 1 Diagnostic Test Box to Include:
  - 1 Voltage Test Points
  - 1 Built-In Mini Camera
- 1 Footage Test Box
- 1 Digital Multi-Meter
- 1 USB Diagnostic Tool
- 1 Video Cables and Adaptors

1 FIELD TRAINING FOR ID SYSTEM, 3 DAYS

Attachment: EJ Equipment CUES Summit Inspection System Specifications (Purchase a Televising Van)

CUSTOM
TRUCK-MOUNTED INSPECTION SYSTEMS



CUES proudly offers custom truck, van, ATV, or trailer-mounted systems for all of your TV inspection, condition assessment, and rehabilitation needs!

Made to withstand the most severe conditions and ergonomically designed for comfort and efficiency, CUES vehicle-mounted systems can include TV inspection equipment for sanitary and storm water lines, laser and sonar pipe profiling systems, mainline joint and lateral sealing, and lateral reinstatement cutters for the relining industry.







Equipment can be ergonomically mounted to inspect 6”- 200” (152 mm - 5080 mm) mainlines and 3”- 8” (76 mm - 203 mm) lateral services. Customize your truck interior, cabinets, equipment, and mounting configuration to fit your unique requirements! Truck and trailer mounted grout rehabilitation systems are available for mainline, manhole, and lateral joint sealing and can be equipped with the latest CCTV equipment and decision support software for television inspection with documented condition assessment!

Attachment: CUES Truck-Mounted Inspection Systems Brochure (Purchase a Televising Van)

CUES

CUES is a licensed truck dealership/truck-body converter and stocks various Ford, GMC, Chevrolet, Workhorse, International, and Freightliner chassis, ranging from 5,280 GVWR (2395 kg) to 33,000 GVWR (14966 kg).

- **TV MAINLINE/LATERAL INSPECTION TRUCKS**
  Equipment can be ergonomically mounted to inspect 6”- 200” (152 mm - 5080 mm) mainlines with optional equipment to inspect 3”- 8” (76 mm - 203 mm) lateral services with access from the mainline or a clean-out.

- **TV/INSPECTION TRUCKS**
  CUES offers a wide variety of chassis choices with custom interiors. Equipment can be ergonomically mounted to inspect 6”- 200” (152 mm - 5080 mm) mainlines. User friendly GraniteNet data acquisition software can interface with various asset management and ESRI ArcGIS systems.

- **SPRINTER/TRANSIT TV INSPECTION VANS**
  Custom Sprinter/Transit TV inspection vans are available for pipeline inspection operations.

- **TV/CUTTER/GROUT INSPECTION TRUCKS**
  This all-in-one production unit can complete TV Inspection of mainlines, joint sealing of mainlines or laterals, and lateral reinstatement (cutting). Pipe inspection operations and the resultant rehabilitation action are facilitated by one integrated system.

- **TV/CUTTER INSPECTION TRUCKS**
  Custom Cutter / TV inspection trucks include full capabilities for reinstating lateral services, removal of protruding taps, brush finishing existing cuts, and pre and post TV inspection.

- **TV/GROUT INSPECTION TRUCKS**
  This production unit can complete TV Inspection of mainlines, laterals (optional), and joint sealing of mainlines or laterals. Pipe inspection operations and the resultant rehabilitation action are facilitated by one integrated system.

- *Lateral inspection can be added to any of the aforementioned configurations.

- **The CUES DUC Camera, SoLID FX, and CATVS can be added to an inspection vehicle, based on equipment configuration.





With our in-house, state-of-the-art Vehicle Assembly Center, CUES can substantially reduce the manufacturing time required for your turn-key truck-mounted system! Customize your truck interior, cabinets, equipment, and mounting configuration to fit your unique requirements! Depending on the specific vehicle, chassis are available in diesel, gas, and natural gas configurations. Optional dry freight box mounted systems are also available.

Attachment: CUES Truck-Mounted Inspection Systems Brochure (Purchase a Televising Van)

STANDARD EQUIPMENT
625 S. Illinois Rt. 83, Elmhurst, IL 60126 • 312-829-1919 • sales@standardequipmement.com

Date:
11 – 1 – 2023

Offered By:
Andrew McCarthy
Camera Sales Manager
312.504.8139

Equipment Provided for:
The Village of Palatine
148 W Illinois Ave,
Palatine, IL 60067

Equipment Quote



Stock Photo

Standard Equipment is pleased to present The Village of Palatine with the following quotation for an Envirosight RovverX Mainline HD Package.

VILLAGE OF PALATINE
Est. 1866

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Dealership Information

Family-owned and operated since 1969, Standard Equipment Company provides environmental equipment solutions for municipalities, contractors, and companies. We have built a reputation for excellence by offering the finest new equipment, a large selection of parts, excellent service, and unparalleled customer support. We customize environmental equipment solutions for every situation by putting our customer's needs first. Standard's greatest ability is dependability.

Manufacturer Information

At Envirosight, we believe in leading with our values; perfecting infrastructure and processes to build healthier, safer communities; and raising the bar for what customers should expect from a vendor. When we opened our doors two decades ago, we imagined a world of wastewater inspection where equipment works for you, not the other way around.

Today, our complete line of wastewater inspection solutions is designed to help you take on inflow and infiltration, collapses, and cross bores. There's no telling what you'll encounter in the next pipe, but we can promise that Envirosight will help you maximize uptime and productivity while providing the most intuitive user experience on the market. Our equipment is built for easy repairs and maintenance, so your crew can tackle most of the upkeep in the field—and it's backed by a continent-wide network of certified service experts to support you when you can't. Talk to an Envirosight expert today and see what makes us different.

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Envirosight Equipment Description

RovverX HD System **2024 Sourcewell Price: $135,070.48**

- VC500 Pendant controller
- RX130l Crawler with back-eye camera, inclination, sonde, clutch, and integrated lift with heavy duty case.
- RCX90 Pan, tilt, and zoom camera with Pelican case.
- RAX300 Cable reel with 300 meters (~1000 feet) of orange gore cable.

