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

MARCH 20, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

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

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

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - March 13, 2023 - **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

1. PUBLIC HEARING

1. Motion Opening the Public Hearing for Text Amendments to Appendix A - Zoning Ordinance of the Village of Palatine Code of Ordinances Regarding the Establishment of the Planning and Zoning Commission **- Motion Carried by Voice Vote**

   Mayor Schwantz opened the Public Hearing.

   Village Manager Reid Ottesen explained a variety of amendments are necessary and require a public hearing to consolidate the Plan Commission and the Zoning Board of Appeals into one Planning and Zoning Commission of 9 members meeting the 2nd and 4th Monday each month. The change would become effective May 1, 2023, with new appointments to the Planning and Zoning Commission. Staff recommends a motion to open the Public Hearing, take testimony, and then close the public hearing.

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

2. Close the Public Hearing **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

Mayor Schwantz announced upcoming events:

Wednesday, March 22: 7 PM - 9 PM
District 1 and District 2 Residents Spring 2023 Meeting
Village Hall Council Chambers

Thursday, March 23: Noon - 6 PM
Palatine Board of Health Community Blood Drive
Village Hall

Wednesday, March 29: 1 PM - 6 PM
American Red Cross Blood Drive
Deer Grove Covenant Church

To help people displaced by the recent fire at Dundee Quarter, donations are

being accepted at the Community Resource Center, 1585 N. Rand road and the Palatine township, 721 S. Quentin Road. Visit Palatine Website.

Anne Freda-Bochenko Recognition
Mayor Schwantz presented a Certificate of Appreciation to Anne Freda-Bochenko for her 15 years of service as the Cable TV Operator for the Village Council, Plan Commission and Zoning Board meetings.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:06 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:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:06 PM

BRAD HELMS, CHAIRMAN

1. Consider Ordinances Granting a Vacation of a Portion of the Olive Street Right-of-Way, a Setback Reduction and Variations for Permitted Obstructions, and a Resolution Consolidating Five Existing Lots and the Vacated Olive Street Right-of-Way at 530 S. Williams Avenue **- Continued** (Council District: Five)

   Village Manager Reid Ottesen reported this item, initially heard at the March 6th Council meeting, and was continued for the Petitioner to further review the proposed stormwater control plans and related resident concerns. For the Petitioner to further review the issue, staff recommends continuing this item to the April 17 Village Council meeting.

   Motion was to continue to April 17, 2023.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 4/17/2023 7:00 PM**
MOVER:	Kollin Kozlowski, District 5 Councilman	
SECONDER:	Doug Myslinski, District 3 Councilman	
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms	

2. Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters **- Motion Carried by Roll Call** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented Pink's Shrimp & Oysters' request for a Variation for a third freestanding sign and a Special Use Amendment to allow a seasonal outdoor seating patio south of the building, with 24 seats, a new barrier curb and 3-foot-tall bollards.

In response to the HOA objection to noise and odor concerns, staff recommends, and Petitioners agree to install a new solid 8-foot fence on portions of the eastern and southern sides of the shopping center property. The ZBA voted unanimously to approve a Special Use and Variations and staff concurs.

Vyverberg stated the shopping center owner has replaced missing sections of the existing solid 8 foot fence.

Councilman Millar cautioned about the restaurant equipment outdoors after hours, and noted that there is no outdoor service, no windows, but food and alcohol will be taken out and consumed.

Petitioner Kristina Gaardbo stated that there are cameras in the area, patrons and servers will be in and out of the restaurant. They want to be good neighbors. They had HVAC system inspected twice to assure neighbors that all noise levels are within code, 50 decibels and it is a brand new system. The hood system automatically goes on when certain temperatures are reached. They meet a noise level tolerance. Wait Staff will be bringing food and drinks out to the patio.

Village Manager Reid Ottesen stated that the alcohol is not a concern based on the petitioner's business history. Police Sergeant Dibble will be meeting with them prior to opening the patio.

Councilman Millar is comfortable with a 3 and 6 month review.

Brook Buccola, 781 N. Vern Ellen Ct., asked that Pink silence the door closing noise, redirect cameras away from neighboring yards. She suggested metal panels can redirect noise vibrations. Ottesen will check with health codes for sound softening. Anything cannot be mandated, but the center or business owner may voluntarily make changes. Gaardbo agreed to door closers, HVAC specialists stated that the deflectors do not help. Cameras are focused on the dumpsters and seating area.

Sandy Andersen, noted that the sound that travels 1/2 block south is the sound of a large caldron boiling rocks. It seems deflectors would redirect the sound.

Gaardbo stated she is not sure about the noise Andersen is referring to. It is a white noise like a fan, and suggested the noise is coming from someone else. Petitioner is trying to bring life to the shopping area. She would be willing to look into a wall on top of the building.

Councilman Millar noted methods of noise mitigation, referring to O'Hare Noise Commission.

Karen McCassio, N. Vern Court, stated they both may be right. One high camera may be owned by the center. She encourages the door closures. Ottesen repeated Sergeant Dibble will check it all out.

Councilman Solberg asked if the 3 & 6 month reviews are our only leverage if the problems continue. Ottesen stated if there's a complaint, we will investigate. We are aware of the concerns. He inspected personally and we will continue to work with the business. The outdoor hours are limited to 7 and 8 PM.

Councilman Lamerand stated there is no code violation to fix. There is a low hum.

Councilman Helms recommended neighbors record objectionable noises.

RESULT:	**MOTION CARRIED BY ROLL CALL [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane **- Motion Carried by Voice Vote** (Council District: Six)

   In response to a resident request and traffic study, Public Works Director Matt Barry recommended the time restriction on East Farm Gate Lane to be amended from anytime to 7 AM - 4 PM when school is in session, to be in alignment with most of the parking restrictions in place as a result of school traffic. Staff recommends amending the Code.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court **- Motion Carried by Voice Vote** (Council District: Three)

   In response to a resident request and traffic study, Public Works Director Matt Barry recommended that the parking restriction on the west side of North Coach Road from Old Hicks Road to Castle Court be posted as no parking

any time year-round. Staff recommends the existing parking prohibition be amended and added to the Village Code.

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

5. As Submitted **-**

   Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:49 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road **- Adopted by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request to rezone an R-1 preliminary plat of subdivision (4 lots) to Final Plat of Subdivision R-2 Single-Family Residential with storm water retention. Vyverberg explained the parking plan. The Plan Commission voted unanimously to recommend approval and staff concurs.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street **- Approved by Roll Call** (Council District: Six)

   Community Development Director Mike Jacobs presented the Downtown TIF District Facade & Interior Building Improvement Grant Program Application from Pizza Bella at 16 N. Brockway, with plans to convert the space to a Restaurant, eligible for the maximum reimbursement of $125,000 ($75,000 facade, $50,000 interior improvements). They are eligible for reimbursement of $122,950. Staff recommends approval.

   Councilman Solberg confirmed this is a redevelopment improvement.

   Village Manager Reid Ottesen stated this complies with the prior approved facade.

Roman Golash 418 E Juniper, confirmed this is the old Zimmer's Hardware Store.

RESULT:	**APPROVED BY ROLL CALL [6 TO 1]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

3. Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen explained the newly created Planning and Zoning Commission will exercise those powers provided by law to a Plan Commission and a Zoning Board of Appeals, as well as such other powers as may be provided by statute, this Code or Ordinance. The Planning and Zoning Commission will consist of nine members, serving staggered three-year terms, to be appointed by the Mayor with the consent of the Village Council. The Mayor will designate a Chairperson and Vice Chairperson. The Planning and Zoning Commission will generally meet on the 2nd and 4th Tuesdays of the month (as needed) at 7 PM in the Palatine Village Hall. All the proposed Code amendments will become effective May 1, 2023. Staff recommends approving the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

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

4. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:01 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen recommended an extension of the Video Gaming moratorium to further evaluate the operations of the approved establishments and determine whether further modifications to the Code of

Ordinances are necessary. The moratorium, originally effective through March 31, 2023, would be extended through April 30, 2023 unless the Council ends it earlier or extends it. Staff will bring this back April 17, and recommends approval. Ottesen will give a full report on revenues a year from now.

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

2. As Submitted **-**

   Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:05 PM

SCOTT LAMERAND, CHAIRMAN

1. 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 filling the dome with the Road Salt Purchase through the State of Illinois Purchasing Cooperative this spring to fulfill the current contract minimum and to have a full supply on hand prior to next winter. The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2023/2024 winter season. Staff recommends authorizing the Village Manager to enter into an agreement to purchase 4,800 tons.

RESULT:	**APPROVED 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. Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project **- Approved by Voice Vote** (Council District: One)

   Public Works Director Matt Barry reported the low responsive and responsible bidder was Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of $1,736,918.76. Rebuild Illinois (RBI) funds are eligible and available for this project. This utilizes the balance $552,971.66 of installment 5 and all the $753,029.34 from installment 6, which have been received by the Village. Sewer funds in the amount of $1,000,000 have also been appropriated in the Capital Improvement Program to accommodate the sewer improvements on Ellis Street, $430,917.76 will be used to cover the balance. A portion of the savings of $569,082 will be used for the construction management of this project. Staff recommends that the contract for the

Crescent Avenue and Ellis Street Improvements Project be awarded to Schroeder Asphalt Services.

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

3. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project **- Approved by Voice Vote** (Council District: One)

   Public Works Director Matt Barry reported Crescent Avenue (Dorset Avenue to Kenilworth Avenue) and Ellis Street (Quentin Road to the dead end) are scheduled to be improved this summer using Rebuild Illinois bond funds. The estimated start is in May with construction to be substantially completed by early August. Consulting Engineering is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during the construction period. Drainage improvements followed by pavement improvements are included with this project. A qualification-based selection process was followed to select BLA, Incorporated for the design engineering for Crescent Avenue and Ellis Street. It is recommended that continuity continue from design engineering into construction engineering (Phase III). Sewer funds in the amount of $569,082 are available in the Capital Improvement Programs. Staff recommends authorizing the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. As Submitted **-**

   Nothing was submitted.

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

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported in 2022, the Village adopted a voluntary lead service line replacement program, which is considered one of the most inviting programs in the region, as it covers the majority cost of those who voluntarily replace their lead service line. To date, we have had

less than ten applicants in our program for our system of approximately 636 eligible water service lines. The replacements to date have been funded by a grant the Village received from the Northwest Water Commission. The State is offering grant resources up to $4M per community through their revolving loan program for municipalities who would choose to voluntarily accelerate the replacement of lead service lines ahead of their mandatory replacement deadline requiring replacements to start in 2027. The Village applied last year and expects a response by the mid-year. Recently the Village hired a consulting engineer to complete the design for a contract which could be bid as soon as this year. This ordinance affirms the powers of the Village. Taking this action enhances our scoring in the competitive grant program. Having this on file better prepares the Village for a grant if we are selected for 0% interest rate funds as any participant from the state will pass through their Public Loan Program. This action does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation. Our application process will continue with this action. Agreements accepting funds would be after this action. Staff recommends approval of the Ordinance as prepared and pursuant to the State's requirements.

In response to Councilman Solberg, Public Works Director Matt Barry recommended everyone in Palatine go to the website to see if they have lead pipes.

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

2. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 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.

Motion was to approve Items 1-5 and 7-13, moving Item 6 to the Community & Economic Development Standing Committee.

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

1. Consider a Motion to Approve 2023 Warrant #6 **- Approved**

2. Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters **- Approved** (Council District: One)

   Ordinance #O-21-23

3. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane **- Approved** (Council District: Six)

   Ordinance #O-22-23

4. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court **- Approved** (Council District: Three)

   Ordinance #O-23-23

5. Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road **- Adopted by Roll Call** (Council District: One)

   Ordinance #O-24-23
   Resolution #R-8-23

6. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street **- Approved** (Council District: Six)

7. Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission **- Approved**

   Ordinance #O-25-23
   Ordinance #O-26-23
   Ordinance #O-27-23

8. Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances **- Approved**

   Ordinance #O-28-23

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

10. Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project **- Approved** (Council District: One)

11. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project **- Approved** (Council District: One)

12. Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement **- Approved**

    Ordinance #O-29-23

13. Consider a Resolution Reducing the Public Improvements Security Deposit for Architects Corner Subdivision at W. Falkirk Place and Northumberland Pass **- Adopted by Roll Call** (Council District: One)

    Resolution #R-9-23

IX. REPORTS OF STANDING COMMITTEE

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

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

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

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

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

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **- Motion Carried by Roll Call**

Chairman Kozlowski brought forward Item 6 from the Consent Agenda: 16 N. Brockway - Pizza Bella Building Improvement Grant Application.

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

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

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:12 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:12 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Chairman Helms reported that 530 S Williams Ave.- SU-VAC-CON-VAR Salt Creek Park District will be reported out April 17, 2023.

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted **-**

   No Report

B. VILLAGE CLERK

1. As Submitted **-**

   Village Clerk Marg Duer reported on Voting for the April 4th Consolidated Local Election.

   Early Voting at 150 W. Wilson opened today and continues Monday - Saturday 9-5 and Sundays 10-4 through Monday, April 3.

   Election Day is Tuesday, April 4.

   If you are not registered to vote, if your name or address has changed, you may register at the polling place and vote a provisional ballot. You will need two forms of identification, one must have your home address.

C. VILLAGE ATTORNEY – Time: 8:14 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:14 PM

Roman Golash, 418 E. Juniper Drive, thanked the Village for supporting the American Legion's video gaming and the Lenten Friday Fish Fry.

XIII.ADJOURNMENT – Time: 8:15 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MARCH 13, 2023

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Mar 13, 2023 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	Late	7:01 PM
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

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

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES – Time: 7:01 PM

1. Village Council & Committee of the Whole - Regular Meeting - March 6, 2023 - **Accepted**

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

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Saturday, March 18: 7 AM - Noon
Scouts BSA Troop 209 Annual Pancake Breakfast
First United Methodist Church

March 20 - April 3: Mon. thru Sat.: 9 AM - 5 PM; Sunday: 10 AM - 4 PM
Early Voting for the April 4, 2023 consolidated election
150 W. Wilson Street - Village Hall is not a voting site

Wednesday, March 22: 7 PM - 9 PM
District 1 and District 2 Residents Spring 2023 Meeting
Village Hall Council Chambers

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 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. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:03 PM

BRAD HELMS, CHAIRMAN

1. 850 E. Northwest Highway (Council District 6)

The motion was to approve Items A. and B.

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit a gas station and convenience store; a Variation to permit an existing building to encroach into the required rear and side yard; and a Variation to permit a drive aisle to be 21.5 feet instead of the permitted 24. The Petitioner proposes renovating the building and the gas station with new underground fuel storage tanks and fuel pumps. Petitioner plans to create an additional retail space for a convenience store. The ZBA voted unanimously to approve a Special Use to permit a gas station and convenience store and staff concurs.

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In response to Councilman Kozlowski, Vyverberg reinforced the plan to replace the underground gas tanks.

Ben Vyverberg recommended approval of the Petitioner's request for a resolution of support for the filing of a 7c Cook County Tax Classification to encourage commercial development on qualifying properties to help offset their redevelopment costs and investment.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

A. Consider an Ordinance Granting a Special Use and Variations to Permit a Gas Station and Convenience Mart at 850 E. Northwest Highway **- Approved** (Council District: Six)

B. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of the Property Located at 850 E. Northwest Highway **- Adopted by Voice Vote** (Council District: Six)

2. As Submitted **-**

Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:06 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Approving an Agreement with Peralte-Clark LLC for Engineering Services for Phase I of the Smith and Colfax Drainage Improvements **- Approved by Voice Vote**

Public Works Director Matt Barry presented the 2,000 man-hours of professional services expected to perform the hydraulic modeling, preliminary design components and technical materials needed to finalize detailed conditions of approval with the Metropolitan Water Reclamation District. Detailed hydraulic studies, detention calculations, evaluations of utility relocations to accommodate the changes to the reservoir and the route to the reservoir, conceptual design of a railroad crossing and a lift station design concept are major components of the engineering work. The MWRD reviewed the scope of work and indicated their general concurrence. Staff recommends approval of the agreement with Peralte-Clark LLC for engineering services for Phase I of the Smith and Colfax Drainage Improvements in the amount of $354,960 to be fully funded from the Downtown (TIF) fund.

In response to Councilman Lamerand, Barry stated the plans are scheduled to be completed this year, with anticipated project completion by 2024-25.

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Mayor Schwantz commended staff for working with MWRD for this desperately needed improvement in water retention.

Councilmen Helms cited the benefits to residents living north and east of the intersection all the way to St Theresa.

Councilman Lamerand added the additional benefits of this project to residents living along the Salt Creek corridor and on to Pleasant Hill and Cheryl.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion to Award a Contract for the 2023 Sewer Rehabilitation Program **- Approved by Voice Vote**

   Based on budget appropriations for 2023 Sewer Rehabilitation, Public Works Director Matt Barry recommended approval of a contract with the low responsible bidder, Benchmark Construction Company, Incorporated of Bartlett, Illinois in the amount of $228,633.

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

3. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Discussion Regarding Potential Code Amendments Related to the Licensing and Regulating of Food Trucks **-**

   Village Manager Reid Ottesen opened discussion of expanding food truck presence in Palatine beyond a few special events currently allowed. This is a discussion to determine the extent the Council wants to see as policy. We want to support our bricks and mortar businesses, and we want to insure that food trucks pay their fair share of state sales tax. We want Council input to guide changes to our licensing and Ordinances.

   Community Development Director Mike Jacobs opened discussion with potential amendments to temporary food vendors specifically for food trucks. Currently food trucks are permitted for special events. The following are

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under consideration:

- Allow food trucks beyond Palatine special events
- Identify locations, including private commercial property, without impacting parking, traffic, emergency access, and administrative approval
- Restrict time, hours and frequency
- Set fees: application and license

Ottesen stated we do not want to see on-street use, or taking parking spaces. Food trucks could be parked along residential streets for private parties. He suggested limiting hours from 10:30 AM to 8 PM. Staff is looking for broad perspective.

Mayor Schwantz noted the presence of the Kona Ice truck 15 times last year and supported food trucks at large events. Jacobs stated some trucks may want a license for a single event, others may seek licensing for multiple dates.

Councilman Kozlowski asked about protecting local businesses. A food truck is illegal if it does not have a temporary food event permit.

Food trucks would be required to apply for licensing to be at such events as PAFFA football games.

In response to Councilman Myslinski, Ottesen said times and locations would be set by the Village with flexibility. An office complex may want a food truck regularly. They would be required to adhere to rules and regulations.

In response to Councilman Helms' question about proximity to brick and mortar business, Ottesen stated trucks would be licensed and would have date, location and duration cleared by Village.

Ottesen stated that income must be reported on the ST-1 IL tax form.

Staff proposes an initial annual inspection, otherwise inspections would be triggered by complaint. These trucks are being inspected frequently by every municipality in which they operate.

Councilman Lamerand supports allowing food trucks for private parties, but questioned the wise use of staff time for regulating food trucks throughout the Village. He fears a trick bag.

Ottesen suggested one day per week from Memorial Day to Labor Day to allow food trucks in the downtown area and one day on Northwest Highway, and one at a car dealership, for example. Staff is looking for flexibility with control. This can be a pilot to get going for the first year.

In response to Councilman Solberg, Jacobs stated this is different from prepackaged food (ice cream truck) this is for food preparation trucks. Village

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would annually license trucks, and register for the number of dates and times.

Councilman Myslinski stated that some businesses are anticipating truck business in downtown.

Ottesen is looking for a general consensus to try it for a year and make adjustments.

Park District has done a one-day event. Ottesen suggests one day a month to bring in more people to the downtown.

Councilman Millar stated this will bring more people to utilize public areas in town. Millar asked about storage of food trucks during winter months, can they be parked in garage, not out front as advertising without zoning. Not to be used for advertising, unless approved like Chicago Culinary.

Jacobs noted potential need for port-o-potties near the food trucks.

General Consensus is to direct staff to prepare an initial pilot program for review along the way. Staff will bring this back in April with more detail.

Roman Golash, 418 E. Juniper Drive, Palatine, asked what is the basic concept of this action, but suggested having some trucks near the High Schools which may decrease the traffic around the schools. He fears a negative response from brick & mortar businesses.

Ottesen stated that we needed to make some changes in how we license food trucks. This could generate bringing more people into the downtown. We do not want a negative impact. We had not thought of schools, possibly Harper. Golish cautioned about food borne illnesses.

2. As Submitted -

Nothing was submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:44 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:44 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

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F. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:44 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:44 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:	Tim Millar, District 1 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 an Ordinance Granting a Special Use and Variations to Permit a Gas Station and Convenience Mart at 850 E. Northwest Highway **- Approved** (Council District: Six)

   Ordinance # O-20-23

2. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of the Property Located at 850 E. Northwest Highway **- Adopted by Roll Call** (Council District: Six)

   Resolution # R-7-23

3. Consider a Motion Approving an Agreement with Peralte-Clark LLC for Engineering Services for Phase I of the Smith and Colfax Drainage Improvements **- Approved**

4. Consider a Motion to Award a Contract for the 2023 Sewer Rehabilitation Program **- Approved**

Minutes Acceptance: Minutes of Mar 13, 2023 7:00 PM (APPROVAL OF MINUTES)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:45 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:45 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:45 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:45 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:45 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:45 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Mar 13, 2023 7:00 PM (APPROVAL OF MINUTES)

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 7:45 PM

1. As Submitted **-**

   No Report

B. VILLAGE CLERK – Time: 7:45 PM

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY – Time: 7:45 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:45 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:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Mar 13, 2023 7:00 PM (APPROVAL OF MINUTES)

Motion Opening the Public Hearing for Text Amendments to Appendix A - Zoning Ordinance of the Village of Palatine Code of Ordinances Regarding the Establishment of the Planning and Zoning Commission

BACKGROUND:
The Village has historically operated with two separate bodies, the Plan Commission and the Board of Zoning Appeals, to review and make recommendations regarding differing types of zoning related requests. To better streamline the Village's formal zoning review process, the consolidation of the Plan Commission and Board of Zoning Appeals into one body, the Planning and Zoning Commission, is being proposed. To accomplish this, a variety of amendments to the Village's Code of Ordinances, Appendix A - Zoning Ordinance, and Appendix B - Subdivisions, Site Development, and Floodplain Regulations are necessary. As amendments to Appendix A - Zoning Ordinance require a public hearing, the appropriate notice was completed for the Village Council to serve as the hearing body. Therefore, Staff is recommending approval of the following:

> **Motion Opening the Public Hearing regarding proposed Text Amendments to various sections of Appendix A - Zoning Ordinance to establish the Village's Planning and Zoning Commission.**

These changes would all become effective on May 1, 2023 in conjunction with new appointments to the Planning and Zoning Commission**.**

ALTERNATIVES:
1. Open the Public Hearing for the Text Amendments to various sections of Appendix A - Zoning Ordinance of the Village of Palatine Code of Ordinances.

2. Do not open the Public Hearing for the Text Amendments to various sections of Appendix A - Zoning Ordinance of the Village of Palatine Code of Ordinances.

ACTION REQUIRED:
A motion to open the Public Hearing for Text Amendments to various sections of Appendix A - Zoning Ordinance regarding the establishment of the Planning and Zoning Commission, take testimony, and then close the public hearing.

ATTACHMENTS:

- DH PH Notice Re Planning Commission Amendments

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

dh marketplace

A Public Hearing will be held ...

Posted 3 days ago

A Public Hearing will be held before the Palatine Village Council on Monday, March 20 2023 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Text amendments to: 1) Section 4.14 of Article IV - General Provisions; 2) Section 7.03 of Article VII - Off-Street Parking and Loading Regulations; 3) Sections 13.03 through 13.07 of Article XIII - Planned Development Districts; and 4) Sections 14.01 - 14.06 of Article XIV - Administration all to eliminate the Village of Palatine's Plan Commission and Zoning Board of Appeals and to create the Village of Palatine's Planning and Zoning Commission. The proposed text amendments to the Village of Palatine Zoning Ordinance will eliminate the Plan Commission and Zoning Board of Appeals and create the Planning & Zoning Commission, which will take on all of the duties, authorities, and responsibilities of both the Plan Commission and Zoning Board of Appeals. The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street. DATED: This 4th day of March 2023. Marg Duer Village Clerk Published in Daily Herald March 3, 2023 (4596233) , posted 03/03/2023

Attachment: DH PH Notice Re Planning Commission Amendments (2023-20 : Public Hearing - Text Amendments re Planning & Zoning

Consider Ordinances Granting a Vacation of a Portion of the Olive Street Right-of-Way, a Setback Reduction and Variations for Permitted Obstructions, and a Resolution Consolidating Five Existing Lots and the Vacated Olive Street Right-of-Way at 530 S. Williams Avenue

This item was initially reviewed at the March 6, 2023 Village Council meeting, but was continued to allow the Petitioner to further review the proposed stormwater control plans and related concerns by the resident directly south of the Subject Property.

The Petitioner is continuing to review the issue and thus Staff is recommending this item be continued again to the April 17, 2023 Village Council meeting.

BACKGROUND:
The Subject Property includes the Salt Creek Rural Park District building and park. It consists of multiple lots and a section of the Olive Street right-of-way. The Petitioner is proposing to demolish the existing structure and construct a new building, which encroaches into the minimum required rear yard setback and a new parking lot, with a portion located in the required front yard. Therefore, the Petitioner is requesting:

- **Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;**
- **Variation to permit a portion of the parking lot and canopy in the required front yard;**
- **Vacation of a portion (approximately 127 feet) of the Olive Street right-of-way, directly west of Williams Avenue and surrounded by the Subject Property; and**
- **Plat of Consolidation of the existing lots and vacated E. Olive Street into one lot.**

KEY ISSUES:

- The Subject Property is 2.2 acres and is zoned R-2 Single Family Residential, with public parks and uses being permitted. The site plan includes a new 8,532 square foot building, activity field, parking lot, existing playground, and an athletic field. The existing uses (administrative offices, preschool, day camps, general programs and rental facilities) would all continue on the property.
- The existing building is non-conforming, with a front yard setback of approximately 15 feet (30 feet is required). The rear yard setback requires relief for 16 feet, instead of the minimum required 40 feet. The rear yard abuts the rear yards of the commercial building along S. Consumers Avenue and aligns with the rear portion of Soccer City.
- The proposed lot and building coverage meet code. A variation for a parking lot is required as parking lots are not permitted obstructions in the required front yard.
- The plans originally included a canopy encroaching into the required front yard; however, the plans were revised to remove the encroachment. Per the requested relief, a canopy could be constructed in the front yard, if reviewed and approved by the Director of Planning and Zoning to allow some flexibility with the final

canopy design.

- The proposed parking lot, drop off lane, and parking spaces are in the right of way and would be managed through a license agreement with Village. A section of the Olive Street right-of-way would be vacated and ultimately consolidated into one lot. The vacation requires both utility consent and an easement on the northern 33 feet.
- In preparation for the redevelopment of the Rose Park building, the Park District held informational neighborhood meetings to discuss the proposed plans in the fall of 2022. In response to the questions at the Public Hearing, the Petitioner's engineer submitted a response memo articulating how the proposed site was designed to meet the minimum required MWRD 100-foot separation from any adjacent wells and also contains emergency run-off area to prevent contamination to the well. Staff contacted the residents and shared this information after the Plan Commission meeting.

ALTERNATIVES:

1. Approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.
2. Do not approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.

RECOMMENDATION:

Public Hearing**:**	Plan Commission meeting - February 21, 2023
Residents testifying:	Two property owners directly the south - concerns about runoff affecting their well through the parking lot construction and underground volume control; parking lot safety, directly adjacent door to their residence.
Vote:	The Plan Commission voted unanimously to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility at 530 S. Williams Avenue.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 4/17/2023 7:00 PM**
MOVER:	Kollin Kozlowski, District 5 Councilman	
SECONDER:	Doug Myslinski, District 3 Councilman	
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms	

Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters

BACKGROUND:
The Petitioners operate a recently opened restaurant ("Pink's Shrimp and Oysters") in the previous Chicago Culinary Kitchen location. The Special Use Transfer for Pink's was approved in 2021. The Petitioners are requesting a Special Use Amendment to allow a seasonal outdoor seating patio and a Variation for a third freestanding sign associated with Pink's. Therefore, the Petitioner is requesting:

Special Use Amendment for a seasonal outdoor seating patio; and
Variation to allow a third freestanding sign.

KEY ISSUES:
- The Subject Property is zoned B-1 Shopping Center District. The Subject Tenant Space is approximately 1,100 square feet with 28 indoor seats. The required parking for the restaurant is 11 spaces. The proposed seasonal outdoor dining area, extended south into the parking lot, is approximately 55 feet by 10 feet and would be improved with both a new barrier curb and 3-foot-tall bollards.
- The proposed seasonal outdoor dining area includes 24 seats and meets the minimum required aisle access and crossing dimensions. The parking spaces directly south of the restaurant would be restriped to provide angled parking and a one-way drive aisle heading east.
- The seasonal patio dining area will not have any outdoor sound/music amplification or proposed events. The patio's use would be consistent with the restaurant's hours of operation, which are Wednesday - Saturday 11 AM - 8 PM and Sunday 11 AM - 7 PM.
- The required parking for the shopping center for the shopping center and current tenant composition is 64 spaces. There are 83 parking spaces in the parking lot. A parking Variation remains in place (this included the previously operating Oak Alley bar and restaurant). The proposed seasonal patio does not impact the required parking and the center is over-parked with the current tenancy.
- The proposed seasonal patio would be set back approximately 25 feet from the residential units on Virn Allen Court. Staff is recommending, and the Petitioners have agreed, to install a new solid 8-foot fence on portions of the eastern and southern sides of the shopping center property. This provides both solid screening and taller barrier for the residential properties around the restaurant. The shopping center developed in unincorporated Cook County and annexed in 1976. The 19-unit Williams Park Place townhomes received the approval in 1998.
- In conjunction with the Special Use Amendment and Variation application, the president of the Williams Park Place HOA sent an objection email stating noise and odor concerns about the noise and odors potentially coming from the restaurant and outdoor seating area.
- The initial sign variation was approved, based upon the poor visibility for that section of the shopping center (approximately 223 feet from the Quentin Road property line) and limited access into the center. The proposed sign replaces the same sign

(size/square footage) with the Pink's restaurant name.

- The Village was also made aware of noise complaints coming from the rooftop mechanical equipment associated with the restaurant. Staff has both inspected the property and observed the noises generated from the equipment. While not specifically loud, it operates continuously, as an exhaust mechanism, when needed and when operational. The complaints report that this noise is audible through the closed units along Virn Allen Court. Staff contacted the Petitioner about this, and their HVAC contractor inspected the units and determined they were functioning correctly and within the Code requirements.

ALTERNATIVES:

1. Approve the Special Use Amendment and Variation to permit a seasonal outdoor seating area and a third freestanding sign at the subject property.
2. Do not approve the Special Use Amendment and Variation to permit a seasonal outdoor seating area and a third freestanding sign at the subject property.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on February 14, 2023.
Residents testifying:	2 - noise and fence line garbage.
Vote:	The ZBA voted unanimously to approve a Special Use and Variations to Permit a seasonal outdoor seating area and Variation for a third freestanding sign and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use Amendment and Variation to permit seasonal outdoor seating and a third freestanding sign at the Subject Property.

RECOMMENDATION:

Staff recommends approval of the Special Use Amendment and Variation to permit a seasonal outdoor seating area and third freestanding sign at the Subject Property.

ATTACHMENTS:

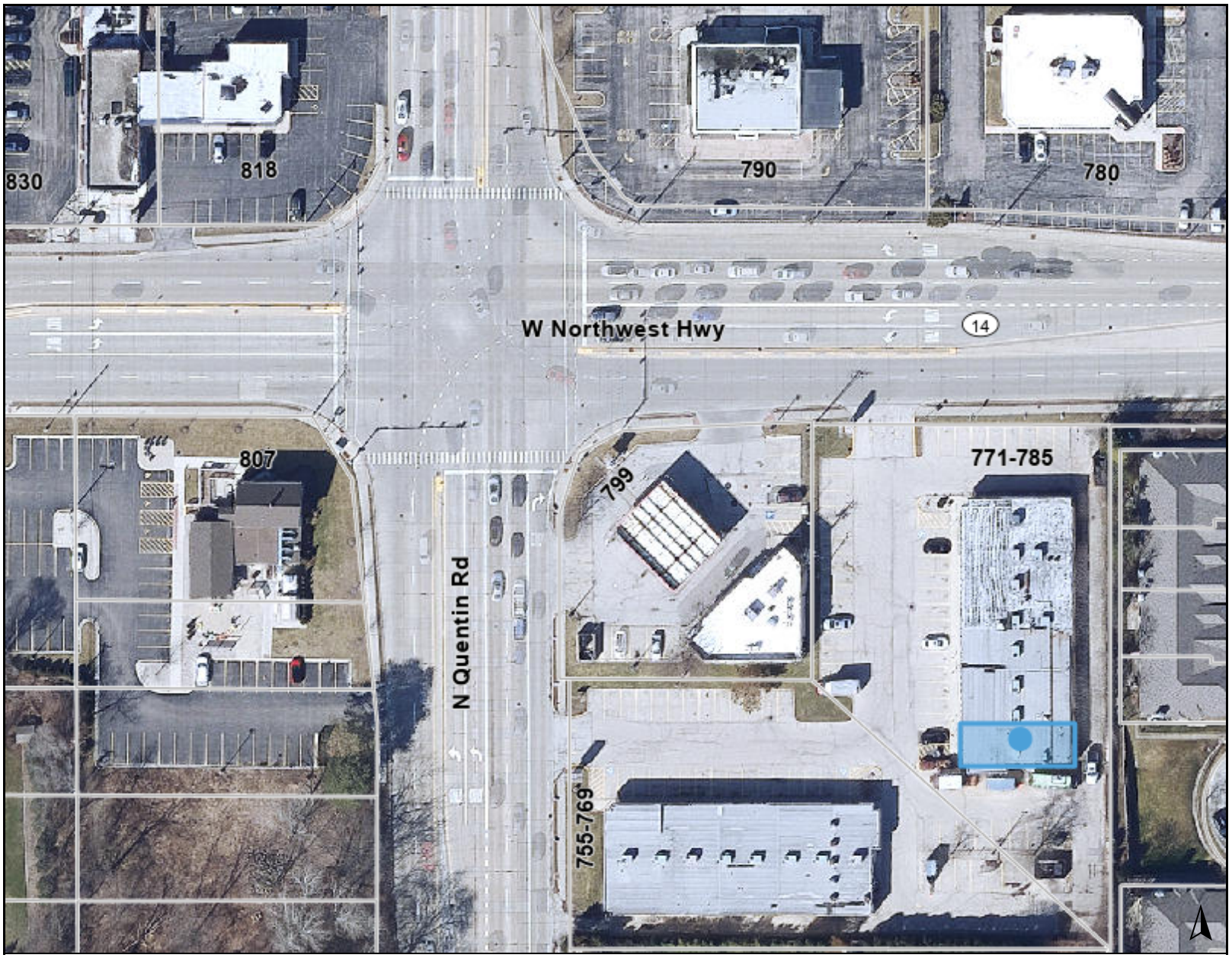
- Aerial Map
- ORD SU VAR - Pink's Shrimp and Oysters
- EXHIBIT - Pink's seasonal outdoor floorplan
- EXHIBIT - Pink's Final Seasonal Outdoor Seating Site Plan
- EXHIBIT - Pink's proposed sign variation replacement
- EXHIBIT - Pink's Proposed sign
- Objection email - Pink's email
- ORD - #O-24-21 - Pink's Restaurant Special Use
- VAR ORD - #O-85-17 - Restaurant FS sign
- Pink's - Special Use and Variation applications and survey
- Williams Park Place Site Plan (residential development directly east - as-built site plan)
- Pink's HVAC inspection report #1 - BATTAGLIA_INDUSTRIES_Inc_8848

- Pink's - HVAC inspection report #2 - BATTAGLIA_INDUSTRIES_Inc_1600
- Pink's ZBA materials
- ZBA minutes - Pink's 773 N. Quentin Road

RESULT:	**MOTION CARRIED BY ROLL CALL [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium

773 N. Quentin Road



Legend

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Print Date: 2/10/2023

Notes

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ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT AND VARIATION
773 N. QUENTIN ROAD

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on February 14, 2023 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use Amendment to Ordinance #O-24-21, to permit a seasonal outdoor dining area, without any music or amplification, pursuant to Section 14.05 of the Palatine Zoning Ordinance, a Variation to permit a third freestanding sign, pursuant to Section 8.03 (b) (1)(a) of the Palatine Zoning Ordinance on the following legally described property:

> **Lot 1 in the Northwest Quentin Center, being a resubdivision of Lot 1 in Nikas Subdivision of part of the North 933.50 feet of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1986 as Document No.86509323 in the Recorders Office of Cook County, Illinois**
>
> **Commonly known as 773 N. Quentin Road (PIN# 02-15-100-016)**

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

SECTION 1: The Special Use Amendment to Ordinance #O-24-21 to permit a seasonal outdoor dining area, pursuant to Section 14.05 of the Palatine Zoning Ordinance, and a Variation to permit a third freestanding sign, pursuant to Section 8.03 (b) (1)(a) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use and Variations shall substantially conform to the business plan, site plan and seasonal outdoor patio floor plan and the Pink's sign elevation, all submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.**

Attachment: ORD SU VAR - Pink's Shrimp and Oysters (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

2. **The parking lot striping plan and traffic directional signage plan (including pavement marking, if required) shall be revised in a manner acceptable to the Village Engineer.**
3. **A fencing plan to replace portions of the existing fencing along the south and eastern portions of the property, adjacent to the tenant space and seasonal outdoor dining area, shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
4. **The seasonal outdoor dining area shall be subject to a three-month and nine-month Staff review. If determined to be necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.**

SECTION 2: **That a copy of the public notice be attached hereto and form a part of this ordinance.**

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

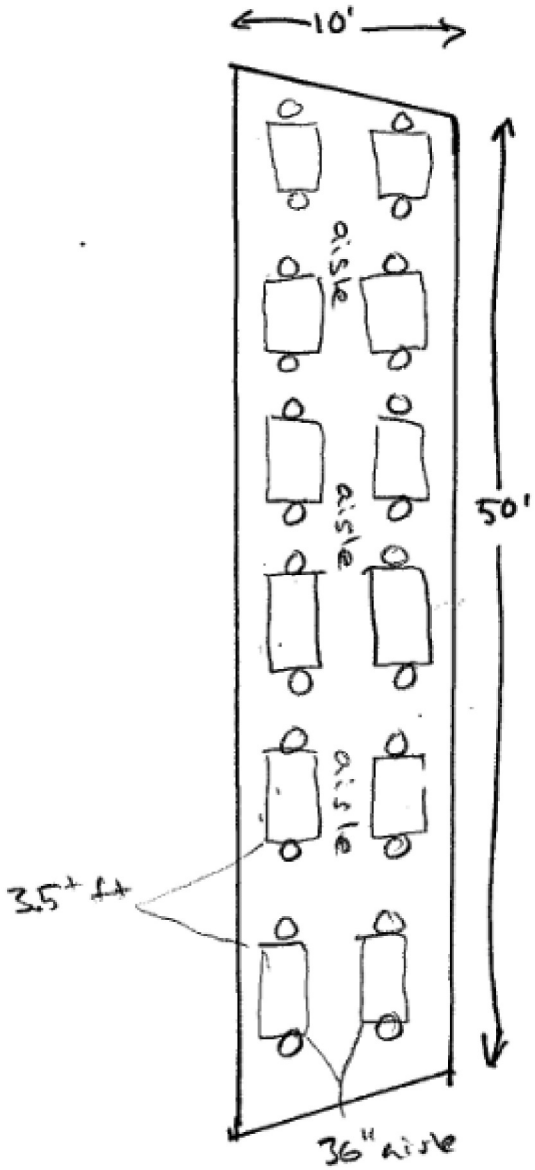
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: ORD SU VAR - Pink's Shrimp and Oysters (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Pink's Shrimp Patio Seating



Approx 550 sq ft

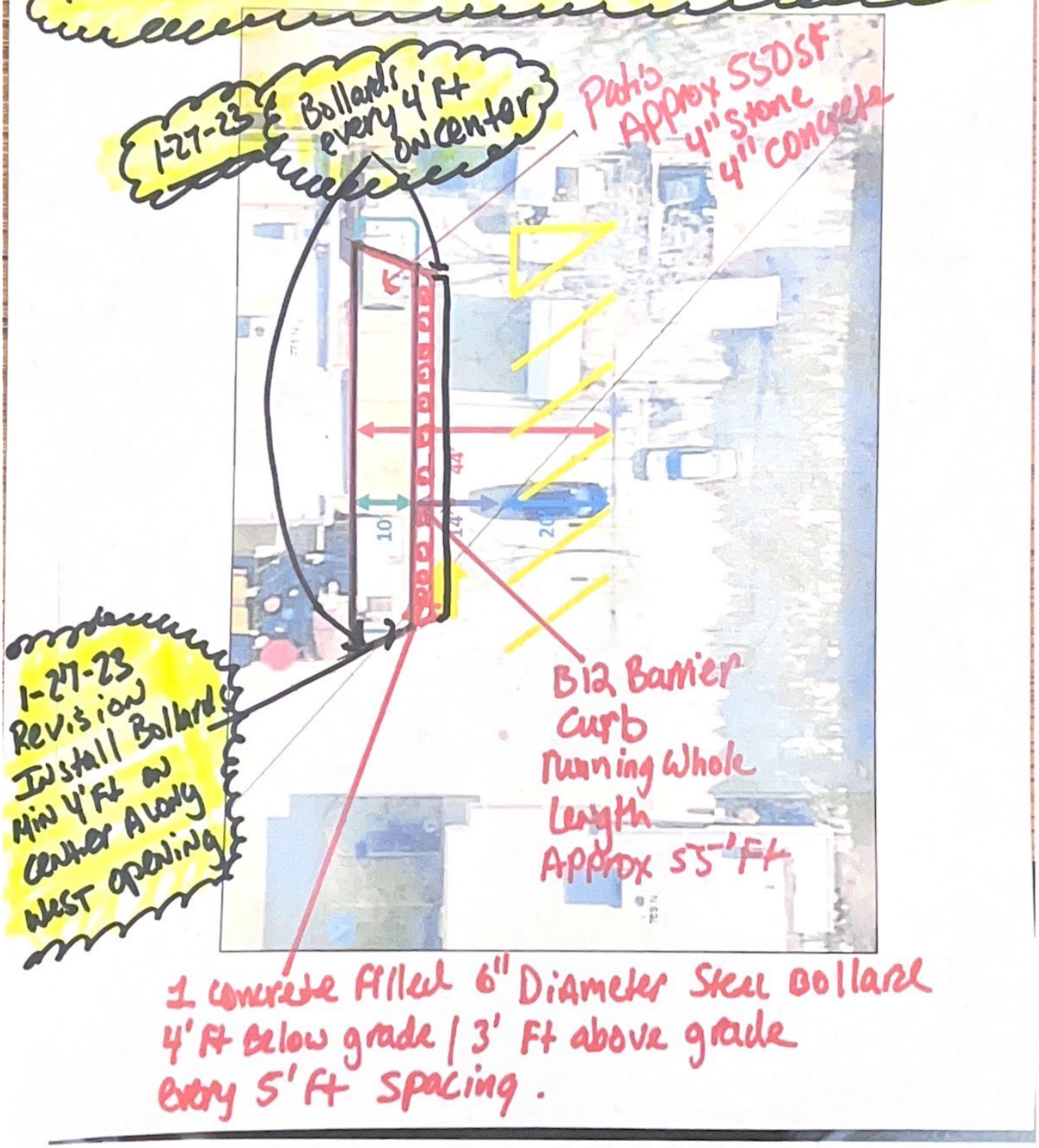
tables 30" x 24"

36" aisle

3.5+ ft between tables

Attachment: EXHIBIT - Pink's seasonal outdoor floorplan (2023-22 : 773 N. Quentin Road - Special Use

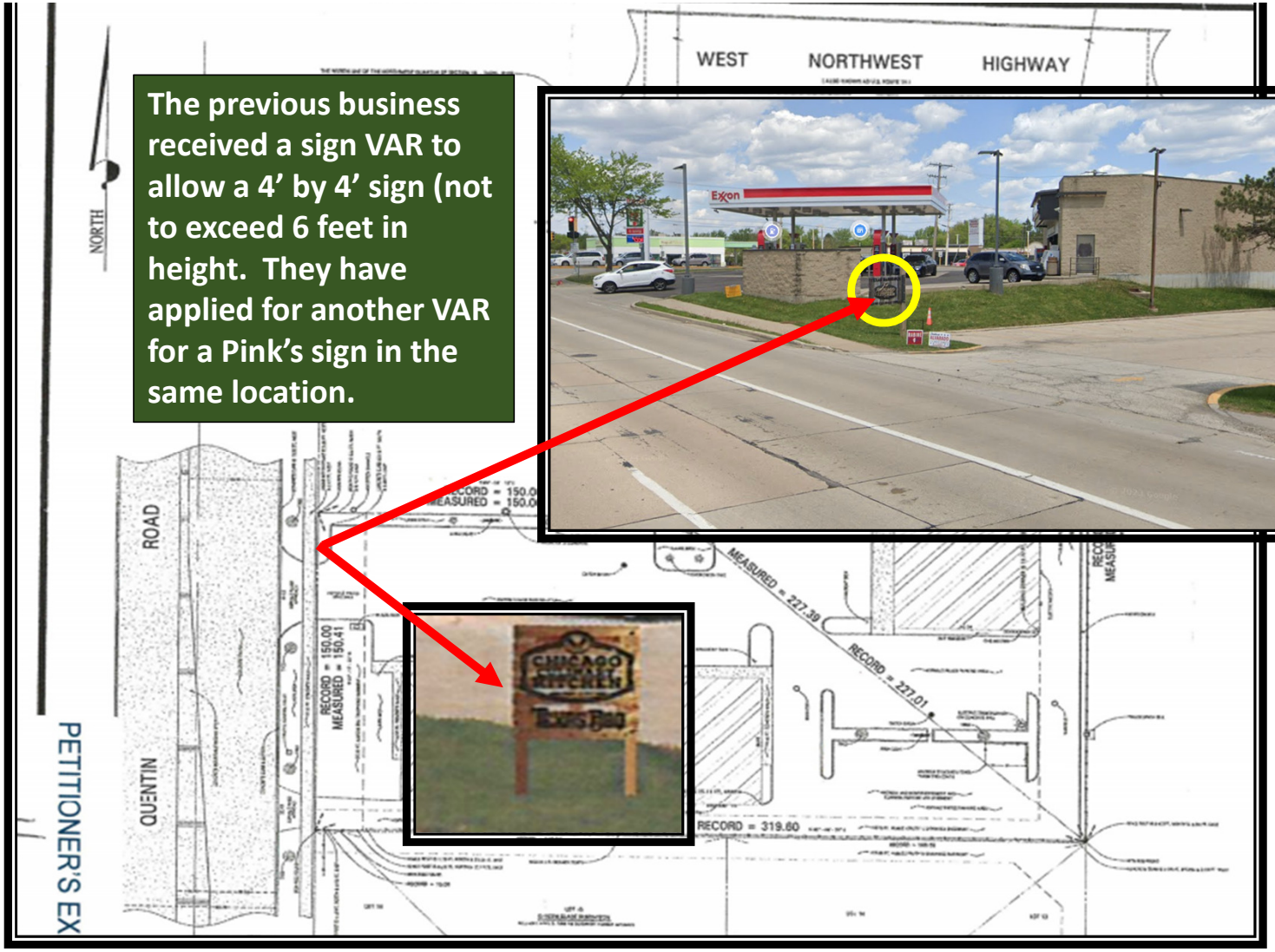
1-27-23 Revision
in accordance with Village code, bollards to be installed every 4'ft on center ALONG Entire 55'ft



Attachment: EXHIBIT - Pink's Final Seasonal Outdoor Seating Site Plan (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation-

VAR – freestanding sign Pink's = 4 x 4 feet place on existing poles

The previous business received a sign VAR to allow a 4' by 4' sign (not to exceed 6 feet in height. They have applied for another VAR for a Pink's sign in the same location.