Additional standard accessories include:
- Pressurization kit

Standard quick-change wheel system:
  - 6 Small rubber wheels
  - 4 Medium rubber wheels
  - 4 Large rubber wheels
  - 4 XL Rubber Wheels
  - 6 Small Aggressive Wheels
  - 4 Medium Aggressive Wheels
  - 4 Large Aggressive Wheels
- 2" Tiger Tail
- Top manhole roller
- Lowering loop

Vehicle Description

2024 Ford Transit T350 HD (6-Month Lead Time) **2024 Purchase Price: $72,068.00**
Single Rear Wheel Option: - $5,000.00

- High Roof EL
- 148" WB
- 11,000 GVWR
- Rear wheel drive
- Race Red Manufacturer Color code: PQ

Envirosight Vehicle Buildout Description

Envirosight Buildout **2024 Sourcewell Purchase Price: $60,624.93**

EXTERIOR
- Rear barn doors with latches/locks
- Tie-off clamp on rear bumper
- Rear-facing mounted LED floodlights
- Front and rear LED Amber arrow sticks
- Front and rear roof-mounted LED amber strobes
- Corner-mounted LED Amber strobes (2 on front bumper and 2 by rear taillights)
- Flush mount LED Amber strobes; 2 mounted high on each side

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Envirosight Vehicle Buildout Description Continued

OPERATOR STUDIO

- Solid bulkhead wall with fixed smoked-glass window
- Formica desk with outlets above and below
- Cork board wall above desk surface
- Storage cabinet
- Overhead LED lighting
- Two 21.5" mounted Monitors
- High-back upgrade chair
- Carpeted walls and ceiling
- Safety light switches in truck cab
- Sliding rack with light
- Black-treaded rubber floor
- Wall file
- Video distribution booster
- 13,500-BTU roof air conditioner with 5600-BTU heat strip controlled via digital thermostat
- Wall mount heater

EQUIPMENT BAY

- Stainless steel work surfaces
- Built-in heavy-duty storage/tool box
- Slide-out crawler drawer under reel
- Rear-facing 27" monitor
- Wash-down system (on-demand pump, lighted switch, 18-gallon tank with exterior fill, 25' retractable hose reel)
- Ceiling-mounted LED lights
- Plywood ceiling/walls covered with gray FRP
- Aluminum storage shelf and caddy with trash can
- Wheel drawer
- Stackable Cable reel Frame
- Rubber glove dispenser
- Tool package (manhole hook, pick, sledgehammer and shovel, all mounted on aluminum brackets)

POWER

- 25 ft shore power cord with 120V power adapter
- Breaker box
- Auto-transfer switch
- 12V fuse block
- Hour meter
- 5.5Kw Cummins Onan Generator

MISCELLANEOUS

- Hand Sanitizer
- Waterless Hand Cleaner
- Paper Towels
- Rubber Gloves
- First-Aid Kit

STANDARD EQUIPMENT™

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Envirosight Vehicle Buildout Description Continued

MISCELLANEOUS CONTINUED

- Fire Extinguisher
- Simple Green
- Dry-Erase Board
- Traffic Cones
- Rubber Counter Mat
- Remote Mount
- Lanyard
- Backup Alarm

Additional Options

- ***RAL200HD AUX Light** — **2024 Sourcewell Price: $5,243.00**
  - Illuminate 8" – 36" pipe
  - Integrated back-eye camera
  - 6 High-power LEDs

- ***RCR1000 Carriage** — **2024 Sourcewell Price: $15,571.71**
  - Center the camera in 24"- 40"
  - Steerable 4-wheel drive
  - Large ground clearance

- ***Power Boom Crane with Pull-Out Shelf (Not Required for Mainline System)** — **2024 Sourcewell Price: $5,178.80**

- ***Upgrade to 36" Rear Facing Monitor** — **$750.00**

- ***Race Red Manufacturer Color Code PQ** — **$9,375.00**
  (Painting of Transit If Ordering White Transit)

- ***Upgrade to 1,500' Automatic Payout Cable Reel** — **$40,000.00**
  Additional Equipment:
  - DCX5000 Desktop Controller
  - CCU1 Rackmount
  - CCU2 Power Rackmount
  - HD Extension Box Rackmount

*All Additional Options are **NOT** Included in Final Quoted 2024 Sourcewell Price

STANDARD EQUIPMENT™

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Service and Support

Service center, with factory-certified technicians, located at 626 Il Route 83 in Elmhurst Illinois. When it comes to new equipment, it's best to start off on the right foot and plan annual maintenance. Standard Equipment provides an annual maintenance service that addresses the seals for the crawler and camera. The cable is also inspected for damage. If needed, the electronic components are updated with new firmware/software. This annual entry-level preventive maintenance is currently $1,150.00.

*Training is performed by Standard Equipment and is included in the price of the system.

Warranty

Envirosight LLC (Envirosight) guarantees this product to be free from defects in materials and manufacturing. Envirosight's obligation under this Warranty shall be limited to the repair or exchange of any part or parts thereof which may prove to be defective under normal use and service within one (1) years from the date of original purchase and which our examination, at our facility, shall disclose, to our satisfaction, to be defective. This Warranty is expressly in lieu of all other warranties, express or implied, including the warranties of merchantability and fitness for use and of all other obligations or liabilities on our parts, and we neither assume nor authorize any other person to assume for us, any other liability in connection with the sale of Envirosight's equipment. This Warranty shall not apply to any equipment that has been subject to accident, negligence, alteration, abuse, unauthorized repair, improper storage or other misuse. This Warranty applies only to the original purchaser and cannot be assigned or transferred to any third party without express written consent of Envirosight. The warranty does not apply to expendable items or normal wear and tear or failure

Due to overheating or radiation exposure. Additionally, Envirosight assumes no responsibility, either expressed or implied, regarding the improper usage of this equipment or interpretation of test data derived from this product. Envirosight's responsibility and obligations, in all cases, are limited strictly to the repair and/or replacement cost as outlined above. This warranty shall be governed by the laws of the State of New Jersey. Note: In the event that the equipment cannot be returned to Envirosight, for whatever reason, the customer agrees to pay for all travel and living expenses incurred to have an Envirosight LLC representative evaluate, assess or affect a field warranty repair. Envirosight is not responsible for shipping costs. After receiving and evaluating the product, Envirosight's product manager will contact you to discuss the warranty claim.

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

Terms and Conditions

1. Multiple unit orders will be identical to the signed proposal. Changes or deviations to any unit of a multiple-unit order will require a new signed proposal.
2. All prices quoted are in US Dollars unless otherwise noted.
3. All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the final invoice. Comparable components may be substituted for those listed on any quote or specification. Any weights and dimensions are estimates and are provided for informational purposes only and are not guaranteed. Non-factory approved Modifications may void the warranty in whole or in part. Due to the nature of specialty custom equipment, all sales are final. By acceptance of this quote by signature, letter of intent, or issuance of a purchase order the purchasing party understands that this agreement supersedes any conditions that the purchasing party may provide as terms of purchase.
4. This proposal incorporates, and is subject to, Envirosight's standard terms and conditions attached hereto and made a part hereof.
5. Price includes training and freight.
6. Price does not include state or local taxes.
7. Price does not include title or plating fees.
8. Proposal valid for 30 days from 11/1/2023.
9. 1-Year manufacturer defect warranty included.
10. Payment is due at the time of delivery.

RovverX HD System:	$135,070.48
2024 Ford Transit T350 HD:	$72,068.00
Build Out:	$60,624.93
Quoted Price (2024 Sourcewell Price):	**$267,763.41**

*Additional Features below are not included in the "Quoted Price" above

*RAL200HD Aux Light:	$5,243.00
*RCR1000 Carriage:	$15,571.71
*Power Boom Crane with Pull-Out Shelf:	$5,178.80
*36" Rear Facing Monitor:	$750.00
*Race Red Manufacturer Color Code: PQ: (If Ordering White Transit)	$9,375.00
*1,500' Auto Payout Cable Reel Upgrade:	$40,000.00

IN WITNESS WHEREOF, the parties hereto agree to enter into this purchase agreement.

The Village of Palatine

X

Signature

Name: _____

Date: _____

Standard Equipment Company



Name: Greg Zukowski

Date: 11/1/2023

Attachment: Standard Equipment Envirosight Televising Van Quote (Purchase a Televising Van)

STANDARD EQUIPMENT
625 S. Illinois Rt. 83, Elmhurst, IL 60126 • 312-829-1919 • sales@standardequipmement.com

Date:
11 – 29 – 2023

Offered By:
Andrew McCarthy
Camera Sales Manager
312.504.8139

Equipment Provided for:
The Village of Palatine
148 W Illinois Ave,
Palatine, IL 60067

Equipment Quote



Standard Equipment is pleased to present The Village of Palatine with the following quotation for WinCan VX Pipeline Assessment Software.

VILLAGE OF
PALATINE
Est. 1866

Dealership Information

Family-owned and operated since 1969, Standard Equipment Company provides environmental equipment solutions for municipalities, contractors, and companies. We have built a reputation for excellence by offering the finest new equipment, a large selection of parts, excellent service, and unparalleled customer support. We customize environmental equipment solutions for every situation by putting our customer's needs first. Standard's greatest ability is dependability.

Manufacturer Information

WinCan was the first sewer inspection software ever developed and remains the most trusted brand in the market. Commitment to innovation has helped us revolutionize the way you gain insight from inspection data—insight that helps you plan maintenance, improve performance and achieve compliance

Sewer inspection data—it's only as valuable as the insight it gives you. WinCan revolutionizes how you make decisions based on the rich data today's inspection technologies capture. Imagine a single, integrated application giving you the power to manage your infrastructure and resources in real-time.

Attachment: Standard Equipment WinCan Software Quote (Purchase a Televising Van)

WinCan VX License Package

- Section/Lateral/Manhole
- Basic Reporting
- Report Generator
- Data Viewer
- 3D
- All languages & Standards
- Map Expert/ArcGIS *(Not included in Advanced License)
- Photo Assistant
- Drawing function
- Meta DB
- Data Transfer Tool
- SQL & Oracle database option
- Multiple Inspection
- Grading
- Software Encoding
- MPEG 1/2/4 Recording
- NASSCO Validator
- Text Generator
- Inclination
- Local deformation & Crack width with laser
- Work Order Management
- Statistics and GIS Queries
- WinCan Infinity Support Contract

STANDARD EQUIPMENT™

Terms and Conditions

1. Multiple unit orders will be identical to signed proposal. Changes or deviations to any unit of a multiple unit order will require a new signed proposal.
2. All prices quoted are in US Dollars unless otherwise noted.
3. All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the final invoice. Comparable components may be substituted for those listed on any quote or specification. Any weights and dimensions are estimates and are provided for informational purposes only and are not guaranteed. Non-factory approved Modifications may void the warranty in whole or in part. Due to the nature of specialty custom equipment, all sales are final. By acceptance of this quote by signature, letter of intent, or issuance of a purchase order the purchasing party understands that this agreement supersedes any conditions that the purchasing party may provide as terms of purchase.
4. This proposal incorporates, and is subject to, WinCan's standard terms and conditions attached hereto and made a part hereof.
5. Price valid for 30 Days from the date of 11/29/2023.
6. Payment is due at the time of purchase.

Expert License:	$15,871.67
Advance License:	$10,939.48
Total License Cost:	**$26,811.15**
Annual Support for both Expert and Advance Licenses:	**$4,076.19 Per Year**
2-Day Onsite Training:	**$4,815.00**

IN WITNESS WHEREOF, the parties hereto agree to enter into this purchase agreement.

The Village of Palatine

X

Signature

Name: _____

Date: _____

Standard Equipment Company



Name: Greg Zukowski

Date: 11/29/2023

Attachment: Standard Equipment WinCan Software Quote (Purchase a Televising Van)

Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

BACKGROUND:
Certain equipment and vehicles are deemed no longer useful because they have either been replaced with new vehicles, are not needed due to fleet right-sizing reductions, or have become obsolete and can no longer serve a useful purpose.

In the past, the Village has successfully made use of internet auctions through GovDeals.com and PublicSurplus.com for disposal of surplus vehicles and equipment. In addition, the Northwest Municipal Conference (NWMC) has a contract with America's Auto Auction to conduct a live auction on a quarterly basis, with the next scheduled live auctions to take place this summer and fall. It is recommended that Staff determine the appropriate auction method based on the item description and likelihood of receiving the most lucrative bids.

KEY ISSUES:
- This year's proposed disposal includes one pump, one trailer, two sedans, three pickup trucks, two utility body trucks, one fire aerial truck, two heavy-duty dump trucks, and ten SUVs.
- The disposal of these items does not rely on purchases planned later in this budget year.

ALTERNATIVES:
1. Approve an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment be adopted.

ACTION REQUIRED:
Motion to adopt an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment.

ATTACHMENTS:
- 2024 Vehicle Disposition Memorandum
- 2024 Vehicle Disposition Ordinance

VILLAGE OF PALATINE

Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Jim Keats, Fleet Services Coordinator

Date: March, 22 2024

Subject: 2024 Surplus Vehicle and Equipment Disposition

Issue: Staff has compiled a listing of equipment and vehicles that are deemed no longer useful to the Village and should be sold.
Discussion: The equipment and vehicles are deemed no longer useful because they have either been replaced with new vehicles, are not needed due to fleet size, or have become obsolete therefore no longer serve a useful purpose.