Pink's
FRESH SEAFOOD
Shrimp & Oysters

Ben Vyverberg

Subject: FW: Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

From: Kathleen Collins <>
Sent: Tuesday, January 31, 2023 12:40 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

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 Mr. Vyvergerg,

I am the President of the Williams Park Place Board. Our property is situation directly to the east of Pink's Shrimp and Oysters Restaurant. Our Association is in direct opposition of allowing a dining patio behind our Residential Property. We are high end Homes and it will absolutely affect our Property Values. In the past, we have reported problems with the BBQ Restaurant in the same location that created noxious smoke smells and the parking of Food Trucks visible to our property.

Furthermore, we have struggled with constant repair of the Strip Mall Fence, which is always in disrepair and has had sections fall onto our property. (twice in the past 6 months) We request that and updated, higher more secure privacy and security fence be installed by the Owner, especially with another new restaurant going in. We do NOT want the noise and smells from the outdoor dining. A six foot sign will also detract from our Property Values. We pay very high taxes to live in our Community and we expect our Community to have a peaceful existence without having to see a large sign, hear diners outside and have the smell of a "fish" restaurant. Our Homeowners are prepared to oppose this request and seek legal action if necessary.

If need be, we will present the Village with a Petition to disallow the Petitioner for both requests for a dining patio and freestanding sign on the property.

If you should have any questions, please feel free to contact me.

Thank you,

Kathleen M. Collins, President
Williams Park Place Condominium Association
742 N. Virn Allen Court
Palatine, Il 60067

Attachment: Objection email - Pink's email (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

ORDINANCE NO. O-124-21

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO SPECIAL USE ORDINANCE O-153-16 773 N. QUENTIN ROAD

ORDINANCE NO. O-124-21

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO
SPECIAL USE ORDINANCE O-153-16
773 N. QUENTIN ROAD

WHEREAS, Ordinance O-153-16 granted a Special Use for the operation of a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance on the property commonly known as 773 N. Quentin Road; and

WHEREAS, pursuant to Section 14.05(b) in Appendix A of the Village Code, the Special Use Amendment may be approved after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on December 6, 2021 to review a request by Kristina Gaardbo, Pink's Shrimp, that a Special Use Amendment be approved to permit the change in hours of operation and business plan and it was the recommendation of the Village Council that the Special Use Amendment be approved without amendment.

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

SECTION 1: Special Use Amendment of Ordinance #O-153-16 to permit the change in hours of operation and menu, pursuant to Section 11.03 (d) (27) of the

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

1. **The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Kristina Gaardbo, Pink's Shrimp, on 11/16/2021, except as such plans may be changed to conform to Village Codes and Ordinances.**

SECTION 2: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This 6th **day of** December, **2021**

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

APPROVED by me this 6th **day of** December, **2021**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 6th **day of** December, **2021**

Village Clerk

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

SW2 LLC
PINK'S SHRIMP
BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

I. EXECUTIVE SUMMARY

SW2 LLC Kitchen was established as a Limited Liability Company using the dba *Rockin Rodizio*, a churrasco catering company, and the dba *Chicago Culinary Kitchen*, a Texas BBQ and Craft beer restaurant at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016. In July 2021, due to success and much needed expansion, Chicago Culinary Kitchen was relocated to 2391 N. Hicks Rd. in Palatine, Illinois 60074.

Business Description
Pink's Shrimp. Serving seafood specialties alongside supporting inspired sides in a unique and fun environment. Counter service.
Hours of operation: Monday through Sunday 10am – 10pm dine in and carry out.
Liquor Licensing: Maintain the previous Class G Liquor License for beer and wine.

SW2 LLC - Management Team
Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.
Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*
Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*
Kitchen Manager – Sal Fasano, *Le Cordon Bleu graduate (2002), 19+ years of experience in restaurants and catering, including Marriott hotel supervisor and Executive Chef of Biaggis Ristorante Italiano and Kona Grill, and 6+ years as a Sales Representative for Supreme Lobster & Seafood*
Operations Manager – Jay Goldberg, *20+ years in the restaurant industry (fast, casual, & fine dining) with 10+ years in restaurant management, involved in 4 new restaurant openings and expansions. Proficient in operations & marketing, holds a BS in Consumer & Family Sciences from Purdue University*

II. BUSINESS SUMMARY

Business History
The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.
Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone.
SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to cater both private and corporate events, festivals, and weddings.
In 2016, Kristina and Greg Gaardbo opened Chicago Culinary Kitchen as an event space, doing BBQ classes paired with beer and wine.
In March 2017, Kristina and Greg Gaardbo expanded Chicago Culinary Kitchen as a restaurant, limited to weekends only with a small standard BBQ menu as well as rotating specials of various cuisines.
In July 2021, Chicago Culinary Kitchen expanded once again to a larger location at 2391 N. Hicks Rd. in Palatine, IL 60074 to offer more space and seating to their customers. The hours of operation were also expanded to lunch and dinner five days a week, as well as ongoing culinary classes and event

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

Business Goals and Objectives
To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY

Target Markets
Over the last seven years, we have found our target market to be "everyone." Everyone loves amazing food. Food is what brings people together, no matter what the occasion. We will continue to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy
SW2 LLC has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition.

Promotional Strategy
We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis
Strengths
Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. They have a strong following of both old and new customers who have been asking for a secondary concept and as they have done before, they are focusing the growth of the restaurants to fulfill the demand as seen fit. Pinks will reap the benefits of Chicago Culinary Kitchen as a sister-restaurant both by notoriety and quality, as well as draw upon the amazing team they have built to support it.

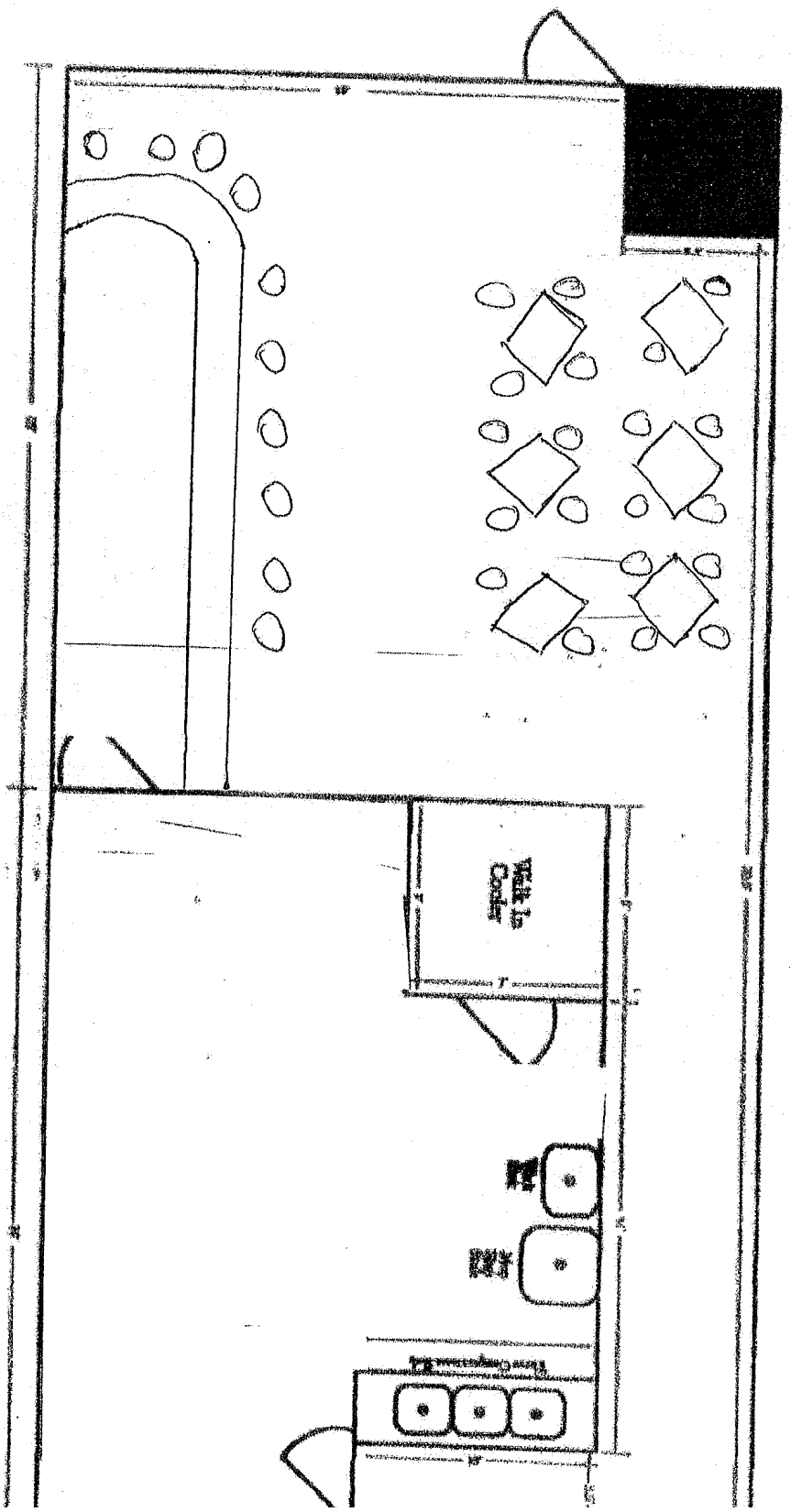
Weaknesses
Kristina and Greg Gaardbo will need to manage multiple restaurant locations, but they have a strong team to help support them.

Opportunities
To be able to offer a different cuisine at a new location and fill a culinary need that is lacking in the area.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by Kristina and Greg Gaardbo.

Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor



Attachment: ORD - #O-24-21 - Pink's Restaurant Special Use (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor

ORDINANCE NO. O-85-18

AN ORDINANCE GRANTING A VARIATION AT 773 N QUENTIN ROAD

WHEREAS, pursuant to a petition and public hearing on April 24, 2018, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to allow a third freestanding sign, instead of the allowed one pursuant to Section 8.03 (b)(1)(a) of the Palatine Zoning Ordinance, on the following legally described property:

> Lot 1 in the Northwest Quentin Center, being a resubdivision of Lot 1 in Nikas Subdivision of part of the North 933.50 feet of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1986 as Document No.86509323 in the Recorders Office of Cook County, Illinois
>
> commonly known as 773 N Quentin Road (PIN# 02-15-100-016).

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

Attachment: VAR ORD - #O-85-17 - Restaurant FS sign (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

2. The freestanding standing sign shall be installed in accordance to Village Codes and Ordinances and pursuant to a building permit.

3. Prior to the issuance of a building permit, and not later than July 23, 2018, the existing freestanding sign ("Craft Beer Barbeque") shall be removed. Additionally, the Petitioner shall address any exterior display and the vehicle operability requirements, pursuant to the Village Code.

4. The proposed 16 square foot (4 feet x 4 feet) freestanding directional sign shall be located on the grassed island north of the Quentin Road access drive, in a manner acceptable to the Village and pursuant to the issuance of a building permit. This sign shall not exceed 6 feet in height.

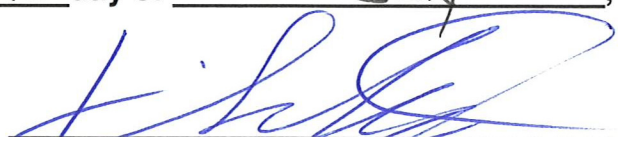
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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

PASSED: This 16 day of July, 2018

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

APPROVED by me this 16 day of July, 2018



Attachment: VAR ORD - #O-85-17 - Restaurant FS sign (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Attachment: VAR ORD - #O-85-17 - Restaurant FS sign (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow 4 attached signs instead of the allowed 1 attached sign per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow gross surface area of attached signs to be 44 square feet instead of the allowed 40 square feet per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow a third freestanding sign instead of the allowed one pursuant to Section 8.03 (b)(1)(a) of the Palatine Zoning Ordinance.
The property is commonly known as 773 N Quentin Road (PIN# 02-15-100-016).
The Petitioner is requesting an additional freestanding sign and additional attached signage. The Petitioner modified their business plan to allow up to 12 ticketed outdoor eating events (per year) for up to 40 persons. These events are to conclude no later than 9 PM.
The above petition has been filed by Kristina Gaardbo, Chicago Culinary Kitchen/Rockin Radizio and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-70
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 9th day of April, 2018.
Published in Daily Herald April 9, 2018 (4497546)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 9, 2018 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK

Attachment: VAR ORD - #O-85-17 - Restaurant FS sign (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Kristina Gaardbo	Pink's Shrimp
Address	**City/State/Zip Code**
773 N. Quentin Rd.	Palatine IL 60067
Telephone	**Fax**
847-305-0055	
Email	
kristina@shockwavesapparel.com	
Subject Property Address	
773 N. Quentin Rd.	Palatine IL 60067
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	**City/State/Zip Code**
Telephone	**Fax**
Email	

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Kristina Gaardbo — Pink's Shrimp

Subject Property Address
773 N. Quentin Rd. Palatine IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☐ Special Use ☒ Special Use Amendment ☒ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

(1) We would like to build a patio along the side of the building for outdoor seating.

(2) We would like to utilize the sign post from CCK for Pink's Shrimp

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF PALATINE

Signature Page

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

12-14-2022

Date

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

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

Utilizing sign Post for Pink's Shrimp will help people locate our restaurant

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

This sign will cause no harm to public health, safety + welfare

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

It will make use of an "empty" sign post

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

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF PALATINE

VARIATION

Required Materials

- □ Filing Fee of $ _____
- □ Application Form
- □ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- □ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- □ Real Estate Interest Disclosure Form (see attached)
- □ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

To build a patio for outdoor seating would increase our capacity to serve the community

2. That the plight of the owner is due to unique circumstances

3. That the variation, if granted, will not alter the essential character of the locality

It will improve the character and help bring life to the shopping center

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

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF
PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)
Kristina Gaardbo - Pink's Shrimp

Relationship to Petitioner (check one)

☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.)

☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)

Address of Disclosing Party	City/State/Zip Code
665 Woodland Rd.	Palatine IL 60074

Telephone	Fax	Email
847-305-0055		kristina@shockwavesapparel.c

Address of Subject Property **City/State/Zip Code**
773 N. Quentin Rd. Palatine IL 60067

Legal Description of Subject Property (see plat of survey or title)
see Plat of survey

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

Name	Address	Legal Interest
Gus Tselos	479 E. Business Center Mt. Prospect STE 111	landlord
Kristina Gaardbo	773 N. Quentin Rd. Palatine	tenant

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Signature

12-14-2022
Date

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

VILLAGE OF PALATINE

Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

_____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: _____ Date: 12-15-22

Property Owner Print Name: Gus Tselo

Property Address: 773 N. Quentin Rd. Palatine IL 60

PIN #: See plat

Name of Surveyor: of survey

Date of Survey: _____

Survey Order No.: _____

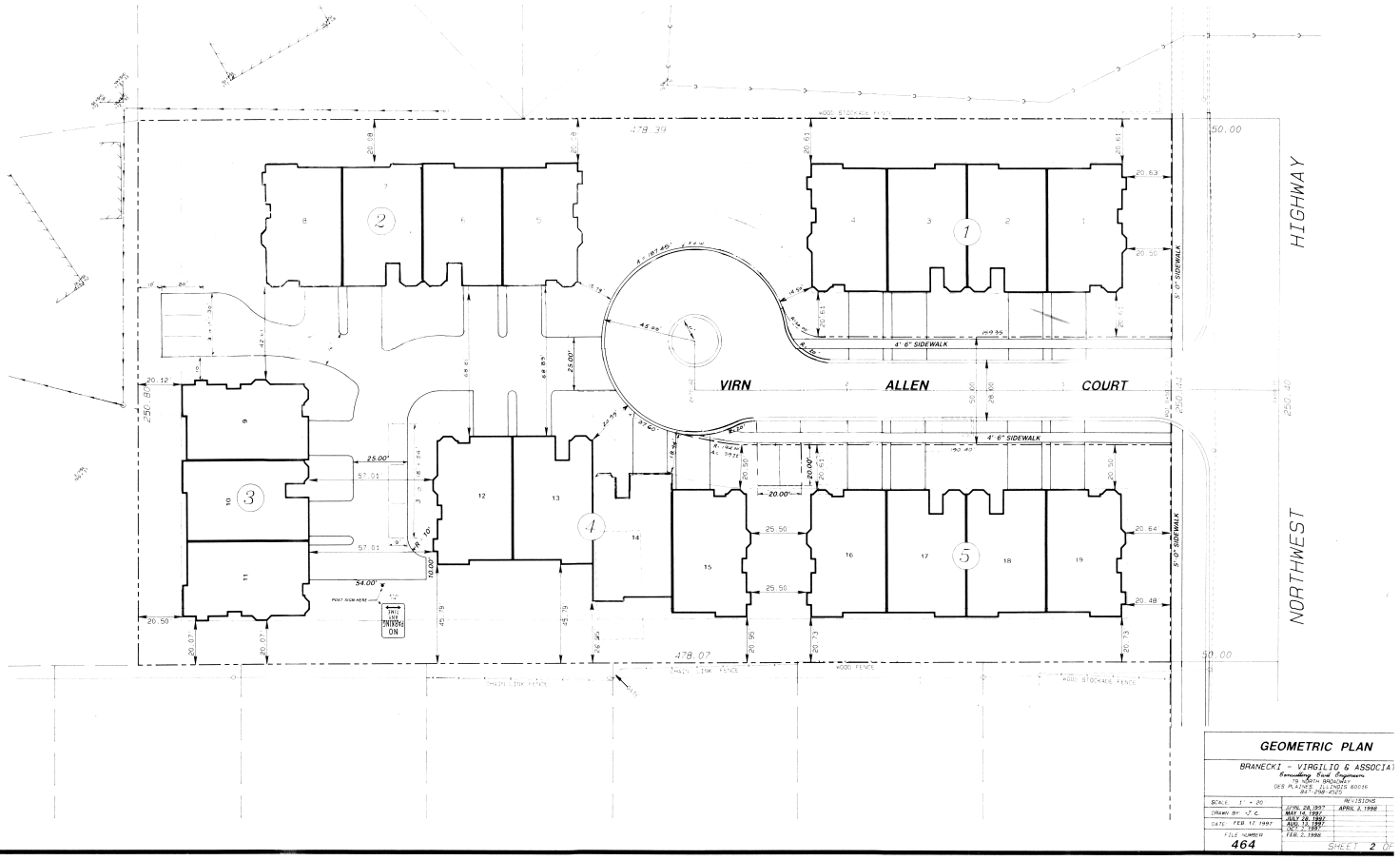
Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

PLAT OF SURVEY
MARCHESE SURVEYING, INC.
RESIDENTIAL - COMMERCIAL SURVEYS
1241-43 Hambrecht Circle
Dundee, Illinois 60118
Phone: (630) 836-1570
Fax: (630) 836-1641
PROPERTY DESCRIPTION
LOTS 1 AND 2 IN THE NORTHWEST QUENTIN CENTER, A RESUBDIVISION OF LOT 1 IN HEATH SUBDIVISION OF PART OF THE NORTH 956.50 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1989 AS DOCUMENT R89093937, IN COOK COUNTY, ILLINOIS.
AS SHOWN AS: 795 TO 795 QUENTIN ROAD IN PALATINE, ILLINOIS.
PERMANENT INDEX NUMBER FOR LOT 1 = 02-15-100-015
PERMANENT INDEX NUMBER FOR LOT 2 = 02-15-100-017
AREA OF LOT 1 = 35,216.00 SQUARE FEET OR 0.8084 ACRES MORE OR LESS
AREA OF LOT 2 = 73,284.00 SQUARE FEET OR 1.6824 ACRES MORE OR LESS
TOTAL AREA = 108,500.00 SQUARE FEET OR 2.4908 ACRES MORE OR LESS
A PERMANENT NON-EXCLUSIVE EASEMENT WAS HEREBY ESTABLISHED BY PLAT FOR THE USE IN COMMON BY THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF THE DRIVEWAY AND OF UTILITIES SERVING THE PROPERTY WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT OF SURVEY.
SCALE: ONE INCH = TWENTY FEET
ORDER NO: 131330
ORDERED BY: MR. JESS E. FORREST
ATTORNEY AT LAW
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.
STATE OF ILLINOIS }
S.S.
COUNTY OF DUPAGE }
I, RICCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
I FURTHER CERTIFY THAT I HAVE PERFORMED SURVEYS AND PREPARED THIS PLAT IN ACCORDANCE WITH THE "ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY".
DATED AT BARTLETT, MAY 23, 2001
RICCO J. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3339
MY LICENSE EXPIRES ON NOVEMBER 30, 2014
ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.
NOT VALID UNLESS SEAL IS RED INK.
NORTH
QUENTIN ROAD
WEST NORTHWEST HIGHWAY
RECORD = 150.00
MEASURED = 150.41
RECORD = 150.00
MEASURED = 150.00
RECORD = 150.00
MEASURED = 149.86
RECORD = 169.60
MEASURED = 169.60
RECORD = 227.01
MEASURED = 227.39
RECORD = 319.60
MEASURED = 319.59
RECORD = 300.00
MEASURED = 300.49
LOT 1
LOT 2

Attachment: Pink's - Special Use and Variation applications and survey (2023-22 : 773 N. Quentin Road - Special Use Amendment and

WILLIAMS PARK PLACE

PALATINE, ILLINOIS



Attachment: Williams Park Place Site Plan (residential development directly east - as-built site plan) (2023-22 : 773 N. Quentin Road - Special

BATTAGLIA INDUSTRIES, Inc

1135 Jansen Farm Drive
Elgin, IL 60123-2596

Invoice

Date	Invoice #
2/9/2023	514291

Bill To	Project Name / Address
Chicago Culinary Kitchen Chicago Culinary Kitchen 2391 N. Hicks Palatine, IL	773 North Quentin Road Palatine, IL 60067

P.O. No.	Terms	Project
	Net 30	85010

Description	Qty	AMOUNT
Job# 85010		
Job Description: PT 9-12pm. Noise complaint from village about exhaust hood. Please investigate. See whats going on.		
Assigned Techs: Andrew Muscato		
Completion Notes: The service technician to investigate a noise issue- customer started the make up air/exhaust hood. The technician set up ladder and when on roof. The technician turned on each unit-RTU and hood and exhaust fans, NO abnormal noises found. Tried multiple ways to try and get the hood to recreate noise but was unsuccessful. Checked belts and bearing and everything was okay, tension on belts were in normal range and belts did not show signs of over wear. NO repairs needed.		
Service Travel	1	110.00
Service Labor Rate	2	220.00
1 1/2% per month will be added to all monies that are 30 days past due from date of invoice. Any and all attorney fees, resulting from non-payment, will be paid by the owner.		0.00

Phone #	Fax #	E-Mail
847-483-0300	847-483-0301	accounting@battagliaindustries.com

Total	$330.00
Payments/Credits	$0.00
Balance Due	$330.00

Attachment: Pink's HVAC inspection report #1 - BATTAGLIA_INDUSTRIES_Inc_8848 (2023-22 : 773 N. Quentin Road - Special Use Amendment

BATTAGLIA INDUSTRIES, Inc

1135 Jansen Farm Drive
Elgin, IL 60123-2596

Invoice

Date	Invoice #
3/6/2023	514392

Bill To	Project Name / Address
Chicago Culinary Kitchen Chicago Culinary Kitchen 2391 N. Hicks Palatine, IL	773 North Quentin Road Palatine, IL 60067

P.O. No.	Terms	Project
	Net 30	85112

Description	Qty	AMOUNT
Job# 85112		
Job Description: Meet city on -site 1pm.		
Assigned Techs: Andrew Muscato		
Completion Notes: Met with fire marshal and inspector on site, told them both how I have ran through this system multiple times and it is working how it is supposed to. Both agree that sound is minimal and do not believe that it is doing anything out of what it is made to do. Ran through system again everything within specs and is operating great as it is a newer system. Village/City was on-site as well. NO ISSUES again.		
Service Labor Rate	2	220.00

Phone #	Fax #	E-Mail
847-483-0300	847-483-0301	accounting@battagliaindustries.com

Total	$220.00
Payments/Credits	$0.00
Balance Due	$220.00

Attachment: Pink's - HVAC inspection report #2 - BATTAGLIA_INDUSTRIES_Inc_1600 (2023-22 : 773 N. Quentin Road - Special Use Amendment

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 02/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8094)

773 N. Quentin Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Kristina Gaardo, Pinks Shrimp

CASE NUMBER: SU-000012-2023

ADDRESS: 773 N. Quentin Road

PROPOSAL:

Special Use Amendment for a seasonal outdoor seating patio; and

Variation to allow a third freestanding sign.

BACKGROUND:

The Petitioners operate a newly opened restaurant ("Pink's Shrimp and Oysters") in the previous Chicago Culinary Kitchen tenant space, prior to its relocation to N. Hicks Road. The Special Use for Pink's was approved in 2021. A Special Use Amendment is proposed to allow a seasonal outdoor seating patio and a Variation to allow a third freestanding sign associated with Pink's. Therefore, the Petitioner is requesting:

Special Use Amendment for a seasonal outdoor seating patio; and

Variation to allow a third freestanding sign.

SITE ANALYSIS:

- The Subject Property is zoned B-1 shopping center district. The previous Special Use for CCK was transferred to Pink's in 2021.
- The Subject Tenant Space is approximately 1,100 square feet and there are 28 seats in the restaurant. The required parking for the restaurant is 11 spaces. The proposed seasonal outdoor seating area is approximately 55 feet by 10 feet and would be lined with both a new barrier curb and 3-foot tall bollards (6-inch diameter - installed 4 feet below grade), with 4-foot spacing between bollards.
- The proposed seasonal outdoor seating area includes 24 seats and provides the

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

minimum required aisle access and crossing dimensions. The patio would be extended south into a portion of the parking lot.

- The 90 degree parking spaces directly south of the restaurant would be restriped to provide angled parking and a one-way drive aisle heading east. The patio area would be seasonally used, weather permitting, and no music, outdoor amplification, or events are proposed with the Special Use Amendment. The patio's use would be consistent with the restaurant's hours of operation:
    - *Hours of operation:* Wednesday through Saturday 11am - 8pm and Sunday 11am - 7pm dine in and carry out.

- The required parking for the shopping center consisting of 2 buildings (approximately 16,811 square feet) is as follows:
    - Pink's - 1,110 SF = 11 spaces
    - Remaining 15,700 SF (1/300 SF) = 53 parking spaces
    - Total required - existing tenant composition = 64 spaces. There are 83 parking spaces in the parking lot.
- There is an existing parking Variation in place, which accommodated the previously operating Oak Alley. The proposed seasonal patio does not impact the required parking and the center is presently over-parked with the current tenancy.
- The proposed seasonal patio would be set back approximately 25 feet from the residential units directly east on Virn Allen Court. As a component of the recommendation, Staff is recommending that a new solid fence would be installed on portions of the eastern and southern sides of the shopping center property. This would serves to both provide solid screening and an additional barrier for the residential properties surrounding the restaurant. The shopping center was annexed in 1976, as an existing center and the 19-unit Williams Park Place townhomes received their zoning entitlements in 1998.
- In conjunction with the Special Use Amendment and Variation application, the president of the Williams Park Place HOA sent an objection email stating concerns about the noise and odors potentially coming from the restaurant and outdoor seating. There were also questions about the proposed restaurant sign.
- While Staff understands the stated concerns, the limited seasonal use of the outdoor seating and limited hours of operation, in conjunction with a new solid fence adjacent to the outdoor patio should limit any impact concerns.
- The initial sign variation was approved, based upon the poor visibility for that section of the shopping center (approximately 223 feet from the Quentin Road property line) and limited access into the center. The proposed replaces the same sign (size/square footage) with the new restaurant name:

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VAR – freestanding sign Pink's = 4 x 4 feet place on existing poles

DEPARTMENTAL REVIEWS:

Community Services	Building permit and review will be required.
Engineering	The final traffic directional signage and pavement marking plans will be submitted in a manner acceptable to the Village Engineer.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed seasonal outdoor seating will not increase the required parking for the center, which is presently over-parked. The patio will be curbed and surrounded with bollard to prevent any conflicts with the adjacent parking lot. Staff has discussed with the Petitioner the required condition to replace the existing portions of the fence with a solid (up to a maximum height of 8 feet) fence in the southern and eastern portions of the property adjacent to the tenant space and seasonal patio. This should alleviate noise concerns for the use. Also, the restaurant closes at 8 PM; Wednesday through Saturday and 7 PM on Sunday.

While the initial Variation was elevation plan specific and limited to the previous restaurant, the proposed sign would be placed in the same location and mirror the previously approved square footage and height.

Therefore, Staff recommends approval of the Special Use Amendment and Variation, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the business plan, site plan and seasonal outdoor patio floor plan and the Pink's sign elevation, all submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot striping plan and traffic directional signage plan (including pavement marking, if required) shall be revised in a manner acceptable to the Village Engineer.
3. A fencing plan to replace portions of the existing fencing along the south and eastern portions of the fence, adjacent to the tenant space and seasonal outdoor seating area shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The seasonal outdoor seating area shall be subject to a three-month and nine-month Staff review. If determined to be necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

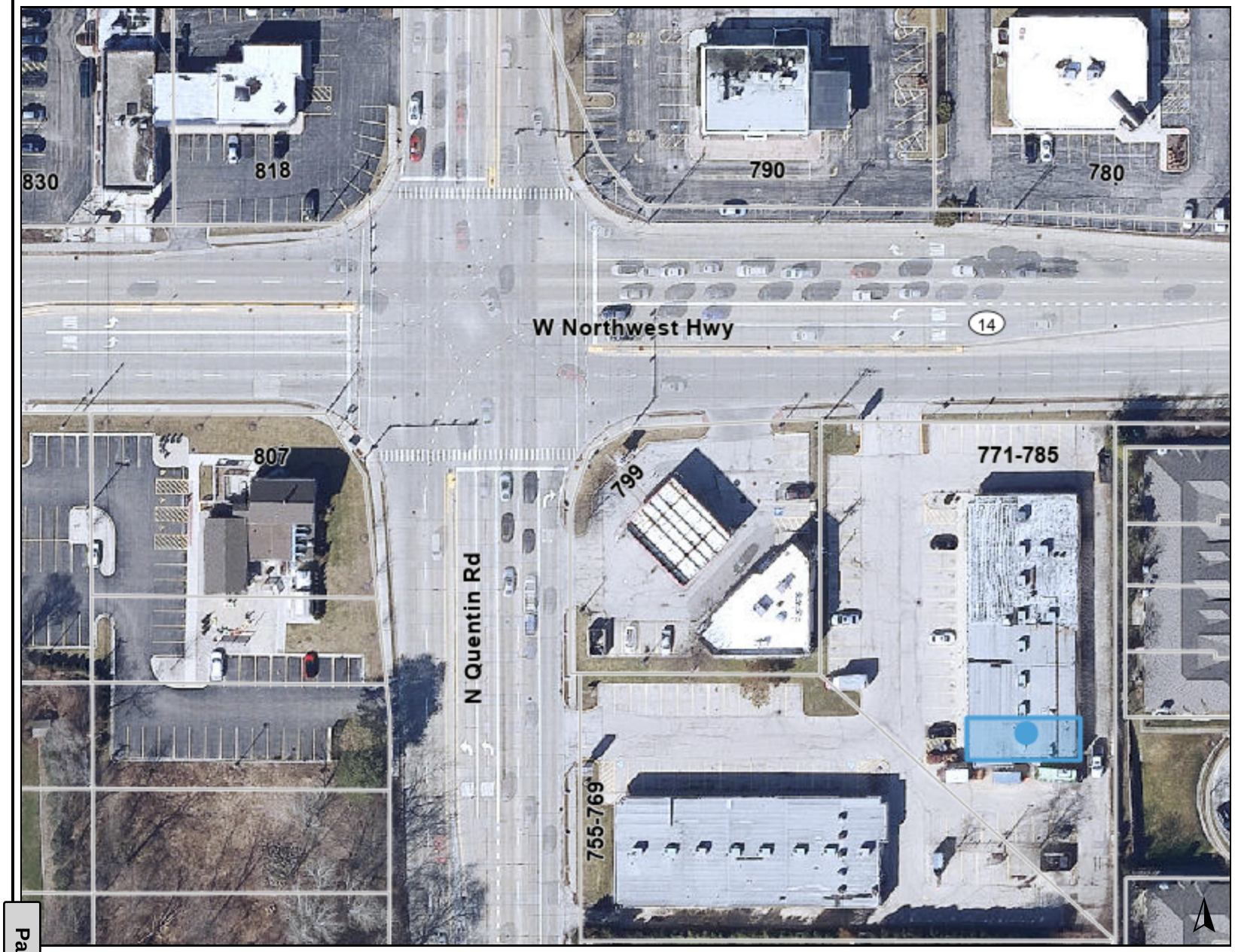
ATTACHMENTS:

- Aerial Map
- Pink's - Special Use and Variation applications and survey
- Pink's Final Seasonal Patio Site Plan
- Pink's patio seasonal floorplan
- Pink's Shrimp Final Business Plan
- Proposed Pink's sign
- ORD - #O-121-21 - Pink's Special Use
- ORD sign variation - 773 N. Quentin Road
- Pink's Interior floorplan
- Pink's email objection
- Public Notice

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

GISConsortium

773 N. Quentin Road



Legend

0 150 300 ft

Print Date: 2/10/2023

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 (773 N Quentin Road - SUA Outdoor Seating)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Kristina Gaardbo	Pink's Shrimp
Address	**City/State/Zip Code**
773 N. Quentin Rd.	Palatine IL 60067
Telephone	**Fax**
847-305-0055	
Email	
kristina@shockwavesapparel.com	
Subject Property Address	
773 N. Quentin Rd.	Palatine IL 60067
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	**City/State/Zip Code**
Telephone	**Fax**
Email	

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**

Kristina Gaardbo — Pink's Shrimp

Subject Property Address

773 N. Quentin Rd. Palatine IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☐ Special Use ☒ Special Use Amendment ☒ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

(1) We would like to build a patio along the side of the building for outdoor seating.

(2) We would like to utilize the sign post from CCK for Pink's Shrimp

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

Signature Page

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

12-14-2022
Date

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

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

Utilizing sign Post for Pinky Shrimp will help people locate our restaurant

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

This sign will cause no harm to public health, safety + welfare

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

It will make use of an "empty" sign post

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

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

VARIATION

Required Materials

- □ Filing Fee of $ _____
- □ Application Form
- □ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- □ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- □ Real Estate Interest Disclosure Form (see attached)
- □ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- □ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
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- □ Photographs (e.g. ground-level or aerials)
- □ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

To build a patio for outdoor seating would increase our capacity to serve the community

2. That the plight of the owner is due to unique circumstances

3. That the variation, if granted, will not alter the essential character of the locality

It will improve the character and help bring life to the shopping center

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

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF
PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)
Kristina Gaardbo - Pink's Shrimp

Relationship to Petitioner (check one)

☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.)

☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)

Address of Disclosing Party	City/State/Zip Code
665 Woodland Rd.	Palatine IL 60074

Telephone	Fax	Email
847-305-0055		kristina@shockwavesapparel.c

Address of Subject Property **City/State/Zip Code**
773 N. Quentin Rd. Palatine IL 60067

Legal Description of Subject Property (see plat of survey or title)
see Plat of survey

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

Name	Address	Legal Interest
Gus Tselos	479 E. Business Center Mt. Prospect STE 111	landlord
Kristina Gaardbo	773 N. Quentin Rd. Palatine	tenant

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Signature

12-14-2022
Date

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

_____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: _____ Date: 12-15-22

Property Owner Print Name: Gus Tselo

Property Address: 773 N. Quentin Rd. Palatine IL 60

PIN #: See plat

Name of Surveyor: of survey

Date of Survey: _____

Survey Order No.: _____

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

PLAT OF SURVEY
MARCHESE SURVEYING, INC.
RESIDENTIAL - COMMERCIAL SURVEYS
1241-43 Hawkesdale Circle
Dundee, Illinois 60118
Phone: (630) 836-1570
Fax: (630) 836-1641
PROPERTY DESCRIPTION
LOTS 1 AND 2 IN THE NORTHWEST QUENTIN CENTER, A RESUBDIVISION OF LOT 1 IN HEATH SUBDIVISION OF PART OF THE NORTH 956.50 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1989 AS DOCUMENT NUMBER 89593937, IN COOK COUNTY, ILLINOIS.
AS SHOWN AS: 795 TO 795 QUENTIN ROAD IN PALATINE, ILLINOIS.
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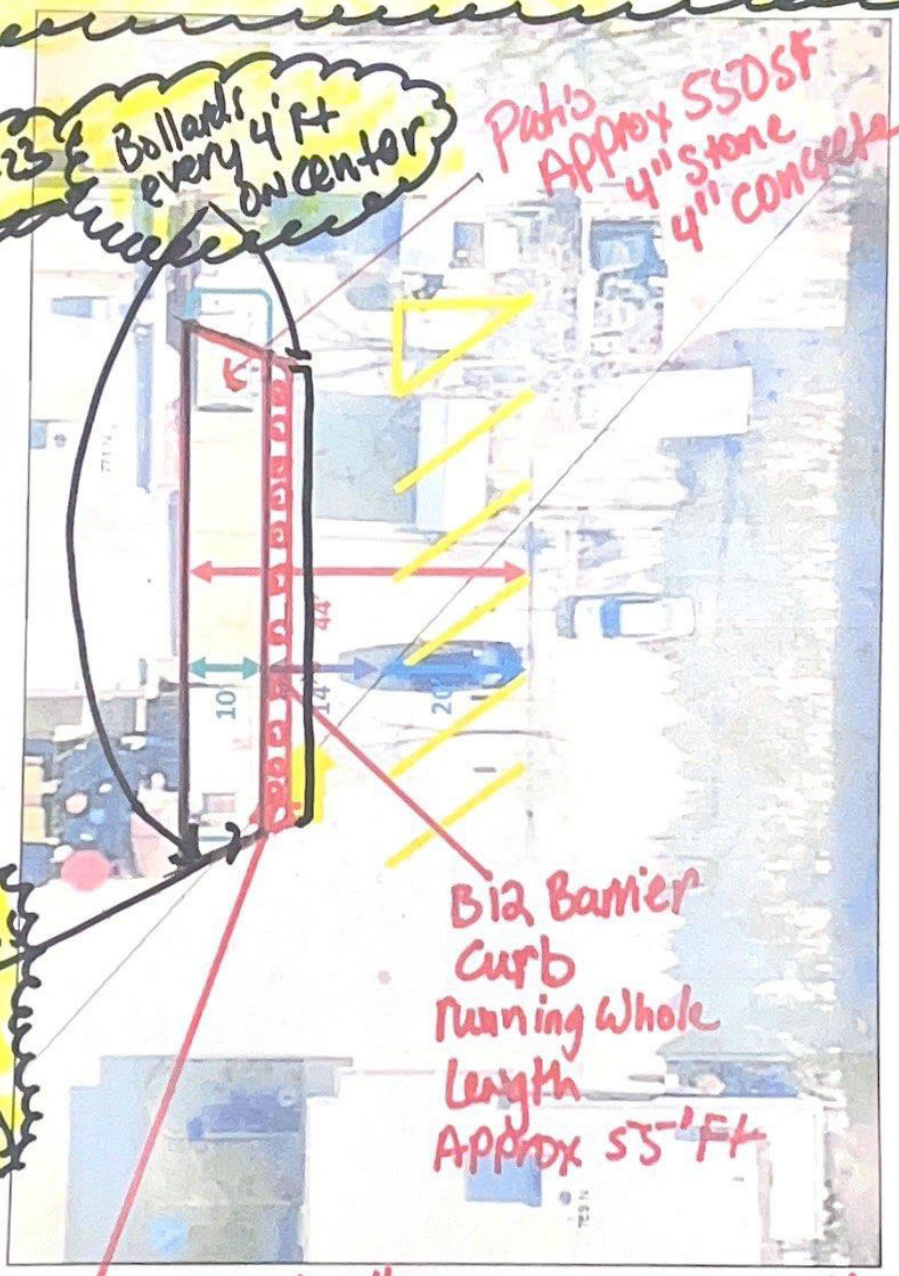
PERMANENT INDEX NUMBER FOR LOT 2 = 02-15-100-017
AREA OF LOT 1 = 35,219.00 SQUARE FEET OR 0.8084 ACRES MORE OR LESS
AREA OF LOT 2 = 73,340.00 SQUARE FEET OR 1.6834 ACRES MORE OR LESS
TOTAL AREA = 108,559.00 SQUARE FEET OR 2.4918 ACRES MORE OR LESS
A STANDARD TITLE POLICY WITHIN THAT WAS NOT FURNISHED TO MARCHESE SURVEYING, INC. FOR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND OR LIMITATIONS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.
SCALE: ONE INCH = THIRTY FEET
ORDER NO: 131330
ORDERED BY: MR. JESS I. FORREST
ATTORNEY AT LAW
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.
STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.
I, RICCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT BARTLETT, MAY 23, 2001
RICCO J. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3339
MY LICENSE EXPIRES ON NOVEMBER 30, 2014
ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.
NOT VALID UNLESS SEAL IS IN RED INK.

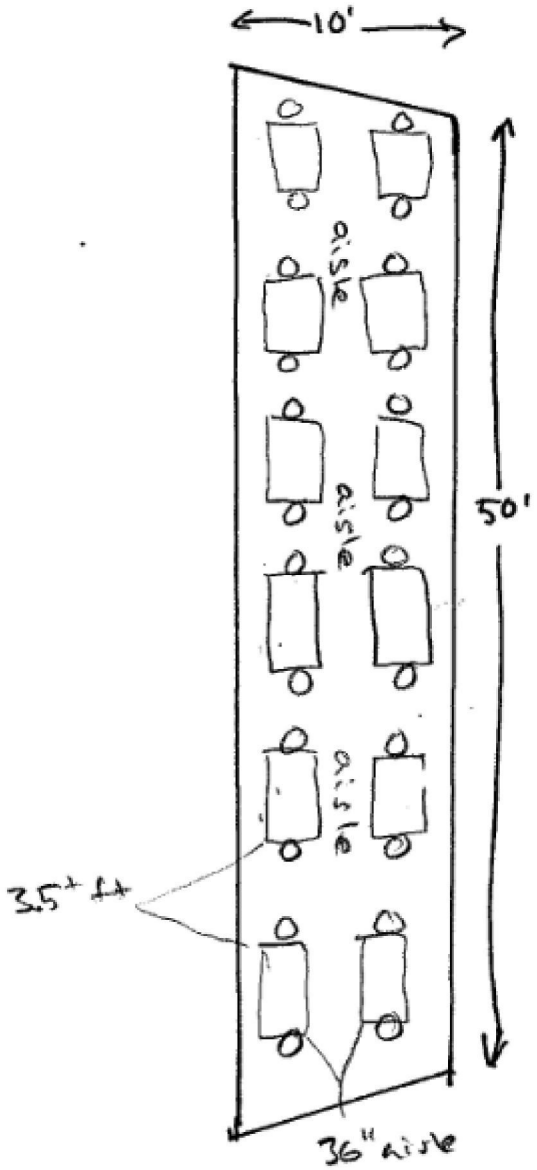
Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

1-27-23 Revision
in accordance with Village code, bollards to be installed every 4'ft on center ALONG Entire 55'Ft



Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Pink's Shrimp Patio Seating



Approx 550 sq ft

tables 30" x 24"

36" aisle

3.5+ ft between tables

Attachment: Pink's patio seasonal floorplan (773 N Quentin Road - SUA Outdoor Seating)

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

SW2 LLC
PINK'S SHRIMP
BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

I. EXECUTIVE SUMMARY

SW2 LLC Kitchen was established as a Limited Liability Company using the dba *Rockin Rodizio*, a churrasco catering company, and the dba *Chicago Culinary Kitchen*, a Texas BBQ and Craft beer restaurant at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016. In July 2021, due to success and much needed expansion, Chicago Culinary Kitchen was relocated to 2391 N. Hicks Rd. in Palatine, Illinois 60074.

Business Description
Pink's Shrimp. Serving seafood specialties alongside supporting inspired sides in a unique and fun environment. Dining will be counter service for both indoor dining and patio dining; we will also do carryout orders
Hours of operation: Wednesday through Saturday 11am – 8pm and Sunday 11am – 7pm dine in and carry out.
Liquor Licensing: Class D License: beer, wine and spirits

Business Amendment & Variation
The addition of outdoor patio seating. Patio dining will be seasonal and weather permitting during hours of operation. There will not be amplified music on the patio. No events are proposed at this time.
The addition of a 3'x 4' sign on the existing post on Quentin Rd.

SW2 LLC - Management Team
Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.
Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*
Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*
Kitchen Manager – Sal Fasano, *Le Cordon Bleu graduate (2002), 19+ years of experience in restaurants and catering, including Marriott hotel supervisor and Executive Chef of Biaggis Ristorante Italiano and Kona Grill, and 6+ years as a Sales Representative for Supreme Lobster & Seafood*
Operations Manager – Jay Goldberg, *20+ years in the restaurant industry (fast, casual, & fine dining) with 10+ years in restaurant management, involved in 4 new restaurant openings and expansions. Proficient in operations & marketing, holds a BS in Consumer & Family Sciences from Purdue University*

II. BUSINESS SUMMARY

Business History
The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.
Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone.
SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to cater both private and corporate events, festivals, and weddings.
In 2016, Kristina and Greg Gaardbo opened Chicago Culinary Kitchen as an event space, doing BBQ classes paired with beer and wine.
In March 2017, Kristina and Greg Gaardbo expanded Chicago Culinary Kitchen as a restaurant, limited to weekends only with a small standard BBQ menu as well as rotating specials of various cuisines.

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

In July 2021, Chicago Culinary Kitchen expanded once again to a larger location at 2391 N. Hicks Rd. in Palatine, IL 60074 to offer more space and seating to their customers. The hours of operation were also expanded to lunch and dinner five days a week, as well as ongoing culinary classes and events weekly.
In October 2021, plans for a commissary and bakery at 2383 N. Hicks Rd. were submitted in order to expand and keep up with demand at the new location as well as enable the addition of assorted bakery items, flatbreads, and pizzas.

Business Goals and Objectives
To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY

Target Markets
Over the last seven years, we have found our target market to be “everyone.” Everyone loves amazing food. Food is what brings people together, no matter what the occasion. We will continue to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy
SW2 LLC has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition.

Promotional Strategy
We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis
Strengths
Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. They have a strong following of both old and new customers who have been asking for a secondary concept and as they have done before, they are focusing the growth of the restaurants to fulfill the demand as seen fit. Pinks will reap the benefits of Chicago Culinary Kitchen as a sister-restaurant both by notoriety and quality, as well as draw upon the amazing team they have built to support it.

Weaknesses
Kristina and Greg Gaardbo will need to manage multiple restaurant locations, but they have a strong team to help support them.

Opportunities
To be able to offer a different cuisine at a new location and fill a culinary need that is lacking in the area.

V. FINANCIAL PLAN

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

No outside funding will be necessary. Any and all monies needed will be personally provided for by Kristina and Greg Gaardbo.

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Attachment: Proposed Pink's sign (773 N Quentin Road - SUA Outdoor Seating)

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

ORDINANCE NO. O-124-21

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO SPECIAL USE ORDINANCE O-153-16 773 N. QUENTIN ROAD

ORDINANCE NO. O-124-21

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO
SPECIAL USE ORDINANCE O-153-16
773 N. QUENTIN ROAD

WHEREAS, Ordinance O-153-16 granted a Special Use for the operation of a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance on the property commonly known as 773 N. Quentin Road; and

WHEREAS, pursuant to Section 14.05(b) in Appendix A of the Village Code, the Special Use Amendment may be approved after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on December 6, 2021 to review a request by Kristina Gaardbo, Pink's Shrimp, that a Special Use Amendment be approved to permit the change in hours of operation and business plan and it was the recommendation of the Village Council that the Special Use Amendment be approved without amendment.

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

SECTION 1: Special Use Amendment of Ordinance #O-153-16 to permit the change in hours of operation and menu, pursuant to Section 11.03 (d) (27) of the

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

1. **The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Kristina Gaardbo, Pink's Shrimp, on 11/16/2021, except as such plans may be changed to conform to Village Codes and Ordinances.**

SECTION 2: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This 6th **day of** December **, 2021**

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

APPROVED by me this 6th **day of** December **, 2021**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 6th **day of** December **, 2021**

Village Clerk

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

SW2 LLC
PINK'S SHRIMP
BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

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Business Description
Pink's Shrimp. Serving seafood specialties alongside supporting inspired sides in a unique and fun environment. Counter service.
Hours of operation: Monday through Sunday 10am – 10pm dine in and carry out.
Liquor Licensing: Maintain the previous Class G Liquor License for beer and wine.

SW2 LLC - Management Team
Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.
Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*
Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*
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Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone.
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In 2016, Kristina and Greg Gaardbo opened Chicago Culinary Kitchen as an event space, doing BBQ classes paired with beer and wine.
In March 2017, Kristina and Greg Gaardbo expanded Chicago Culinary Kitchen as a restaurant, limited to weekends only with a small standard BBQ menu as well as rotating specials of various cuisines.
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Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

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Pricing Strategy
SW2 LLC has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition.

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Opportunities
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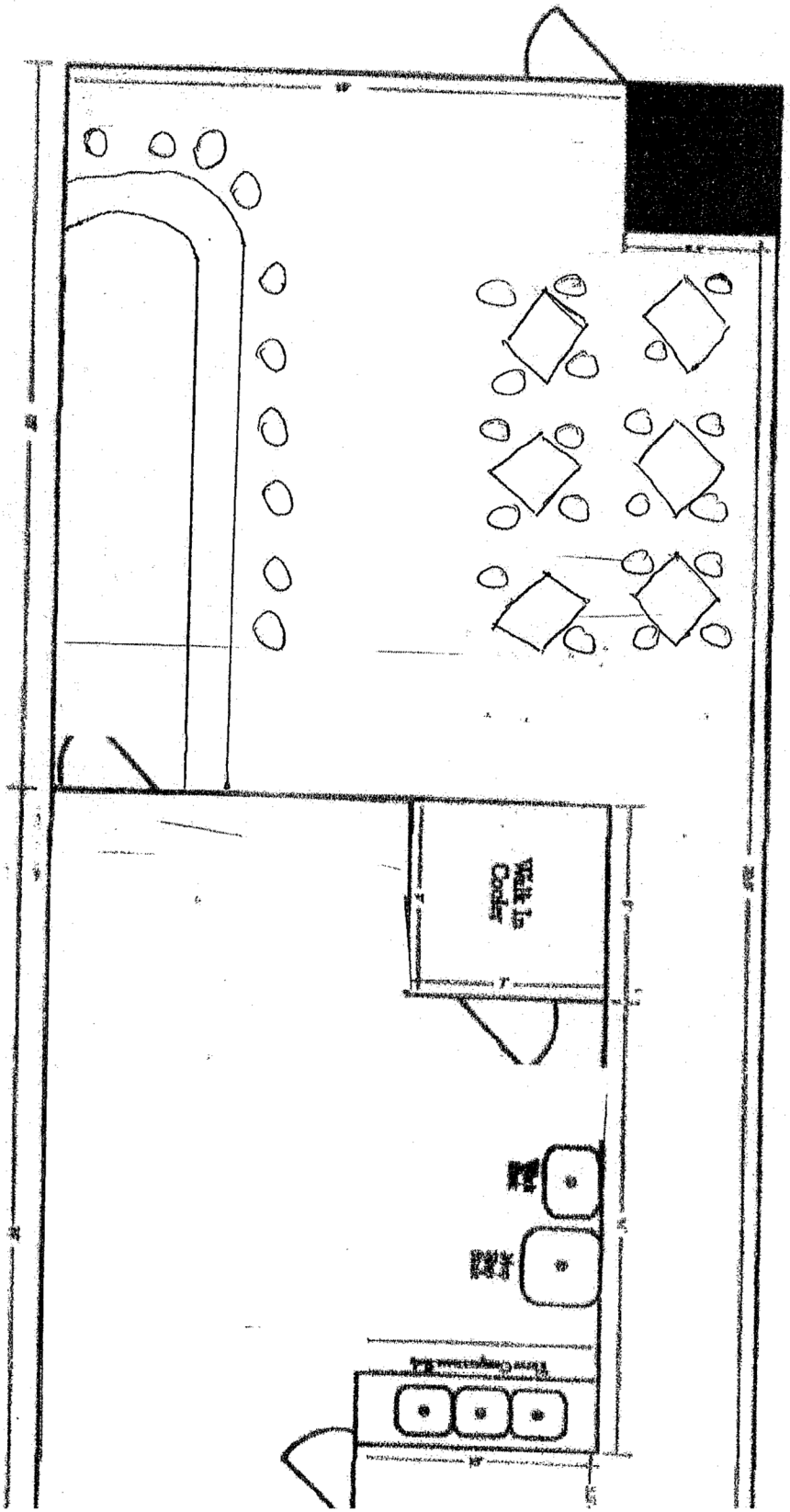
V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by Kristina and Greg Gaardbo.

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)



Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

ORDINANCE NO. 0-55-16

AN ORDINANCE GRANTING A SPECIAL USE
773 N QUENTIN ROAD

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on April 12, 2016 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use Amendment to permit cooking demonstrations for a restaurant pursuant to Section 11.02 (d) (20) of the Palatine Zoning Ordinance and a Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 1 in the Northwest Quentin Center, being a resubdivision of Lot 1 in Nikas Subdivision of part of the North 933.50 feet of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1986 as

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

and a Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan prepared by Kristina Gaardbo, Petitioner, submitted on 02/16/2016 and business plan prepared by Kristina Gaardbo, Petitioner, submitted 02/26/2016 except as such plans may be changed to conform to Village Codes and Ordinances.

SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 2nd day of May, 2016

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

APPROVED by me this 2nd day of May, 2016

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

RECEIVED
MAR 22 2016
PLANNING & ECONOMIC DEVELOPMENT

March 18, 2016

Parking Management Plan for North Quentin Plaza

Currently North Quentin Plaza has 81 parking spaces available to patrons of the current tenants. It has also been agreed upon that the center owner, Gus Tselos, will have the dumpster located in the southeast corner lot moved to an area where it is not impeding the use of 2 additional parking spaces, increasing the total available parking spaces for North Quentin Plaza to 83 parking spaces.

The three main businesses in consideration that require the most parking due to the nature of their business are as follows:

Chicago Dance Factory, located on the southwest corner of the plaza, has obtained a variance for 34 parking spaces to be utilized on Friday and Saturday nights, during the hours of 7:30pm to 12:00am to accommodate the patrons to their event The Royal Masquerade Ball.

Oak Alley, located on the northeast corner of the plaza, is a restaurant and bar that has their busiest operating time on Friday and Saturday nights. Reportedly, no more than 20 cars at those times over the course of a 10 week observance.

Rockin Rodizio, located at the southeast corner of the plaza, currently a catering company that is utilizing the space as a prep kitchen but is seeking a variance of 10 additional parking spaces to accommodate expanding their already established space as a dinner theater. Classes will be held 1-2 weekday evenings per week approximately from 6:00pm to 8:30pm and weekend classes on Saturday and/or Sunday approximately 2:00pm to 5:00pm.

Additionally, there are three other businesses that are currently operating in North Quentin Plaza as follows:

Dry Cleaners, located at the east end of the south building, operating daily until approximately 8:00pm with intermittent customers stopping to drop off and pick up their dry cleaning.

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

of Rockin Rodizio. This corner lot has the number of parking spots to accommodate Rockin Rodizio's current parking spaces and the additional 10 they are seeking for a variance.

This parking management plan has been discussed amongst the tenants at North Quentin Plaza and the center owner, Gus Tselos. Based on the current tenants and the nature of their businesses, it is agreed that parking will not be an issue when Rockin Rodizio is granted the variance of 10 additional spaces. Of the 83 parking spaces, 34 will be utilized by Chicago Dance Factory for their Royal Masquerade Ball on weekend nights, 15 parking spaces will be utilized for Rockin Rodizio's dinner theater classes a couple evenings per week and weekend days, Oak Alley will utilize the remaining 34 parking spaces with the exception of the intermittent short term parking customers who are picking up dry cleaning or shopping and ProHealth Drugs.

Gus Tselos

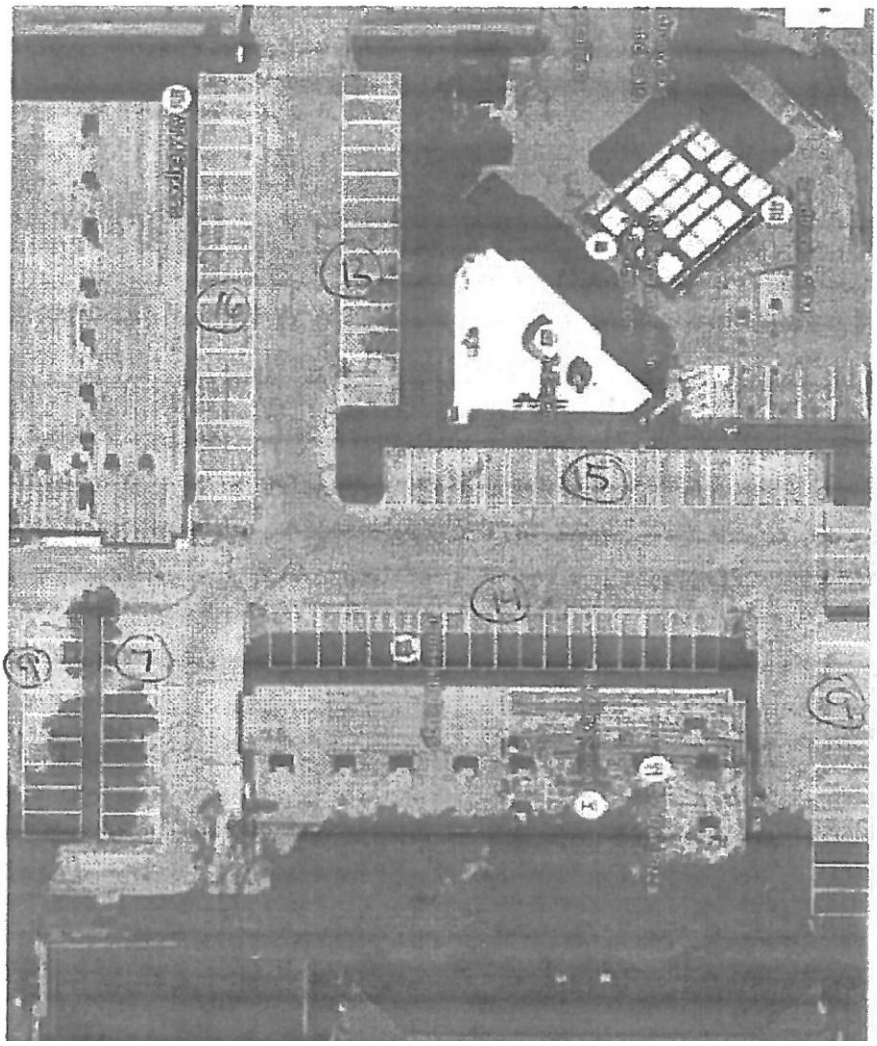
Oak Alley

Chicago Dance Factory

Dry Cleaners

ProHealth Drugs

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)



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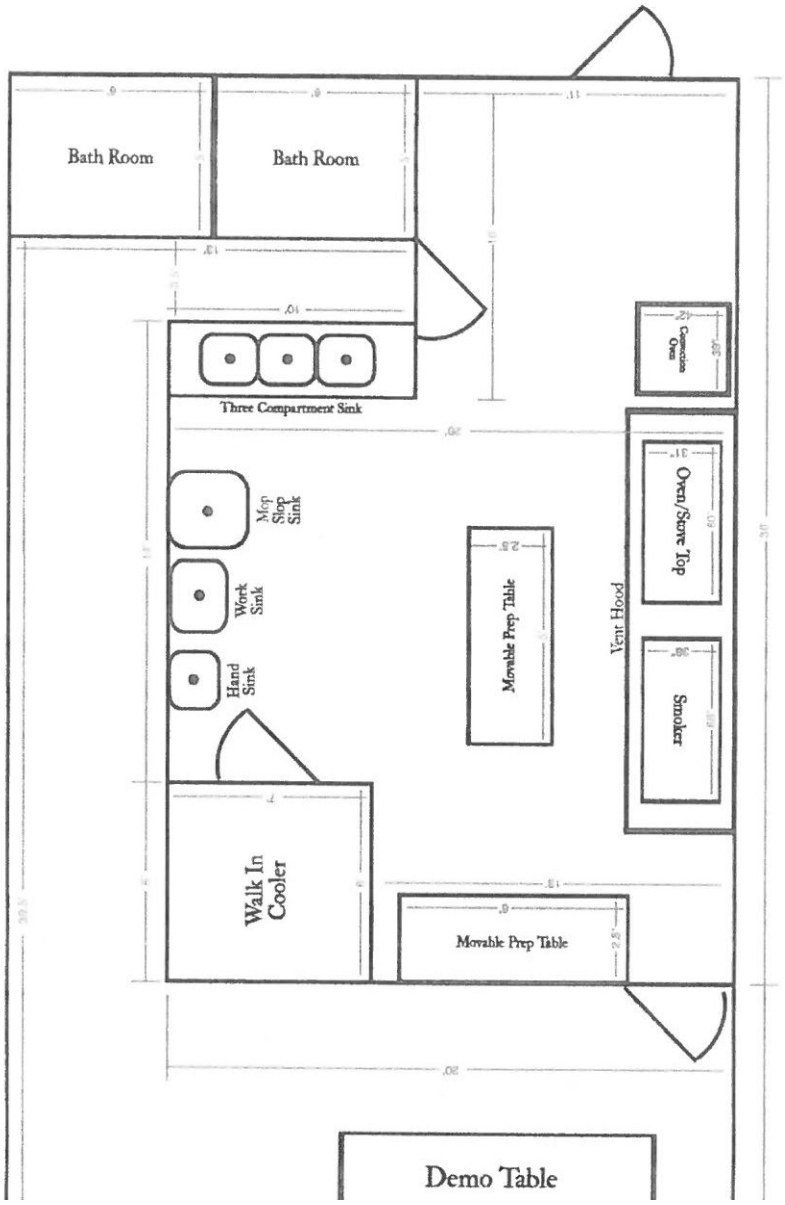


Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 12, 2016, at 7:00 PM, in the Police Training Room of the Palatine Police Department, 595 N. Hicks Road, relative to a request for the following:
Special Use Amendment to permit cooking demonstrations for a restaurant pursuant to Section 11.02 (d) (20) of the Palatine Zoning Ordinance.
Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine zoning ordinance.
The property is commonly known as 773 N Quentin Road (PIN# 02-15-100-016).
The Petitioners are proposing to add Cooking Demonstrations to their current catering business.
The above petition has been filed by Kristina Gaardbo of Rockin Rodizio and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 16-012 VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
Published in Daily Herald March 28, 2016 (4436288)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

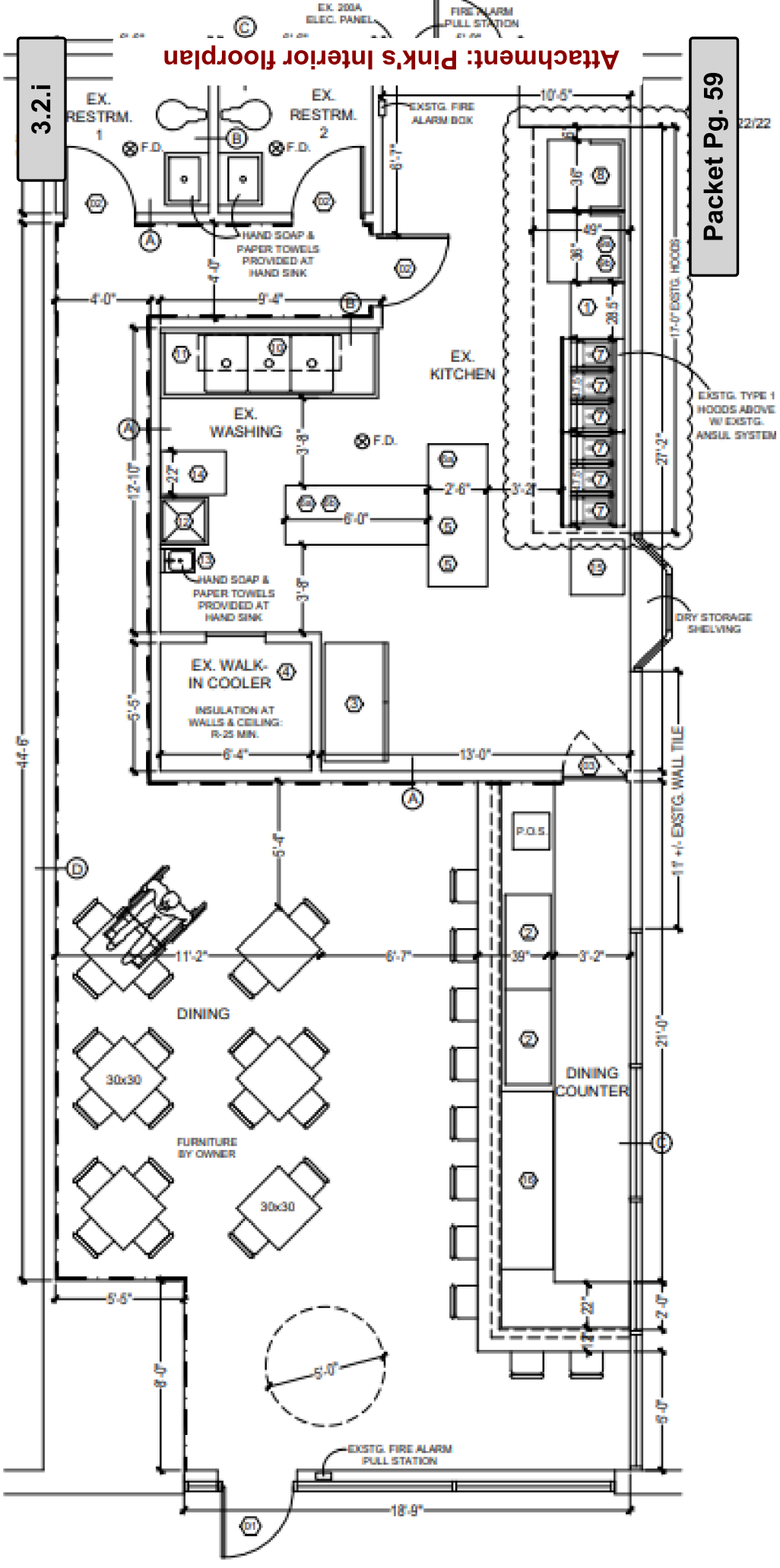
County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)



Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

Ben Vyverberg

Subject: FW: Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

From: Kathleen Collins <>
Sent: Tuesday, January 31, 2023 12:40 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

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 Mr. Vyvergerg,

I am the President of the Williams Park Place Board. Our property is situation directly to the east of Pink's Shrimp and Oysters Restaurant. Our Association is in direct opposition of allowing a dining patio behind our Residential Property. We are high end Homes and it will absolutely affect our Property Values. In the past, we have reported problems with the BBQ Restaurant in the same location that created noxious smoke smells and the parking of Food Trucks visible to our property.

Furthermore, we have struggled with constant repair of the Strip Mall Fence, which is always in disrepair and has had sections fall onto our property. (twice in the past 6 months) We request that and updated, higher more secure privacy and security fence be installed by the Owner, especially with another new restaurant going in. We do NOT want the noise and smells from the outdoor dining. A six foot sign will also detract from our Property Values. We pay very high taxes to live in our Community and we expect our Community to have a peaceful existence without having to see a large sign, hear diners outside and have the smell of a "fish" restaurant. Our Homeowners are prepared to oppose this request and seek legal action if necessary.

If need be, we will present the Village with a Petition to disallow the Petitioner for both requests for a dining patio and freestanding sign on the property.

If you should have any questions, please feel free to contact me.

Thank you,

Kathleen M. Collins, President
Williams Park Place Condominium Association
742 N. Virn Allen Court
Palatine, Il 60067

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to permit a seasonal outdoor dining patio on the south side of the tenant space; and Variation for a third free-standing sign on the property
The property is commonly known as 773 N. Quentin Road – Pink's Shrimp and Oysters restaurant.
The Petitioner is proposing to expand an outdoor patio area on the south side of the tenant space to provide a seasonal outdoor dining patio to be operated during the restaurant's hours of operation. The proposed free-standing directional sign (16 square feet and not to exceed 6 feet in height) would replace the previous restaurant sign, with a Pink's Shrimp and Oyster's sign.
The above petition has been filed by Kristina Gaardbo, Pink's Shrimp and Oysters, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000012-2023
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 30th day of January, 2023
Published in Daily Herald January 30, 2023 (4594635)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grov Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Gro Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a tr copy, was published 01/30/2023
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4594635

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 02/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8092)

850 E Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Khader Zahdan, AZ SPE, LLC

CASE NUMBER: SU-000008-2023

ADDRESS: 850 E. Northwest Highway

PROPOSAL:
Special Use to permit a gas station and convenience store pursuant to Section 11.03 (d) (6) of the Palatine Zoning Ordinance.

Variation to permit an existing building to encroach into the required rear and side yards pursuant to Section 11.03 (g) (2)(3) of the Palatine Zoning Ordinance.

Variation to permit a drive aisle to be 21.5 feet instead of the permitted 24 feet pursuant to Section 7.04 (b)(1) of the Palatine Zoning Ordinance.

LOCATION:	850 E. Northwest Hwy District 6 (Helms)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	B-2 General Business District
South	Outside Village Boundaries - Rolling Meadows (Union Pacific Rail Line
East:	B-2 General Business District
West:	B-2 General Business District

BACKGROUND:
The Petitioner is requesting a Special Use for a gas station and convenience mart to reestablish the previous use at the Subject Property. The previous gas station operated under a Special Use which lapsed due being closed for longer than 6 months. Therefore, the Petitioner is requesting approval of the following:

- **Special Use to permit a gas station and convenience store.**

Attachment: Pink's ZBA materials (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio area - sign)

2. 773 N. Quentin Road **- Recommended to Approve**

Notice was published in the Daily Herald on January 30, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use Amendment and Variation
2. Proof of Ownership
3. Patio Site Plan & Floor Plan
4. Business Plan
5. Proposed Sign
6. Email Objection dated 1/30/23- Collins
7. Public Notice

Sworn in the petitioner Mr. Michael Waters 773 N Quentin Road General Manager for Pink's Shrimp

Mr. Waters explained they are looking to build a patio for seasonal outdoor dining to enhance the shopping center and surrounding area. He spoke to the walk score and how the more amenities near the homes the higher rated it is increasing the value. He stated they have successfully operated a catering company, event space and a restaurant at location for 8 years and have been respectful neighbors to the surrounding businesses and residents. He stated they have held events in the location of the proposed patio without causing any undue disturbances to the surrounding properties. Mr. Waters stated during Covid they had a make shift patio being beneficial to customers and the area neighbors appreciated. He spoke to the proposed fence being 8ft between the patio and the neighboring properties behind creating a better barrier. He stated the patio hours will align with the current restaurant hours with no late nights or music on the patio. Mr. Waters stated the patio is an investment in not only the business but also the community. He stated the requested sign is situated on Quentin Road replacing the current approved CCK sign to one that advertises Pinks.

Ms. Wood asked if sign will be professionally made.
Mr. Waters answered yes.

Ms. Wood asked if it would be submitted to Village for approval.
Mr. Vyverberg answered yes explaining it will need permit approval.

Ms. Wood asked if there were any complaints during Covid from the patio.
Mr. Vyverberg answered no not that staff is aware. He state they also had outdoor events with no complaints made.

Ms. Wood asked about Brandt's outdoor seating and the distance to the residential area.
Mr. Vyverberg stated it is approx. 85 ft.

Ms. Wood asked if staff is aware of any noise complaints for Brandt's.

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Mr. Vyverberg answered no.

Ms. Wood asked if there will be lights string on the patio.
Mr. Waters stated it has not been discussed.

Ms. Wood asked what month it will open.
Mr. Waters stated it will open when weather starts getting nice.

Ms. Wood asked if they plan on opening this year.
Mr. Waters answered yes.

Ms. Wood asked if they will have outdoor heating.
Mr. Vyverberg explained the patio is proposed for seasonal outdoor use running generally March 15-November 15 comparable to downtown outdoor seating. He stated heaters would require a permit and review from Fire Prevention.

Ms. Wood asked about the fence.
Mr. Waters explained they are trying to update because it is not sufficient.

Discussion on current fence and height of proposed fence and what code allows.

Mr. Pirog asked whose responsibility is the fence.
Mr. Vyverberg explained under the zoning review for the special use staff is requiring the fence.

Ms. Wood asked if the fence running east and south.
Mr. Waters answered yes.

Mr. Pirog asked if there is any parking concern.

Mr. Vyverberg gave a brief overview. He spoke to the center and the distance between the two buildings. He spoke to a previous parking variation for Oak Alley which is no longer in operation. Mr. Vyverberg stated the proposed use will not impact the current parking situation. He stated the proposed patio area will be 55ft by 10ft with 24 seats. He referred to slide to show existing parking spaces explaining with the proposed patio would require changes including the parking spots to be angled and adding a one way drive aisle heading east. He stated this will cause them to lose 2 parking spaces but in staff analysis it was determined the dumpster can be relocated if needed.

Mr. Pirog asked where the exit is.
Mr. Vyverberg explained a traffic signage plan will be required.

Mr. Pirog asked about barriers to prevent cars from being able to drive into patio.
Mr. Vyverberg stated they will require bollards that will have to be inset into the ground.

Ms. Wood clarified staff has reviewed and there is enough room.

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Mr. Vyverberg answered yes.

Ms. Wood asked if the food truck will be there at any time.
Mr. Waters answered no stating both trucks will stay at CCK.
Mr. Vyverberg spoke to the conditions of the Special Use transfer.

Ms. Wood asked about the hours.
Mr. Waters stated they are open Wednesday -Saturday 11-8pm and Sunday 11-7pm.

Ms. Wood asked if the patio hours would be same.
Mr. Waters answered yes.

Ms. Roth-Wurster asked if the outdoor would be serviced by a server.
Mr. Waters explained there will be a food runner delivering food.

Ms. Wood stated the business plan indicated pickup would be inside.
Mr. Waters explained all transactions are inside at the counter but food will be brought to you.

Sworn in Mr. Brett Buccola 781 N Vern Ellen Ct
Mr. Buccola asked about the fence stating it is important to the community referring to aerial to show concern of distance from units to restaurant. Mr. Buccola submitted pictures as exhibit. He expressed concern with current fence being see through. He expressed concern with the humming noise of the existing hood fans on the roof requesting a wall to damper the sound from the fans. He expressed concern with the electrical transformer and the security cameras that have the ability to look into their properties. Mr. Buccola asked how they will service the customers. He again expressed concern with noise and hours of operations stating they can hear the music from the fests during the summertime and thinks a solid 8ft fence would help. He stated he and his wife visits the location and enjoys the food.

Mr. Vyverberg stated staff was recently made aware of the concern of rooftop units and observed during his site visit. He stated the petitioner is willing to address, has had a contractor come out to inspect and is working toward getting into compliance. He stated staff is in agreement with fence concerns and will be corrected.

Ms. Wood asked if the fence will be required to be solid.
Mr. Vyverberg stated it will need to be solid and 8ft in height.

Ms. Wood asked if there is traffic flow behind building.
Mr. Vyverberg stated directional traffic signage will be required.

Ms. Wood asked about security cameras.
Mr. Vyverberg stated staff was not aware that was an issue and is not aware of the laws. He stated he will have to discuss with Village attorney and speak to

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

petitioner.

Mr. Pirog clarified these concerns are not part of this proposal.
Mr. Vyverberg answered no and neither is condenser unit.

Mr. Vyverberg stated there will be no music on patio.

Mr. Cavanaugh asked if they are required to bring food out the front door.
Mr. Vyverberg stated he is unsure if there is a preference or if floor plan allows alternate.

Mr. Waters stated they had someone check the hoods and everything looks fine. He stated the plan food delivery plan is to run out the front door. He stated he has measurements of spaces between the tables.

Mr. Pirog clarified there are no servers just delivering food.
Mr. Waters stated that is correct explaining all transactions are inside at the register.

Ms. Wood asked if the service person suggested anything to buffer the noise.
Mr. Waters stated they said nothing was wrong offering to submit the invoice.

Mr. Vyverberg stated staff understands the concern and thinks there is a way to work with petitioner.

Mr. Cavanaugh asked if the condenser could be fenced per code.
Mr. Vyverberg stated he is unsure what is allowed and will have to be reviewed.

Discussion on grade change and how it effects the height of the fence.

Sworn in Ms. Brooke Buccola 781 N Vern Allen Ct
Ms. Buccola asked they can extend hours. She asked who cleans up the garbage from patio stating in the past garbage has gone through fence onto their properties.
Mr. Vyverberg explained they are operating within a Special Use that has set hours. They would need to get approval for a special use amendment for extended hours.

Mr. Waters stated all transactions are done at counter, staff collects all trays and will clean up all the garbage and cups left outside. He stated there will be fencing around garbage containers and will be picked up 4 times a week.

Mr. Pirog asked about lighting on patio.
Mr. Waters stated it is unknown at this time.

Mr. Pirog asked if the lights are turned off after 8.
Mr. Waters explained lights are off at closing except security lights and signage.

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Ms. Wood asked Mr. Waters if there are problems should they be addressed to him.
Mr. Waters answered yes, or Greg and Kristina.

STAFF RECOMMENDATION:

The proposed seasonal outdoor seating will not increase the required parking for the center, which is presently over-parked. The patio will be curbed and surrounded with bollard to prevent any conflicts with the adjacent parking lot. Staff has discussed with the Petitioner the required condition to replace the existing portions of the fence with a solid (up to a maximum height of 8 feet) fence in the southern and eastern portions of the property adjacent to the tenant space and seasonal patio. This should alleviate noise concerns for the use. Also, the restaurant closes at 8 PM; Wednesday through Saturday and 7 PM on Sunday.

While the initial Variation was elevation plan specific and limited to the previous restaurant, the proposed sign would be placed in the same location and mirror the previously approved square footage and height.

Therefore, Staff recommends approval of the Special Use Amendment and Variation, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the business plan, site plan and seasonal outdoor patio floor plan and the Pink's sign elevation, all submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot striping plan and traffic directional signage plan (including pavement marking, if required) shall be revised in a manner acceptable to the Village Engineer.
3. A fencing plan to replace portions of the existing fencing along the south and eastern portions of the fence, adjacent to the tenant space and seasonal outdoor seating area shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The seasonal outdoor seating area shall be subject to a three-month and nine-month Staff review. If determined to be necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

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

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Mr. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Luszczak

DELIBERATIONS:

Mr. Pirog stated it is a similar sign in a similar location as the current approved. He stated it meets the standards. He stated the outdoor seating is not as clean cut but meets the standards. Mr. Pirog stated a lot of thought was made into ensuring the public health safety and welfare is protected. He stated the complaints and concerned are not related to the actual requests. He stated the fence is being installed and will help with the noise and light so makes sense.

Ms. Wood stated in looking at the special use the value of the property has to be considered. She stated noise and light can the impact value. She stated there are ways to address concerns and staff will be looking into them. Ms. Wood stated the 8ft fence will go a long way and thinks this is a better situation than the food trucks. She stated the hours are reasonable. She stated the parking looks tight but staff has reviewed and is ok with it. Ms. Wood stated she is comfortable with approving with all the safeguards in place.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on February 20, 2023.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	John Pirog, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Pirog
ABSENT:	McGinn

Attachment: ZBA minutes - Pink's 773 N. Quentin Road (2023-22 : 773 N. Quentin Road - Special Use Amendment and Variation- outdoor patio

Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane

BACKGROUND:
In October 2022, the Traffic Engineering Committee examined the parking restriction on Farm Gate Lane between Country Lane and Ridgewood Lane. Two residents that reside in the restriction zone have requested the time restriction be amended from anytime to 7 AM - 4 PM when school is in session.

KEY ISSUES:

- The original restriction was due to parents/guardians parking on both sides of the street for school pickup and drop-off at Lincoln Elementary School.
- The traffic congestion is a direct result of school operations.
- The amendment will be in alignment with the majority of the parking restrictions in place as a result of school traffic.

ALTERNATIVES:

1. Amend the parking restriction on the north side of Farm Gate Lane.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the existing no parking prohibition be amended and added to the Village Code.

ACTION REQUIRED:
Motion to approve an ordinance amending Section 18-81 of the Code of Ordinances to amend the no parking restriction "on the north side of Farm Gate Lane between Country Lane and Ridgewood Lane, between 7 AM - 4 PM when school is in session."

ATTACHMENTS:

- Ordinance-Farm Gate Lane No Parking, North Side from Country to Ridgewood
- Farmgate GIS
- EXHIBIT A 18-81 No Parking Farmgate

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Attachment: Ordinance-Farm Gate Lane No Parking, North Side from Country to Ridgewood (2023-23 : Amend Section 18-81: No Parking on

ORDINANCE NO.