The chart below details the vehicles and equipment recommended for disposition:

UNIT	YEAR	MAKE	MODEL	VIN	MILES	DESCRIPTION
E-631	2001	Godwin	CD150M	0022099-63	400hrs	Dewatering Pump
E-640	2010	Pace / Aries		40LFB1012AP161083	N/A	Televising Trailer
C-342	2009	Ford	Taurus	1FAHP23W19G116280	93,990	Fire Investigation
C-360	2013	Dodge	Charger	2C3CDXAT3DH647730	104,900	Detective Car
T-309	2001	Toyota	Tacoma	5TEVN52N01Z728240	34,300	Detective Truck
T-319	2003	Ford	F-450	1FDXF46P43EC74474	24,000	Utility Body Sign Truck
T-352	2008	Ford	F-250	1FTSX215X8EB34135	30,260	Fire Department Pickup
T-362	2008	Ford	Ranger	1FTYR14U58PA65988	104,880	Engineer Pickup
T-371	2009	Pierce	Impel	4P1CJ01A39A009338	9556hrs	Fire Pumper/Aerial
T-372	2009	International	7400	1HTWDAAR59J181799	3532hrs	HD Dump/Plow Truck
T-373	2009	International	7400	1HTWDAAR89J181800	2800hrs	HD Dump/Plow Truck
T-393	2012	Chevrolet	Tahoe	1GNLC2E04CR321524	130,456	Detective Truck
T-394	2012	Ford	F-250	1FD7X2A61CEC12336	92,174	Utility Body Sewer Truck
T-401	2013	Ford	Explorer	1FM5K8AR3DGC63247	102,013	Detective SUV
T-406	2013	Ford	Expedition	1FMJU1G59DEF51807	56,270	Fire Department SUV
T-441	2016	Ford	Explorer	1FM5K8ARXGGD04686	127,394	Police CSO SUV
T-446	2016	Ford	Explorer	1FM5K8AR8GGD04685	122,444	Police K9 SUV
T-452	2017	Ford	Explorer	1FM5K8AR7HGC86116	120,004	Police Patrol SUV/CSI
T-463	2018	Ford	Explorer	1FM5K8AR2JGC42854	121,134	Police Patrol SUV
T-464	2018	Ford	Explorer	1FM5K8AR9JGC42852	140,560	Police Patrol SUV
T-465	2018	Ford	Explorer	1FM5K8AROJGC42853	108,150	Police Patrol SUV
T-480	2020	Ford	Explorer	1FM5K8AWXLGC35062	92,631	Police Patrol SUV

Traditionally, the Village Council authorizes the sale of these vehicles through auction. Staff has successfully used internet auction sites such as GovDeals.com and PublicSurplus.com in the past, and recommends utilizing these auction services once again.
In addition, the Northwest Municipal Conference has a contract with America's Auto Auction to conduct a live auction on a quarterly basis. The next live auctions are scheduled for this summer and fall. Staff will determine the appropriate auction method based on the item description and likelihood of receiving the most lucrative bids.

Recommendation: Staff recommends that the Village Council authorize the disposition of the vehicles and equipment detailed in the chart above. They will be sold via live and/or internet auctions.

Attachment: 2024 Vehicle Disposition Memorandum (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

Attachment: 2024 Vehicle Disposition Ordinance (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF PALATINE

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on April 8, 2024

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING THE SALE BY PUBLIC AUCTION OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF PALATINE

WHEREAS, in the opinion of at least three-fourths of the corporate authorities of the Village of Palatine, it is no longer necessary, useful, or in the best interest of said jurisdiction to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the Mayor and the Village Council of the Village of Palatine that said personal property should be disposed of.

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

SECTION ONE: Pursuant to chapter 65, section 5/11-76-4 of the Illinois Compiled Statute, the Mayor and Village Council for the Village of Palatine find that the following described personal property now owned by said jurisdiction is no longer necessary or useful to said jurisdiction and said jurisdiction would be best served by the properties sale.

2024 VEHICLE AND EQUIPMENT INVENTORY DISPOSITION LIST

UNIT	YEAR	MAKE	MODEL	VIN	MILEAGE	DESCRIPTION
E-631	2001	Godwin	CD150M	0022099-63	400 hrs.	Dewatering Pump
E-640	2010	Pace / Aries		40LFB1012AP161083	N/A	Televising Trailer
C-342	2009	Ford	Taurus	1FAHP23W19G116280	93,990	Fire Prevention Sedan
C-360	2013	Dodge	Charger	2C3CDXAT3DH647730	104,900	PD Detective Sedan
T-309	2001	Toyota	Tacoma	5TEVN52N01Z728240	34,300	PD Detective Truck
T-319	2003	Ford	F-450	1FDXF46P43EC74474	24,000	PW Utility Body Sign Truck
T-352	2008	Ford	F-250	1FTSX215X8EB34135	30,260	Fire Department Pickup
T-362	2008	Ford	Ranger	1FTYR14U58PA65988	104,880	PW Engineering Pickup
T-371	2009	Pierce	Impel	4P1CJ01A39A009338	9556 hrs.	Fire Pumper/Aerial
T-372	2009	International	7400	1HTWDAAR59J181799	3532 hrs.	Heavy Duty Dump Truck
T-373	2009	International	7400	1HTWDAAR89J181800	2800 hrs.	Heavy Duty Dump Truck
T-393	2012	Chevrolet	Tahoe	1GNLC2E04CR321524	130,456	PD Detective Truck
T-394	2012	Ford	F-250	1FD7X2A61CEC12336	92,174	PW Utility Body Sewer Truck
T-401	2013	Ford	Explorer	1FM5K8AR3DGC63247	102,013	PD Detective SUV
T-406	2013	Ford	Expedition	1FMJU1G59DEF51807	56,270	Fire Department SUV
T-441	2016	Ford	Interceptor	1FM5K8ARXGGD04686	127,394	PD CSO SUV
T-446	2016	Ford	Interceptor	1FM5K8AR8GGD04685	122,444	PD K9 SUV
T-452	2017	Ford	Interceptor	1FM5K8AR7HGC86116	120,004	PD Patrol SUV/CSI
T-463	2018	Ford	Interceptor	1FM5K8AR2JGC42854	121,134	PD Patrol SUV
T-464	2018	Ford	Interceptor	1FM5K8AR9JGC42852	140,560	PD Patrol SUV
T-465	2018	Ford	Interceptor	1FM5K8AROJGC42853	108,150	PD Patrol SUV
T-480	2020	Ford	Interceptor	1FM5K8AWXLGC35062	92,631	PD Patrol SUV

Attachment: 2024 Vehicle Disposition Ordinance (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

SECTION TWO: **The Village Manager is hereby authorized to select the method of disposal which he deems is in the best interest of the Village for all vehicles and equipment attached hereto and made a part of this ordinance.**

SECTION THREE: **The Village Manager is further authorized to advertise the sale of the aforementioned personal property through area newspapers, direct mailings, on the internet or any other channels deemed appropriate prior to the date of said sale.**

SECTION FOUR: **No bid shall be accepted for the sale of an item, unless the Village Manager or the designee of the Village Manager so authorizes at the time of the sale.**

SECTION FIVE: **Upon payment in full of the sale price for the aforesaid items of personal property by the highest bidder, the Village Manager is authorized to convey and transfer the title and ownership of said personal property to the bidder.**

SECTION SIX: **This ordinance shall be in full force and effect from and after its passage, by a vote of at least three-fourths of the corporate authorities, and approval in the manner provided by law.**

PASSED: This _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024.