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: NO PARKING, STANDING OR STOPPING PROHIBITION (FARM GATE LANE, NORTH SIDE FROM COUNTRY LANE TO RIDGEWOOD LANE)
EFFECTIVE DATE MARCH 27, 2023

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on March 20, 2023

ORDINANCE NO._____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: NO PARKING, STANDING OR STOPPING PROHIBITION (FARM GATE LANE, NORTH SIDE FROM COUNTRY LANE TO RIDGEWOOD LANE)

WHEREAS, SECTION 18-81 of the Code of Ordinances authorizes NO PARKING, a complete listing of which shall be maintained at all times by the Village Clerk and by the Police Department.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Village of Palatine, Cook County, Illinois:

SECTION 1: That the following be REMOVED from Section 18-81 NO PARKING, STANDING OR STOPPING:

"Farmgate Lane (north side): Country Lane to Hicks Road"

SECTION 2: That the following be ADDED to Section 18-81 NO PARKING, STANDING OR STOPPING, which shall read as follows and indicated in the attached Exhibit A:

"Farm Gate Lane (north side): Between Country Lane and Ridgewood Lane (between 7:00 AM and 4:00 PM when school is in session)"

SECTION 3: That the Public Works Department is hereby directed to erect the appropriate signage.

SECTION 4: That all ordinances in conflict with this ordinance are hereby repealed.

Attachment: Ordinance-Farm Gate Lane No Parking, North Side from Country to Ridgewood (2023-23 : Amend Section 18-81: No Parking on

SECTION 5: **This ordinance shall be in full force and effect seven (7) days after its passage and approvals as provided by law.**

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this _____ day of _____, 2023

Village Clerk

Attachment: Ordinance-Farm Gate Lane No Parking, North Side from Country to Ridgewood (2023-23 : Amend Section 18-81: No Parking on

VILLAGE OF PALATINE Est. 1866

No Parking East Farmgate Lane

0 50 100 ft

Print Date: 2/23/2023

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: Farmgate GIS (2023-23 : Amend Section 18-81: No Parking on East Farm Gate Lane)

Attachment: EXHIBIT A 18-81 No Parking Farmgate (2023-23 : Amend Section 18-81: No Parking on East Farm Gate Lane)

EXHIBIT A

18-81 (15) NO PARKING, STANDING OR STOPPING

53 frontage road (both sides): Rand Road to the north Village limit

Benton Street (west side): From 72.5 feet south of 500 N. Benton Street "Loading Zone" to Comfort Lane

Dundee Road (both sides): Baldwin Road to the east Village limit

Farmgate Lane (north side): **Between** Country Lane ~~to Hicks Road~~ **and Ridgewood Lane**

Glade Road (both sides) Plum Grove Road to a point 200 feet west

Illinois Avenue (south side): From 350 feet west to 900 feet west (creek) of Brockway Street

Rohlwing Road (east side): Adjacent to Virginia Lake School (bus loading only)

Rohlwing Road (west side): Between Carpenter Drive and Mill Valley Road
(between 8:00 AM and 9:00 AM and between 3:30 PM and 5:00 PM on school days)

Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court

BACKGROUND:
At the February 2023 Traffic Engineering Committee, the group examined a parking concern on North Coach Road from Old Hicks Road to Castle Court. The request was from the homeowner's association that is directly west of the subject request area. The request was the result of several vehicles parking overnight on the street from other areas of the Village. The Committee recommended that the area be posted as no parking any time.

KEY ISSUES:

- The west side of Coach Road from Old Hicks Road to Castle Court currently has a parking restriction from April 1st through August 15th.
- The Committee recommends that the parking restriction times be adjusted to year-round.
- The Palatine Park District was consulted with regards to this restriction and had no objection to the proposed restriction.
- The homeowner's group that originally brought this item to the Village's attention was also consulted and had no objection to the proposed restriction.

ALTERNATIVES:

1. Amend the parking prohibition on the west side of North Coach Road.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the existing parking prohibition be amended and added to the Village Code.

ACTION REQUIRED:
Motion to approve an ordinance amending Section 18-81 of the Code of Ordinances to amend the parking prohibition "on the west side of North Coach Road between Old Hicks Road and Castle Court."

ATTACHMENTS:

- Ordinance-Coach Road No Parking, West Side from Old Hicks to Castle
- N Coach Rd GIS
- EXHIBIT A 18-81 Prohibited Places North Coach Rd

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

Attachment: Ordinance-Coach Road No Parking, West Side from Old Hicks to Castle (2023-24 : Amend Section 18-81: No Parking on North

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: PROHIBITED PLACES (COACH ROAD, WEST SIDE FROM OLD HICKS ROAD TO CASTLE COURT)

EFFECTIVE DATE MARCH 27, 2023

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on March 20, 2023

ORDINANCE NO.

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: PROHIBITED PLACES (COACH ROAD, WEST SIDE FROM OLD HICKS ROAD TO CASTLE COURT)

WHEREAS, SECTION 18-81 of the Code of Ordinances authorizes NO PARKING, a complete listing of which shall be maintained at all times by the Village Clerk and by the Police Department.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Village of Palatine, Cook County, Illinois:

SECTION 1: That the following be REMOVED from Section 18-81 PROHIBITED PLACES:

"North Coach Road (west side): Old Hicks Road to Castle Court (April 1 to August 15)"

SECTION 2: That the following be ADDED to Section 18-81 PROHIBITED PLACES, which shall read as follows and indicated in the attached Exhibit A:

"North Coach Road (west side): Old Hicks Road to Castle Court"

SECTION 3: That the Public Works Department is hereby directed to erect the appropriate signage.

SECTION 4: That all ordinances in conflict with this ordinance are hereby repealed.

Attachment: Ordinance-Coach Road No Parking, West Side from Old Hicks to Castle (2023-24 : Amend Section 18-81: No Parking on North

SECTION 5: **This ordinance shall be in full force and effect seven (7) days after its passage and approvals as provided by law.**

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this _____ day of _____, 2023

Village Clerk

Attachment: Ordinance-Coach Road No Parking, West Side from Old Hicks to Castle (2023-24 : Amend Section 18-81: No Parking on North

No Parking North Coach Road

0 50 100 ft

Print Date: 2/23/2023

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: N Coach Rd GIS (2023-24 : Amend Section 18-81: No Parking on North Coach Road)

EXHIBIT "A" - SECTION 18-81 (15) PROHIBITED PLACES

119 Mozart Street (both sides): Colfax Street to a point 75 feet north.

120 Mozart Street (east side): Colfax Street to a point 130 feet north of Wood Street

121 Mozart Street (west side): Colfax Street to a point 475 feet south

122 N. Lake Shore Drive (west side): Cornell Avenue to its north end

123 N. Palatine Frontage Road (north side): Williams Drive to Route 53

124 N. Palatine Frontage Road (south side): Williams Drive to Wilke Road

125 N. Palatine Frontage Road (south side): Winston Drive to Alison Drive

126 Nichols Road (both sides): Baldwin Road to Old Hicks Road (1:00 AM to 6:00 AM)

127 North Coach Road (west side): Old Hicks Road to Castle Court ~~(April 1 to August 15)~~

128 North Court (both sides): First Bank Drive to a point 820 feet northwesterly (to Renaissance Place)

129 North Court (east side): Renaissance Place to a point 175 feet south

130 Northwest Highway (both sides): Within the Palatine Village limits

131 Oak Street (both sides): Colfax Street to a point 75 feet north

132 Oak Street (east side): Dundee Road to Home Avenue

133 Oak Street (east side): Palatine Rd. to Slade St. (8:00 Am to 6:00 PM except Sat., Sun., and Holidays)

Attachment: EXHIBIT A 18-81 Prohibited Places North Coach Rd (2023-24 : Amend Section 18-81: No Parking on North Coach Road)

Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road

BACKGROUND:
The Subject Property currently consists of one lot, which was annexed into the Village and rezoned to R-1 Single-Family Residential in April 2022. A preliminary plat of subdivision (4 lots- R-2 standards) was also approved. After annexation and Preliminary Plat of Subdivision approvals, the Petitioner acquired the property and is now requesting Final Plat of Subdivision (4 lots) and rezoning the properties to R-2 Single-Family Residential. Therefore, the Petitioner requests approval of the following:

Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and
Final Plat of Subdivision to permit a 4 lot Subdivision.

KEY ISSUES:

- The Final Plat of Subdivision conforms to the previous approvals and the lots exceed all the R-2 zoning district requirements and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

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

- The proposed residences would also conform to all R-2 setbacks and bulk restrictions. The Petitioner submitted representational elevations, which are consistent with the single-family residences on N. Haven Drive.

Engineering

- Sanitary sewer and water services connect to existing services in the N. Haven Drive right-of-way. Stormwater runoff from the rear yards will sheet flow, directly into the proposed detention pond and volume control area. It could also traverse into the proposed rear yard swale, which drains from north to south and discharges into the detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.
- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code. A resident from N. Haven Court spoke at the Public Hearing with concerns about on-street parking the potential shortage of guest parking. In response to these questions, the Petitioner's Engineer submitted a dimensioned parking exhibit, which identified the available parking areas along N. Haven Drive. Staff also noted that the stem of the cul de sac

complies with the Subdivision requirements and is also consistent with the available street parking and designs of other cul de sacs in the area (Pendleton and Trailside Courts).

ALTERNATIVES:

1. Approve the motion for the Final Plat of Subdivision and Rezoning.
2. Do not approve the motion for the Final Plat of Subdivision and Rezoning.

RECOMMENDATION:

Public Hearing:	March 7, 2023
Residents testifying:	1: N. Haven Court resident with concerns pertaining additional traffic and to guest on-street parking shortage.
Vote:	The Plan Commission voted unanimously to recommend approval and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting the rezoning to R-2 Single-Family Residential and a resolution granting approval of a Final Plat of Subdivision at 780 W. Dundee Road.

ATTACHMENTS:

- Aerial Map
- RES FSUB Dundee Park Subdivision
- EXHIBIT Plat of Subdivision
- EXHIBIT Engineering Plan
- ORD Rezone 780 W Dundee Rd
- Street Parking Exhibit from Petitioner
- Plan Commission Meeting Materials March 7, 2023
- PC Meeting Draft Mnutes 3-7-23

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

780 W. Dundee Road

Attachment: Aerial Map (780 W. Dundee Road - FSUB)

RESOLUTION NO. _____

A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
780 W. DUNDEE ROAD

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

WHEREAS, 780 W. Dundee Road has complied with all the provisions of the Subdivision Ordinance, including a public hearing before the Plan Commission of the Village of Palatine at the March 7, 2023 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 "Dundee Park Subdivision" at 780 W. Dundee Road 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 Haeger Engineering dated 2/01/23 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 Haeger Engineering, Inc. and attached hereto.**
3. **The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
4. **A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer.**
5. **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.**
6. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**

Attachment: RES FSUB Dundee Park Subdivision (780 W. Dundee Road - FSUB)

7. **Recording fees in the amount of $300 shall be submitted.**
8. **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.**
9. **All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.**
10. **HOA declarations shall be revised in a manner acceptable to the Village Attorney and Village Engineer, prior to the issuance of a certificate of occupancy.**
11. **The final architectural elevations shall comply with the Architectural Design Guidelines ("monotony code"), per Section 6-41 of the Village Code.**

DATED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2023

_____
Village Clerk

Attachment: RES FSUB Dundee Park Subdivision (780 W. Dundee Road - FSUB)

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

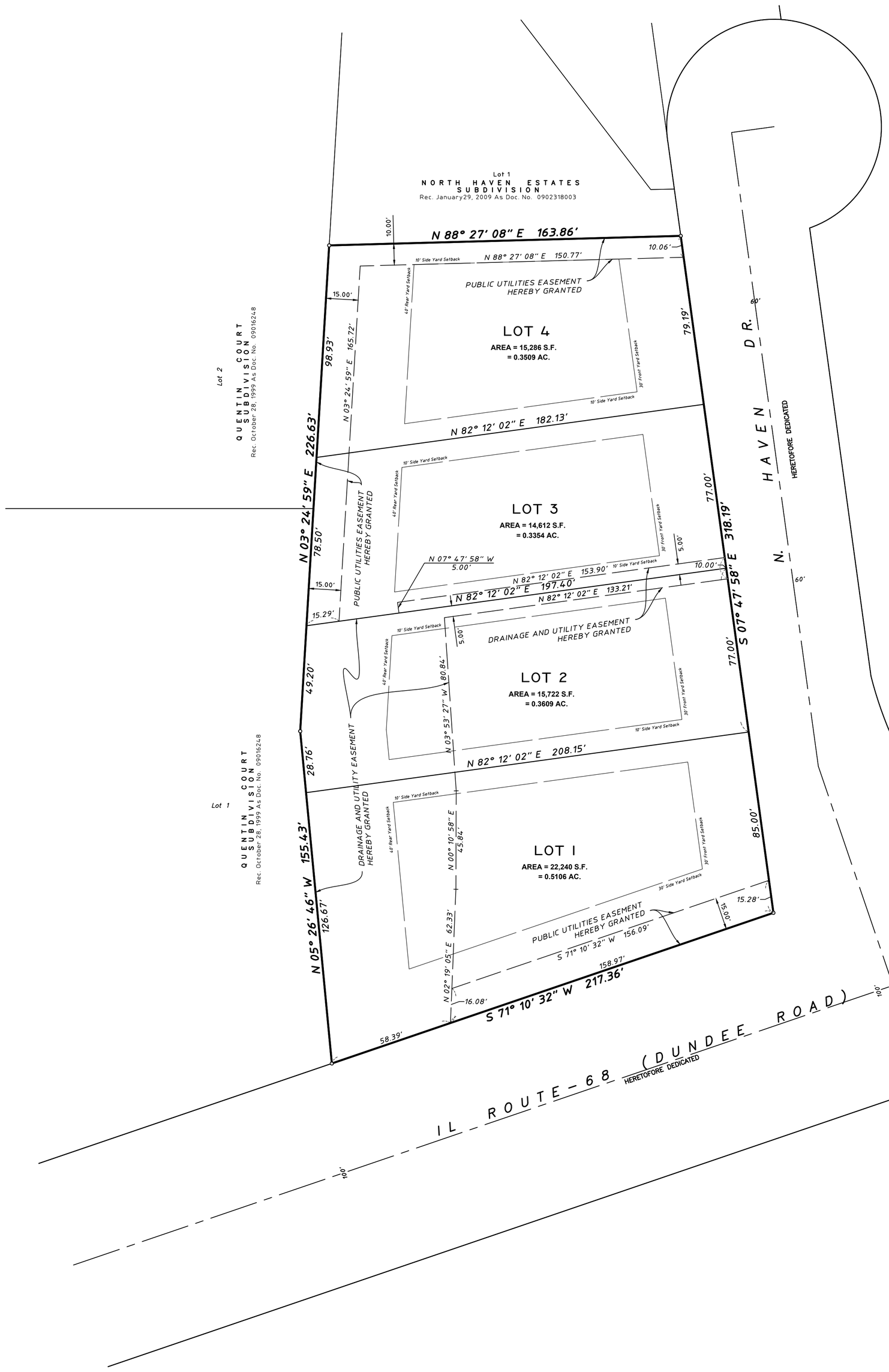
MAIL PLAT TO:

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

FINAL PLAT
OF
DUNDEE PARK

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

30 15 0 30
SCALE: 1" = 30'



LEGEND

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

Surveyor's Notes:

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

ACCESS NOTES:

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

Project No. 15-152

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments
1	2021-12-22	Revised per Preliminary Village Review Comments

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

© 2023 Haeger Eng

Attachment: EXHIBIT Plat of Subdivision (780 W. Dundee Road - FSUB)

FINAL PLAT
OF
DUNDEE PARK

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

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

BY:_____ATTEST:_____

ITS:_____ ITS:_____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLAT PREPARED FOR:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

SEND NEW TAX BILL TO:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

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

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

EASEMENT PROVISIONS

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

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

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____, THIS____DAY OF_____, 2021

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

APPROVED BY: _____, THIS____DAY OF_____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____, THIS____DAY OF_____, 2021

COMCAST

APPROVED BY: _____, THIS____DAY OF_____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SCHAUMBURG, ILLINOIS_____

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

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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

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

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

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

SCHAUMBURG, ILLINOIS July 16, 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

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

EXPIRES 11-30-22

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

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments

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

Attachment: EXHIBIT Plat of Subdivision (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:53pm Plotted By: josht Layout: SHEET 2
File Name: P:\2015\15152\Drawings\Final Survey\15152-Plat of Subdivision.dwg

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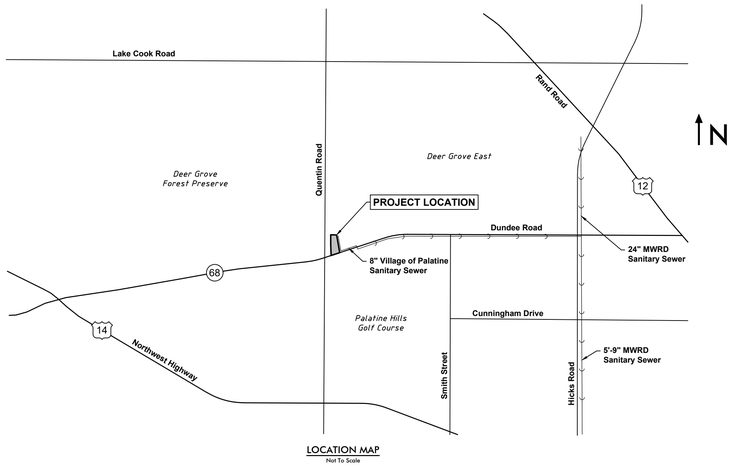
780 W DUNDEE ROAD
SITE IMPROVEMENT PLANS
USA DEVELOPERS, LLC

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

OWNER / DEVELOPER
USA Developers, LLC
PO Box 338
Itasca, IL 60143
Tel: (847) 921-9200

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

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



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

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

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

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

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

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

INDEX TO SHEETS

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

INDEX TO EXHIBITS

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

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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

LEGEND

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

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

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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

TITLE SHEET

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

GENERAL NOTES

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

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

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

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

DEMOLITION AND CLEARING

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

EARTHWORK AND GRADING

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

SEWER AND WATER MAIN GENERAL NOTES

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

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision

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GENERAL NOTES
& SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C2.0 / C8

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Jan 04, 2023 - 3:58pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Title Notes Details.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

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

WATER MAIN PROTECTION REQUIREMENTS

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

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

PAVEMENT, CURB & GUTTER, AND WALKS

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

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

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

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village/City of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village/City of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflic can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

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

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

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
   b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
   c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concreted or mortar plug.
17. Except for foundation/footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

E. Erosion and Sediment Control
1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
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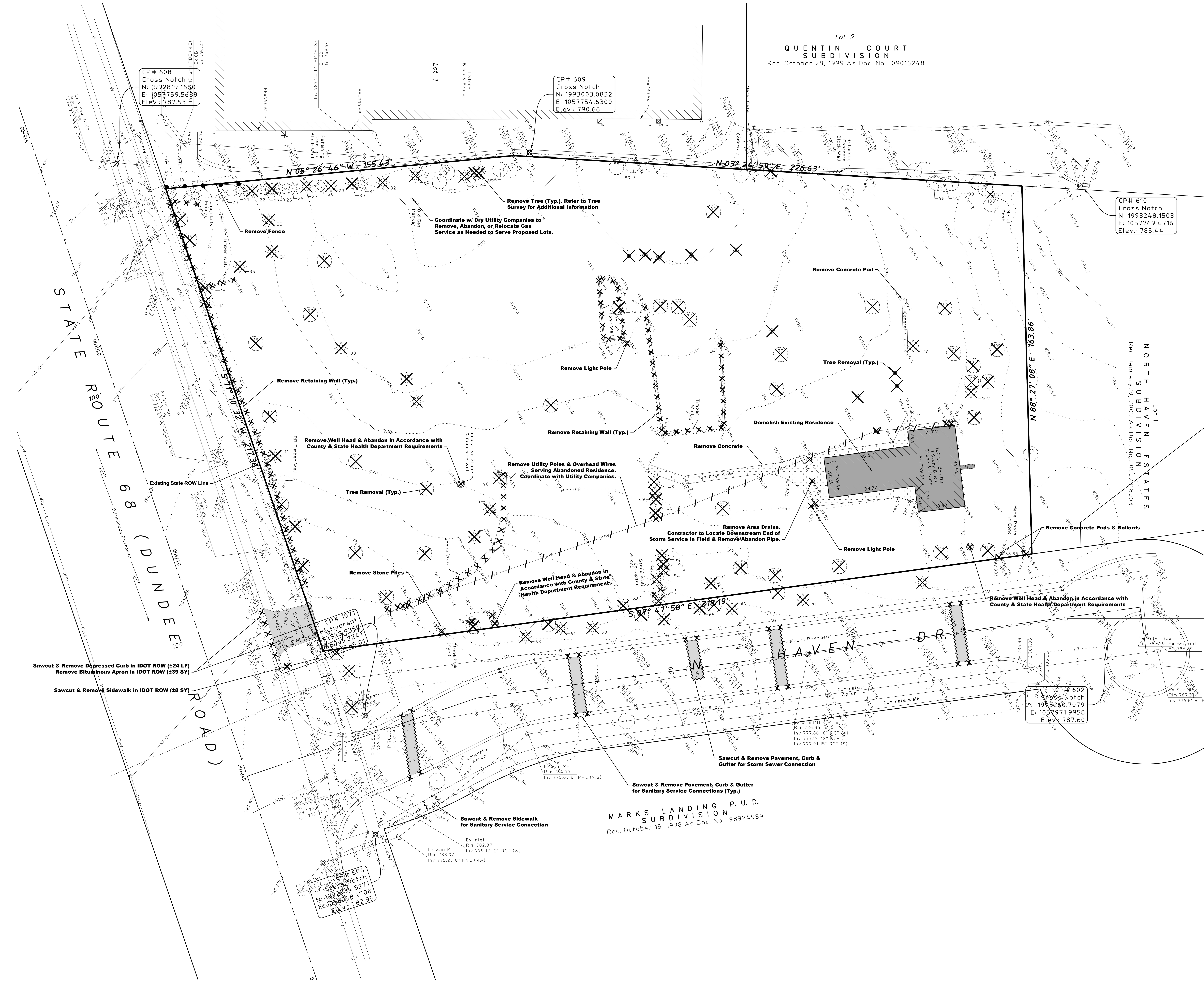
GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C2.1 / C8

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Jan 04, 2023 - 3:58pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Title Notes Details.dwg



LEGAL DESCRIPTION

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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

DEMOLITION LEGEND

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

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments

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EXISTING CONDITIONS & DEMOLITION PLAN

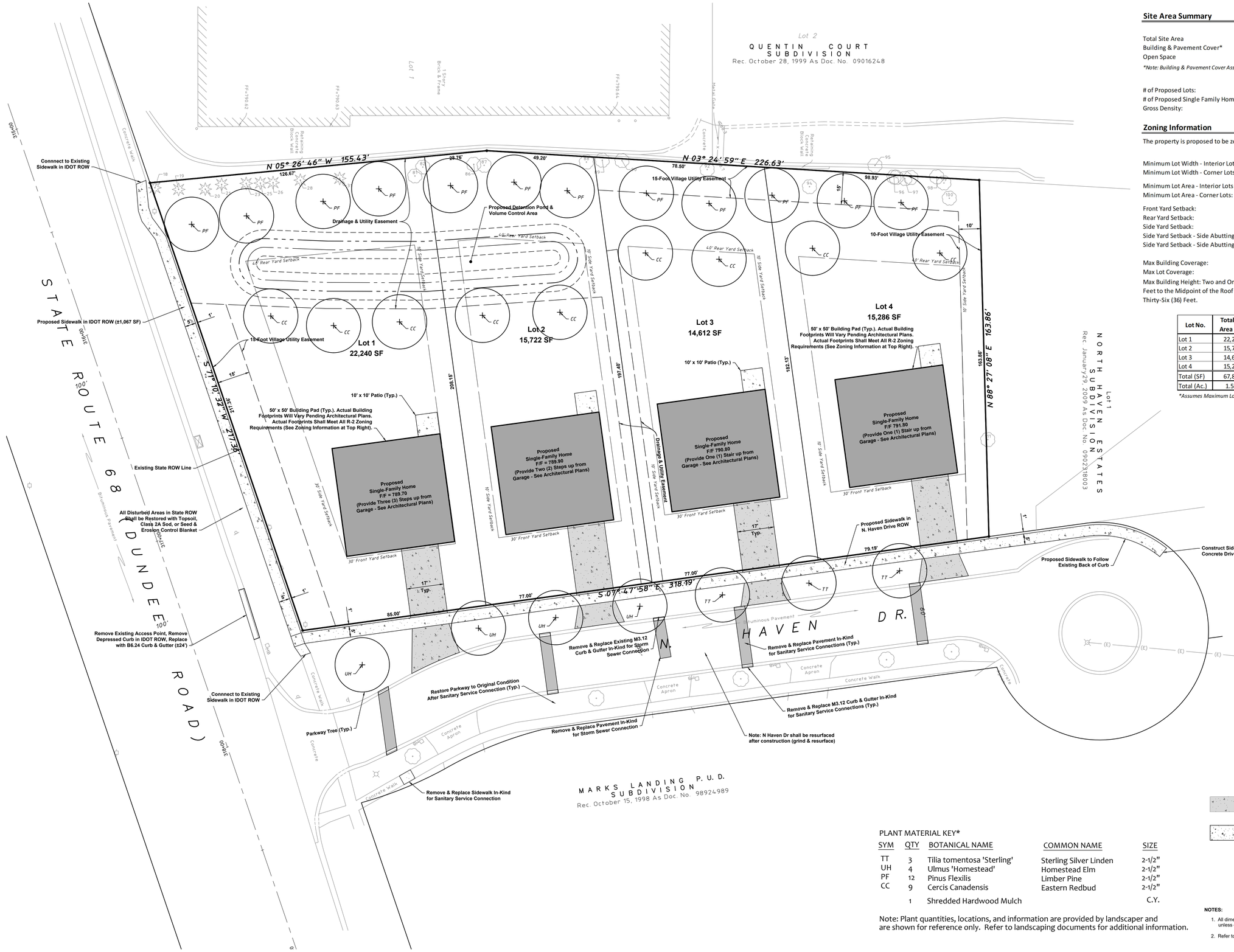
780 W DUNDEE ROAD
USA DEVELOPERS, LLC

PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:25pm Plotted By: josht
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg



Site Area Summary

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

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

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

Zoning Information

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

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

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

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

**Assumes Maximum Lot Coverage of 45%*

PLANT MATERIAL KEY*

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
PF	12	Pinus Flexilis	Limber Pine	2-1/2"
CC	9	Cercis Canadensis	Eastern Redbud	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

Note: Plant quantities, locations, and information are provided by landscaper and are shown for reference only. Refer to landscaping documents for additional information.

PAVING LEGEND

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

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

DIMENSION LEGEND

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

NOTES:

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

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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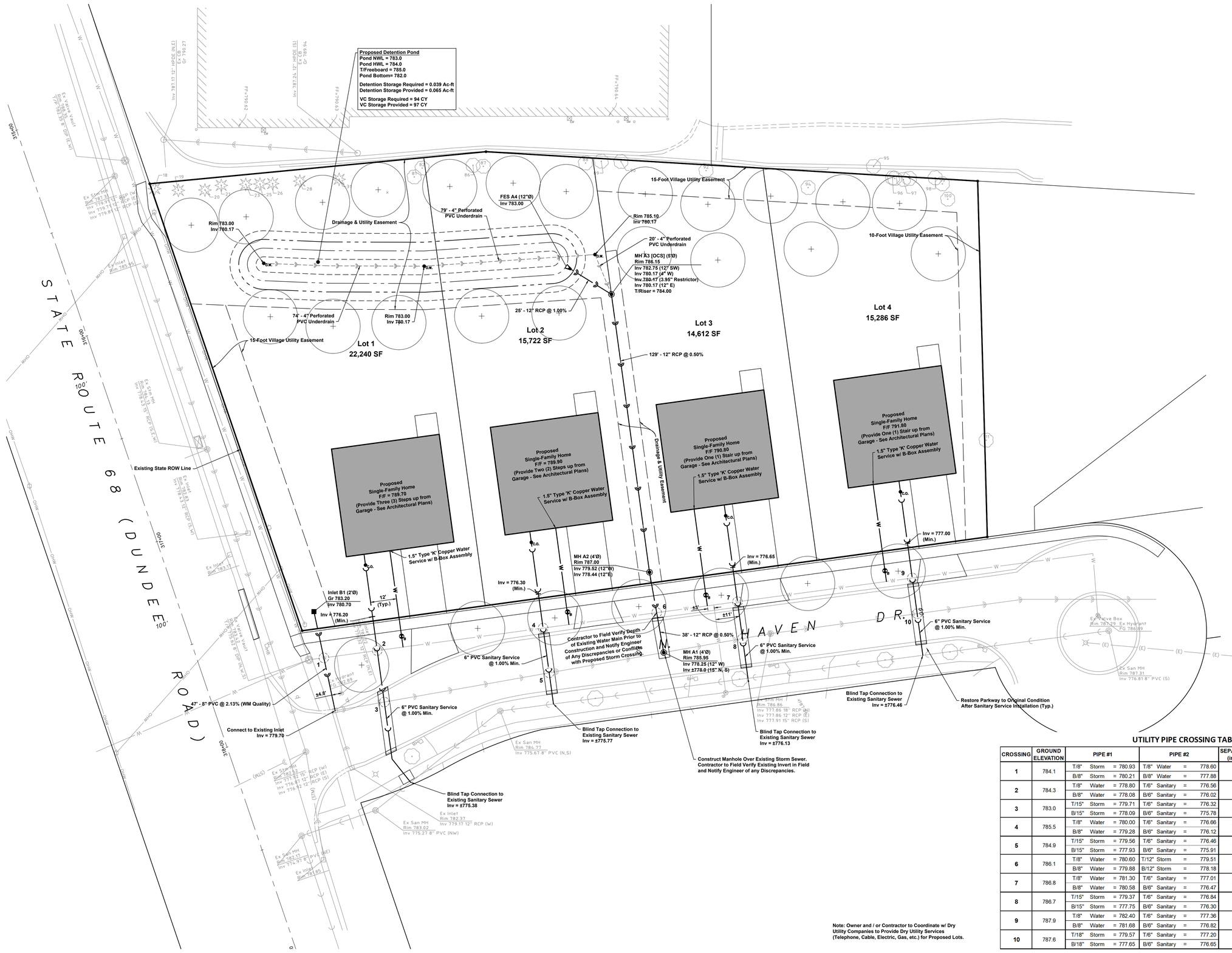
www.haegerengineering.com

GEOMETRY & PAVING PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)



UTILITY PIPE CROSSING TABLE

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

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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UTILITY PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:28pm Plotted By: joeh
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Civil Construction Plans
1	2021.12.22	Revised per Preliminary Village Review Comments

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GRADING & DRAINAGE PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

H: 1" = 20' V: 1" = 5'

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
2	2023-01-04	Revised per Client Coordination

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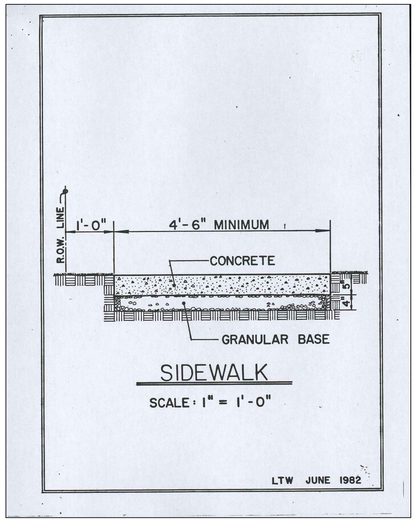
CROSS SECTIONS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

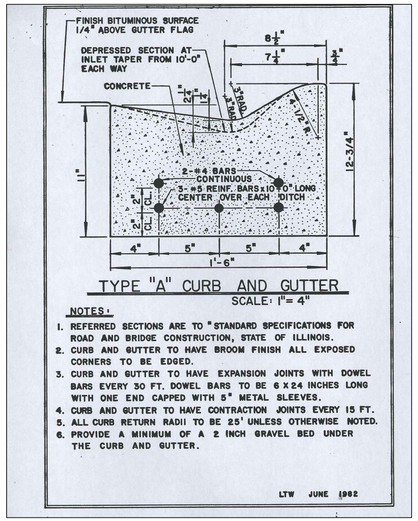
Plot Date: Jan 04, 2023 - 4:00pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg



SIDEWALK

SCALE: 1" = 1'-0"

LTW JUNE 1982



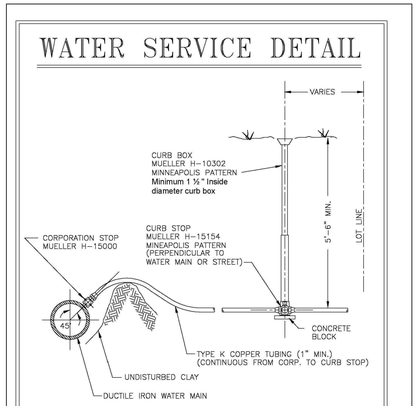
TYPE "A" CURB AND GUTTER

SCALE: 1"= 4"

NOTES:

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

LTW JUNE 1982



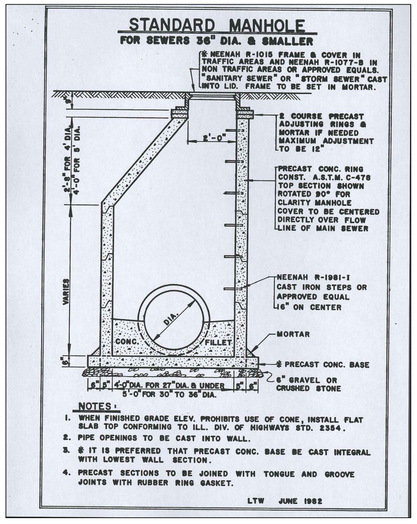
NOTES:

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

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

STANDARD MANHOLE

FOR SEWERS 36" DIA. & SMALLER



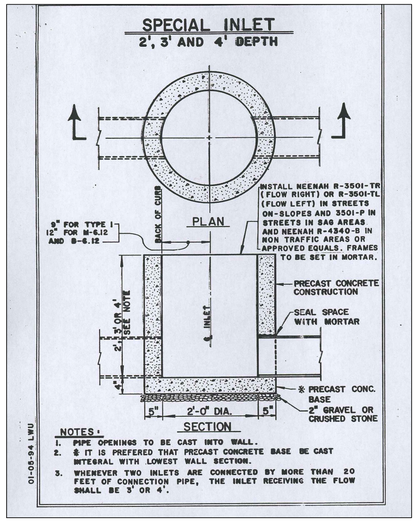
NOTES:

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

LTW JUNE 1982

SPECIAL INLET

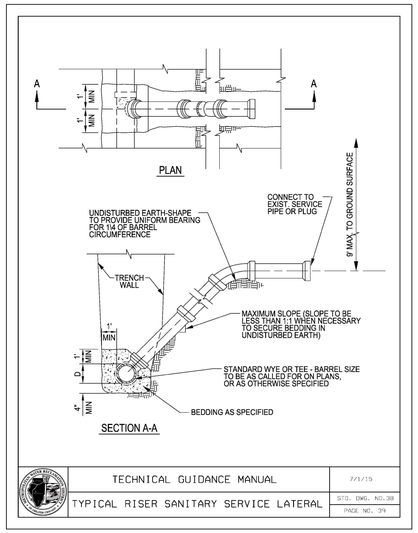
2', 3' AND 4' DEPTH



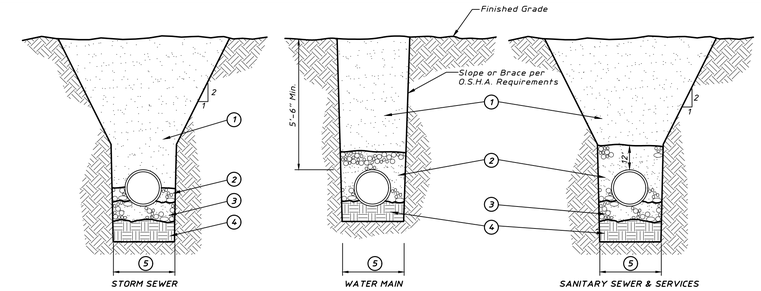
NOTES:

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

01-05-94 LWU



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



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

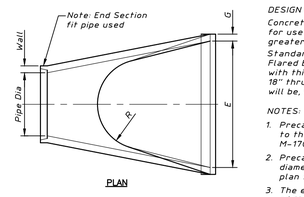
   WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

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

Notes:

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

TYPICAL TRENCH CROSS SECTION



DESIGN NOTES

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

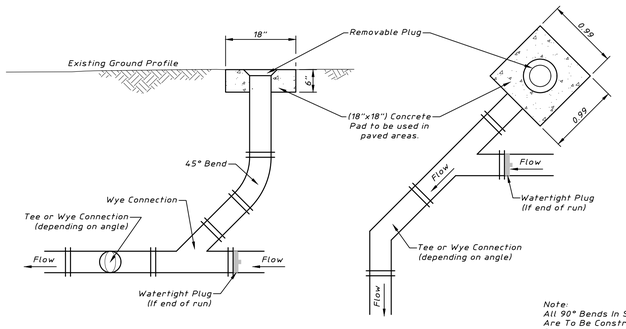
Standards 2364 and 2379 (Grating for Concrete Flared End Sections) should be considered for use with this Standard whenever Flared End Sections for 18" thru 54"-diameter across road culverts are, or will be, located within the clear zone of the roadway.

NOTES:

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

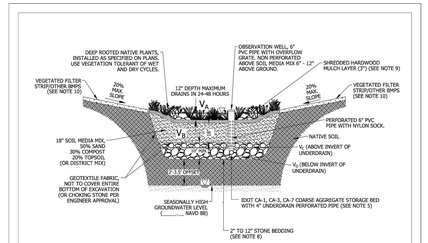
Pipe Dia.	Approx Wt.(lbs)	Wall	A	B	C	D	E	G	R	Slope
12"	530	2"	4"	2'-0"	4'-0½"	6'-0½"	2'-0"	2"	9"	3:1
15"	740	2½"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2½"	11"	3:1
18"	990	2½"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2½"	12"	3:1
21"	1280	2½"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2½"	13"	3:1
24"	1520	3"	9½"	3'-7½"	2'-6"	6'-1½"	4'-0"	3"	14"	3:1
27"	1930	3½"	10½"	4'-0"	2'-1½"	6'-1½"	4'-6"	3½"	14½"	3:1
30"	2190	3½"	1'-0"	4'-6"	1'-7½"	6'-1½"	5'-0"	3½"	15"	3:1
33"	3200	3½"	1'-1½"	4'-10½"	1'-3½"	8'-1½"	5'-6"	3½"	17½"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10½"	8'-1½"	6'-0"	4"	20"	3:1
42"	5380	4½"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4½"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5½"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5½"	24"	2.4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	×	2:1
66"	10710	6½"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5½"	×	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	×	1.86:1
78"	14770	7½"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6½"	×	1.82:1
84"	18160	8"	3'-0"	7'-6½"	1'-9"	9'-3½"	10'-0"	6½"	×	1.5:1

PRECAST FLARED END SECTION



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

SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



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

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_4 : SURFACE STORAGE	2,167 SF	1.00'	1.00	1.00 X V_4	58 CY
V_3 : SOIL MEDIA MIX	2,167 SF	1.50'	0.25	0.50 X 0.25 X V_3	15 CY
V_2 : COARSE AGGREGATE (ABOVE INVERT)	2,167 SF	0.33'	0.36	0.50 X 0.36 X V_2	5 CY
V_1 : COARSE AGGREGATE (BELOW INVERT)	2,167 SF	0.67'	0.36	0.36 X V_1	19 CY
				TOTAL	97 CY

NOTES:

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

NOT TO SCALE

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

No.	Revision	Date

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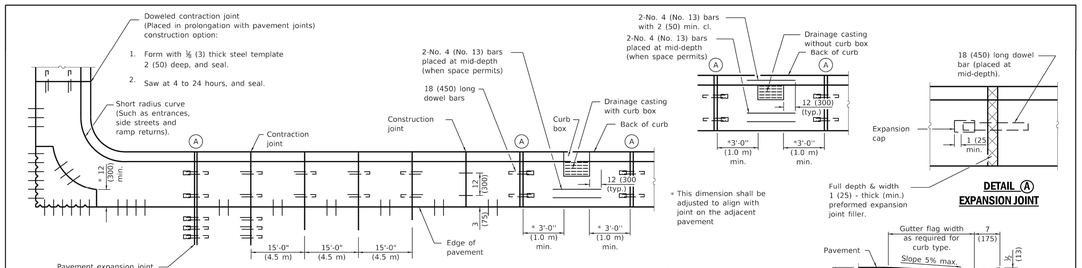
TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

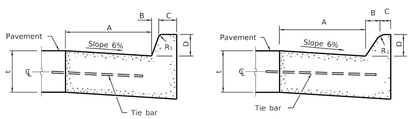
Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Jon 04, 2023 - 3:58pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Title Notes Details.dwg



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL (A)
EXPANSION JOINT



BARRIER CURB

MOUNTABLE CURB

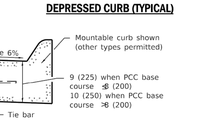
TABLE OF DIMENSIONS
BARRIER CURB

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

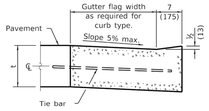
* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

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

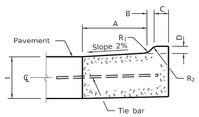


DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



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

GENERAL NOTES

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

t = Thickness of pavement.

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

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

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

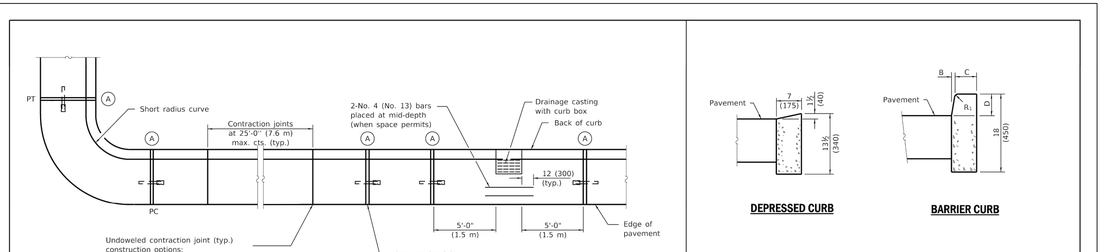
See Standard 606301 for details of corner islands.

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

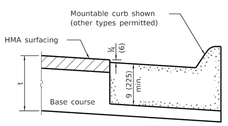
Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
1-1-18 — 606001

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

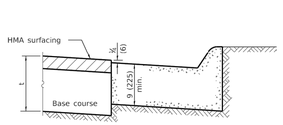
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-07



PLAN



ON DISTURBED SUBGRADE

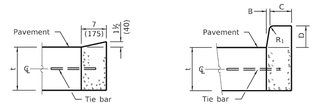


ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

DEPRESSED CURB **BARRIER CURB**

ADJACENT TO FLEXIBLE PAVEMENT



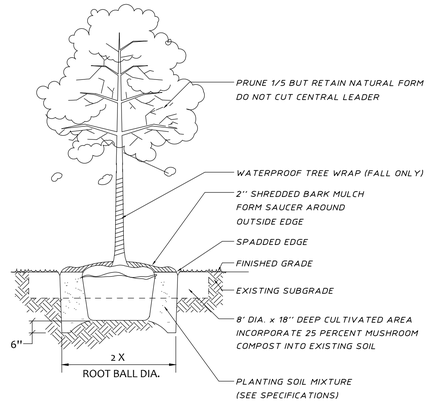
DEPRESSED CURB **BARRIER CURB**

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
1-1-18 — 606001

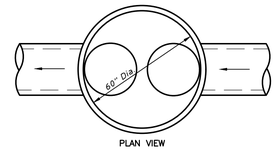
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-07



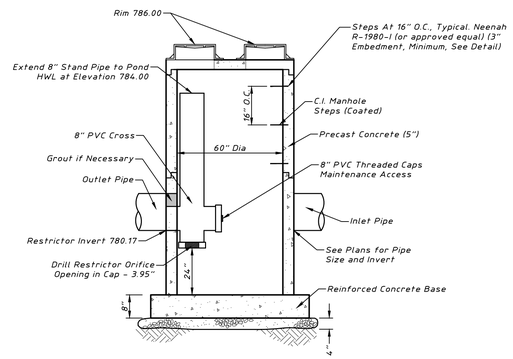
DECIDUOUS TREES

LANDSCAPING GENERAL NOTES:

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



PLAN VIEW



CONTROL STRUCTURE DETAIL
(NOT TO SCALE)

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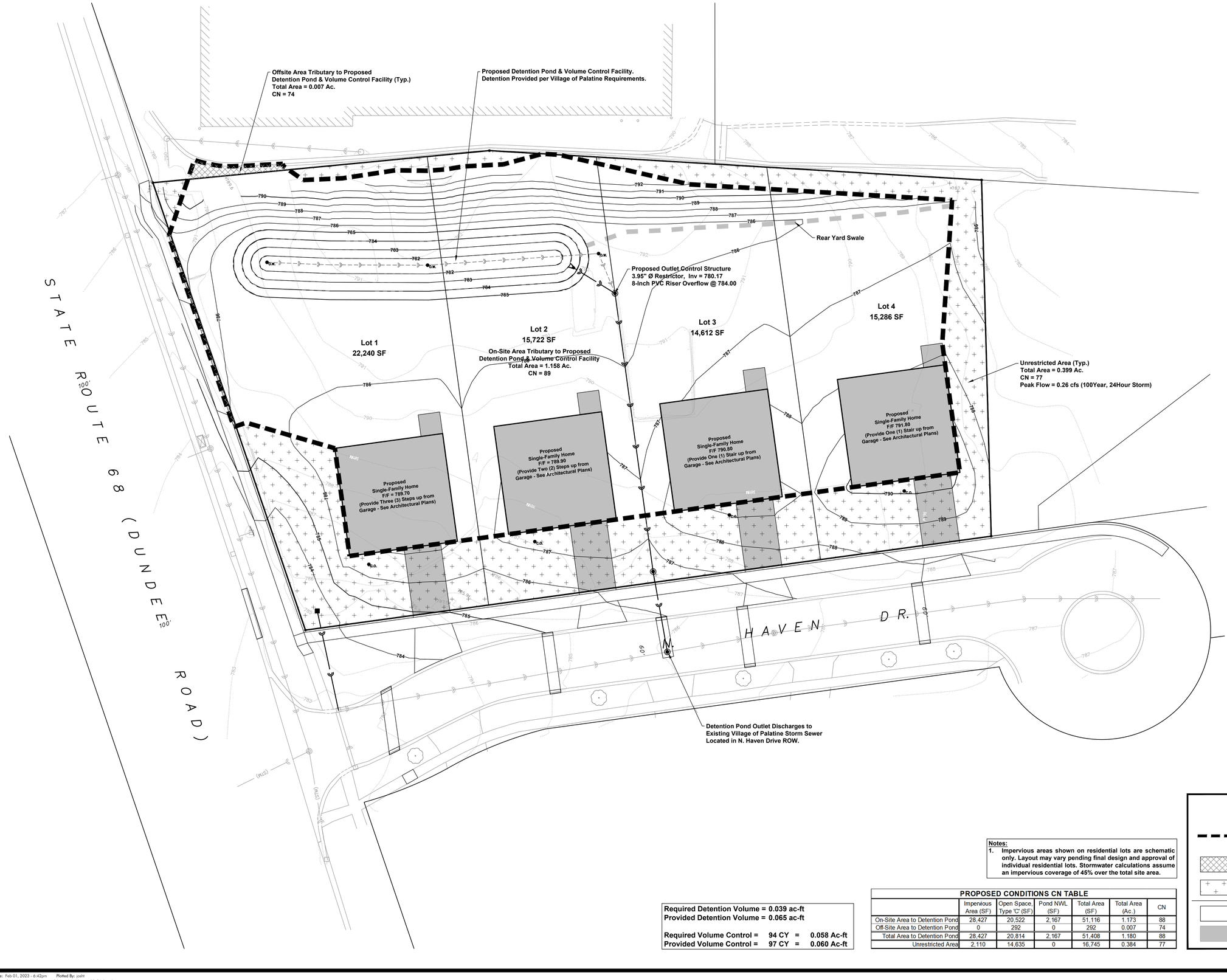
www.haegerengineering.com

No. | Revision | Date

TYPICAL DETAILS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)



NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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MWRD DRAINAGE EXHIBIT

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

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

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

PROPOSED CONDITIONS CN TABLE

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

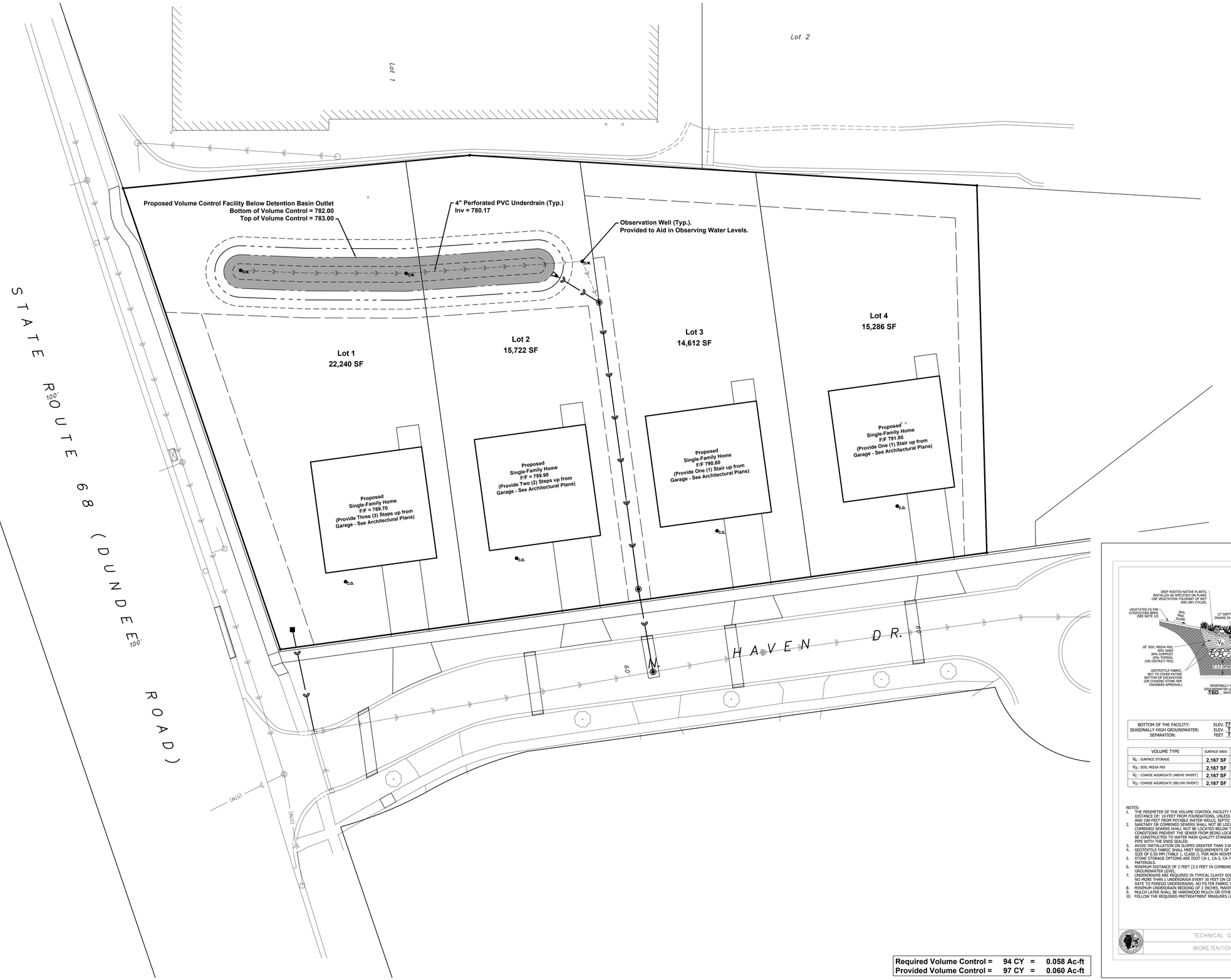
LEGEND

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

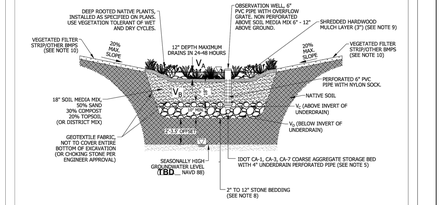
Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	EX1.0 / EX2

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:42pm Plotted By: joshl
File Name: P:\2015\15152\Drawings\Exhibits\15152 - MWRD Exhibits.dwg



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



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

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

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 10/11/18

BIORETENTION FACILITY DETAIL — STD. DWG. NO.1 — PAGE NO.1

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
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MWRD
VOLUME CONTROL EXHIBIT

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

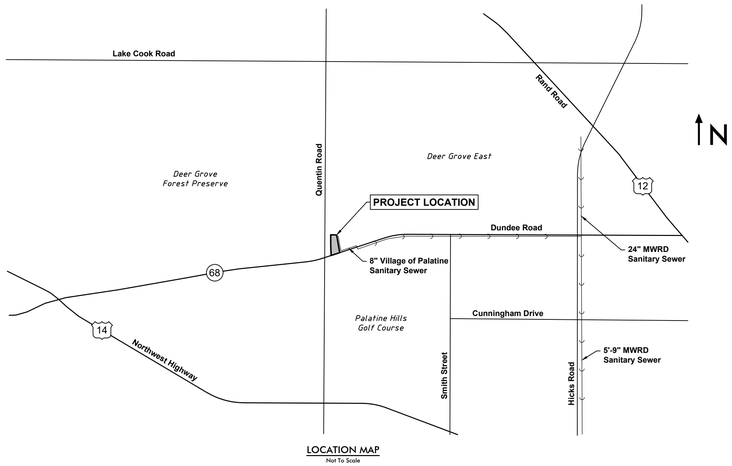
780 W DUNDEE ROAD
STORMWATER POLLUTION PREVENTION PLAN
USA DEVELOPERS, LLC

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

OWNER / DEVELOPER
USA Developers, LLC
PO Box 338
Itasca, IL 60143
Tel: (847) 921-9200

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

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



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

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

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

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

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

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

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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

LEGEND

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

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

EXPIRES 11-30-21

No.	Date	Revision
3	2022.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
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Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

SWPPP
TITLE SHEET
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Stormwater Pollution Prevention Plan

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

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

_____ _____
Owner's Name *Signature*

_____ _____
Title *Date*

_____
Name of Firm/Company

I. Site Description:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The closest receiving water is Arlington Heights Branch Salt Creek.

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

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

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

A. Erosion and Sediment Controls

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

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

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

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

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

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

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

   Describe how the Structural Practices listed above will be utilized:

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

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

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

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

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

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

4. **Other Controls:**

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

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

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

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

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

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

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

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

5. **Approved State or Local Laws**

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

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

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

III. Maintenance:

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

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

IV. Inspections:

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

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

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

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

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

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

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

V. Non-Storm Water Discharges:

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

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

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

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

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

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

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

VI. Failure to Comply:

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

SUPPLEMENTARY EROSION CONTROL NOTES

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

Owner/Contractor Certification Statement

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

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

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

_____ _____
Name *Signature*

_____ _____
Title *Date*

_____ _____
Name of Firm/Company *Telephone*

_____ _____
Address *City/State/Zip*

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

No.	Revision	Date

HAEGER ENGINEERING
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Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

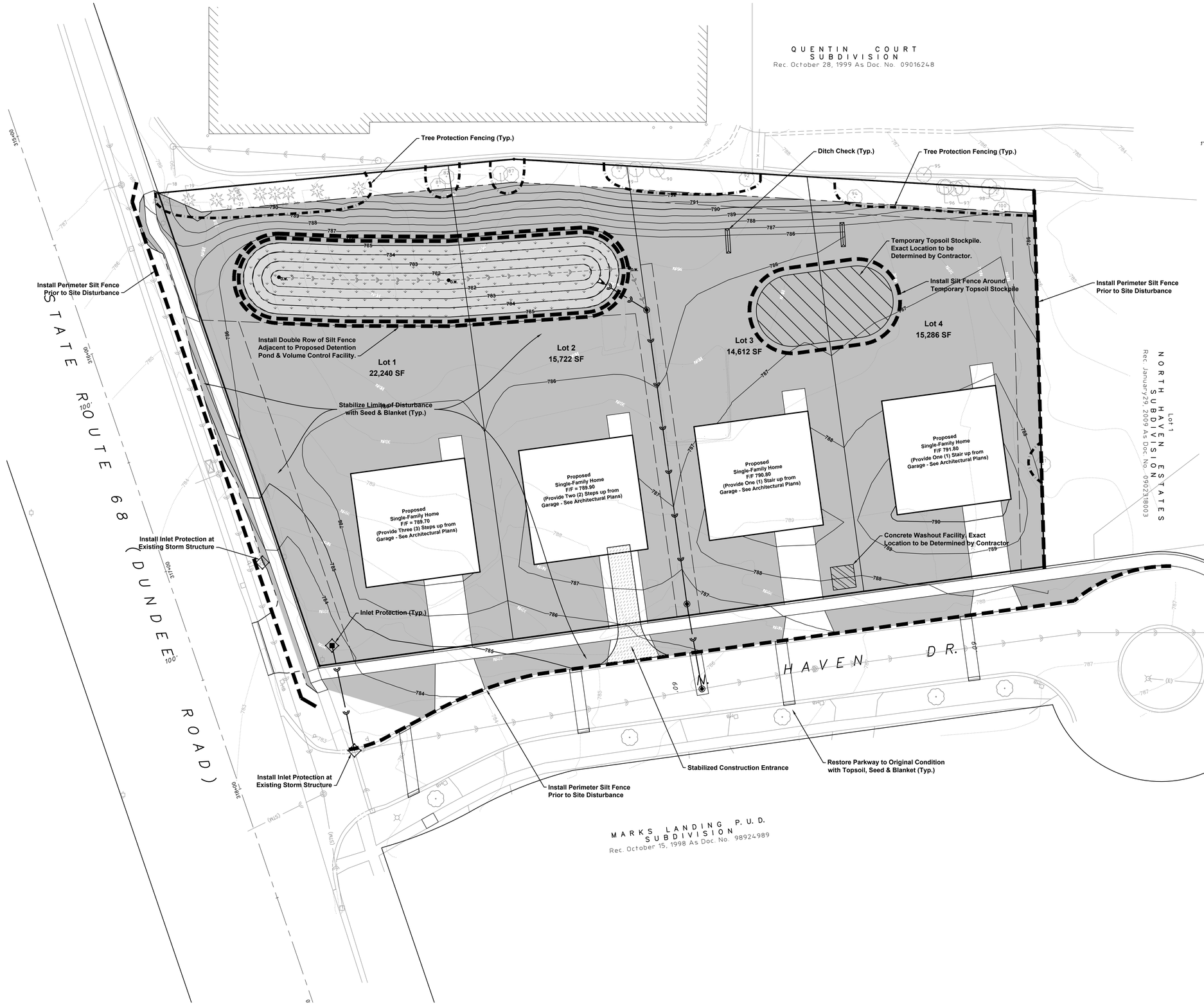
SWPPP GENERAL NOTES & SPECIFICATIONS

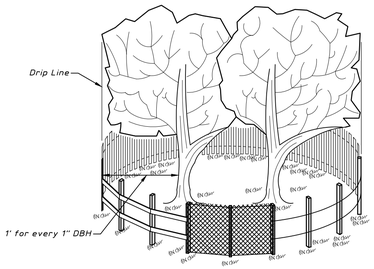
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

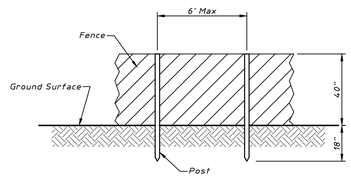
Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Jan 04, 2023 - 4:02pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg





SIDE VIEW



POST AND FENCE DETAIL

NOTES:

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

TREE PROTECTION - FENCING

NORTH
10 0 20
Scale: 1" = 20'

LEGEND

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

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

EC4

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 7:04pm Plotted By: joeh
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

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

Soil Protection Chart

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

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

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

C SPRING OATS 100 LBS/AC

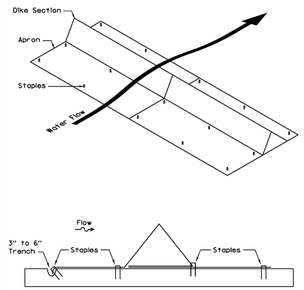
D WHEAT OR CEREAL RYE
150 LBS/AC

E SOD

F STRAW MULCH 2 TONS/AC

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

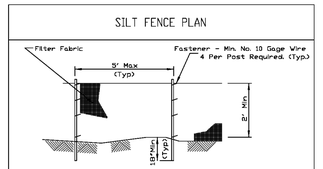
URETHANE FOAM GEOTEXTILES



REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 6-30-11

SILT FENCE PLAN

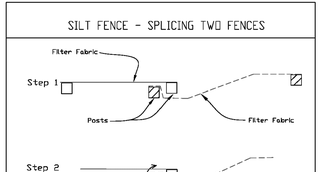


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES

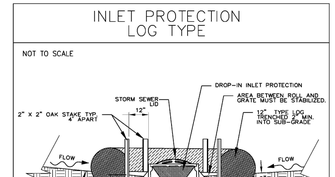


1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accomodate the 6" flap.
4. Drive both posts a minimum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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620BW
SHEET 1 OF 1
DATE 3-16-2012

INLET PROTECTION LOG TYPE

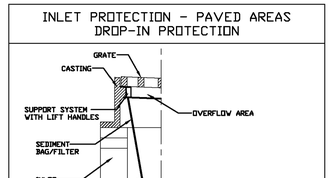


NOTES:
1. 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket. Turf Reinforcement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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

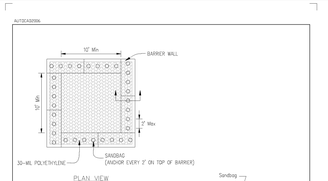
STANDARD DWG. NO. IUM-562
SHEET 1 OF 1
DATE 11-30-2015

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

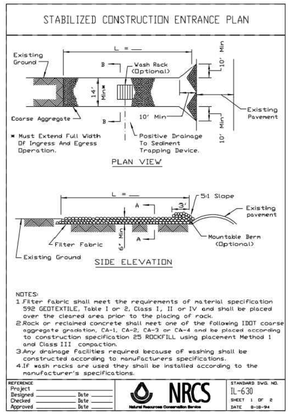
STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-13-11



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

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

STABILIZED CONSTRUCTION ENTRANCE PLAN



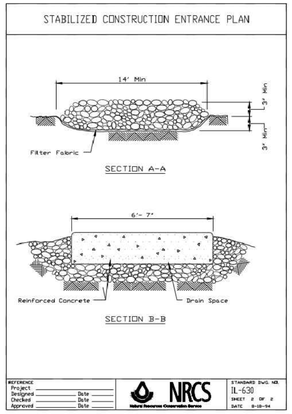
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class 1, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-638
SHEET 1 OF 2
DATE 8-18-94

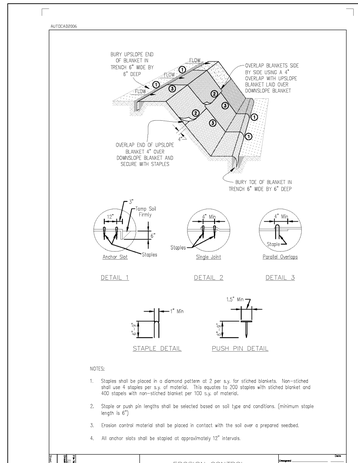
STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

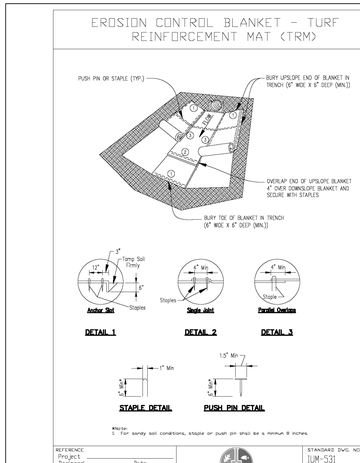
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-638
SHEET 2 OF 2
DATE 8-18-94



NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6").
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

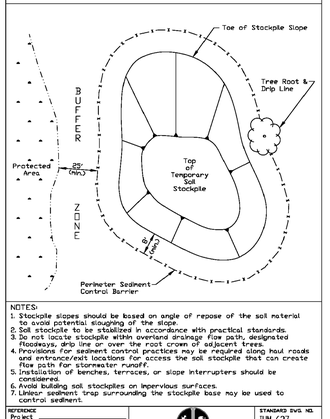


NOTES:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

TEMPORARY SOIL STOCKPILE DETAIL



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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

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

No.	Revision	Date

SWPPP
TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: EXHIBIT Engineering Plan (780 W. Dundee Road - FSUB)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 SINGLE-FAMILY RESIDENTIAL
780 W DUNDEE ROAD

WHEREAS, pursuant to a public hearing held on March 7, 2023 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from R-1 Single-Family Residential to "R-2 Single-Family Residential".

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

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45SECONDS MEASURED FROM

Attachment: ORD Rezone 780 W Dundee Rd (780 W. Dundee Road - FSUB)

WEST TO SOUTHEAST FOR A DISTANCE FOR A DISTANCE OF 263 FEET; THENCEWESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.0Z FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

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

SECTION 1: **That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as R-2 Single-Family Residential.**

SECTION 2: **That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.**

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

PASSED: This ____day of _____, 2023

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

APPROVED by me this ____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2023

_____
Village Clerk

Attachment: ORD Rezone 780 W Dundee Rd (780 W. Dundee Road - FSUB)

NORTH

10 0 20

Scale: 1" = 20'

Lot 1
NORTH HAVEN ESTATES SUBDIVISION
Rec. January29, 2009 As Doc. No. 0902318003

N 88° 27' 08" E 163.86'

S 71° 10' 32" W 217.36'

N 03° 24' 59" E 226.63'

N 05° 26' 46" W 155.43'

S 77° 58' 31" E 318.69'

Lot 4

Lot 3

Lot 2

Lot 1

Lot 1

10' Side Yard Setback
40' Rear Yard Setback
30' Front Yard Setback
30' Side Yard Setback
32'

SUBDIVISION
Rec. October 28, 1999 As Doc. No. 09016248

N. HAVEN DRIVE

MARKS LANDING P.U.D.
SUBDIVISION
Rec. October 15, 1998 As Doc. No. 98924989

±78.8' E-E
±28.2' B-B
±59.4' E-E
±35'
±43.7' E-E
±28' B-B
±54' E-E
±33'
±78.2' E-E
±54.3' E-E
±28.2' B-B
±37'
±27.9' B-B

MB

STATE ROUTE 68 (DUNDEE ROAD)

315+00
316+00
317+00
318+00
319+00

Attachment: Street Parking Exhibit from Petitioner (780 W. Dundee Road - FSUB)

No.	Date	Revision

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

STREET PARKING EXHIBIT

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

Project Manager:	J D T
Engineer:	M D M
Date:	2023-03-08
Project No.	15-152
Sheet	1 / 1

Plot Date: Mar 08, 2023 - 3:05pm Plotted By: Mike Meenan
File Name: P:\2015\15152\Drawings\Exhibits\15152 - Street Parking Exhibit.dwg

© 2023 Haeger Engineering, LLC

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/07/23 07:00 PM

CASE STAFF STATEMENT (ID # 8157)

780 W. Dundee Road

CASE NUMBER: ZON-000009-2023

PETITIONER: Amir Rafidia, USA Developers

LOCATION: 780 W. Dundee Road

PROPOSAL: Final Plat of Subdivision to permit a 4-lot Single-Family Residential Development.

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

ZONING AND LAND USE: The Subject Property was annexed into the Village, in April 2022, in conjunction with the Preliminary Plat of Subdivision approval. Per Code, it is presently zoned R-1 single-family residential.

SURROUNDING CONDITIONS:

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

COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan included this property as unincorporated adjacent land anticipated to be annexed. As such, a Single-Family Residential land use was recommended.

BACKGROUND:

The Subject Property currently consists of one lot, which was annexed into the Village and rezoned, as required, to R-1 single family residential in April of 2022. At that time, a preliminary plat of subdivision for 4 lots was also approved. Since the annexation and

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Preliminary Plat of Subdivision approval, the previous owner sold the property to the Petitioner, who is now requesting a Final Plat of Subdivision for 4 lots and to rezone the properties to R-2. Therefore, the Petitioner is requesting the following:

1. Final Plat of Subdivision to permit a 4 lot Subdivision; and

2. Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

ANALYSIS:

Background

- The properties to the east were annexed in 1997, developed as a 7-lot subdivision ("Mark's Landing"), and are zoned Planned Development following the R-2 standards. The property to the west was annexed in 1989, developed as an approximately 10,000 square foot shopping center and 14-unit town house development ("Quentin Court"), and is zoned Planned Development.

Zoning and Site Design

- The Petitioner recently purchased the property and is requesting a final plat of subdivision for 4-lots and rezoning from R-1 to R-2. The Final Plat of Subdivision conforms to the Preliminary Plat approval and the proposed lots conform to and exceed all of the R-2 zoning district requirements and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

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

- The proposed residences would also conform to all setbacks and bulk restrictions of the R-2 zoning district. The Petitioner submitted elevation examples, which are consistent with the existing single family residents directly across N. Haven Drive.

Engineering

- Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right-of-way.
- Stormwater runoff from the rear yards will flow via sheet flow, directly into the

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

proposed detention pond and volume control area. It could also flow into the proposed rear yard swale, which drains from north to south and discharges into the proposed detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.

- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code.

RECOMMENDATION:

The final plat subdivision and rezoning to R-2 is consistent with the Preliminary Plat of Subdivision and Annexation approvals, Comprehensive Plan recommendations, and comparable to the existing subdivision to the east. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 2/01/23 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 Haeger Engineering, Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
5. 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.
6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
7. Recording fees in the amount of $300 shall be submitted.
8. 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.
9. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

10. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

11. The final architectural elevations shall comply with the Architectural Design Guidelines (“monotony code”), per Section 6-41 of the Village Code.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Subdivision
- Engineering Plans
- Tree Preservation Plan
- Elevation Examples
- Plat of Survey
- Public Notice

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

780 W. Dundee Road

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

VILLAGE OF PALATINE

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

CONTACT INFORMATION WORKSHEET

Petitioner(s)		**Business Name (if applicable)**
Amir Rafidia		USA Developers, LLC
Address		City/State/Zip Code
PO Box 338		Itasca, IL 60143
Telephone 847-489-6171	Fax	Email arafid1990@gmail.com
Subject Property Address		
780 West Dundee Road		
Authorized Agent (if applicable)		**Business Name (if applicable)**
same as above		
Address		City/State/Zip Code
Telephone	Fax	Email

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

Signature

1-3-23
Date

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

VILLAGE OF PALATINE

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

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): USA Developers, LLC

2. Authorized Agent of Petitioner (if different):

   Name: Amir Rafidia

   Address: PO Box 338, Itasca, IL 60143

   Telephone No. 847-489-6171 Business No. _____

   Email: arafid1990@gmail.com

   Relationship to Petitioner: Petitioner

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
   780 West Dundee Road

5. All existing land use(s) on the property are: Existing single family

6. Current zoning of property: R4 (Cook County) Size of the property: 1.56 +/- acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
   Proposed 4-lot subdivision to construct single family homes per the Village's R-2 bulk regulations.

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

VILLAGE OF PALATINE

REZONING

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): USA Developers, LLC, an Illinois limited liability company

2. Authorized Agent of Petitioner (if different):
   Name: Amir Rafidia
   Address: PO Box 338, Itasca, IL 60143
   Telephone No. 847-489-6171 Business No. _____
   Relationship to Petitioner: Petitioner

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
   780 West Dundee Road

5. This petition is for: (check one)
   _____ Rezoning of currently incorporated property (within Village limits)
   X Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: existing single family home

7. The proposed use(s) on the property, if this petition is approved is (are): proposed single family homes

8. Current zoning of property: R4 (Cook County) Size of the Property: 1.56 +/- acres

9. Proposed new zoning classification: R2

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

PETITIONER JUSTIFICATION:

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

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

The property is currently unincorporated and is to be annexed. We propose to have it zoned as R-2 upon annexation.

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

The R-2 zoning designation would closely match the other existing single family homes on the Haven Drive cul-de-sac. Our understanding is those homes are zoned as a PUD, but the R-2 bulk zoning regulations are the closest match to that zoning.

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

No. The proposed request is consistent with the comprehensive plan, which allows for single family homes on the west side of Haven Dr.

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

The proposed use to construct 4 residential homes will have a positive effect on the neighboring property values and the use would be in conjunction of the existing residential homes on the Haven Drive cul-de-sac.

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

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

Signature: _____ Date: 1-3-23

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

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

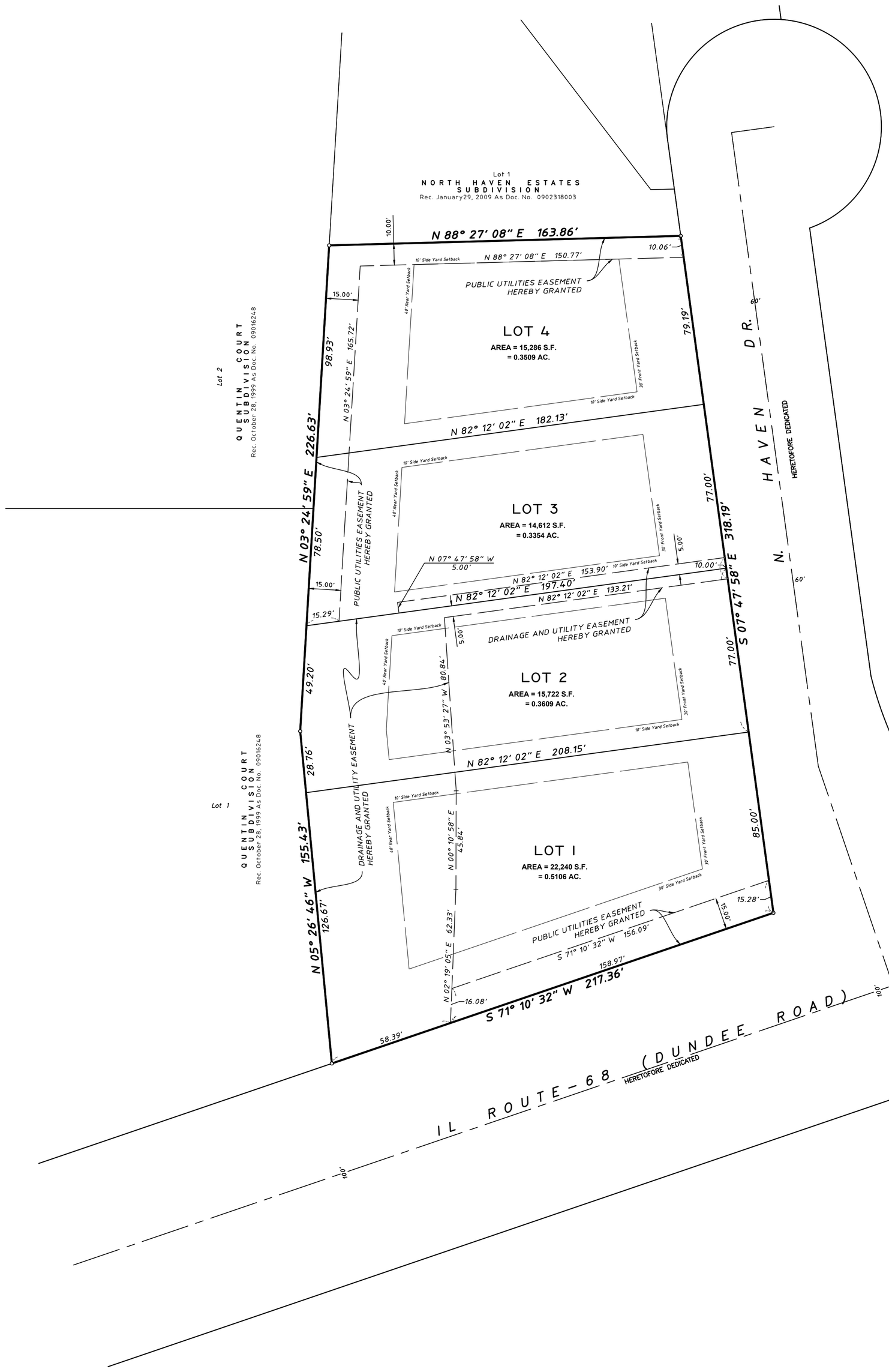
MAIL PLAT TO:

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

FINAL PLAT
OF
DUNDEE PARK

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

30 15 0 30
SCALE: 1" = 30'



LEGEND

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

Surveyor's Notes:

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

ACCESS NOTES:

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

Project No. 15-152

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments
1	2021-12-22	Revised per Preliminary Village Review Comments

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

© 2023 Haeger Eng

Plot Date: Feb 01, 2023 - 6:50pm Plotted By: josht Layout: SHEET 1
File Name: P:\2015\15152\Drawings\Final Survey\15152-Plat of Subdivision.dwg

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

FINAL PLAT
OF
DUNDEE PARK

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

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

BY:_____ATTEST:_____

ITS:_____ ITS:_____

NOTARY CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLAT PREPARED FOR:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

SEND NEW TAX BILL TO:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

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

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

EASEMENT PROVISIONS

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

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

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____, THIS____DAY OF_____, 2021

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

APPROVED BY: _____, THIS____DAY OF_____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____, THIS____DAY OF_____, 2021

COMCAST

APPROVED BY: _____, THIS____DAY OF_____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SCHAUMBURG, ILLINOIS_____

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

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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

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

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

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

SCHAUMBURG, ILLINOIS July 16, 2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

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

EXPIRES 11-30-22

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

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:53pm Plotted By: josht Layout: SHEET 2
File Name: P:\2015\15152\Drawings\Final Survey\15152-Plat of Subdivision.dwg

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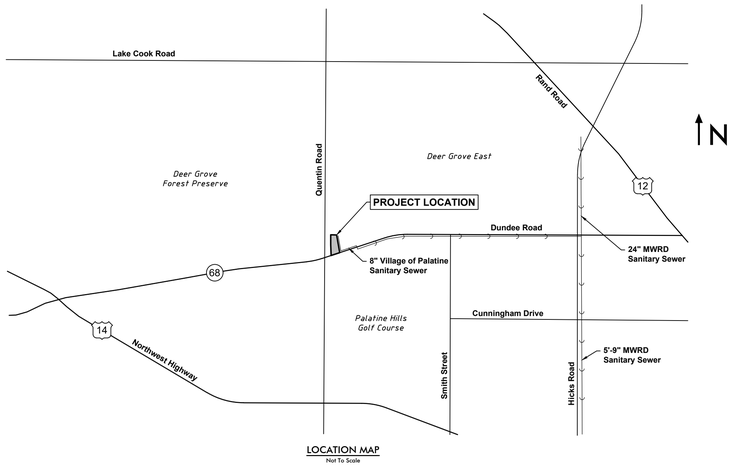
780 W DUNDEE ROAD
SITE IMPROVEMENT PLANS
USA DEVELOPERS, LLC

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

OWNER / DEVELOPER
USA Developers, LLC
PO Box 338
Itasca, IL 60143
Tel: (847) 921-9200

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

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



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

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

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

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

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

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

INDEX TO SHEETS

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

INDEX TO EXHIBITS

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

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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

LEGEND

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

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

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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www.haegerengineering.com

TITLE SHEET
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

GENERAL NOTES

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

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

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

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

DEMOLITION AND CLEARING

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

EARTHWORK AND GRADING

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

SEWER AND WATER MAIN GENERAL NOTES

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

SANITARY SEWER

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

No.	Date	Revision

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GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C2.0 / C8

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Jan 04, 2023 - 3:58pm Plotted By: josh-t
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Title Notes Details.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

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

WATER MAIN PROTECTION REQUIREMENTS

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

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

PAVEMENT, CURB & GUTTER, AND WALKS

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

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

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

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village/City of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village/City of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflic can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

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

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

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
   b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
   c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concreted or mortar plug.
17. Except for foundation/footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

E. Erosion and Sediment Control
1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
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GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet C2.1 / C8

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

LEGAL DESCRIPTION

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments

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EXISTING CONDITIONS & DEMOLITION PLAN

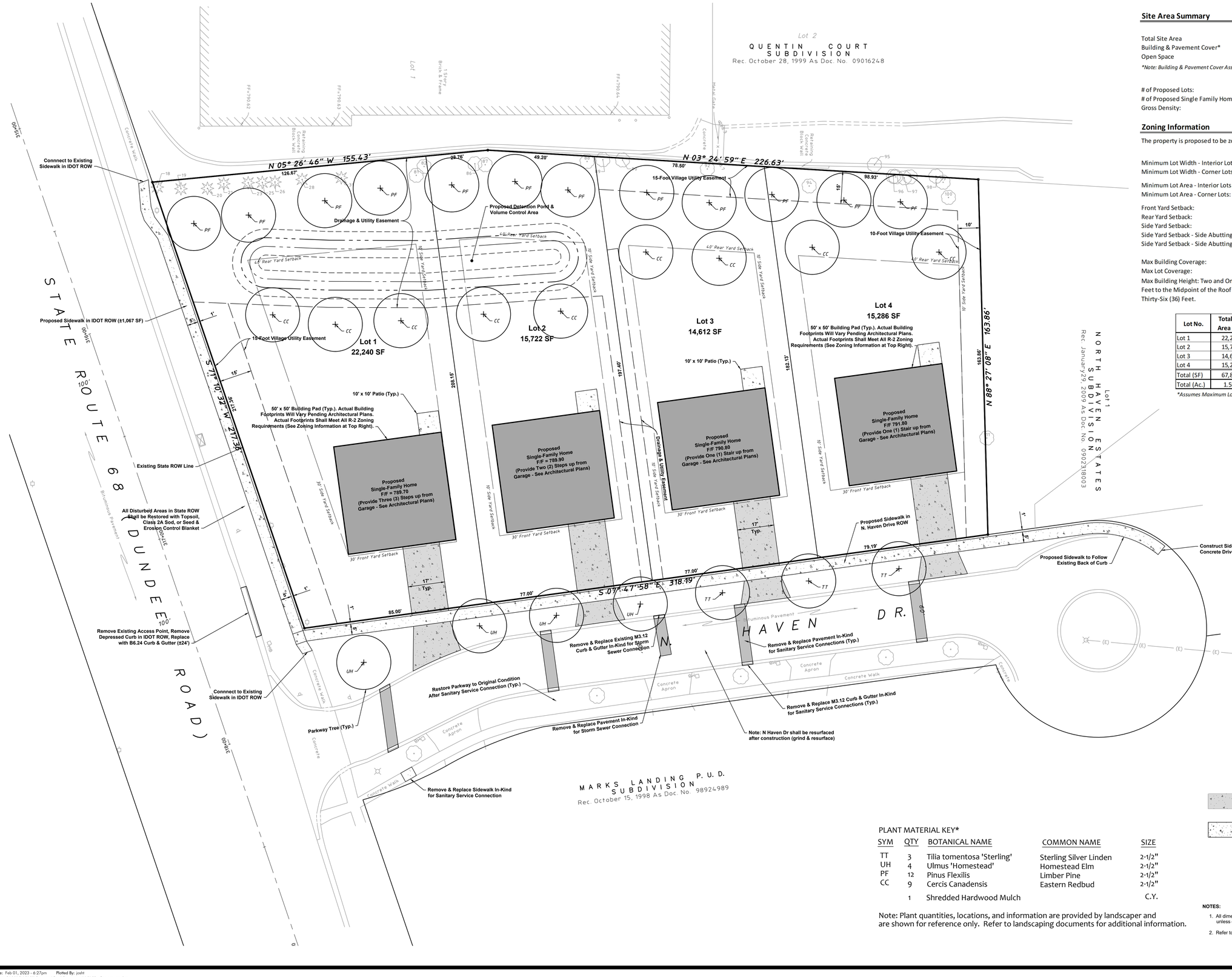
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

DEMOLITION LEGEND

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)



Site Area Summary

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

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

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

Zoning Information

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

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

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

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

**Assumes Maximum Lot Coverage of 45%*

PLANT MATERIAL KEY*

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
PF	12	Pinus Flexilis	Limber Pine	2-1/2"
CC	9	Cercis Canadensis	Eastern Redbud	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

Note: Plant quantities, locations, and information are provided by landscaper and are shown for reference only. Refer to landscaping documents for additional information.