_____

Village Clerk

Attachment: 2024 Vehicle Disposition Ordinance (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 21 -23, 2024 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2024 Greek Fest on June 21 - 23, 2024.

KEY ISSUES:

- The proposed festival hours are as follows:
  - **Friday, June 21:** 4 - 11 PM (Drive thru 4 - 9 PM)
  - **Saturday, June 22:** 3 - 11 PM (Drive thru 3 - 9 PM)
  - **Sunday, June 23:** Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - **Friday, June 21:** 4 - 11 PM
  - **Saturday, June 22:** 3 - 11 PM
  - **Sunday, June 23:** Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2023 festival. Also, the sound stage has been repositioned to the southeast corner, closer to the building, with the sound facing away from residential areas and toward the golf course.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018. It should be noted they have also eliminated the games area and added a second drive-thru lane to help move traffic more smoothly. Similar to their drive-thru “only” event from 2021.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both of these parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

ALTERNATIVES:
1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:
Staff recommends approval of Greek Fest including the waiver of the sound application

ordinance and the traffic management plan.

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

Consider a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Two-Lot Single-Family Residential Subdivision at 228 N. Clyde Avenue

BACKGROUND:
The Subject Property is zoned R-2 Single-Family and contains approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. The proposed lots would maintain the current R-2 zoning designation. The Petitioner and owner of the property would maintain the existing home on Lot 1 and sell Lot 2 for the construction of a new home. Therefore, the Petitioner is requesting approval of the following:

Preliminary and Final Plat of Subdivision to permit a 2-lot subdivision.

KEY ISSUES:
- Both proposed lots conform to the R-2 zoning district setbacks and exceed the lot minimum dimensions and lot area standards:

	Lot Size	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**	**Lot Coverage (max. 45%)**
Lot 1	23,677 sq. ft.	157.37'	150.19'	33%
Lot 2	21,065 sq. ft.	140.00'	150.38'	N/A

- The existing home on Lot 1 would comply with all the R-2 minimum required setbacks and maximum permitted lot coverage. As part of the proposed subdivision, Lot 1 would abandon the existing septic system and connect to the existing sanitary sewer along Clyde Avenue. Lot 1 will be allowed to remain on the existing well, while maintaining its serviceability, or otherwise connect to the existing waterline along Clyde Avenue.
- With Village sanitary sewer and water services currently existing within the Clyde Avenue right-of-way, the proposed home for Lot 2 would connect to all required infrastructure services, including a new storm sewer extension along the Clyde Avenue frontage.
- There is an existing drainage pipe along the southwest border of Lot 2, which will be required to be inspected, and, if necessary, replaced in a manner acceptable to the Village Engineer. As part of the subdivision, it would also be placed in an easement within Lot 2. The Subject Drainage pipe is currently located on private property and outside of an easement, but also receives existing overland flow coming from the northwest.
- Per the Village Engineer's review, the proposed Subdivision will not impact the existing drainage patterns in the area and should ultimately improve the existing discharge, due to the proposed subdivision and likely replacement of the existing drainage pipe on Lot 2. Over the years, Public Works' Staff has met with several of the existing homeowners along Wood Street and Melanie Court to discuss existing stormwater questions and review the potential for application to the Village's Storm Sewer extension program. These meetings also included the resident providing testimony at the Public Hearing. As some of the existing drainage pipes are not

within easements, any application to the storm sewer program will require the consent and participation of all the required property owners. To date, all the property owners have not agreed to this participation or easements. Staff will continue to respond to and work with the residents to determine if this can be accomplished.

- Staff also notes that a component of the recommendation for the Subdivision includes cash in lieu of sidewalks along Wood Street. Through the Village Engineer's consultation with the Project Engineer, and in review of the existing drainage patterns, there is a potential for a sidewalk along Wood Street to disrupt the flow of stormwater to the existing storm sewer on the east side of Clyde Avenue. Additionally, there is not any existing sidewalk system or partially completed sidewalks along Wood Street, west of Clyde Avenue. A sidewalk will be constructed along the subdivision's Clyde Avenue frontage.

ALTERNATIVES:

1. Approve the Preliminary and Final Plat of Subdivision.
2. Do not approve the Preliminary and Final Plat of Subdivision.

RECOMMENDATION:

Public Hearing:	PZC meeting on March 26, 2024.
Residents testifying:	1: Concerns about existing pond on neighboring property and impact to the surrounding properties.
Vote:	The PZC voted 6-0 to approve the Rezoning and Preliminary & Final Plat of Subdivision and Staff concurs.

ACTION REQUIRED:

A motion to approve a resolution granting the Preliminary and Final Plat of Subdivision at 228 N. Clyde Avenue.

Consider a Motion Authorizing the Village Manager to Approve the Purchase of a Tow-Behind Dewatering Pump

BACKGROUND:

As part of the Capital Equipment Replacement Budget for 2024, the Village Council has appropriated $61,800 in funds for the replacement of a 2001 Godwin Tow Behind Dewatering Pump (E-631). The existing pump is 23 years old and has 400 hours. This pump has become unreliable and has reached the end of its service life.

This piece of equipment is used as needed every season and is used for pumping down ponds, emergency backup pump operations, and bypassing waste or storm sewer lines. It can also be used as a sewage lift station in the event of a catastrophic failure. This unit is the only one of its kind that we own. In its current condition it is more suited for occasional use so as not to jeopardize its reliability. Pump and engine manufacturers are only required to provide parts support for models ten years after they are released. It is crucial for this piece of equipment to be reliable and efficient. There are five companies that make such a towable pump/engine combo, but only three that offer a sound deadening enclosure. Because this pump may run anywhere it is needed, including close to homes, it is crucial that we have a low emission and low decibel model.