PAVING LEGEND

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

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

DIMENSION LEGEND

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

NOTES:

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

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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

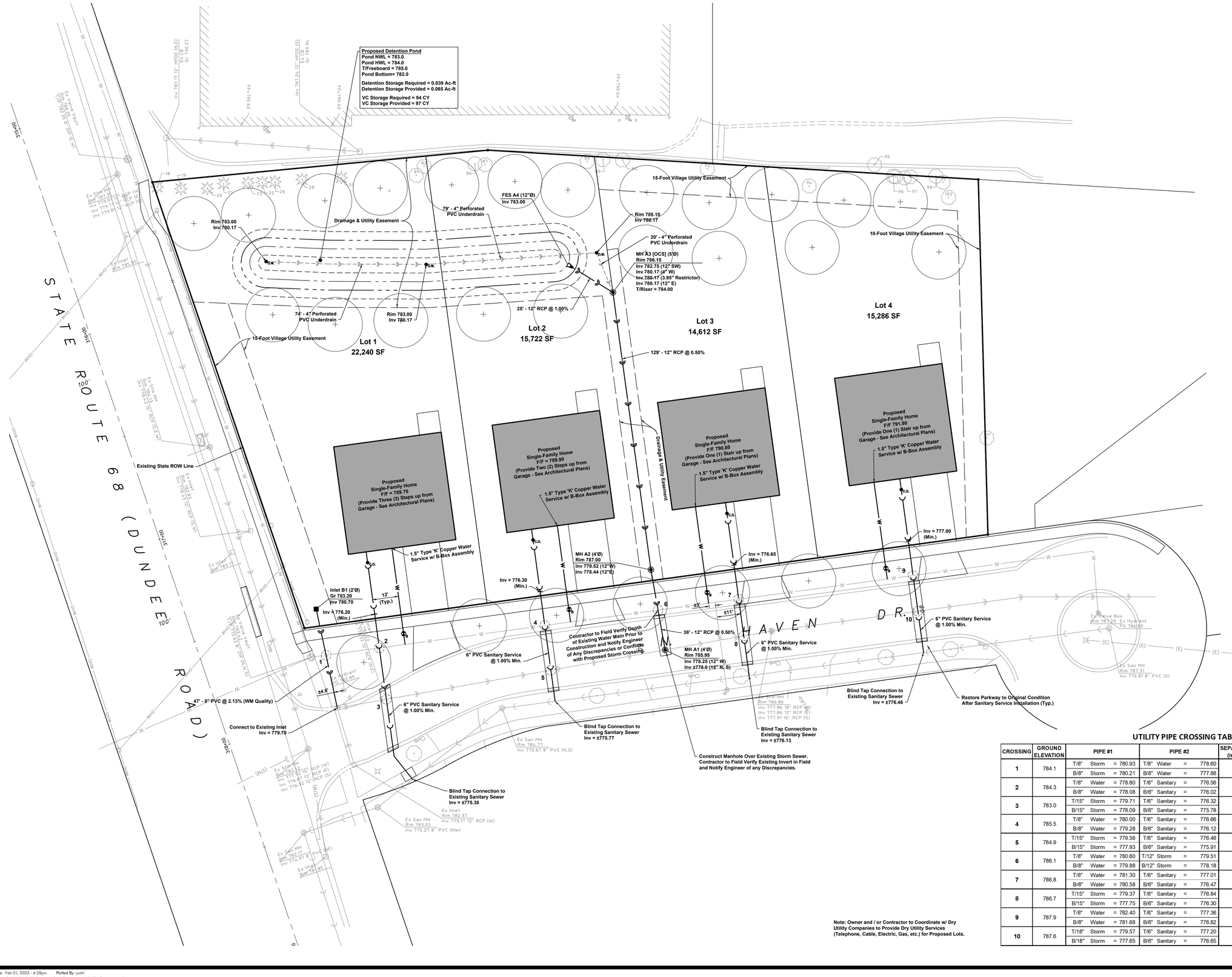
GEOMETRY & PAVING PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:27pm Plotted By: josht
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg



UTILITY PIPE CROSSING TABLE

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

Note: Owner and / or Contractor to Coordinate w/ Dry Utility Companies to Provide Dry Utility Services (Telephone, Cable, Electric, Gas, etc.) for Proposed Lots.

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

UTILITY PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2023-01-04	Revised per Client Coordination
1	2021-12-22	Revised per Preliminary Village Review Comments

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GRADING & DRAINAGE PLAN

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:35pm Plotted By: josht
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - Engineering.dwg

H: 1" = 20' V: 1" = 5'

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
2	2023-01-04	Revised per Client Coordination

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Illinois Professional Design Firm License No.: 184.003152
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CROSS SECTIONS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Jan 04, 2023 - 4:00pm Plotted By: josh-t
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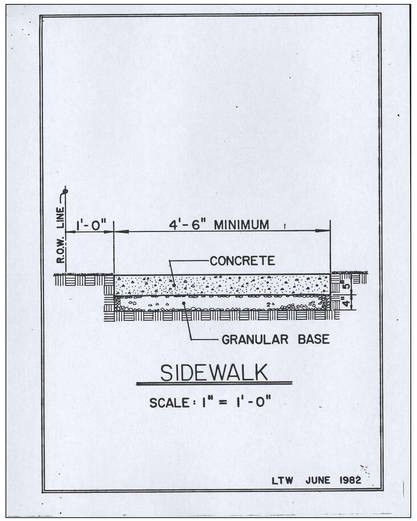
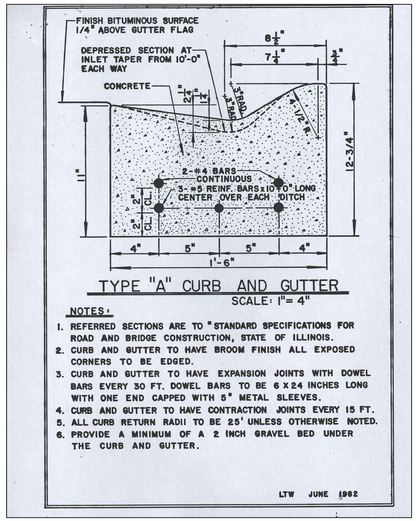


SIDEWALK

SCALE: 1" = 1'-0"

LTW JUNE 1982



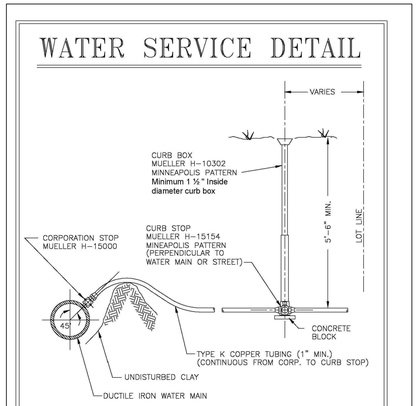
TYPE "A" CURB AND GUTTER

SCALE: 1"= 4"

NOTES:

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

LTW JUNE 1982

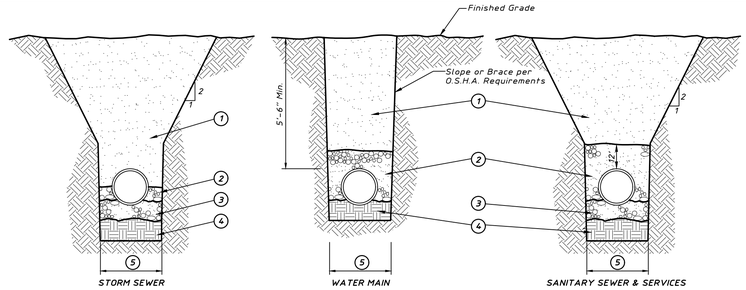


WATER SERVICE DETAIL

NOTES:

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

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



(1) CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.

(2) STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.

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

SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.

(3) 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"

(4) Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.

(5) Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

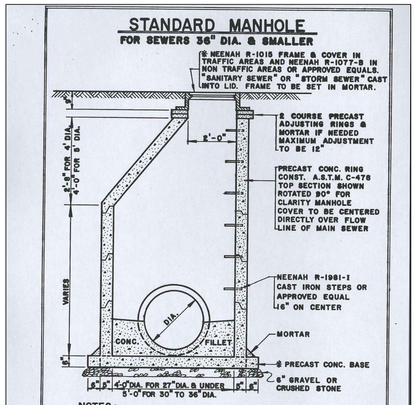
Notes:

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

TYPICAL TRENCH CROSS SECTION

STANDARD MANHOLE

FOR SEWERS 36" DIA. & SMALLER



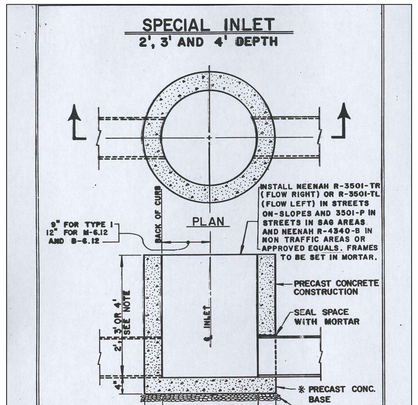
NOTES:

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

LTW JUNE 1982

SPECIAL INLET

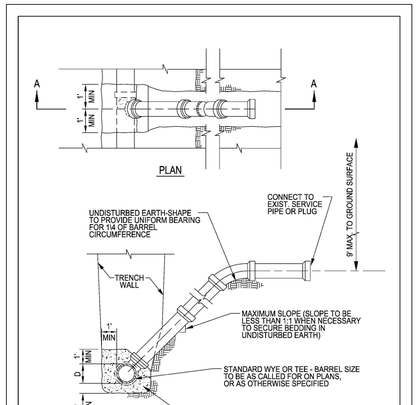
2', 3' AND 4' DEPTH



NOTES:

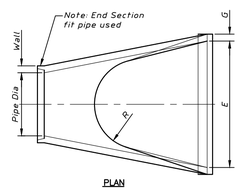
1. PIPE OPENINGS TO BE CAST INTO WALL.
2. @ IT IS PREFERRED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. WHENEVER TWO INLETS ARE CONNECTED BY MORE THAN 20 FEET OF CONNECTION PIPE, THE INLET RECEIVING THE FLOW SHALL BE 3' OR 4'.

01-05-94 LWU



SECTION A-A

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



DESIGN NOTES

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

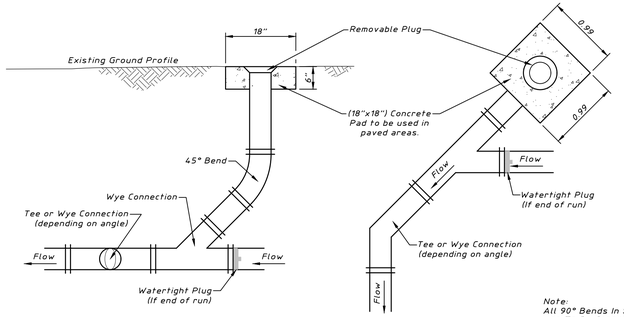
Standards 2364 and 2379 (Grating for Concrete Flared End Sections) should be considered for use with this Standard whenever Flared End Sections for 18" thru 54"-diameter across road culverts are, or will be, located within the clear zone of the roadway.

NOTES:

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

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

PRECAST FLARED END SECTION

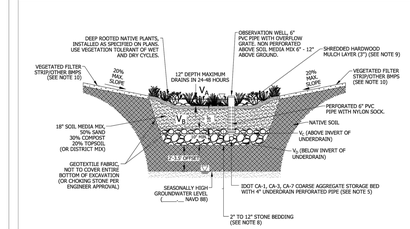


SECTION A-A

PLAN VIEW

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

SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



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

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

NOTES:

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

NOT TO SCALE

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

No.	Revision	Date

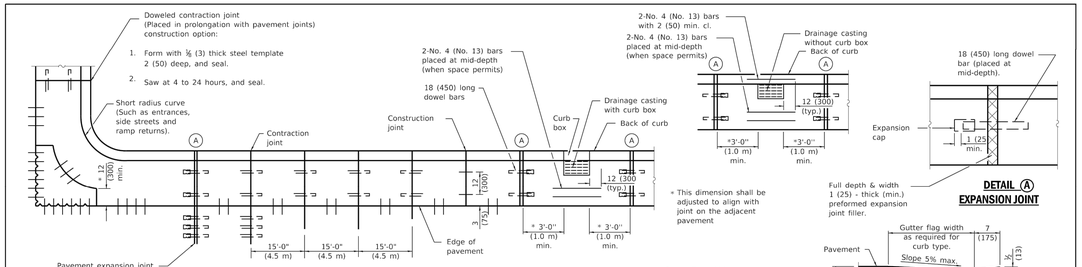
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

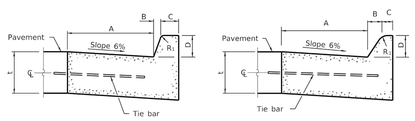
Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.	15-152
Sheet	C8.0 / C8

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL (A)
EXPANSION JOINT



BARRIER CURB

MOUNTABLE CURB

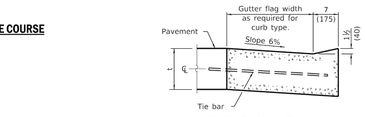
TABLE OF DIMENSIONS
BARRIER CURB

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

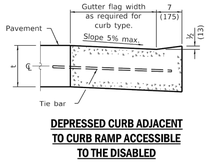
* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

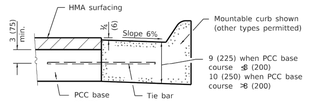
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4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



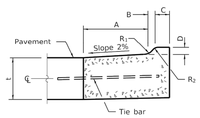
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



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

GENERAL NOTES

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

t = Thickness of pavement.

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

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

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

See Standard 606301 for details of corner islands.

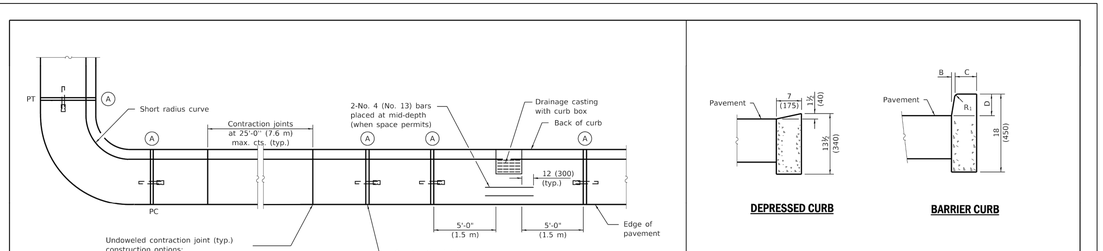
All dimensions are in inches (millimeters) unless otherwise shown.

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

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

STANDARD 606001-07

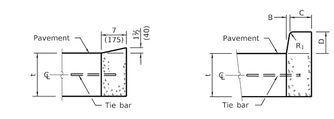
Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
605001 - 11-97



PLAN

DEPRESSED CURB **BARRIER CURB**

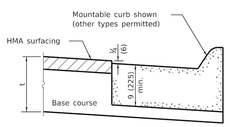
ADJACENT TO FLEXIBLE PAVEMENT



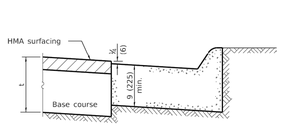
DEPRESSED CURB **BARRIER CURB**

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B



ON DISTURBED SUBGRADE



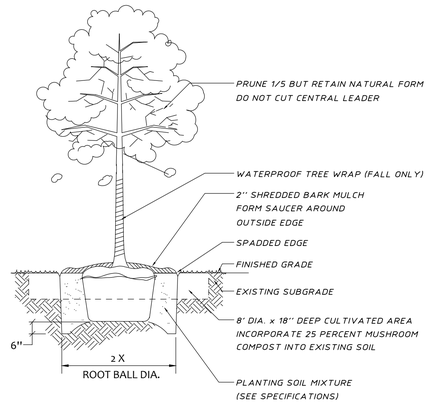
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

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

STANDARD 606001-07

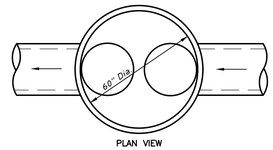
Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
605001 - 11-97



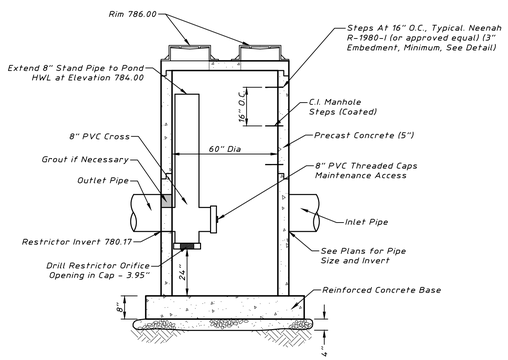
DECIDUOUS TREES

LANDSCAPING GENERAL NOTES:

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



PLAN VIEW



CONTROL STRUCTURE DETAIL
(NOT TO SCALE)

No.	Revision	Date

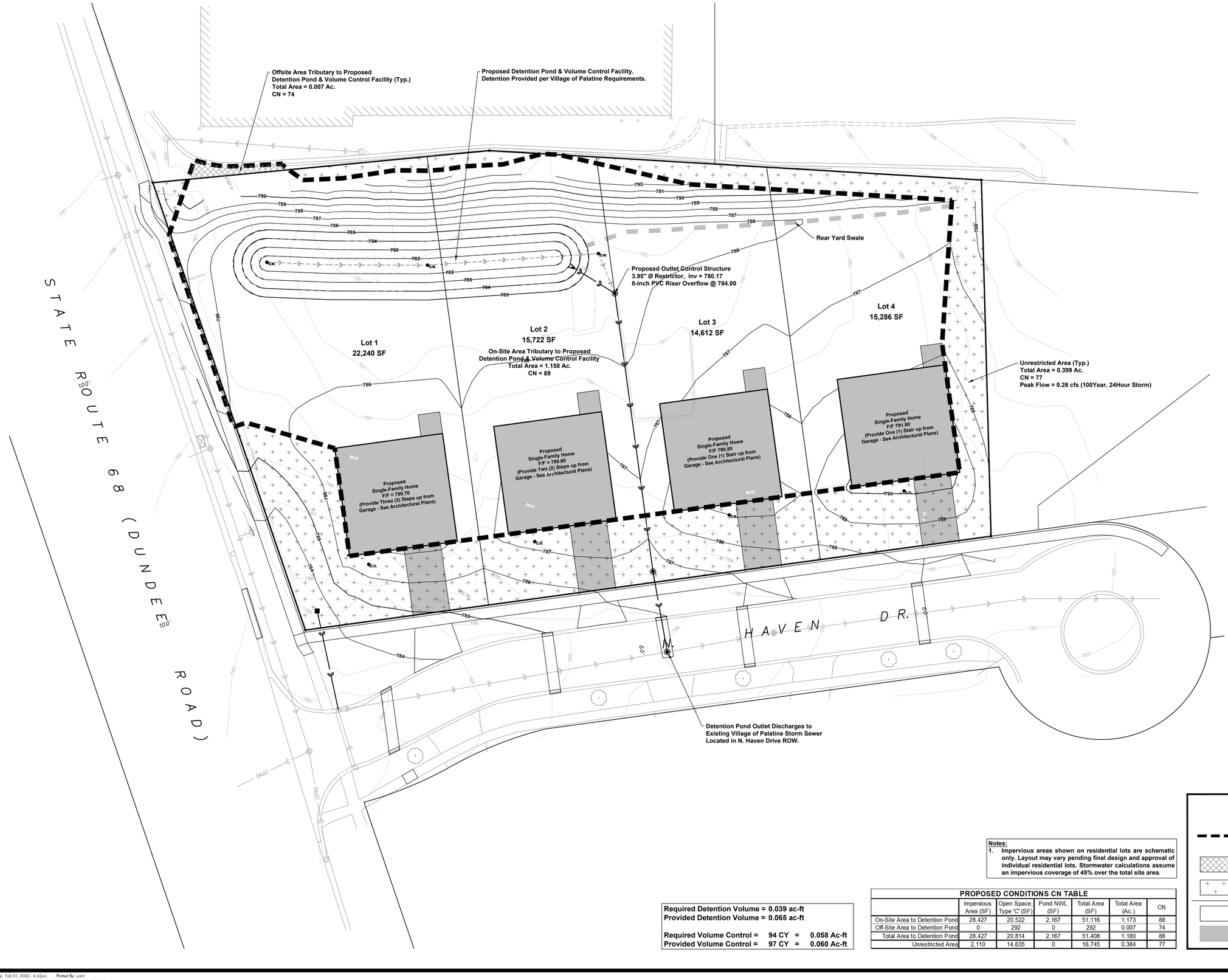
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)



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

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

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

PROPOSED CONDITIONS CN TABLE

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

LEGEND

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

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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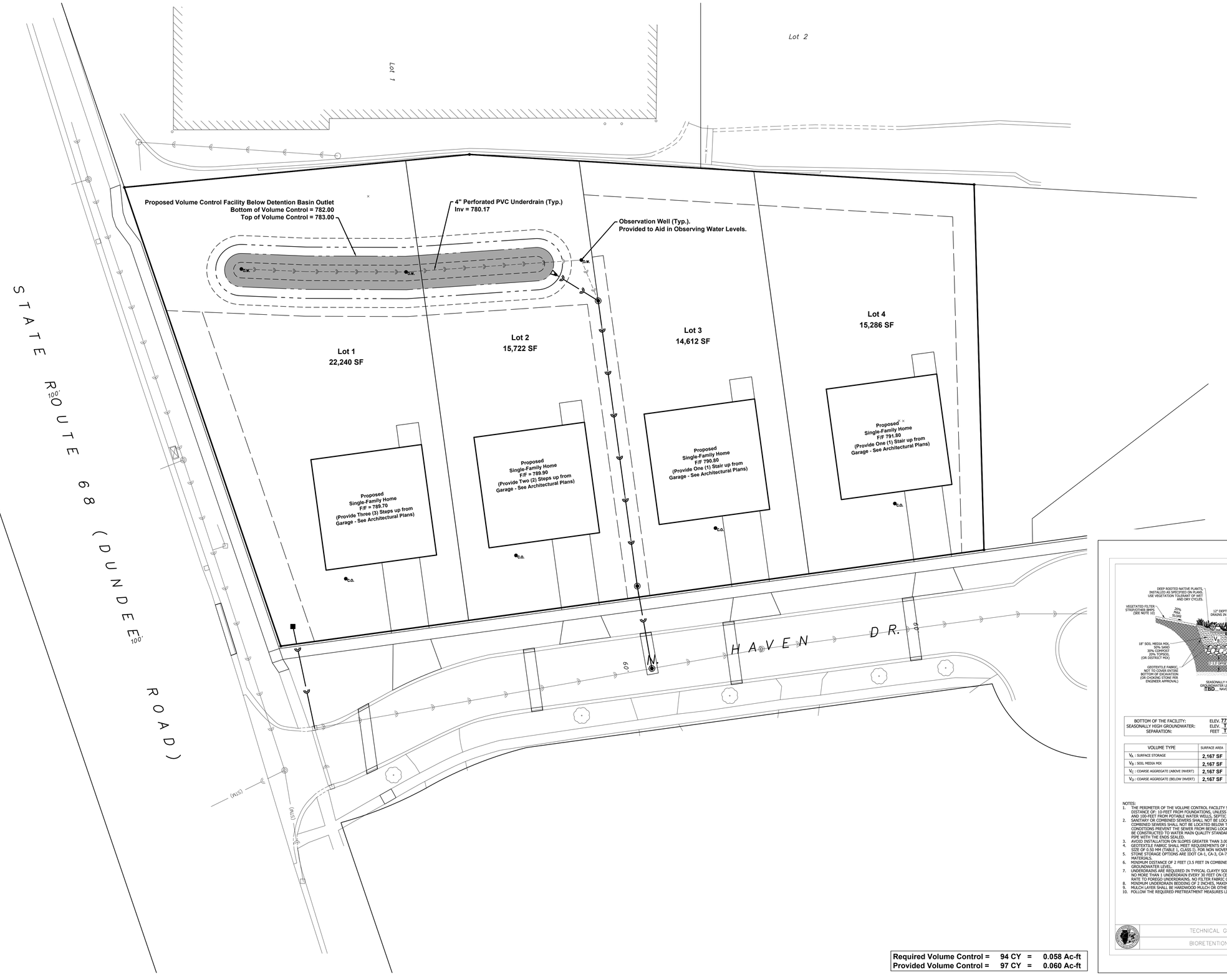
MWRD
DRAINAGE EXHIBIT

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

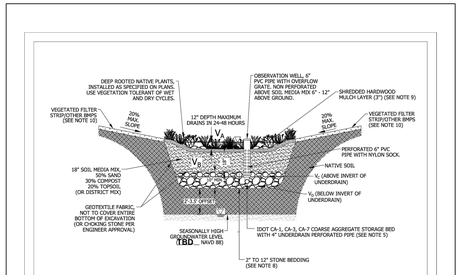
Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet EX1.0 / EX2

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 6:42pm Plotted By: joshl
File Name: P:\2015\15152\Drawings\Exhibits\15152 - MWRD Exhibits.dwg



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



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

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

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 10/11/18

BIORETENTION FACILITY DETAIL — STD. DWG. NO.1 — PAGE NO.1

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
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MWRD
VOLUME CONTROL EXHIBIT

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

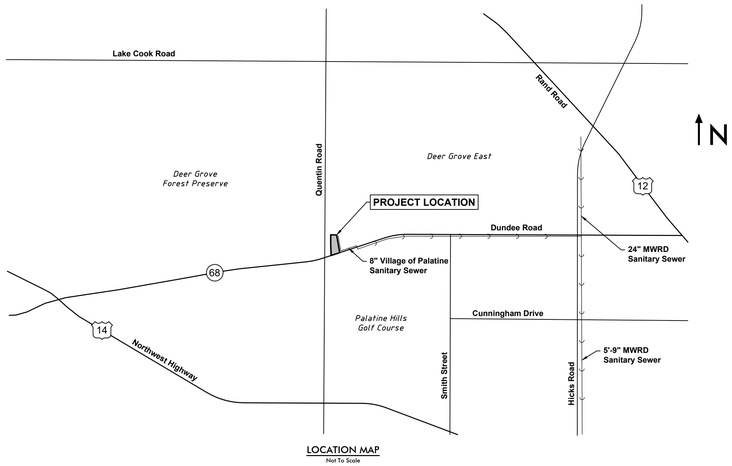
780 W DUNDEE ROAD
STORMWATER POLLUTION PREVENTION PLAN
USA DEVELOPERS, LLC

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

OWNER / DEVELOPER
USA Developers, LLC
PO Box 338
Itasca, IL 60143
Tel: (847) 921-9200

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

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



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

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

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

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

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

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

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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

LEGEND

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

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

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Comments
1	2021.12.22	Revised per Preliminary Village Review Comments

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

SWPPP
TITLE SHEET
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 7:03pm Plotted By: joeh
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg

Stormwater Pollution Prevention Plan

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

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

_____ _____
Owner's Name *Signature*

_____ _____
Title *Date*

_____
Name of Firm/Company

I. Site Description:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The closest receiving water is Arlington Heights Branch Salt Creek.

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

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

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

A. Erosion and Sediment Controls

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

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

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

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

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

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

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

   Describe how the Structural Practices listed above will be utilized:

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

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

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

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

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

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

4. **Other Controls:**

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

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

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

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

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

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

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

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

5. **Approved State or Local Laws**

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

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

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

III. Maintenance:

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

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

IV. Inspections:

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

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

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

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

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

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

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

V. Non-Storm Water Discharges:

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

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

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

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

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

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

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

VI. Failure to Comply:

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

SUPPLEMENTARY EROSION CONTROL NOTES

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

Owner/Contractor Certification Statement

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

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

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

_____ _____
Name *Signature*

_____ _____
Title *Date*

_____ _____
Name of Firm/Company *Telephone*

_____ _____
Address *City/State/Zip*

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

No.	Revision	Date

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

SWPPP GENERAL NOTES & SPECIFICATIONS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

QUENTIN COURT SUBDIVISION
Rec. October 28, 1999 As Doc. No. 09016248

Tree Protection Fencing (Typ.)

Ditch Check (Typ.)

Tree Protection Fencing (Typ.)

Temporary Topsoil Stockpile. Exact Location to be Determined by Contractor.

Install Silt Fence Around Temporary Topsoil Stockpile

Install Perimeter Silt Fence Prior to Site Disturbance

Install Perimeter Silt Fence Prior to Site Disturbance

Install Double Row of Silt Fence Adjacent to Proposed Detention Pond & Volume Control Facility.

Lot 1
22,240 SF

Lot 2
15,722 SF

Lot 3
14,612 SF

Lot 4
15,286 SF

Stabilize Limits of Disturbance with Seed & Blanket (Typ.)

Proposed Single-Family Home F/F = 789.70 (Provide Three (3) Steps up from Garage - See Architectural Plans)

Proposed Single-Family Home F/F = 789.90 (Provide Two (2) Steps up from Garage - See Architectural Plans)

Proposed Single-Family Home F/F 790.80 (Provide One (1) Stair up from Garage - See Architectural Plans)

Proposed Single-Family Home F/F 791.80 (Provide One (1) Stair up from Garage - See Architectural Plans)

Lot 1
NORTH HAVEN ESTATES SUBDIVISION
Rec. January 29, 2009 As Doc. No. 0902318003

Concrete Washout Facility. Exact Location to be Determined by Contractor

Install Inlet Protection at Existing Storm Structure

Inlet Protection (Typ.)

Install Inlet Protection at Existing Storm Structure

Stabilized Construction Entrance

Restore Parkway to Original Condition with Topsoil, Seed & Blanket (Typ.)

Install Perimeter Silt Fence Prior to Site Disturbance

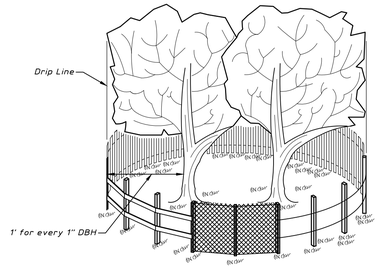
STATE ROUTE 68 (DUNDEE ROAD)

HAVEN DR.

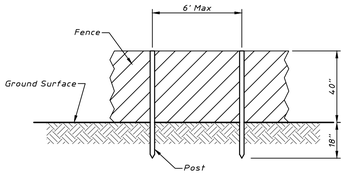
MARKS LANDING P.U.D. SUBDIVISION
Rec. October 15, 1998 As Doc. No. 98924989

LEGEND

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



SIDE VIEW



POST AND FENCE DETAIL

NOTES:

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

TREE PROTECTION - FENCING

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Civil Construction Plans
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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Plot Date: Feb 01, 2023 - 7:04pm Plotted By: joah
File Name: P:\2015\15152\Drawings\Final Engineering\15152 - SWPPP.dwg

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

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

Soil Protection Chart

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

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

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

C SPRING OATS 100 LBS/AC

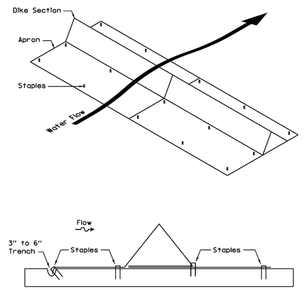
D WHEAT OR CEREAL RYE
150 LBS/AC

E SOD

F STRAW MULCH 2 TONS/AC

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

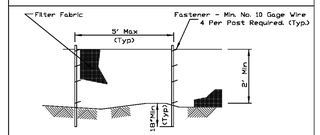
URETHANE FOAM GEOTEXTILES



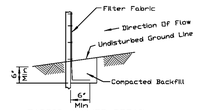
REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 6-30-11

SILT FENCE PLAN



ELEVATION



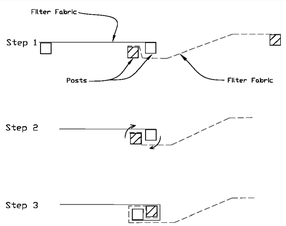
FABRIC ANCHOR DETAIL

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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



ATTACHING TWO SILT FENCES

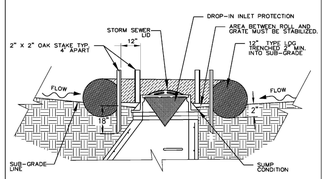
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620BW
SHEET 1 OF 1
DATE 3-16-2012

INLET PROTECTION LOG TYPE

NOT TO SCALE



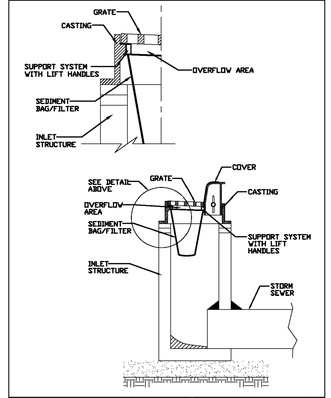
SECTION

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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

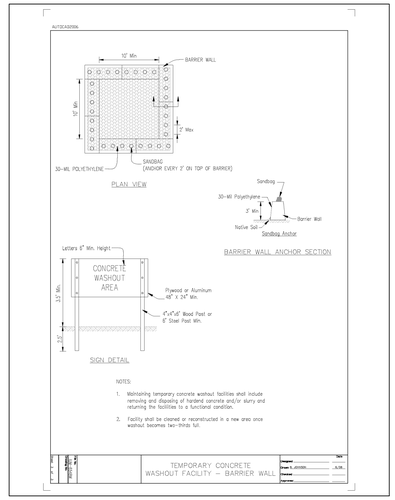
STANDARD DWG. NO. IUM-562
SHEET 1 OF 1
DATE 11-30-2015

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

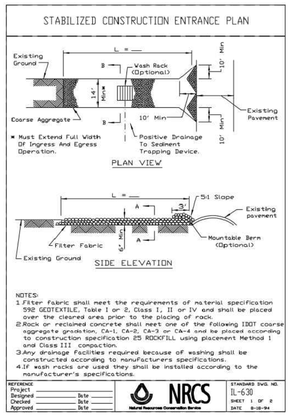
STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-12-11



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

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

SIDE ELEVATION

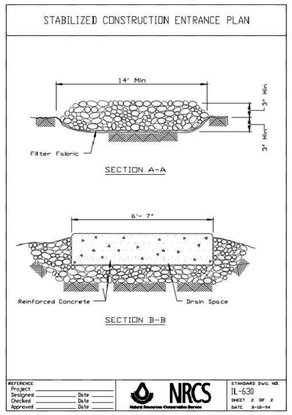
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or II, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

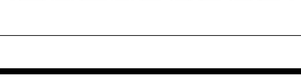
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-638
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A

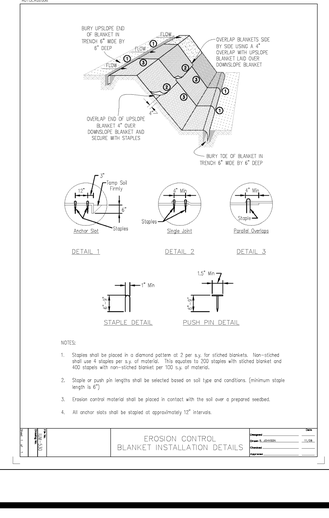


SECTION B-B

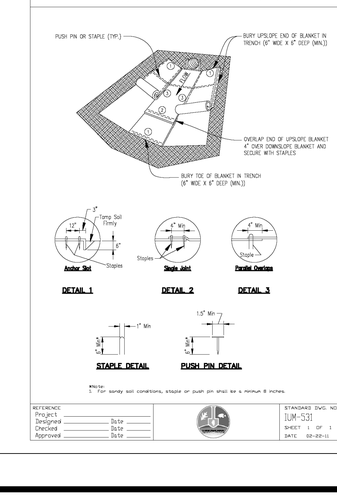
REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-638
SHEET 2 OF 2
DATE 8-18-94



EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

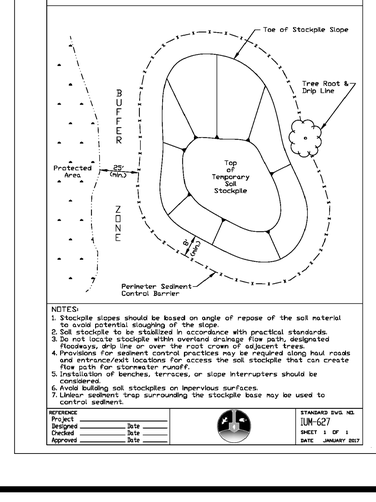


NOTES:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

TEMPORARY SOIL STOCKPILE DETAIL



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

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

HAEGER ENGINEERING
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Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

No.	Revision	Date

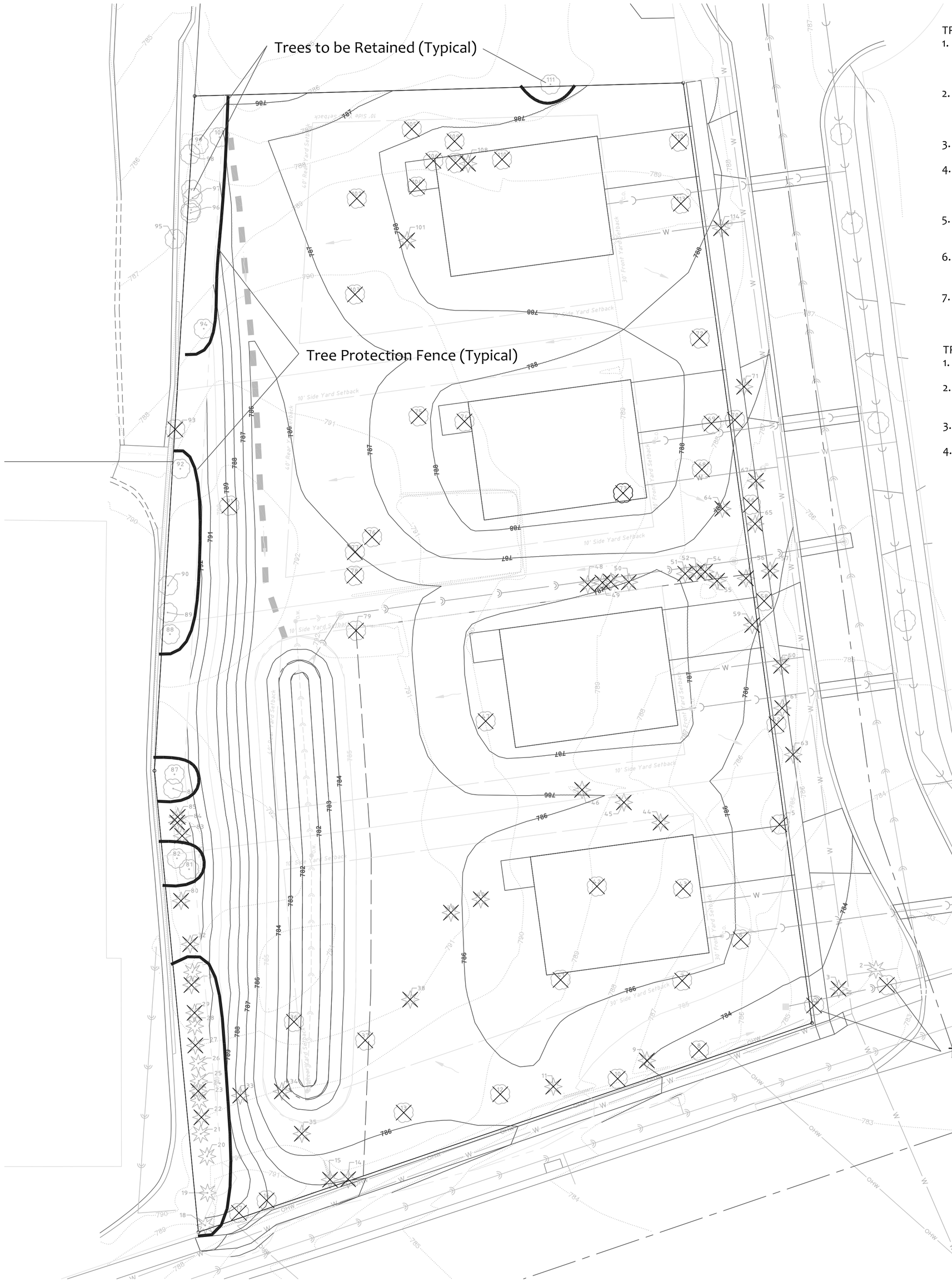
SWPPP
TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

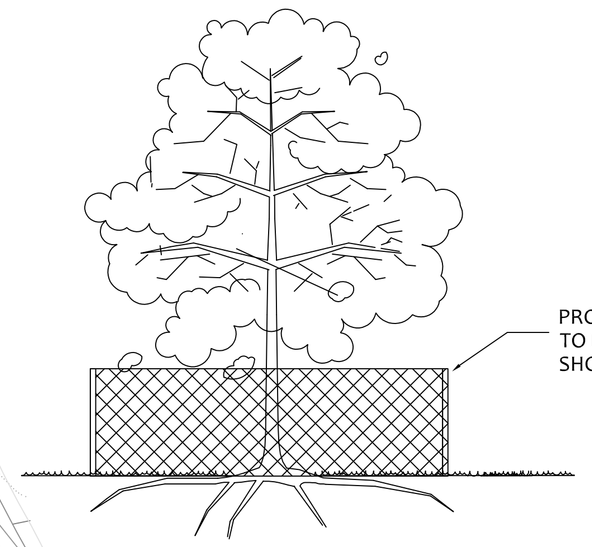


TREE PRESERVATION NOTES:

1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE PROTECTIVE FENCE AREA . NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
2. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE PROTECTIVE ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE PRIOR TO CONSTRUCTION AND MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTIVE FENCE OF ANY TREE THAT IS TO REMAIN.

TREE REMOVAL NOTES:

1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORCIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.



TREE INVENTORY

TREENUM	SPECIES	LATIN	DBH	CRZ_PROTEC	COMMENTS	CONDITION	FORM	ACTION
1	ASH-WHITE	Fraxinus americana	9	9		4	3	REMOVE
2	PINE-WHITE	Pinus strobus	11	11		3	3	RETAIN
3	PINE-WHITE	Pinus strobus	11	11		3	3	REMOVE
4	WALNUT-BLACK	Juglans nigra	5	5		3	3	REMOVE
5	MAPLE-NORWAY	Acer platanoides	15	15		3	2	REMOVE
6	EASTERN REDCEDAR	Juniperus virginiana	9	9		3	4	REMOVE
7	MAPLE-NORWAY	Acer platanoides	17	17		2	2	REMOVE
8	MAPLE-NORWAY	Acer platanoides	22	22		2	2	REMOVE
9	EASTERN REDCEDAR	Juniperus virginiana	8	8		4	4	REMOVE
10	WALNUT-BLACK	Juglans nigra	20	20		3	2	REMOVE
11	EASTERN REDCEDAR	Juniperus virginiana	8	8		4	4	REMOVE
12	MAPLE-NORWAY	Acer platanoides	24	24		3	3	REMOVE
13	MAPLE-NORWAY	Acer platanoides	23	23		2	3	REMOVE
14	EASTERN REDCEDAR	Juniperus virginiana	21	21		3	2	REMOVE
15	EASTERN REDCEDAR	Juniperus virginiana	17	17		3	3	REMOVE
16	WALNUT-BLACK	Juglans nigra	4	4		3	4	REMOVE
17	HACKBERRY	Celtis occidentalis	5	5		3	4	REMOVE
18	EASTERN REDCEDAR	Juniperus virginiana	21	21		2	2	RETAIN
19	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	3	RETAIN
20	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	4	RETAIN
21	EASTERN REDCEDAR	Juniperus virginiana	11	11		3	4	RETAIN
22	PINE-AUSTRIAN	Pinus nigra	6	6		5	4	REMOVE
23	EASTERN REDCEDAR	Juniperus virginiana	9	9		3	4	RETAIN
24	PINE-AUSTRIAN	Pinus nigra	6	6		5	4	REMOVE
25	EASTERN REDCEDAR	Juniperus virginiana	15	15		3	3	RETAIN
26	EASTERN REDCEDAR	Juniperus virginiana	11	11		3	3	RETAIN
27	PINE-AUSTRIAN	Pinus nigra	9	9		4	4	REMOVE
28	EASTERN REDCEDAR	Juniperus virginiana	19	19		3	3	RETAIN
29	PINE-AUSTRIAN	Pinus nigra	8	8		4	4	REMOVE
30	PINE-AUSTRIAN	Pinus nigra	12	12		4	4	REMOVE
31	EASTERN REDCEDAR	Juniperus virginiana	14	14		3	3	RETAIN
32	PINE-AUSTRIAN	Pinus nigra	13	13		4	4	REMOVE
33	SPRUCE-BLUE	Picea pungens	15	15		2	3	REMOVE
34	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
35	SPRUCE-BLUE	Picea pungens	10	10		5	4	REMOVE
36	MAPLE-NORWAY	Acer platanoides	26	26		5	5	REMOVE
37	MAPLE-NORWAY	Acer platanoides	16	16		2	2	REMOVE
38	SPRUCE-BLUE	Picea pungens	15	15		3	3	REMOVE
39	SPRUCE-BLUE	Picea pungens	13	13		4	4	REMOVE
40	MAPLE-NORWAY	Acer platanoides	28	28		3	2	REMOVE
41	MAPLE-NORWAY	Acer platanoides	30	30		3	3	REMOVE
42	MAPLE-NORWAY	Acer platanoides	10	10		4	3	REMOVE
43	MAPLE-NORWAY	Acer platanoides	25	25		2	2	REMOVE
44	PINE-WHITE	Pinus strobus	23	23		3	2	REMOVE
45	SPRUCE-BLUE	Picea pungens	14	14		4	3	REMOVE
46	EASTERN REDCEDAR	Juniperus virginiana	16	16		3	3	REMOVE
47	OAK-BURR	Quercus macrocarpa	35	35		2	1	REMOVE
48	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
49	EASTERN REDCEDAR	Juniperus virginiana	10	10		3	3	REMOVE
50	EASTERN REDCEDAR	Juniperus virginiana	7	7		3	4	REMOVE
51	EASTERN REDCEDAR	Juniperus virginiana	6	6		3	3	REMOVE
52	EASTERN REDCEDAR	Juniperus virginiana	6	6		3	3	REMOVE
54	EASTERN REDCEDAR	Juniperus virginiana	5	5		3	3	REMOVE
55	HACKBERRY	Celtis occidentalis	6	6		3	3	REMOVE
56	EASTERN REDCEDAR	Juniperus virginiana	8	8		3	3	REMOVE
57	PINE-WHITE	Pinus strobus	7	7		5	4	REMOVE
58	WALNUT-BLACK	Juglans nigra	8	8		3	3	REMOVE
59	EASTERN REDCEDAR	Juniperus virginiana	12	12		3	3	REMOVE
60	PINE-WHITE	Pinus strobus	13	13		3	3	REMOVE
61	PINE-WHITE	Pinus strobus	10	10		3	3	REMOVE
62	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
63	PINE-WHITE	Pinus strobus	9	9		3	3	REMOVE
64	EASTERN REDCEDAR	Juniperus virginiana	10	10		4	3	REMOVE
65	PINE-WHITE	Pinus strobus	7	7		5	5	REMOVE
66	WALNUT-BLACK	Juglans nigra	6	6		3	3	REMOVE
67	PINE-WHITE	Pinus strobus	8	8		3	3	REMOVE
68	WALNUT-BLACK	Juglans nigra	19	19		2	2	REMOVE
69	MAPLE-NORWAY	Acer platanoides	18	18		2	2	REMOVE
70	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
71	PINE-AUSTRIAN	Pinus nigra	7	7		5	4	REMOVE
72	MAPLE-NORWAY	Acer platanoides	23	23		3	2	REMOVE
73	MAPLE-NORWAY	Acer platanoides	15	15		4	3	REMOVE
74	OAK-BURR	Quercus macrocarpa	14	14		2	3	REMOVE
75	WALNUT-BLACK	Juglans nigra	23	23		2	2	REMOVE
74	OAK-BURR	Quercus macrocarpa	14	14		2	3	REMOVE
76	WALNUT-BLACK	Juglans nigra	6	6		3	3	REMOVE
77	WALNUT-BLACK	Juglans nigra	4	4		3	3	REMOVE
78	WALNUT-BLACK	Juglans nigra	7	7		3	3	REMOVE
79	WALNUT-BLACK	Juglans nigra	6	6	clump	3	4	REMOVE
80	PINE-AUSTRIAN	Pinus nigra	15	15	clump	4	4	REMOVE
81	WALNUT-BLACK	Juglans nigra	7	7	clump	3	4	RETAIN
82	WALNUT-BLACK	Juglans nigra	8	8		3	4	RETAIN
83	PINE-AUSTRIAN	Pinus nigra	9	9		4	4	REMOVE
84	SPRUCE-BLUE	Picea pungens	4	4		4	4	REMOVE
85	SPRUCE-BLUE	Picea pungens	6	6		4	4	REMOVE
86	WALNUT-BLACK	Juglans nigra	9	9		3	3	RETAIN
87	WALNUT-BLACK	Juglans nigra	7	7		3	3	RETAIN
88	WALNUT-BLACK	Juglans nigra	5	5		3	3	RETAIN
89	WALNUT-BLACK	Juglans nigra	4	4		3	3	RETAIN
90	WALNUT-BLACK	Juglans nigra	7	7		3	3	RETAIN
91	WALNUT-BLACK	Juglans nigra	21	21		2	2	REMOVE
92	WALNUT-BLACK	Juglans nigra	9	9		3	3	RETAIN
93	MULBERRY-SPP	Morus spp	8	8		3	4	REMOVE
94	WALNUT-BLACK	Juglans nigra	23	23		2	2	RETAIN
95	ELM-AMERICAN	Ulmus americana	6	6		3	3	RETAIN
96	ELM-AMERICAN	Ulmus americana	12	12	clump	3	3	RETAIN
97	ELM-AMERICAN	Ulmus americana	11	11	clump	3	3	RETAIN
98	MAPLE-NORWAY	Acer platanoides	15	15		3	3	RETAIN
99	HICKORY-SHAGBARK	Carya ovata	25	25		1	2	RETAIN
100	ELM-AMERICAN	Ulmus americana	9	9		3	4	RETAIN
101	EASTERN REDCEDAR	Juniperus virginiana	4	4		3	3	REMOVE
102	OAK-WHITE	Quercus alba	30	30		2	2	REMOVE
103	WALNUT-BLACK	Juglans nigra	20	20		2	2	REMOVE
104	OAK-WHITE	Quercus alba	24	24		2	2	REMOVE
105	OAK-WHITE	Quercus alba	23	23		2	3	REMOVE
106	BUCKTHORN	Rhamnus cathartica	8	8	invasive	4	4	REMOVE
107	BUCKTHORN	Rhamnus cathartica	5	5	invasive	4	4	REMOVE
108	EASTERN REDCEDAR	Juniperus virginiana	7	7		3	3	REMOVE
109	OAK-WHITE	Quercus alba	25	25		3	3	REMOVE
110	MAPLE-NORWAY	Acer platanoides	11	11		3	3	REMOVE
111	OAK-WHITE	Quercus alba	21	21		3	4	RETAIN
112	MAPLE-NORWAY	Acer platanoides	17	17		3	3	REMOVE
113	MAPLE-NORWAY	Acer platanoides	21	21		2	3	REMOVE
114	PINE-WHITE	Pinus strobus	7	7		4	4	REMOVE

KROGSTAD
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LANDSCAPE ARCHITECTURE • CONSULTING
599 PEMBROOK CT., N., CRYSTAL LAKE, IL 60014
(815) 893-9292
KROGSTAD@LANDDESIGNLIMITED.COM

TREE PRESERVATION PLAN

780 W. Dundee Rd.
Palatine, IL

REVISIONS

DATE 7/2/21
PROJECT DNL2101
DRAWN KTK
CHECKED KTK

SHEET NO.
1 of 1

ELEVATION 1

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

ELEVATION 2

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

STUDIO 23 ARCHITECTS
BARTLETT, ILLINOIS
studio23arch@gmail.com

NEW RESIDENCE
PALATINE, ILLINOIS

ELEVATIONS

JOB NUMBER
23--MANNY

DATE
02/20/23

REVISIONS

SHEET
A1

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

ELEVATION 3

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

ELEVATION 4

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

STUDIO 23 ARCHITECTS
BARTLETT, ILLINOIS
studio23archie@gmail.com

NEW RESIDENCE
PALATINE, ILLINOIS

ELEVATIONS

JOB NUMBER
23--MANNY

DATE
02.20.23

REVISIONS

SHEET
A1

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

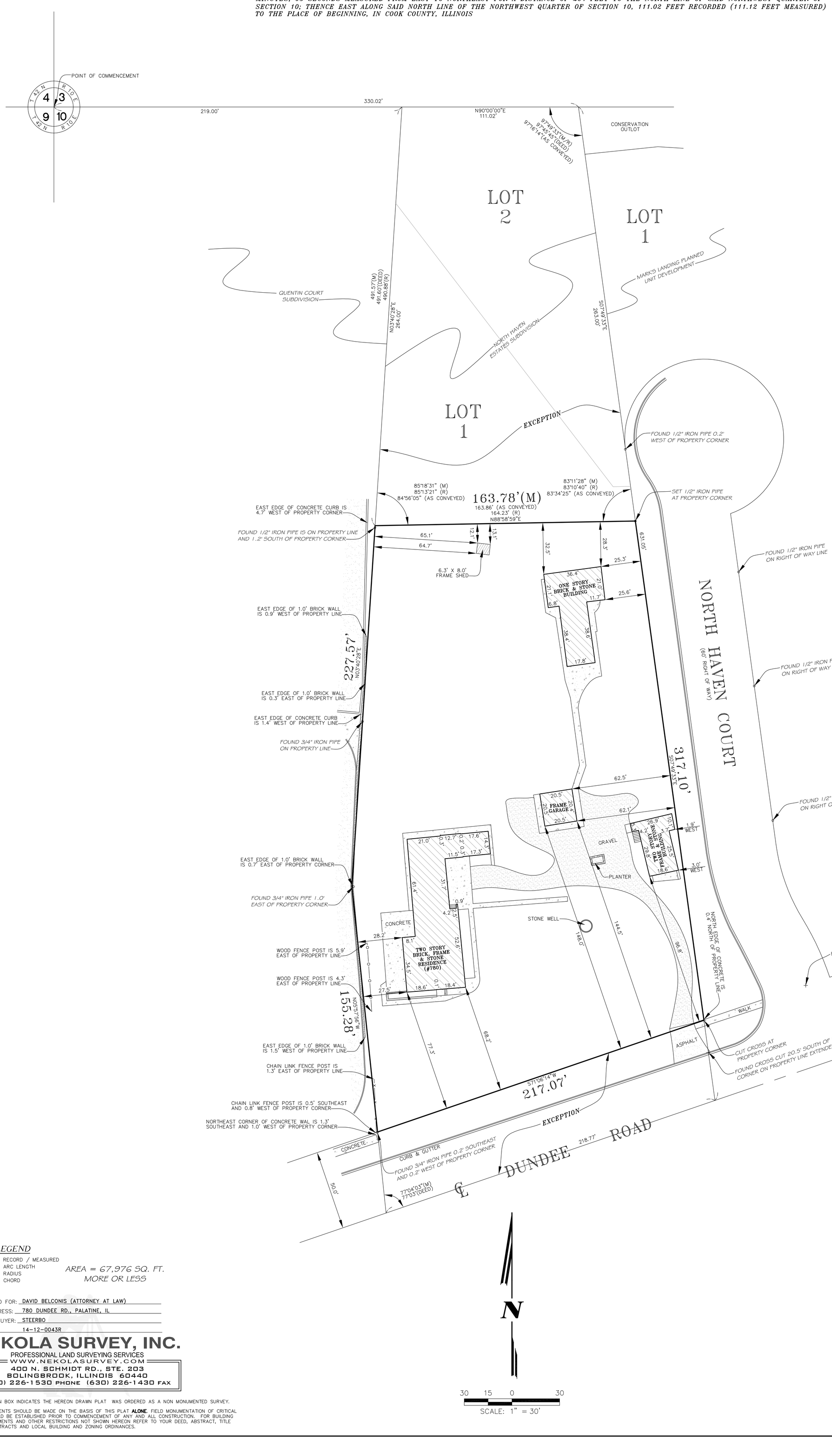
PLAT OF SURVEY

OF

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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



LEGEND

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

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

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

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

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

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

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

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 18TH DAY OF DECEMBER, 2014.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, March 7, 2023 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Final Plat of Subdivision to permit a 4-lot single-family residential development.
Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.
The property is commonly known as 780 W. Dundee Road.
The Petitioner is applying for a Final Plat of Subdivision to subdivide the property into four single-family residential lots and a rezoning from R-1 to R-2.
The above petition has been filed by Amir Rafida, USA Developers and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: ZON-000009-2023
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 20th day of February 2023
Published in Daily Herald February 20, 2023 (4595583)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspap as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy,
was published 02/17/2023
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4595583

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: Plan Commission Meeting Materials March 7, 2023 (780 W. Dundee Road - FSUB)

VILLAGE OF PALATINE

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

PLAN COMMISSION

MINUTES ● MARCH 7, 2023

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 21, 2023 7:00 PM

RESULT:	**ACCEPTED AS AMENDED [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

III. PUBLIC HEARING

1. 780 W. Dundee Road

   Case #ZON-000009-2023

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 20th, 2023 and mailed to the owners of the surrounding properties.

   The following petitioner's exhibits were introduced:

1. Application
2. Plat of Subdivision
3. Engineering Plans
4. Tree Preservation
5. Elevation Example
6. Plat of Survey
7. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in Petitioner: Amir Rafidia, USA Developers and Josh Terpstra with Haeger Engineering.

Mr. Terpstra provides background information on the subject property and explains the parcel is at the northwest corner of Dundee and North Haven Dr. It was previously unincorporated cook county and was annexed into the village of Palatine as R-1 single family residential. USA Developers is the new owner and seeking to subdivide the lots from one lot into four lots and rezone from R-1 to R-2. Mr. Terpstra provides an overview of the site plan design and engineering design. He explains that they are seeking to rezone to the R-2 regulation. He states that the site plan meets or exceeds the zoning requirements for R-2. The 4 lots are proposed to have one single family residence on each lot with driveway access off the North Haven Drive cul-de-sac. He explains the engineering design also meets the Village of Palatine codes and requirements. There are outside agencies that have jurisdiction for this location. MWRD of Chicago controls the storm water management and sanitary, and Dundee Rd on the south is controlled by IDOT. The proposed lots will source the water and sanitary service from an existing sanitary and water lines that run beneath North Haven Drive. There is a proposed storm water management facility located at the SW corner of the southern 2 lots in the proposed development that which discharges to the existing storm sewer below North Haven Drive and will discharge to the wetland area north of the cul-de-sac which meets the existing drainage patterns of the site. The owner is aware that other agencies require permits and those permits must be obtained prior to the village approval. They've begun that process.

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

Mr. Bettenhausen questions the sequence of construction. He asks if the lots will be sold before the home is built or is the home being built on spec.
Mr. Terpstra explains that USA Developers owns all four lots and will use all lots for themselves. Mr. Rafidia agrees and states that the homes will be occupied by family members.
Mr. Bettenhausen asks if the driveways shown on the plans represent the actual build. Mr. Terpstra states the driveways will be built as represented. If there are any conflicts with the utilities it would be addressed with the architect.

Mr. Fedota asks if there is any fencing planned for the flow control area.
Mr. Terpstra states that USA developers owns the commercial property to the west. The existing line of trees and landscaping to the west would be a separating factor from the commercial property and the residential property.

Mr. Fedota asks if there is an HOA that would provide maintenance of the swale.
Mr. Terpstra explains that there is a condition that the HOA would provide maintenance for the area and the easement.
Mr. Fedota asks if there are any substantial changes from the preliminary.
Mr. Terpstra states that there is not.

Ms. Bremanis talks about the property being annexed in April of 2022. When annexed in, per code, it is automatically zoned as R-1. Rezoning it to R-2 was discussed during the preliminary planned development. She provides photographs of the existing conditions which illustrates the clearing of the lots that has been completed. She states the forestry division will verify any addtional trees being removed.

Mr. Friedman asks if the road is a public road or part of the HOA.
Ms. Bremanis states it is a public road.

Resident: Steve Fishman 1585 North Haven Dr.
Mr. Fishman states his concern regarding the new development. He is concerned about the additional traffic leaving the subdivision to exit onto Dundee Rd. He states adding four more houses would double the number of cars coming in and out of the area. It is already difficult to enter and exit onto Dundee Rd. He states that the street is narrow and is worried about street parking. He is concerned about congestion and the excess load to the sewer system. He questions how this will affect the existing homes on North Haven Dr.

Ms. Bremanis addresses his concern regarding the narrow street and states that the village is aware of the street width. The Fire Marshall has reviewed and the west side of the street may be deemed as no parking. Parking will only be permitted on one side of the street to keep an open lane. In regards to the sewer system, the Village Engineer has reviewed the sewer system and approved for this proposed project. Ms. Bremanis offers the resident the opportunity to contact the engineer directly and will provide his information.

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

Mr. Dwyer asks Mr. Terpstra the size of the storm sewer system on North Haven Dr.
Mr. Terpstra states he would have to check the TOPO plan but he believes it's a 12" sewer. He states there is a proposed storm water management facility at the southwest corner of the proposed plan. Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right of way.
Mr. Fishman is also concerned about parking. He states there is currently limited parking and with the additional properties there is no room for guests to park on the street.
Ms. Bremanis states that although the street is narrow, there should be room for additional parking within the resident's driveways and on the street.
Mr. Fishman reiterates his concerns regarding the limited parking.
Further discussion between resident and board members ensue regarding parking.

STAFF RECOMMENDATION:
The final plat subdivision and rezoning to R-2 is consistent with the Preliminary Plat of Subdivision and Annexation approvals, Comprehensive Plan recommendations, and are comparable to the existing subdivision to the east. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 2/01/23 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 Haeger Engineering, Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
5. 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.
6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
7. Recording fees in the amount of $300 shall be submitted.
8. 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.
9. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
10. HOA declarations shall be submitted in a manner acceptable to the Village

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

Attorney, prior to the issuance of a building permit.

11. The final architectural elevations shall comply with the Architectural Design Guidelines ("monotony code"), per Section 6-41 of the Village Code.

Mr. Noonan - made a motion to close the public hearing - 2nd by Mr. Fedota

DISCUSSION:
Mr. Noonan states his sympathy for the resident.
Mr. Kolososki states 2 cars can be parked on driveway and there is room on the street for additional guest parking.
Mr. Fedota states the division of 1 parcel to 4 is the meeting at hand and all other concerns do not apply to this meeting.
Mr. Dwyer states this is not a planned development meeting and the plans meet the requirements for the final subdivision and the R-2 request
Further discussion about parking.

Mr. Noonan made a motion to approve case #ZON-000009-2023; seconded by Mr. Kolososki

Mr. Dwyer summarized the request was unanimously accepted by a vote of 6-0. This will tentatively go to Village council on March 20th, 2023.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

IV. COMMUNICATIONS

Communication:

Ms. Bremanis states the next meeting will have one item on the Agenda for a3-21-23 regarding a 4-Lot Single Family Subdivision.

Village Council met on Monday 3-6-23 and continued the Salt Creek Park District request to March 20th.

Mr. Dwyer asks about the status of the Comprehensive plan review. Lyn states there have been preliminary meetings and this is still in the works.

V. ADJOURNMENT

Attachment: PC Meeting Draft Mnutes 3-7-23 (780 W. Dundee Road - FSUB)

Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street

BACKGROUND:
Following the recent adoption of the Village's Downtown TIF District Facade & Interior Building Improvement Grant Program (the "Grant Program"), the Village received an application for proposed improvements to the existing building at 16 N. Brockway Street (formerly Zimmer Hardware). The Petitioner is requesting approval of the following:

> **Motion approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the building at 16 N. Brockway Street.**

KEY ISSUES:

- As outlined in the Petitioner's application materials, a variety of significant improvements are proposed to the building's façade and interior space to allow for the conversion of the existing building into the Pizza Bella restaurant.
- The Subject Property and associated improvements comply with the Grant Program's eligibility and terms.
- The Subject Property would be eligible for the maximum reimbursement amount of $125,000. This includes $75,000 for façade improvements (due to the building's height and frontage on Brockway Street) and $50,000 for interior improvements.
- Based on the specific costs outlined in the application materials (and the Grant Program's corresponding reimbursement limitations), the proposed project would be eligible for a total reimbursement amount of $122,950. This would be the maximum amount reimbursed for the corresponding work outlined in the application. If the actual costs are lower, the corresponding reimbursement payments would be adjusted accordingly.
- The program, subject to the TIF Act, allows for the reimbursement of TIF eligible expenses related to the Petitioner's proposed improvements. Funding approved as part of the Program cannot be used for the reimbursement of expenses that were incurred prior to the approval of the Petitioner's application. Per the program, all required documentation shall be reviewed and approved by the Village prior to processing any reimbursement payment.

ALTERNATIVES:

1. Approve the Application.
2. Do not approve the Application.

RECOMMENDATION:
Staff recommends approval.

ACTION REQUIRED:
A motion to approve the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the building at 16 N. Brockway Street.

ATTACHMENTS:

- Pizza Bella Downtown Grant Application March 2023
- Pizza Bella - Cost & Potential Grant Calculation

RESULT:	**APPROVED BY ROLL CALL [6 TO 1]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Tim Millar

Façade & Interior Building Improvement Grant Program

Application

Completion of this application is required in order to determine if your proposed project qualifies for consideration as part of the Village's Downtown TIF District Façade & Interior Building Improvement Grant Program. The Scope of Program, Project Eligibility, Application Process, and Program Terms are all outlined in the attached program summary.

Building Address: 16 N Brockway Palatine, IL 60067

Name of Applicant: Tony DeFilippis

Is the Applicant the Building Owner: [X] **Yes** [ ] **No**

Note: If the Applicant is not the building owner, a letter indicating the building owner's approval of the proposed building improvements must be submitted as part of this application.

Name of Business (please include the name(s) of any existing business within the building):

Little Brothers Pizza dba Pizza Bella

Applicant's Contact Information:

Address: 100 W Northwest hwy, Palatine, IL 60067

Phone Number(s): [redacted]

E-Mail: tonyd@pbpizza.com

Required Submittals with Application: Please see the attached submittal requirements.

Estimated Cost of Eligible Improvements (attach detailed cost estimates): $490,125

Applicant Signature*: Tony DeFilippis **Date:** 03/07/23

*** Note:** By signing this application you are certifying that all information provided is true and accurate to the best of your knowledge, you are agreeing to comply with all of the Program Terms, and you are acknowledging that any approved improvements must receive any required permits and approvals from the Village prior to the commencement of construction.

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

PIZZA BELLA TIF DESCRIPTION

Pizza Bella is a long-standing local restaurant that is looking to expand its business into a family casual dine-in pizzeria in the heart of the downtown Palatine area. The proposed building will require a change of use and a complete remodel. The remodel will be taking one of the oldest buildings in Palatine and converting it into a sit-down pizzeria. The conversion will come at a large expense however, in trying to keep the history and uniqueness of the property we are asking for assistance to complete the project. Once finished, the project will become a destination location to the up-and-coming downtown Palatine area.

Below are cost to complete project:

Façade/Exterior	
MASONRY	$41,500
WINDOWS AND DOORS	$62,500
EXTERIOR FACADE AND SIGNAGE	$53,500
Subtotal Façade	$157,500
Interior	
NEW WATER AND SEWER SERVICE	$142,750
ELECTRIC SERVICE	$62,750
FIRE SPRINKLERS	$68,900
FIRE ALARM	$21,500
ADA ACCESSABILITY WORK	$36,725
Subtotal Interior	$332,625
Total	$490,125

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

Build Out-
Pizza Bella
16 North Brockway Street Palatine, Illinois

Existing East Facade

SITE
SCALE: NA

NORTH

BUILDING TYPE INFORMATION

CODES
2015 INTERNATIONAL BUILDING CODE
2015 INT'L MECHANICAL CODE
2015 INT'L EXISTING BUILDING CODE
2000 NFPA 101-LIFE SAFETY CODE CODE
2015 INT'L FIRE CODE
2017 NATIONAL ELECTRIC CODE
2018 ILLINOIS ENERGY CONSERVATION CODE
2014 ILLINOIS STATE PLUMBING CODE
2018 ILLINOIS ACCESSIBILITY CODE
(and ALL APPLICABLE VILLAGE of PALATINE CODE AMENDMENTS PER CH 9 & CH 7 + ZONING CODES)

ZONING
EXISTING - NO CHANGES
B-3 CENTRAL BUSINESS
3-STORIES, 45' MAX HEIGHT

BUILDING AREA
EXISTING -
LOWER LEVEL: 2,060 SF (NET)
FIRST LEVEL: 3,266 SF (NET)
UPPER LEVEL: 1,602 SF (NET)
TOTAL AREA: 6,928 SF (NET)
78' wide x 56' length +/-

CONSTRUCTION TYPE
(602.3) 5 B - EXISTING

USE GROUPS
CURRENT USE - VACANT
(302.2.1) PROPOSED SPACE
ASSEMBLY A-2 MAIN LEVEL
BUSINESS B, STORAGE S, UPPER LEVEL
STORAGE S, LOWER LEVEL

PARKING REQUIREMENTS
EXISTING - NO CHANGES

EXTERIOR SIGNAGE NOTE:
THESE DOCUMENTS DO NOT INCLUDE THE DESIGN AND/OR INSTALLATION OF ANY SIGNS WHETHER PROVIDED BY THE TENANT OR THE LANDLORD
⚠ A SEPARATE VILLAGE SIGN PERMIT SHALL BE ACQUIRED by THE OWNERS DESIGNATED SIGN CONTRACTOR AS REQUIRED PER ALL VILLAGE REQUIREMENTS.

⚠SPRINKLER NEW SYSTEMS, REFER TO SEPARATE SUBCONTRACTOR APPLICATION & DRAWING
⚠ALARM NEW SYSTEMS, REFER TO SEPARATE SUBCONTRACTOR APPLICATION & DRAWING

EXTINGUISHERS FIRE EXTINGUISHERS SHALL BE INSTALLED PER CODE/NFPA 10(2013), CONFIRM EXACT REQUIREMENTS WITH THE LOCAL FIRE AUTHORITY

OCCUPANT LOAD
(1004.1.2)
LOWER LEVEL:
• KITCHEN PREP AREA= 1990 SF/200 = 9 OCC
• STORAGE AREA= 612 SF/300 = 2 OCC
= LOWER OCCUPANCY = 10 OCC

MAIN LEVEL:
• KITCHEN AREA= 725 SF/200 = 4 OCC
• DINING BAR AREA = 82 SEATS/OCC
= MAIN OCCUPANCY = 90 OCC

UPPER LEVEL:
• STORAGE AREA= 700 SF/300 = 03 OCC
• BUSINESS AREA = 850 SF/100 = 8.5 OCC
= UPPER OCCUPANCY = 7 OCC

TOTAL BUILDING OCC LOAD = 107 OCCUPANTS

(1004.3) LOWER LEVEL=
10 OCCUPANTS x 0.20 = 2"
SIDE EXIT 40" x 5' (24")

(1004.3) MAIN LEVEL=
90 OCCUPANTS x 0.20 = 18"
FRONT EXIT 48"
SIDE EXIT 40"
REAR EXIT 48"
TOTAL 184" > 18" (24")

(1004.3) UPPER LEVEL=
7 OCCUPANTS x 0.20 = 2"
TOP EXIT 24" > 2" (24")

(1016.2) x 300 OCCUPANTS = 2 EXITS REQ'D.

REQUIRED # OF EXITS
ACTUAL # OF EXITS
5 PROVIDED-DIRECT TO EXTERIOR=MAIN FLOOR
1 PROVIDED-DIRECT TO EXTERIOR STAIR-2ND FLOOR

PLUMBING OCCUPANCY (I.L. STATE PLUMBING CODE)
ASSEMBLY/DINING (SEAT COUNT) = 82 OCCUPANTS
KITCHEN AREA: 2228 SQ. FT. /400 = 6 OCCUPANTS
OFFICE AREA: 980 SQ. FT. /100 = 9.8 OCCUPANTS
STORAGE AREA: 1612 SQ. FT. /400 = 5 OCCUPANTS

TOTAL = 103 OCCUPANTS
PLUMBING OCCUPANCY LOAD = 103 OCCUPANTS
(44 MALE + 44 FEMALE "ROUND-UP"

REQUIRED FIXTURES: 2 M | 2 L(AV) | UR | 1 DF | 1 SVC SINK | 3-COMP

PROPOSED FIXTURES by FLOOR:
(ALL NEW FIXTURES TO BE PROVIDED PER PLANS)
LOWER LEVEL FIXTURES: 1 WC | 1 LAV | UR | 0 DFA | 3-COMP
MAIN LEVEL FIXTURES: 2 WC | 2 LAV | UR | 0 DFA | 3-COMP | 1 WORTHING
UPPER LEVEL FIXTURES: 2 WC, 2 LAV, 0 DFA

*NOTE: WATER SERVICE TO BE PROVIDED IN LIEU OF A DEDICATED DRINKING FOUNTAIN

Owner - Representative
MR. TONY D.
dba PIZZA BELLA
200 N. NORTHWEST HWY
PALATINE IL. 60067
(847) 394-2100

Civil Engineer
BOND CONSULTING INC.
1268 BURR HWY
PALATINE IL. 60096
(847) 533-3300

Structural Engineer
RUNDE ENGINEERING INC.
258 GALENA BLVD.
AURORA IL 60506
(630) 466-0280

MEP Engineer
B DESIGN CO.
781 SCHOONER LANE
ELK GROVE VILLAGE IL 60007
(630) 466-0280

PROJECT SCOPE SUMMARY

ALTERATION TO COMMERCIAL PROPERTY:

SELECTIVE INTERIOR DEMOLITION COMPLETED UNDER SEPARATE PERMIT in 2022.
PROPOSED WORK TO INCLUDE: ALL CONSTRUCTION FOR A NEW RESTAURANT OPERATION ON MAIN LEVEL FOR DRINKING, RESTROOMS, KITCHEN, STORAGE AND PREPARATION AREAS FOR THE BUSINESS.
LOWER LEVEL (NON PUBLIC) STORAGE, UTILITY AND DELI PREP SPACES.
SECOND LEVEL (NON PUBLIC) STORAGE & OWNERS OFFICE SUITE
NEW MECHANICAL, ELECTRICAL, PLUMBING & STRUCTURAL SCOPE AS PER ENGINEERING PLANS.
NEW FIRE PROTECTION SPRINKLER SYSTEM & ALARM DETECTION SYSTEM.
NEW EXTERIOR SIGNAGE: REFER TO SEPARATE PERMIT SUBMITTAL FROM THE OWNERS CIVIL ENGINEER.

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS THAT THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL REV. STAT. PER 71 1/2) (1985) AND THE ILLINOIS ACCESSIBILITY CODE. "71 IL ADM. CODE 400."

SIGNED: RONALD KIRSININKAS, ARCHITECT
ILLINOIS LICENSE No.: 001-012844
DATE: MAR 2022 | AUG 2022 | SEP 2022 | OCT 2022

DRAWING INDEX

SHEET #	DESCRIPTION
T1	COVER SHEET, SITE MAPS, CODE INFO
A0	SPECIFICATION NOTES, MOUNTING HTS.
A0.1	EGRESS PLAN - LOWER & MAIN LEVEL
A0.2	EGRESS PLAN - UPPER LEVEL
A1.0	LOWER LEVEL DIMENSION FLOOR PLAN
⚠ A2.0	MAIN LEVEL DIMENSION FLOOR PLAN
A3.0	ROOF & UPPER LEVEL DIMENSION FLOOR PLAN
A4.0	LOWER LEVEL REFLECTED CEILING PLAN
A5.0	MAIN LEVEL REFLECTED CEILING PLAN
A6.0	UPPER LEVEL REFLECTED CEILING PLAN
A7.0	EXTERIOR ELEVATIONS
⚠⚠A8.0	LOWER LEVEL EQUIPMENT PLAN
⚠⚠A9.0	MAIN LEVEL EQUIPMENT PLAN
A10.0	UPPER LEVEL EQUIPMENT PLAN
A11.0	DOOR, HARDWARE, FINISH SCHEDULES, RESTROOM DETAILS, NOTES
A12.0	PARTITION & TYPICAL DETAILS
⚠ A13.0	STAIR SECTION & STAIR DETAILS
⚠ A13.1	STAIR DETAILS

NOTE: REFER TO INDIVIDUAL ENGINEERING PLANS FOR SHEET DESCRIPTIONS

LICENSED ARCHITECT RONALD KIRSININKAS 001-012844 STATE OF ILLINOIS

10/03/2022
LICENSE EXPIRATION : 11/30/2022

REVISIONS

NO	DESCRIPTION	BY
⚠	PERMIT SET	RK
⚠	PERMIT SET (AS PER CITY COMMENTS)	RK
⚠	PERMIT SET (AS PER CITY COMMENTS)	RK
⚠	PERMIT SET (AS PER CITY COMMENTS)	RK
⚠	PERMIT SET (AS PER CITY COMMENTS)	RK

RONALD KIRSININKAS, ARCHITECT
rdrskinkas@gmail.com (630) 234-9570

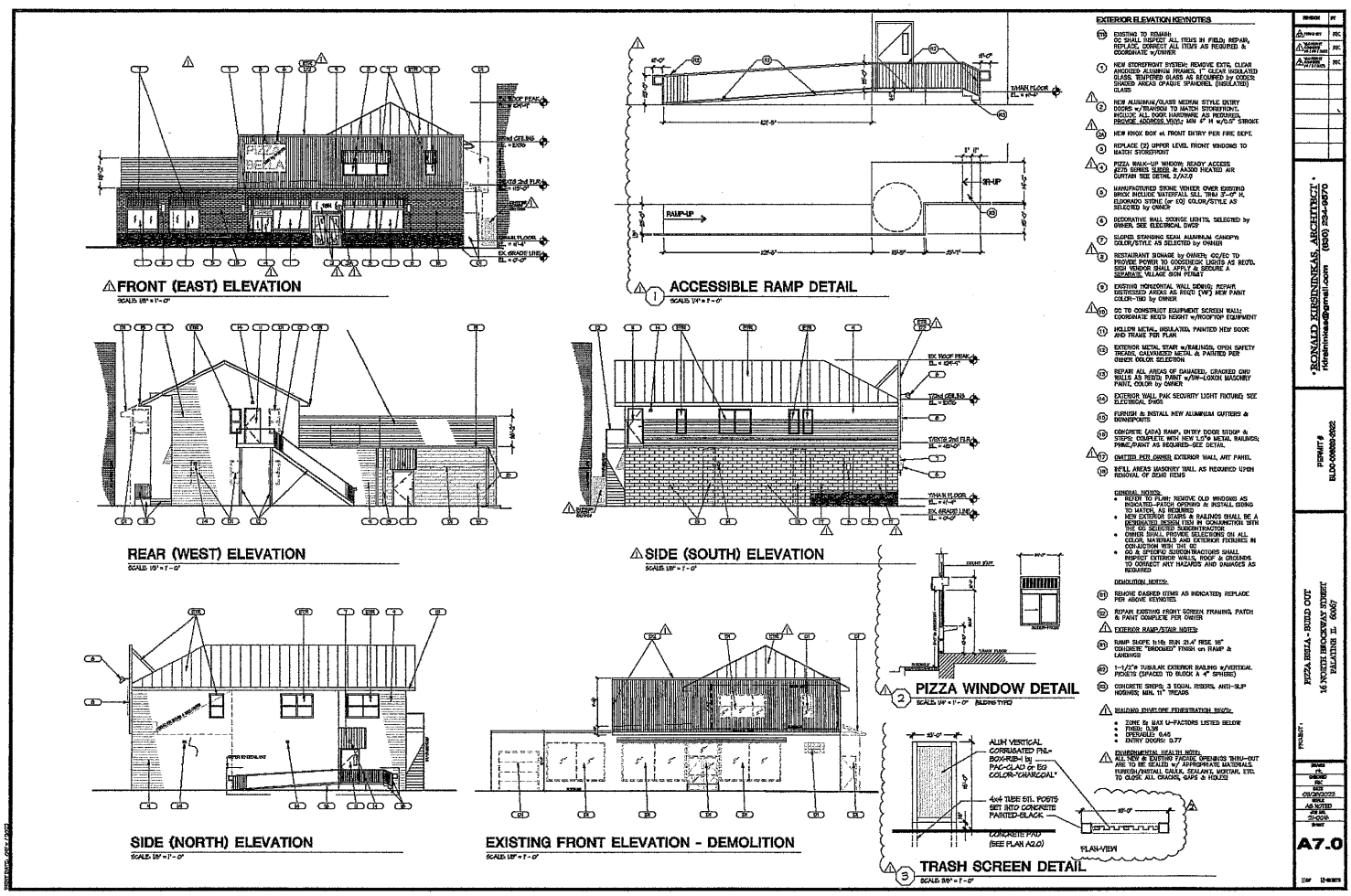
PERMIT # BLDC-000503-2022

PROJECT: PIZZA BELLA - BUILD OUT
16 NORTH BROCKWAY STREET
PALATINE, IL 60067

DRAWN: RK
CHECKED: RK
DATE: 09/26/2022
SCALE: AS NOTED
JOB NO.: 21-0109
SHEET: T1

1 OF 10 SHEETS

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)



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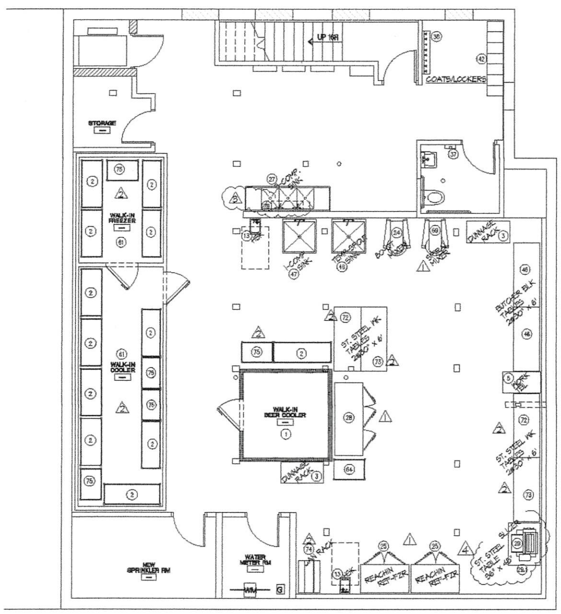


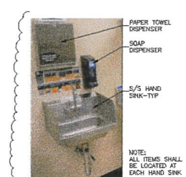
LOWER LEVEL - FURNITURE/EQUIPMENT FLOOR PLAN

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

EQUIPMENT SCHEDULE

10-02-22 DL-A&S (R4)

MARK	QTY	DESCRIPTION	MANUF	MODEL #	PROVIDED BY	REMARKS
		NOTE: REFER TO ABSOLUTE SUPPLY INC. SPECIFICATIONS LIST FOR ALL DETAILS				
1	1	WALK IN REFRIGERATOR	US COOLER	SR3788	KES + OWNER	
2	14	WIRE SHELVING	THUNDER GROUP	CMEP 2448		
3	6	DUNNAGE RACK	JOHN BOOS	ALU6480412-X		
4	2	WORK TABLE, S/S TOP	BK RESOURCES	CVT-3030		
5	3	WORK TABLE, S/S TOP	BK RESOURCES	SVTRS-2424		
6		**OMITTED - REVISION 3**				
7	2	SHELVING, WALL MOUNTED	BK RESOURCES	BKWS-1236		
7A	1	SHELVING, WALL MOUNTED	BK RESOURCES	BKWS-1260		
7B	1	SHELVING, WALL MOUNTED	BK RESOURCES	BKWS-1236		
8		COUNTERS (PER PLAN)			MILLWORK SUB	
9	2	POS REGISTERS			OWNER	
10	1	EXHAUST HOOD/MAKE UP AIR	CAPTIVE-AIRE		OWNER	
11	1	HOOD FIRE PREVENTION SYSTEM	CAPTIVE-AIRE		OWNER	
12		S/S QUILTED WALL PANELS (UNDER HOOD)			OWNER	
13	7	HAND SINK	BK RESOURCES	BKHS-W-1410-W-G	KES + OWNER	
14	1	ICE MAKER, CUBE STYLE	KOOLAIRE	KYT0500A	KES + OWNER	
15	1	CONVECTION OVEN, GAS	VULCAN	VC5GD	KES + OWNER	
16	2	PIZZA PREPARATION REFRIGERATOR	ATOSA USA	MPF8203GR	KES + OWNER	
17	1	REACH IN REFRIGERATOR 1-DOOR	ATOSA USA	MBF8505GR	KES + OWNER	
17.1	1	REACH IN REFRIGERATOR 1-DOOR	ATOSA USA	MBF8505GR	KES + OWNER	
18	3	GAS FLOOR FRYER	ROYAL RANGE	RFT-50	KES + OWNER	
19	1	BROILER, GAS w/CHEF BASE	ROYAL RANGE	RRB-48	KES + OWNER	
19A	1	REFRIGERATED CHEF BASE	ATOSA USA	MGF8450GR	KES + OWNER	
20	1	GRIDDLE, GAS COUNTERTOP w/CHEF BASE	ROYAL RANGE	RTG-48	KES + OWNER	
20A	1	REFRIGERATED CHEF BASE	ATOSA USA	MGF8450GR	KES + OWNER	
21	1	SANDWICH-SALAD PREP REFRIGERATOR	ATOSA USA	MSF8303GR	KES + OWNER	
22	2	PIZZA OVEN	PICARD-REVOLUTION	RE-8-24	OWNER	
23	1	DOUGH ROLLER	SOMERSET	CDR-2100	KES + OWNER	
24	1	PLANETARY MIXER	HOBART	HL600-1STD	KES + OWNER	
25	3	REACH IN REFRIGERATOR 2-DOOR	ATOSA USA	MBF8507GR	KES + OWNER	
25.1	1	REACH IN REFRIGERATOR 2-DOOR	ATOSA USA	MBF8507GR	KES + OWNER	
26	1	1-COMPARTMENT SINK w/FAUCET, DRAIN	BK RESOURCES	BKS6-1-1620-14-18RS	KES + OWNER	
27	2	3-COMPARTMENT SINK w/PRERINSE, FAUCET, DRAINS	BK RESOURCES	BKS-3-18-14-18TS	KES + OWNER	
28	1	REACH IN REFRIGERATOR 3-DOOR	ATOSA USA	MBF8508GR	KES + OWNER	
29	1	FOOD SLICER, ELECTRIC	ATOSA USA	PPSL-12	KES + OWNER	
29.1	1	WORK TABLE, S/S TOP	BK RESOURCES	CVT-4836	KES + OWNER	
36	1	MOP SINK, S/S, HANGERS	BK RESOURCES	BKMS-1620-12		
37	3	HAND DRYER	ROYAL INDUSTRIES	ROY-DRY-JA01		
38	1	COAT RACK			MILLWORK SUB	
39		HD GAS LINES - EXPOSED			GC	
42		METAL LOCKERS	TENNSCO or EQUAL		OWNER	
45	1	DISPLAY CASE, HOT FOOD, COUNTERTOP	ATOSA USA	CHDC-56		
46	2	WORK TABLE, WOOD TOP	JOHN BOOS	SNS10-X		
47	1	1-COMPARTMENT SINK w/FAUCET, DRAIN	BK RESOURCES	BKS6-1-24-14S		
48	1	1-COMPARTMENT SINK w/FAUCET, DRAIN	BK RESOURCES	BKS6-1-24-14S		
49	1	PASTA COOKER, GAS	ROYAL RANGE	RPC-14		
50	1	KETTLE, GAS, TILTING	VULCAN	K20GLT		
51	1	DISHWASHER, DOOR TYPE	CMA DISHMACHINES	EST-AH		
52	1	HOT FOOD SERVING COUNTER/TABLE	DUKE MANUF.	305		
53	1	MOBILE HEATED CABINET	METRO	C539-HDC-4		
53.1	1	MOBILE HEATED CABINET	METRO	C539-HDC-4		
53.2	1	MOBILE HEATED CABINET	METRO	C539-HDC-4		
53.3	1	MOBILE HEATED CABINET	METRO	C539-HDC-4		
54	1	HOTPLATE, COUNTERTOP, GAS	ROYAL RANGE	RHP-36-6		
54A	2	REFRIGERATED CHEF BASE	ATOSA USA	MGF8448GR	KES + OWNER	
55	1	UNDERBAR SINK UNITS	BK RESOURCES	UB4-21-360TS		
56	1	BLENDER STATION	BK RESOURCES	UB4-21-1410BSS-P-G		
57	1	ICE BIN	BK RESOURCES	UB4-21-1824		
58	3	BACK BAR CABINET, REFRIGERATED, 2-DOOR	ATOSA USA	SBB69GGRAUS2		
59	1	BACK BAR CABINET, REFRIGERATED, 2-DOOR	ATOSA USA	SBB48GGRAUS2		
60	1	WALK IN REFRIGERATOR, REMOTE	US COOLER	SR3791		
61	1	WALK IN COMBO UNIT, REMOTE, COOLER/FREEZER	US COOLER	SR3809		
62		**OMITTED - REVISION 3**				
63	2	WIRE SHELVING	THUNDER GROUP	CMEP1848		
64	3	WIRE SHELVING	THUNDER GROUP	CMEP2436		
65		**OMITTED - REVISION 3**				
66	1	WORK TABLE, S/S TOP	BK RESOURCES	CVT-7236		
67	1	WORK TABLE, 120", S/S TOP	JOHN BOOS	ST4-36120SSK		
68		**OMITTED - REVISION 3**				
69	1	MIXER, SPIRAL DOUGH	AMERICAN EAGLE	AE-3050		
70	1	SOILED DISHTABLE w/DRAIN	BK RESOURCES	BKSDT-26-R-SS-P3-G		
71	1	CLEAN DISHTABLE	BK RESOURCES	BKCDT-26-L-SS		
72	2	WORK TABLE, S/S TOP	BK RESOURCES	SVTRS-7230		
73	2	WORK TABLE, S/S TOP	BK RESOURCES	SVTR-7230		
74	1	CAN RACK	CHANNEL MFG.	C3R-9		
75	7	WIRE SHELVING	THUNDER GROUP	CMEP 2436		