KEY ISSUES:

- Staff researched availability of tow behind dewatering pumps. There are three companies that make the style meeting our requirements: Godwin, BBA, and Thompson. Staff requested demonstrations of each machine but with the as-needed type of use and made-to-order design, demonstrations are not available. Research was compiled from information from other municipalities as well as online videos and specifications. All three companies are US built and have dealer networks in the Midwest. All dewatering pumps researched have similar 74 horsepower diesel engines and dry priming pump systems. All three units are the same height, length, and weight and get towed and operated the same way.
- The Thompson 6JSCEE 6” Pump is the preferred unit. Not only is it the only manufacturer with Sourcewell contract pricing but is owned by several other nearby municipalities. The innovations on this pump are also quite impressive. The enclosure is the largest of its kind and has enough insulation to lower the decibel level below 74 at seven meters. Comparable noise would be a home air conditioner or washing machine. The Thompson product also has a patented priming system called Enviroprime that provides quick initial priming, consistent re-priming, and the ability to prevent the pumping of effluent discharge into the environment or on the ground. It also has an environmentally friendly Isuzu diesel engine that is so efficient, it does not require diesel exhaust fluid. It is the least expensive at $56,527.
- Disadvantages of the Godwin product were the less efficient engine, the lack of offerings for municipal pricing, and the cost of $84,098.
- Disadvantages of the BBA product were the light duty enclosure, the higher cost of $56,954.48 and the fact that some of the pump parts were made and stocked overseas.

ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one Thompson Pump.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to approve the purchase of one Thompson 6JSCEE-DIST-4LE2T-MC Pump through Sourcewell Contract #061015-RRL from Thompson Pump & Manufacturing of Port Orange, Florida in the amount of $56,527.

BUDGET IMPACT:
Funds in the amount of $61,800 have been appropriated in the Capital Equipment Replacement Budget for this purchase.

ACTION REQUIRED:
Motion to authorize the Village Manager to approve the purchase of one Thompson 6JSCEE-DIST-4LE2T-MC Pump through Sourcewell Contract #101221-TPM from Thompson Pump & Manufacturing of Port Orange, Florida in the amount of $56,527.

Consider a Motion Authorizing the Village Manager to Purchase a Televising Van

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2024, the Village Council has appropriated $260,000 in funds for the replacement of a 2010 Tow-Behind Sewer Televising Trailer (E-640). The existing unit is 14 years old and has become unreliable. This unit is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

Regulatory requirements by the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) have mandated televising and inspecting of municipal sanitary sewer systems. The MWRD has established a goal for municipalities to inspect the entire public sanitary sewer system on a 10-year cycle, and requires a minimum of 2 percent of the sanitary system to be inspected annually, equating to roughly 60,000 feet. These new requirements have placed a large burden on the existing equipment. When it was originally purchased, this unit was intended to supplement contractual sewer televising. The Village no longer conducts contractual televising and all televising is done in-house. The Utilities Division is currently only able to televise 28,000 to 30,000 feet of sanitary sewer per year. The extensive use is leading to more frequent breakdowns of the camera and system, and repairs typically take two to five weeks to complete by a third party technician. Additionally, storm sewer televising is conducted to inspect for water main leaks and illegal cross connections. It is crucial for this piece of equipment to be reliable and efficient for the Village to meet its reporting requirements

KEY ISSUES:

- One of the new capabilities since joining the GIS Consortium is the ability to link televising videos to specific sewer lines for historical reference. This would allow us to record where crews have televised, monitor how frequently we service high need areas, and provide a condition at a point of time which can be compared to the next televising inspection years from now. With these advances, Staff will be able to better track the progress and produce the required regulatory reports more efficiently. Additionally, a larger, heavier duty camera designed for more frequent use would allow for more efficient and faster televising and result in more time available to correct deficiencies found during inspections. Both the GIS improvements and a larger, faster camera would allow the Village to meet its mandated minimum requirements and establish and adhere to a 10-year inspection cycle goal.
- With those features in mind, Staff researched new televising equipment options, which included trailer, van, and truck-mounted configurations. A televising truck or televising van is a completely self-contained unit that houses cameras, monitors, camera line, wash-down system, and all tools for a televising event. These units are self-contained with heat, A/C, generator, and a computer system. Trailers, such as our current unit, only have room for one employee and a desk, chair, PC, and camera. All other tools need to be brought out in a separate vehicle. Self-contained televising units can be operated year-round and in the harshest of temperatures. A televising truck or van can be driven to a job site instead of a separate truck towing the trailer. Lastly, a televising truck or van

offers more protection and emergency lighting for the operators, more traffic mediation, greater ease of maneuverability, and increased security for sensitive computer equipment. Trailers stay open to the elements and have no protection for the operator or the computer hardware. Thus, the preferred models to continue studying were trucks and vans.

- There are two major televising camera brands: Envirosight and CUES. Two manufacturers of these camera systems responded to Staff demonstration requests and came to Palatine with units in both van and box truck configurations. Standard Equipment of Elmhurst, Illinois demonstrated Envirosight cameras with WinCan software. EJ Equipment of Manteno, Illinois brought CUES cameras with GraniteNet software. Both companies gave Public Works presentations of the units, showed the units to Fleet mechanics, and let our Utilities operators run the units in a sewer.
- Fleet Staff preferred the van over the box truck configuration. Compared to a box truck, vans need less maintenance, use less expensive parts, and consume much less fuel than a V-8 or diesel-equipped box truck. A van is also easier to navigate and would take up less space in our vehicle storage garage. For these reasons, Staff requested proposals from both companies for televising vans. Standard Equipment proposed an Envirosight camera/WinCan software mounted in a 2024 Ford Transit van. EJ Equipment proposed a CUES camera/GraniteNet software mounted in a 2024 Ford Transit van. There are cooperative purchasing contracts for both cameras and their associated equipment; Sourcewell for Envirosight and HGACBuy for CUES. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded contract #207 for the Ford Transit van through Currie Motors of Frankfort, Illinois.
- For a 2024 Ford Transit van, the price is $56,932 from Currie Motors. For the camera system price, Standard Equipment is $240,938.41 and EJ Equipment is $232,483. For the software costs, Standard Equipment is $26,811.15 and EJ Equipment is $14,400. An optional power boom crane from Standard Equipment is $5,178.80 and from EJ Equipment is $11,422.32.
- The best value is the Ford Transit with CUES camera/GraniteNet software from EJ Equipment. Utilities Staff preferred this unit due to:
    - The CUES camera has better picture resolution, stronger cable, and handled obstacles within pipes with ease.
    - The CUES camera can be repaired at the local EJ Equipment branch in Addison, Illinois where they have a dedicated technician for cameras. CUES can also provide a loaner unit for extended repairs. Our current camera needs to be shipped to central Wisconsin and no loaner is offered.
    - The GIS Consortium already supports integration with GraniteNet, allowing televising videos and inspection information to be posted in GIS within 24 hours.
- The disadvantages of the Envirosight camera/WinCan software were:
    - The Envirosight camera is lighter and has a smaller wheelbase compared to the CUES. The heavier weight and longer frame of the CUES provided better traction and the ability to pass over debris without getting stuck on top of it.
    - The communication cable and reel are lighter duty than CUES and Utilities

Staff is concerned it may have premature breakage.
    - WinCan is not fully supported by the GIS Consortium and would require additional work by Village and Consortium staff to integrate.
    - WinCan has a higher annual license fee ($4,076.19) versus GraniteNet ($1,363).
- One of the available options is a power boom crane, which lowers and raises the camera into and out of the sewer manholes. The repeated action of hoisting the camera is likely one of the reasons our existing equipment breaks so often as we do not have a crane. Operators manually lower and raise the camera and the jerking motion can damage the connection between the camera and cable reel. It is difficult to raise the camera at a gentle, even pace due to its weight and the problem is compounded when televising in deeper pipes as it needs to be pulled up even further. The average sanitary sewer pipe in the Village is 8 feet deep, with the deepest at 35 feet underground. The existing camera weighs approximately 35 pounds and the heavier unit being proposed weighs about 47 pounds. While the crane is optional, for $11,422.32 it would help protect the new unit from potential damage, ensuring its reliability for years to come.
- Both companies recommended the Ford Transit van. General Motors does not offer a van with the high roof configuration needed to house the equipment. Both companies offer a Dodge Ram ProMaster and the Ford Transit, but the ProMaster model is only available with a 9,350lb GVWR whereas the Transit has a 11,000lb GVWR. Our specifications require a 10,000lb combined vehicle weight which the Transit offers. The heavier suspension is required unless we decrease the cable reel size. Both companies were also asked about an electric option, but due to the weight and size of the vehicle it is not available in that configuration. The Transit will, however, be equipped with a modern, fuel-efficient V-6 engine and a 7,000 watt generator that will allow the truck engine to be shut down during televising operations.
- The proposed unit will also allow operators to shut down the van's main engine and operate off a small ecological generator, reducing exhaust emissions and its carbon footprint. This design will reduce CO2 emissions and is a practical and immediate way to take ownership of the Village's personal contribution to climate change.
- Staff also requested a trade-in option on the existing equipment as we did not feel it would receive favorable bids in an auction setting. EJ Equipment offered $8,000 as a trade-in allowance, which Staff finds acceptable. Comparable sales listings for similar equipment has sold recently with a range of $6,400 to $16,200. Therefore, Staff recommends to trade the equipment in on the new purchase.
- With the trade-in price included, the final purchase price is $307,237.32.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2024 Ford Transit van and outfitting of a CUES televising system, GraniteNet software, and power boom crane.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to purchase one 2024 Ford Transit

van through the SPC Contract from Currie Motors in the amount of $56,932. Staff also recommends authorizing the Village Manger to purchase a CUES televising system, GraniteNet software system, and power boom crane and outfitting through the HGAC Contract from EJ Equipment in the amount of $258,305.32. Staff also recommends the Village Council approve the trade-in of the existing 2010 Sewer Televising Trailer and Camera to EJ Equipment for a credit of $8,000, for a total purchase price of $307,237.32.

BUDGET IMPACT:
Funds in the amount of $260,000 have been appropriated in the Capital Vehicle Replacement Budget to accommodate this purchase. There is a shortfall of $47,237.32 from budgeted funds, but savings of $10,800 from the recently purchased sewer jetter truck and $36,437 from the recently awarded Detention Basin Improvements project will cover the needed balance to fully support the purchase.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase one 2024 Ford Transit van through SPC Contract #207 from Currie Motors Fleet of Frankfort, Illinois in the amount of $56,932. Motion to authorize the Village Manger to purchase a CUES televising system, GraniteNet software system, and power boom crane and outfitting through HGAC Contract #SC01-21 from EJ Equipment, Incorporated of Manteno, Illinois in the amount of $258,305.32, and authorize the trade-in of the existing 2010 Sewer Televising Trailer and Camera to EJ Equipment for a credit of $8,000, for a net purchase price of $307,237.32.

Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

BACKGROUND:
Certain equipment and vehicles are deemed no longer useful because they have either been replaced with new vehicles, are not needed due to fleet right-sizing reductions, or have become obsolete and can no longer serve a useful purpose.

In the past, the Village has successfully made use of internet auctions through GovDeals.com and PublicSurplus.com for disposal of surplus vehicles and equipment. In addition, the Northwest Municipal Conference (NWMC) has a contract with America's Auto Auction to conduct a live auction on a quarterly basis, with the next scheduled live auctions to take place this summer and fall. It is recommended that Staff determine the appropriate auction method based on the item description and likelihood of receiving the most lucrative bids.

KEY ISSUES:
- This year's proposed disposal includes one pump, one trailer, two sedans, three pickup trucks, two utility body trucks, one fire aerial truck, two heavy-duty dump trucks, and ten SUVs.
- The disposal of these items does not rely on purchases planned later in this budget year.

ALTERNATIVES:
1. Approve an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment be adopted.

ACTION REQUIRED:
Motion to adopt an ordinance authorizing the Village Manager to dispose of excess vehicles and equipment.

Consider a Motion to Affirm the Pre-Purchased 2024 Light and Heavy-Duty Vehicles

BACKGROUND:
Supply chain issues with automobile components and microchips has caused most car and truck manufacturers to create an allocation system to order vehicles. Order bank windows through purchasing cooperatives are opening and closing in less than one month and the ability to even order units in the near term has been questionable.

Staff expressed a desire to get ahead of the ordering backlog by purchasing vehicles through order banks and in-stock at dealers. At the November 6, 2023 Village Council meeting, the Council authorized the funding and the Village Manger was authorized to pre-purchase most of the 2024 light and heavy-duty fleet replacements.

KEY ISSUES:
- Staff searched for vehicles in the greater Chicago-metro area and increased the search area to state-wide and Indiana.
- The purchases previously affirmed include two 5-ton dump trucks, one F-150 Police Super Crew, One Dodge Durango Police Patrol, One Public Works Pick Up Truck, One Public Works Cab & Chassis and two Police Command Vehicles.
- Vehicles to be affirmed at this time include:
    - Police Patrol Hybrid from Bob Ridings Ford for $64,537.
    - Upfitting Public Works Traffic Truck including Crane from Runnion for $152,690.

ALTERNATIVES:
1. Affirm the vehicles pre-purchased from the 2024 replacement schedule.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends affirming the vehicles pre-purchased from the 2024 replacement schedule in the total amount of $217,227.

BUDGET IMPACT:
Police Seizure funds of $75,440 and $929,484 of Capital Equipment complete the purchase and upfitting of the units included in the prior authorization. No additional budget resources are needed to secure these replacement units.

ACTION REQUIRED:
Motion to affirm the vehicles from the 2024 replacement schedule in the total amount of $217,227.

Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Fontaine Hill Subdivision

BACKGROUND:

On January 6, 2021, the Village Council accepted a public improvements security deposit in the amount of $86,075 to ensure the completion of the public improvements for the Fontaine Hill Subdivision. It was subsequently reduced to its current amount of $15,245. The Developer completed all required public improvements, which were inspected and approved by the Village's Engineer. Therefore, the Petitioner is seeking approval of the following:

> **Authorization for a reduction of the public improvements' security deposit and commencement of the one-year maintenance period**

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Fontaine Hill Subdivision. The Village Engineer has inspected and accepted the public improvements.
- The Petitioner has requested a letter of credit reduction of $7,420, as all of the required public improvements are complete, and the one-year maintenance period may now commence. The required 10% retainage amount for the maintenance period would be $7,825.

ALTERNATIVES:

1. Authorize the reduction of the public improvements' security deposit and commencement of the one-year maintenance period.
2. Do not authorize the reduction of the public improvements' security deposit and commencement of the one-year maintenance period.

RECOMMENDATION:

Staff recommends that the amount of the public improvements' security deposit be released.

ACTION REQUIRED:

A motion to approve a resolution granting a reduction of the security deposit and commencement of the one-year maintenance period for Fountain Hill Subdivision.

ATTACHMENTS:

- Aerial Map
- RES - Reduction and maintenance period Fontaine Hill

GISConsortium

Fontaine Hill Subdivision



Legend

0 150 300 ft

Print Date: 4/4/2024

Notes

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

Attachment: Aerial Map (RES - Fontaine Hill Security Deposit reduction and one year maintenance (CA))

Attachment: RES - Reduction and maintenance period Fontaine Hill (RES - Fontaine Hill Security Deposit reduction and one year maintenance

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR FONTAINE HILL SUBDIVISION AND COMMENCEMENT OF THE ONE-YEAR MAINTENANCE PERIOD, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 6th day of January, 2021, Patrose LLC for good and valuable consideration agreed to install certain public improvements in the Fontaine Hill Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Fontaine Hill Subdivision, located at 491 W. Helen Road, a Security Deposit in the amount of $86,075 was deposited with the Village of Palatine on the 6th day of January, 2021 to ensure the completion of the project improvements; the Security Deposit was reduced down to its current amount of $15,245 and

WHEREAS, Patrose LLC has completed the required public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for a reduction of the letter of credit in the amount of $7,420; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements

to have been satisfactorily completed and the one-year maintenance period may now commence.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $7,420.

SECTION 2: The letter of credit is hereby reduced to $7,825 and the one year maintenance period may now commence.

PASSED: This _____ day of_____, 2024.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2024.

_____
Village Clerk

Attachment: RES - Reduction and maintenance period Fontaine Hill (RES - Fontaine Hill Security Deposit reduction and one year maintenance

Consider a Motion Granting Preliminary Planned Development Approval to Allow a Financial Institution with a Drive-Through at 223 E. Illinois Avenue

BACKGROUND:
The Subject Property, zoned R-1 Single-Family Residential, was annexed into Palatine in 2002. The Petitioner is proposing to construct a new 2-story bank, with a drive-through. Selfreliance Federal Credit Union ("Selfreliance") presently occupies a tenant space at the Ukrainian Youth Center property (136 E. Illinois Avenue), directly northwest of the Subject Property. The proposed location would allow them to vacate the existing tenant space and construct a new building, with a drive-through. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to permit a Financial Institution with a Drive-Through.

KEY ISSUES:
- The proposed 2-story building's first and second floors would total 10,730 square feet (not including a 5,365 square foot basement area for storage). There are 35 parking spaces provided, which accounts for the square footage of the 1st and 2nd floors of the building. The front yard building setback is 54 feet, with proposed side yard setbacks of 34.6' (east) and 33' (west), and 119.5' rear yard setback to the south. As a buffer to the residential properties, landscaped setbacks of 10 feet (west), 6 feet (south), and 11 feet (west) are proposed. Additionally, a 6-foot vinyl fence is proposed on the western side of the lot.
- The Subject Property is located directly south of the Clearbrook facility, directly west of an existing church and parking lot (239 E. Illinois Avenue) and is otherwise surrounded by single-family homes in Palatine and Rolling Meadows.
- The primary site plan shows 2 one-way driveways entering and exiting the property, with the western drive being ingress and the eastern drive being egress. This would allow vehicular traffic to enter the 2 drive-through lanes on the east side of the building. The zoning ordinance requires a minimum of 4 stacking spaces for two lanes or more, which are provided. A formal escape lane is not provided, and Staff notes that there are also turning conflicts with this plan.
- An alternate site plan shows one 2-way drive aisle on the east side of the property, adjacent to the church parking lot. This plan requires that vehicles drive through a series of 90-degree parking spaces and exit the drive-through through the 2-way drive into the property. Staff notes that access for this option must route through conflicting turning movements, with potential conflicts throughout the site.
- Selfreliance currently operates in an 800 square foot office area, without a drive-through. At full capacity, 15 employees are expected. The drive-through anticipates 100 cars/week. Also, the business plan identifies that the site could be used for overflow parking needs for both the church and Ukrainian Center.
- Selfreliance has 3 other locations (Chicago on N. Cumberland Ave, Wheeling on W. Dundee Road, and Bloomingdale on E. Army Trail Rd). In reviewing the other locations, Staff notes that all the other locations appear to be located within decidedly commercial and non-single-family residential areas and uses.
- The proposed building/use and associated drive-through are incompatible with the surrounding single-family residential uses on three sides of the property.

Additionally, the proposed use is inconsistent with the Future Land Use recommendations of the Comprehensive Plan. Finally, the proposed site plan and drive-through layout presents the potential for several turning movement conflicts within the site. Therefore, Staff recommends denial of the proposed commercial use of the property. Prior to the formal submission of the application, Staff was contacted by the Petitioner and expressed concerns about the commercial use of the property and drive-through and impacts on the surrounding properties.

- The City of Rolling Meadows also submitted a letter supporting the Staff recommendation to deny this request, in addition to multiple letters and petitions of objection from the surrounding residents. The letters further cite the land use conflicts with the residential properties and impact to the surrounding uses.

ALTERNATIVES:

1. Approve the Preliminary Planned Development to allow a Financial Institution with a drive-thru at 223 E Illinois Ave.
2. Do not approve the Preliminary Planned Development to allow a Financial Institution with a drive-thru at 223 E Illinois Ave.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 26, 2024.
Residents testifying:	5: Objections to a commercial reuse of this site and impact to the residential properties.
Vote:	The PZC voted unanimously to deny the Preliminary Planned Development and Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Preliminary Planned Development for a Financial Institution, with A drive-through, at 223 E Illinois Ave.