TYP. HANDSINK & ACCESSORIES

SCALE: N/A

REVISION	BY
1 PERMIT SET	RK
2 1st PERMIT COMMENTS 08/09/2022	RK
3 2nd PERMIT COMMENTS 09/1/2022	RK
4 3rd PERMIT COMMENTS 09/27/2022	RK
5 4th PERMIT ADD TABLE 29.1 10/06/2022	RK

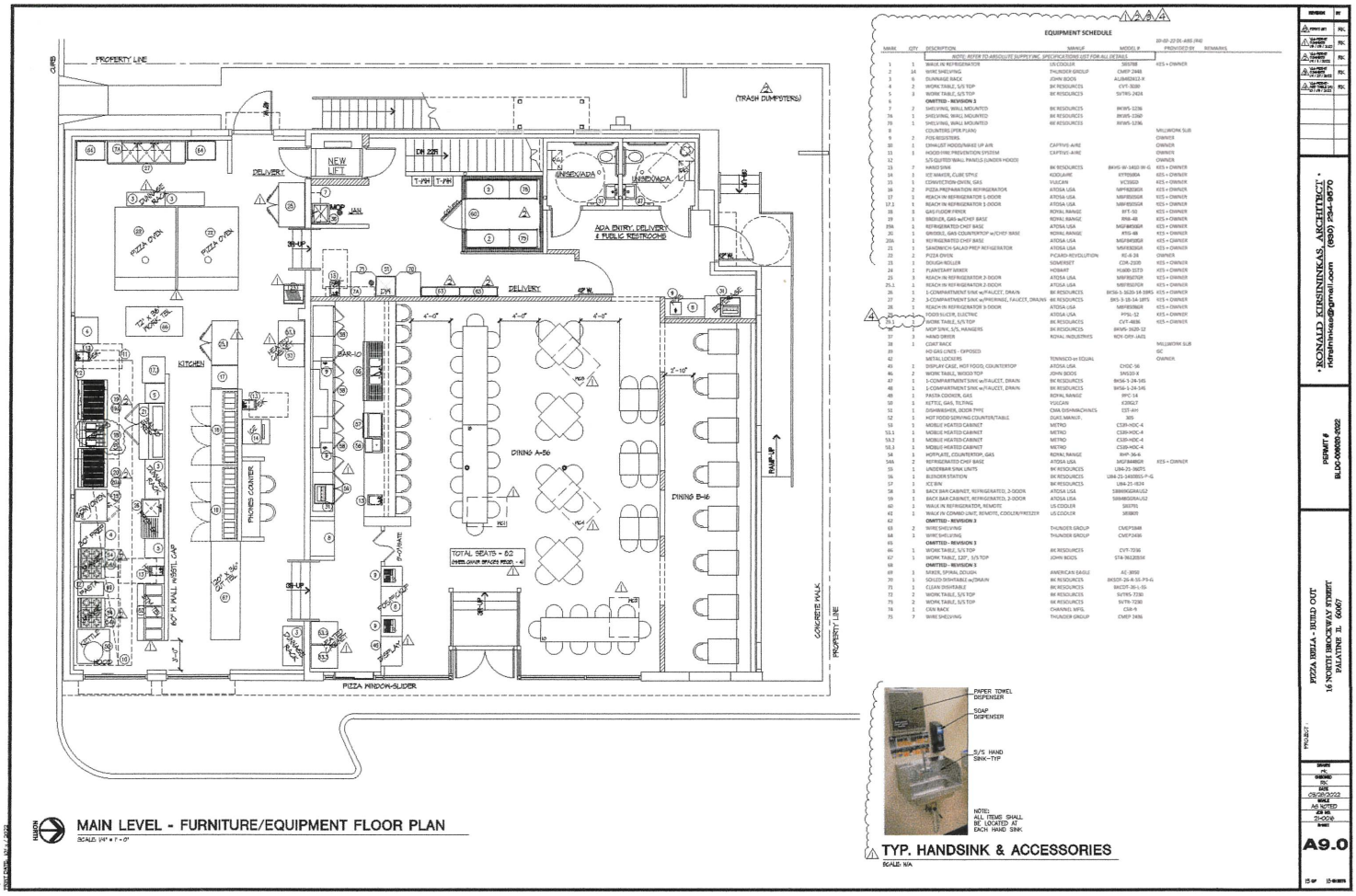
RONALD KIRSININKAS, ARCHITECT
rkirsininkas@gmail.com (630) 234-9570

PERMIT #
BLDC-006020-2022

PROJECT:
PIZZA BELLA - BUILD OUT
16 NORTH BROCKWAY STREET
PALATINE IL 60067

DRAWN RK
CHECKED RK
DATE 05/26/2022
SCALE AS NOTED
JOB NO. 21-0016
SHEET A8.0
12 OF 16 SHEETS

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)



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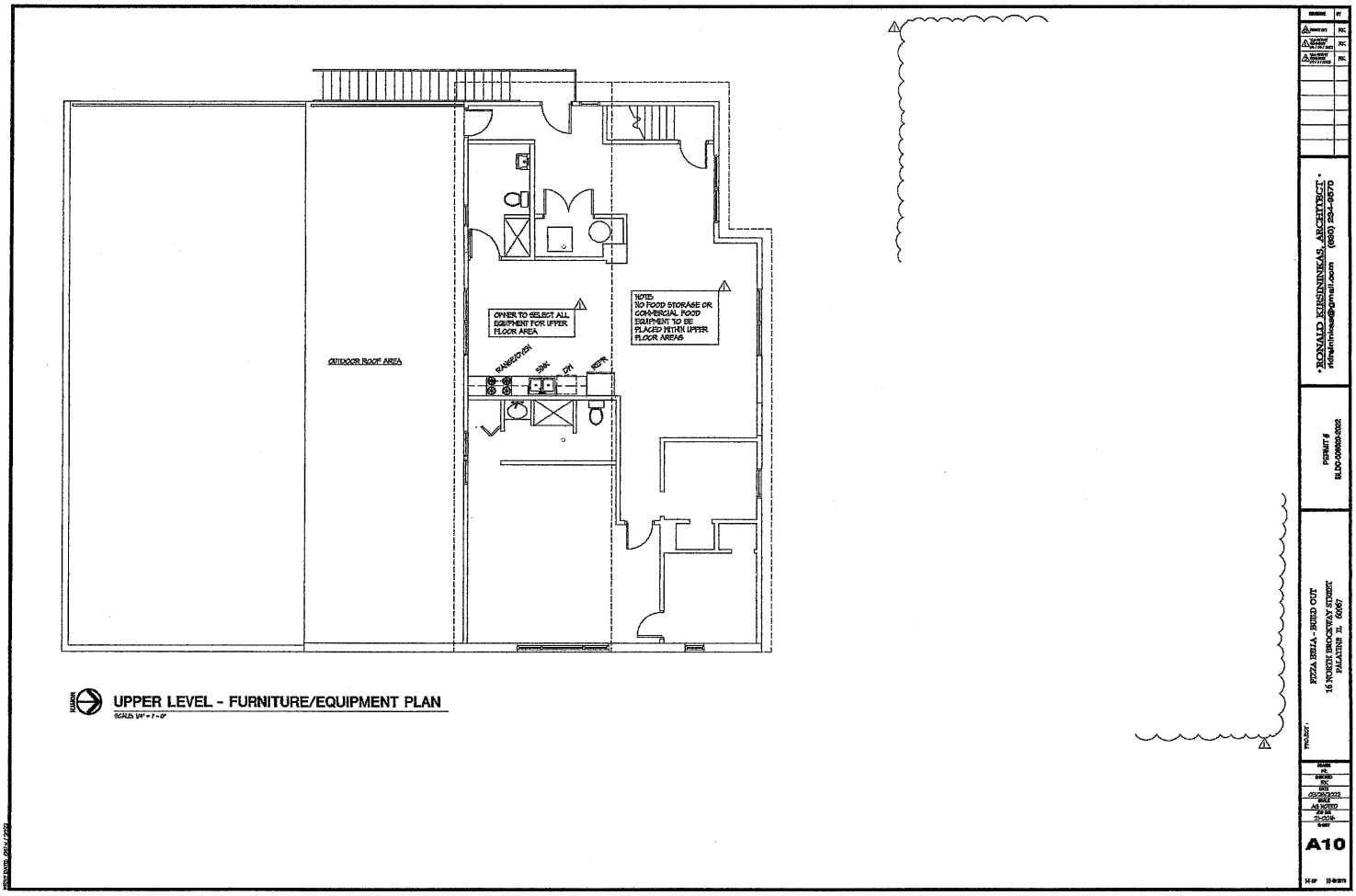

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

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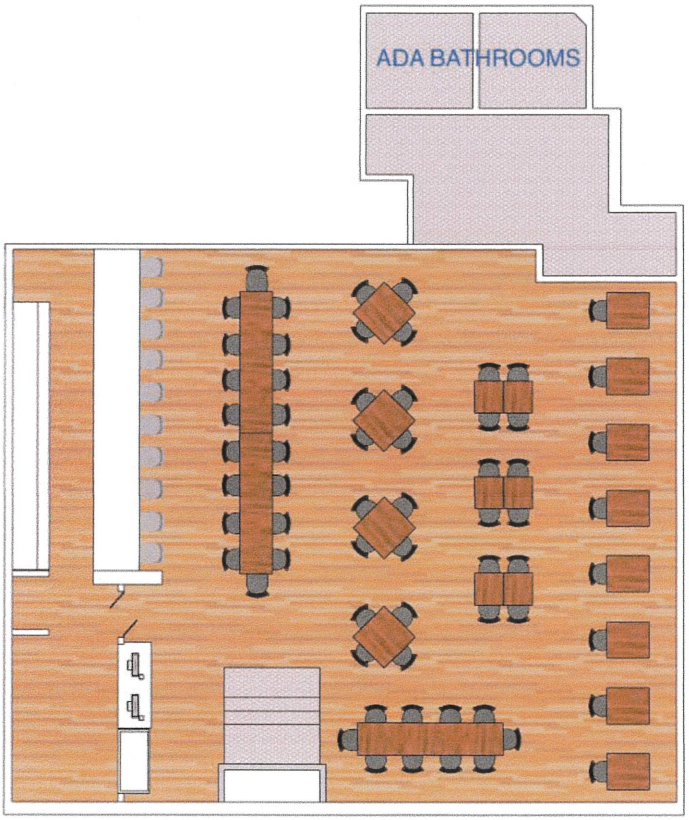
SINK DRAIN

In following the requirements pertaining for this special use, we are needed to increase the water service and proper drain service. Ada bathrooms, Sprinkler systems.



New Water Service.

Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

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Attachment: Pizza Bella Downtown Grant Application March 2023 (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

Pizza Bella – Downtown TIF District Façade & Interior Building Improvement Grant Program Analysis:

Frontage of Building:	71' along Brockway Street (2 story building)
Eligible Façade Funding:	$75,000 ($50,000 + $25,000)
Eligible Interior Funding:	$50,000
Total Potential Funding:	$125,000

Cost Estimates for Scope of Work Included in Application:

Façade/Exterior:		**Reimburse %**	**Reimburse Potential**
Masonry	$41,500	50%	$20,750
Windows/Doors	$62,500	50%	$31,250
Exterior Façade & Signage:	$53,500	See breakdown below	$20,950
Total Exterior Costs Provided:	**$157,500**		**$72,950**

Break down of "Exterior Façade & Signage"

Metal Fabrication:		**Reimburse %**	**Reimburse Potential**
Ornamental Ribbon	$5,000	50%	$2,500
Finishes:			
Painting	$21,750	50%	$10,875
Artist Mural	$5,000	25%	$1,250
Specialties:			
Canopies & Awnings	$5,000	25%	$1,250
Raised Main Signage	$4,200	25%	$1,050
Logo Mural	$5,000	25%	$1,250
Window Lettering	$1,500	25%	$375
Electrical:			
Front Façade Electrical	$3,550	50%	$1,775
Light Fixtures	$2,500	25%	$625
Grand Total	**$53,500**		**$20,950**

Attachment: Pizza Bella - Cost & Potential Grant Calculation (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

Interior:		**Reimburse %**	**Reimburse Potential**
New Water Service	$142,750	50%	$50,000 (program max)
Electric Service	$62,750		
Fire Sprinklers	$68,900		
Fire Alarm	$21,500		
ADA Improvements	$36,725		
Total Interior Costs Provided	**$332,625**		**$50,000**

Total potential grant amount:	
Façade/Exterior Costs	$72,950
Interior Costs	$50,000
Total	**$122,950**

Attachment: Pizza Bella - Cost & Potential Grant Calculation (16 N. Brockway - Pizza Bella Building Improvement Grant Application)

Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission

BACKGROUND:
The Village has historically operated with two separate bodies, the Plan Commission and the Board of Zoning Appeals, to review and make recommendations regarding differing types of zoning-related requests. To better streamline the Village's formal zoning review process, the consolidation of the Plan Commission and Board of Zoning Appeals into one body, the Planning and Zoning Commission, is being proposed. Therefore, Staff is recommending the following:

> **Approval of Text Amendments to various sections of the Village's Code of Ordinances, including Appendix A - Zoning Ordinance and Appendix B - Subdivision, Site Development and Floodplain Regulations, all to establish the Village's Planning and Zoning Commission.**

KEY ISSUES:
- To accomplish the proposed consolidation of the Plan Commission and Board of Zoning Appeals into the Planning and Zoning Commission, a variety of amendments to the Village's Code of Ordinances, Appendix A - Zoning Ordinance, and Appendix B - Subdivisions, Site Development, and Floodplain Regulations are necessary.
- The newly created Planning and Zoning Commission will exercise those powers provided by law to a Plan Commission and a Zoning Board of Appeals, as well as such other powers as may be provided by statute, this Code, or ordinance.
- The Planning and Zoning Commission will consist of nine members, to be appointed by the Mayor with the consent of the Village Council, who will serve staggered three year terms. The Mayor will designate a Chairperson and Vice Chairperson.
- The Planning and Zoning Commission will generally meet on the 2nd and 4th Tuesdays of the month (as needed) at 7 PM in the Palatine Village Hall.
- All of the proposed Code amendments will have an effective date of May 1, 2023.

ALTERNATIVES:
1. Approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.
2. Do not approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

ACTION REQUIRED:
A motion to approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

ATTACHMENTS:

- ORD. Ch. 2 Planning and Zoning Commission
- Exhibit A Amendments for Planning & Zoning Commission to Code of Ordinances- red line
- ORD. Appendix A Planning and Zoning Commission
- Exhibit A - Amendments for Planning & Zoning Commission to Appendix A- red line
- ORD. Appendix B Planning and Zoning Commission
- Exhibit A - Amendments for Planning & Zoning Commission to Appendix B- red line

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 2, Administration, Article XXIII. Plan Commission, Section 2-421 through Section 2-430, Article XXIV. Board of Zoning Appeals, Section 2-431 through Section 2-436, and Article XXV. Code of Ethics, Section 2-441 and Section 2-443, all as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "A" (a red-lined version of the modifications approved pursuant to this Ordinance).

SECTION 3: That this ordinance shall be in full force and effect as of May 1, 2023.

PASSED: This _____ of _____, 2023

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

APPROVED by me this _____ of _____, 2023

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2023

_____

Village Clerk

Attachment: ORD. Ch. 2 Planning and Zoning Commission (2023-25 : Text Amendments to Code of Ordinance, Appendix A and B - Planning

Attachment: Exhibit A Amendments for Planning & Zoning Commission to Code of Ordinances- red line (2023-25 : Text Amendments to Code

Exhibit A

Chapter 2 Article XXIII. Planning and Zoning Commission

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Sec. 2-421. Creation; composition; term; compensation.

There is hereby created a Planning and Zoning Commission for the Village which shall consist of up to nine (9) members, all of whom shall be Village of Palatine residents, to be appointed by the Mayor with the consent of the Village Council and whose terms of office shall be three (3) years and until their respective successors are appointed, however that the terms of the members shall be staggered. The Mayor shall designate a chairperson and vice chairperson of the Planning and Zoning Commission. No person shall be appointed to or serve on the Planning and Zoning Commission who receives compensation for employment with the Village.

Sec. 2-422. Quorum.

A majority of the Planning and Zoning Commission shall constitute a quorum, but no final action shall be taken on any measure before it except with the concurrence of a majority of those members present. The chairperson and vice chairperson shall vote with the other members of the Planning and Zoning Commission.

Sec. 2-423. Meetings.

The Planning and Zoning Commission shall meet at such times as it may determine. Special meetings may be called by the Mayor, the chairperson, or the Village Manager.

Sec. 2-424. Powers and duties.

The Planning and Zoning Commission shall have power:

(1) To prepare and recommend to the Village Council a comprehensive plan looking to the present and future development of the Village, and to provide reasonable requirements in reference to streets, alleys, and public grounds in unsubdivided lands within the corporate limits and in contiguous territory outside and distant not more than one and one-half (1 1/2) miles from the corporate limits of the Village, insofar as the same are not included in any city, village, or incorporated towns. After its adoption by the Village Council, this shall be known as the Village's "Comprehensive Plan."

(2) To recommend from time to time changes to the Comprehensive Plan adopted by the Village Council.

Deleted:

(3) To analyze and make recommendations upon housing, commercial, office, industrial, mixed use, or other plans.

(4) To prepare and recommend to the Village Council from time to time plans for specific improvements in pursuance of such Comprehensive Plan or with respect to other matters referred to it by the Village Council.

(5) To rule upon all appeals from the Village Manager on questions of zoning.

(6) To exercise those powers provided by law to a plan commission and a zoning board of appeals.

Attachment: Exhibit A Amendments for Planning & Zoning Commission to Code of Ordinances- red line (2023-25 : Text Amendments to Code

(7) To exercise such other powers as may be provided by statute, this Code, or ordinance.

Sec. 2-425. Rules.

The Planning and Zoning Commission may adopt rules regulating the procedure of all meetings of the Planning and Zoning Commission. Such rules shall be filed in the office of the Village Clerk and may be amended at any meetings, such rules to be effective upon filing in the office of the Village Clerk.

Secs. 2-426--2-430. Reserved.

ARTICLE XXIV. Reserved

Secs. 2-431—2-436. Reserved.

ARTICLE XXV. Code of Ethics

Sec. 2-441. Definitions.

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Public official means any person who seeks to be elected or is elected to any public office in the village, the village treasurer, all members of the Planning and Zoning Commission of the Village, the Village Manager and his assistant or assistants, the heads of the various Departments within the Village and the Deputy Village Clerk.

Sec. 2-443. Supplier's statement.

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All bidding forms and request for proposals for purchase transactions between the village and a supplier shall contain the following provision as one of the terms and conditions of such transaction:

The undersigned supplier hereby represents and warrants to the Village of Palatine as a term and condition of acceptance of this (bid or proposal) that none of the following Village officials is either an officer or director of supplier or owns five per cent (5%) or more of supplier: The Mayor; the members of the Village Council; the Village Clerk; the Village Treasurer; the members of the Planning and Zoning Commission; the Village Manager and his assistant or assistants; the heads of the various departments within the Village. If the foregoing representation and warranty is inaccurate, state the name of the Village official who either is officer or director of your business entity or owns five per cent (5%) or more thereof.

The Village Clerk shall promptly notify the Village Council of any person named by suppliers in response to the foregoing inquiry.

~~**CHAPTER 2 ARTICLE XXIII. PLAN COMMISSION***~~

~~_____~~

***Cross reference(s)** --Department of community development, §2.191 et seq.; board of zoning appeals, §2-431 et seq; zoning ordinances, App. A; subdivision regulations, App. B.

Sec. 2-421. Creation; composition; term; compensation.

There is hereby created a plan commission for the village which shall consist of seven (7) members, all of whom shall be Village residents, to be appointed by the Mayor with the consent of the Village Council and whose terms of office shall be three (3) years and until their respective successors are appointed. The Mayor shall designate the chairman of the commission. No person shall be appointed to or serve on the plan commission who receives compensation for employment with the village. (Ord. No. O-95-74, §1, 12-9-74; Ord. No. O-56-87, §1, 5-26-87; Ord. No. 0-101-11, §§3 & 4, 9/6/11)

Sec. 2-422. Quorum.

A majority of the plan commission shall constitute a quorum, but no final action shall be taken on any measure before it except with the concurrence of a majority of those members present. The chairman shall vote with the other members of the commission. (Code 1961,§ 7.402; Ord. No. O-92-80, §1, 11-24-80; Ord. No. O-56-87, §2, 5-26-87; Ord. No. 0-101-11, §5, 9/6/11)

Sec. 2-423. Meetings.

The plan commission shall meet at such times as it may determine. Special meetings may be called by the Mayor, the chairman, or by two (2) members of the commission. (Code 1961, §7.403)

Sec. 2-424. Powers.

The plan commission shall have power:

(1) To prepare and recommend to the Village Council a comprehensive plan of public improvements looking to the present and future development of the village, and to provide reasonable requirements in reference to streets, alleys, and public grounds in un-subdivided lands within the corporate limits and in contiguous territory outside and distant not more than one and one-half (1 1/2) miles from the corporate limits of the village, insofar as the same are not included in any city, village, or incorporated towns. After its adoption by the Village Council, this shall be known as the "official plan."

(2) To recommend from time to time changes in the official plan adopted by the Village Council.

(3) To analyze and make recommendations upon housing, commercial and industrial plans.

(4) To prepare and recommend to the Village Council from time to time plans for specific improvements in pursuance of such official plan or with respect to other matters referred to it by the Village Council.

(5) To exercise such other powers as may be provided by statute, this Code, or ordinance.

(Code 1961, §7.404; Ord. No. O-82-86, §1, 8-11-86)

Sec. 2-425. Rules.

The plan commission may adopt rules regulating the procedure of all meetings of the plan commission. Such rules shall be filed in the office of the clerk and may be amended at any meetings, such rules to be effective upon filing in the office of the clerk. (Code 1961, §7.405)

Secs. 2-426--2-430. Reserved.

ARTICLE XXIV. BOARD OF ZONING APPEALS*

***Cross reference(s)** --Department of community development, §2-191 et seq.; plan commission, §2-421 et seq.; zoning ordinance, App. A; subdivision regulations, App. B.

State law reference(s) --For provisions relating to the zoning board of appeals see 65ILCS5/11-13-3.

Sec. 2-431. Created; composition; appointment; employment by village prohibited.

There is hereby created a board of zoning appeals for zoning matters which shall consist of seven (7) members, all of whom shall be village residents, to be appointed by the Mayor with the advice and consent of the Village Council. The Mayor shall designate one (1) member as chairman of the board. No person shall be appointed to or serve on the zoning board who receives compensation for employment with the village. (Ord. No. O-95-74, §3, 12-9-74; Ord. No. O-75-87, §1, 5-26-87; Ord.No.0-192-98, 12-14-98; Ord. No. 0-14-11, §2, 2/14/11)

Sec. 2-432. Reserved.

Sec. 2-433. Term.

Each regular member of the board shall serve for three (3) years provided however that the terms of the members shall be staggered as provided by statute.. (Code 1961, §7.702; Ord. No. O-57-87, §2, 5-26-87; Ord. No. 0-14-11, §3, 2/14/11; Ord. No. 0-17-13 §1, 4/1/13)

Sec. 2-434. Duties; meetings.

The board of appeals shall pass upon all appeals from the manager on questions of zoning and shall have such other powers and duties as may be delegated to it by statute or ordinance. The board of zoning appeals shall meet at such times as it may determine upon call of the chairman; and it shall keep records of its official actions. (Code 1961, §7.703; Ord. No. O-91-80, §1, 11-24-80)

Sec. 2-435. Quorum.

A majority of the board of zoning appeals shall constitute a quorum, and no final action shall be taken on any findings of fact or recommendations of the board except with the concurrence of a majority of those members present; provided, however, that a concurring vote of four (4) members as required by statute shall be necessary to reverse any decision of the manager.. (Ord. No. O-91-80, §1, 11-24-80; Ord. No. O-57-87, §3, 5-26-87; Ord. No. 0-14-11, §4. 2/14/11; Ord. No. 0-101-11, §6, 9/6/11)

Sec. 2-436. Rules.

The Board of Zoning Appeals may adopt rules regulating the procedure of all meetings of the Board of Zoning Appeals. Such rules shall be filed in the office of the clerk and may be amended at any meetings, such rules to be effective upon filing in the office of the clerk.

Code of Ethics

Sec. 2-441. Definitions.

Public official means any person who seeks to be elected or is elected to any public office in the village, the village treasurer, all members of the Zoning Board of Appeals and plan commission of the village, the Village Manager and his assistant or assistants, the heads of the various departments within the village and the deputy Village Clerk.

Sec. 2-443. Supplier's statement.

All bidding forms and request for proposals for purchase transactions between the village and a supplier shall contain the following provision as one of the terms and conditions of such transaction:

The undersigned supplier hereby represents and warrants to the Village of Palatine as a term and condition of acceptance of this (bid or proposal) that none of the following Village officials is either an officer or director of supplier or owns five per cent (5%) or more of supplier: The Mayor; the members of the Village Council; the Village Clerk; the Village Treasurer; the members of the Zoning Board of Appeals and the Plan Commission; the Village Manager and his assistant or assistants; the heads of the various departments within the Village. If the foregoing representation and warranty is inaccurate, state the name of the Village official who either is officer or director of your business entity or owns five per cent (5%) or more thereof.

The Village Clerk shall promptly notify the Village Council of any person named by suppliers in response to the foregoing inquiry.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Appendix A Zoning Ordinance, Article IV. General Provisions, Section 4.414, Article VII. Off-Street Parking and Loading Regulations, Section 7.03, Article XIII. Planned Development Districts, Section 13.03 through Section 13.07, and Article XIV. Administration, Section 14.01 through Section 14.06, all as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "A" (a red-lined version of the modifications approved pursuant to this Ordinance).

SECTION 3: That this ordinance shall be in full force and effect as of May 1, 2023.

PASSED: This _____ of _____, 2023

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

APPROVED by me this _____ of _____, 2023

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2023

_____

Village Clerk

Attachment: ORD. Appendix A Planning and Zoning Commission (2023-25 : Text Amendments to Code of Ordinance, Appendix A and B -

Exhibit A

Appendix A - Zoning Ordinance:

4.14. Site Plan Review.

(a) Approval required. Prior to the issuance of a building permit or land development permit for new construction or additions, except for indoor alteration of a building, additions, signage and accessory buildings and structures on fee simple townhouse property or single-family detached dwellings, a site plan shall be approved by ordinance, possibly with conditions, by the Village Council.

(b) Authority. Site plans shall be authorized or denied by the Village Council in accordance with the procedural provisions of this section and the regulations and conditions set forth herein for site plan approval. No application for site plan approval for which a variance to this chapter is necessary shall be acted upon by the Village Council until after a public hearing before the Planning and Zoning Commission, and the findings and recommendations of the Planning and Zoning Commission holding such public hearing have been reported to the Village Council.

(c) Initiation. An application for site plan approval may be made by any person, firm or corporation, or by an office, department, board, bureau or commission requesting or intending to request a land development permit or building permit.

(d) Processing. An application for site plan approval shall be filed with the Community Development Director, or his/her authorized designee on forms provided by the Village and accompanied by such information as shall be established from time to time by the Village and kept on file in the Community Development Department.

(e) Recommendation. The Community Development Director, or his/her authorized designee shall forward all recommendations containing those stipulations and conditions to be made a part of the authorization ordinance to the Village Council within a reasonable time.

(f) The site plan shall be drawn to insure that all the following have been addressed:

(1) General welfare. The proposed development should not under the circumstances of the particular case be detrimental to health, safety, morals or general welfare and should be designed to avoid or mitigate possible adverse impacts.

(2) Compatibility. That the proposed arrangement of buildings, off-street parking and loading facilities, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

(3) Conformance. That the site plan shall conform to all applicable village policies and ordinances.

(g) Determination. The Village Council, upon receipt of the site plan and authorization ordinance with applicable conditions, and without public hearing, may grant or deny any proposed plan, in accordance with applicable statutes of the State of Illinois and subsections (F) (1) (2) and (3) of this section, or may refer it to the **Planning and Zoning Commission**, and/or a standing committee, for further consideration. (Ord. 0-22-02 §1, 2/25/02)

7.03 Schedule of Parking Requirements

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(c) *Joint parking facilities.* Required parking facilities serving two (2) or more uses may be located on the same lot or in the same structure provided that the total number of parking spaces furnished shall not be less than the sum of the separate requirements for such use.

(1) The **Planning and Zoning Commission,** may recommend the joint use of parking facilities by the following uses or activities under the following conditions:

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a. Up to fifty (50) percent of the parking facilities required by this article for a theatre, bowling alley, dance hall, bar or restaurant may be supplied by the off-street parking facilities provided by certain other types of buildings or uses specified under (e) below.

13.03 Standards:
(b) Design Stadards

(11) Guidelines. In order to assist the Village in evaluating the merits and appropriateness of applications for planned developments in the Village, the Planning and Zoning Department shall prepare and coordinate the recommended guidelines, based upon the input from the other Village Departments.

a. Unless these guidelines are included as a condition within the Planned Development ordinance, said guidelines shall not be binding but shall be designed and intended to illustrate the types of amenities, standards and conditions which shall be given weight and consideration by the Village Council in determining whether to approve or disapprove a Planned Development.

b. Said guidelines, and all amendments thereto, shall be presented by the Planning and Zoning Department and then to the **Planning and Zoning Commission,** which shall review the same and make any changes deemed appropriate.

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c. Thereafter, the guidelines shall be submitted to the Village Council for the review and consideration.

13.04. Preliminary Planned Development application process.

(e) *Public Hearing and Report.*

(1) Public hearing. At the public hearing, the **Planning and Zoning Commission,** shall receive the administrator's report and solicit testimony from the general public. After due consideration, the **Planning and Zoning Commission,** shall vote, based on the standards of section 13.03, to take one of three (3) actions:

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a. Recommend approval of the Preliminary Planned Development;
b. Not recommend approval of the Preliminary Planned Development;
c. Recommend approval of the Preliminary Planned Development with modifications and conditions.

(2) Report to Village Council. Within a maximum of forty-five (45) days of the completion of the public hearing, the **Planning and Zoning Commission,** shall report its findings to the Village Council together with the administrator's report.

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(f) *Actions by the Village Council.*

(1) The Village Council shall consider the recommendations of the **Planning and Zoning Commission,** public record, and the standards within Article 13.03 of the Palatine Zoning Ordinance, shall pass a Motion to take one of three actions:

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13.05. Final Planned Development and Planned Development Amendment application processes.

Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix A- red line (2023-25 : Text Amendments to Code of

(a) *Time for filing final plans.*

(1) Time requirement - Upon final action of the Preliminary Planned Development application by the Village Council, the applicant has twelve (12) months from the date said final action on the Preliminary Planned Development application in which to submit an application and required materials to the Administrator for Final Planned Development approval for the proposed development.

(2) Time extension. If, for whatever reason, the applicant cannot meet the twelve-month deadline, the Planning and Zoning Commission, in its sole discretion, may grant a single six-month extension at a public meeting, given cause by the applicant, but only when a time extension application is made to the Department of Planning and Zoning, prior to the expiration of a Preliminary Planned Development.

(e) *Meeting and report.*

(1) Public hearing. At the public hearing, the Planning and Zoning Commission, shall receive the Administrator's report and solicit comments from the general public. After due consideration, if the Planning and Zoning Commission, determines that the Final Planned Development conforms to the Preliminary Planned Development, the Planning and Zoning Commission, after holding a public hearing, shall vote, based on the standards of section 13.03, to take one of three actions:

a. Recommend approval of the final plan and the rezoning;
b. Not recommend approval of the final plan and the rezoning;
c. Recommend approval of the final plan and rezoning, with modifications and conditions.

(2) Report to Village Council. Within a maximum of forty-five (45) days after rendering a recommendation, the Planning and Zoning Commission, shall report its findings to the Village Council together with the Administrator's report, associated plans, and documents.

13.06. Preliminary and Final Planned Development application process in one step.

When any applicant chooses to file with the Administrator all supporting documents and other submittals required for Preliminary Planned Development approval under section 13.04, and all supporting documents and other submittals required for Final Planned Development approval required under section 13.05 (except the 13.05 (a) (2) requirements), together with a petition for rezoning of the subject property to a Planned Development classification, if needed, and prior to any hearing of the Planning and Zoning Commission, the applicant's preliminary and final development plans shall be deemed consolidated. The following procedures shall be followed with respect to the applicant's Preliminary and Final Planned Development and Rezoning applications.

(a) The Planning and Zoning Commission, shall hold a single public hearing, upon notice as required by this code ordinance, to:

(1) Consider and act upon the applicant's Preliminary and Final Planned Development application in the same manner as provided in section 13.04(e) for Preliminary Planned Development; and

(2) Consider and act upon the applicant's petition for rezoning of the subject property to a Planned Development classification.

(b) The hearing may be continued from time to time at the discretion of the Plan Commission to permit the applicant to amend the final development plans to conform to the suggestions or requests of the Planning and Zoning Commission, members or members of the public.

(c) After the hearing, including any continuances, has been completed, the Planning and Zoning Commission's, written findings and recommendations shall be submitted to the Village Council, as provided in section 13.04(e). Within sixty (60) days after receipt of such findings and recommendations,

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the Village Council shall take final action on the Preliminary and Final Planned Development applications and on the petition for rezoning to Planned Development, in the manner provided in section 13.05.

13.07 Implementation of Final Plan.

(g) *Reapplication for planned development and rezoning.*

(1) In the event the Village Council decides to rezone all or a portion of the planned development district and has complied with all necessary administrative procedures, the applicant may apply for approval of a new or former planned development use and for rezoning of the subject premises within sixty (60) days after formal Village approval.

(2) In the event the applicant does make such an application within the sixty-day period, the Village Council shall initiate consideration by referring the matter to the **Planning and Zoning Commission,** for public hearing and recommendation.

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(h) Change in developer or transfer of development.

14.01. Office of the Village Manager.

The Village Manager shall enforce this ordinance and in addition thereto and in furtherance of said authority he shall:

(a) Receive and forward to the appropriate body for review and recommendation all applications for special uses, variations, or for amendments to this ordinance, which may be filed initially in the offices of the Village Manager.

(b) Receive from the Village Council amendments which have been proposed by the Village Council, and transmit copies of same to the **Planning and Zoning Commission,** for review and recommendation.

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(c) Provide such clerical and technical assistance as may be required by the **Planning and Zoning Commission,** in the exercise of their duties.

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(d) Maintain permanent and current records of the ordinance, including, but not limited to, all maps, amendments, and special uses, variations, appeals and applications thereof.

(e) Receive from the **Planning and Zoning Commission,** recommendations on all amendments, variations, and special uses, and transmit same to the Village Council.

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(f) Cause to be made inspections of buildings, structures, and uses of land, to determine compliance with the terms of this ordinance.

(g) Issue all certificates of occupancy and make and maintain records thereof.

14.02. Planning and Zoning Commission.

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Jurisdiction and authority. The **Planning and Zoning Commission,** is hereby vested with the following jurisdiction and authority:

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(a) To hear and decide appeals from any order, requirements, decisions, or determinations made by the Village Manager under this ordinance.

(b) To hear and make recommendations to the Village Council upon applications for variations under the terms provided in this ordinance, in the manner and subject to the standards set forth in this article.

(c) To hold public hearings on petitions for amendments referred to it, and to submit a report to the Village Council setting forth its findings and recommendations in the manner prescribed in this article and as provided by statute.

(d) To hear and decide, or make recommendations on, such other matters as may from time to time be committed to its jurisdiction by other ordinances of the Village.

(e) To hold public hearings on all applications for zoning amendments to this ordinance, except when another hearing body has been designated by the Mayor and Village Council, and to submit a report to the Village Council setting forth its findings and recommendations.

(f) To hold public hearings on all applications for special uses referred to it; and to submit a report to the Village Council setting forth its findings and recommendations.

(g) To initiate, direct and review, from time to time, studies of the provisions of this ordinance and to make reports of its recommendations to the Village Council not less frequently than once each year.

(h) To review proposed planned developments and plats of subdivision or resubdivision and any variations of the subdivision or zoning regulations requested in conjunction with the proposal, and to submit a report to the Village Council setting forth its findings and recommendations.

(e) To hear and decide all matters upon which it is required to pass under this appendix.

14.03. Variations, Administrative Variations, and Appeals.

(a) *Purpose.* Except as provided in paragraph (b) of this section or where a variation is requested in conjunction with a Plat of Subdivision or Planned Development, the **Planning and Zoning Commission,** shall hear all petitions for variations, and shall recommend variations of the provisions of this ordinance in harmony with its general purpose and intent, where the **Planning and Zoning Commission,** shall have made a finding of fact based upon the standards hereinafter described that there are practical difficulties or particular hardship in the way of carrying out the strict letter of the regulations of this ordinance. Where a variation is requested in conjunction with a Plat of Subdivision or Planned Development, it shall be heard by the **Planning and Zoning Commission.**

(b) *Administrative Variations* – The Village Manager or his designee shall consider the following Administrative Variations and may either administratively approve or remand to the **Planning and Zoning Commission,** for further action. Only existing residential structures constructed and approved by the Village of Palatine for Final Occupancy as of January 1, 2017 are eligible to apply for this relief. Residential structures not meeting this eligibility date may apply for a standard variation. The following types of relief are eligible for Administrative Variations, with the sign-off approval of the surrounding property owners, as identified with the applicable application and Village review.

(d) *Standards for variations.*

(1) Variations or Administrative Variations shall not be granted except on findings based upon the evidence in each specific case:

a. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
b. That the plight of the owner is due to unique circumstances; and
c. That the variation, if granted, will not alter the essential character of the locality.
d. Additionally, variations of the floodplain regulations must comply with the standards listed in the Subdivision regulations section 6.08(f). However, no variation may be granted to any development located in the regulatory floodway.(Ord.No. O-83-96, 5/29/96 ∋4)

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(2) For the purposes of supplementing the above standards, the Village Council, **Planning and Zoning Commission**, or Administrator may take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

(e) *Decisions of* **Planning and Zoning Commission**.

(1) Variations. The **Planning and Zoning Commission** may recommend to the Village Council such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section.

a. All decisions and findings of the Zoning Board of Appeals on variations arrived at after the hearing shall, in all instances, be referred to the Village Council with report and recommendations.

b. The Village Council, upon report of the **Planning and Zoning Commission** and without further public hearing, may grant any proposed variation or may refer it back to the **Planning and Zoning Commission** for further consideration, and any proposed variation which fails to receive the approval of the **Planning and Zoning Commission** shall not be passed except by the favorable vote of two-thirds (2/3) of all members of the Village Council. Variations from the provisions of this ordinance shall be granted only by the Village Council. Upon receipt of report and recommendation from the **Planning and Zoning Commission** the Village Council may:

i. Refer it back to the **Planning and Zoning Commission** for further consideration;

ii. Grant the proposed variation.

c. Any variation which fails to receive the approval of the **Planning and Zoning Commission** shall not be passed by the Village Council, except by the favorable vote of two-thirds (2/3) of all members.

(f) *Appeals.*

(1) Scope of Appeals. Any person aggrieved by any decision made with respect to this zoning ordinance by the Community Development Director or his/her authorized designee may appeal to the **Planning and Zoning Commission**. Such appeal shall be taken within forty-five (45) days of the decision being appealed, by filing with the Officer from whom the appeal is taken and with the **Planning and Zoning Commission**, a notice of appeal, specifying the grounds thereof. The Officer shall forthwith transmit to the **Planning and Zoning Commission** all the papers constituting the record upon which the action appealed from was taken.

(3) Notice of Hearing. The **Planning and Zoning Commission** shall fix a reasonable time for the hearing of the appeal. The appeal hearing shall be subject to the same notice provisions as variations. At the hearing, any party may appear in person, by agent or by attorney. The **Planning and Zoning Commission** may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the Officer.

(4) Stay of Proceedings. An appeal stays all official proceedings unless the officer from whom the appeal is taken provides the **Planning and Zoning Commission** with a statement stating that a stay of the proceedings would cause imminent peril to life or property.

(5) Decision of the **Planning and Zoning Commission**. The **Planning and Zoning Commission** shall reach its decision within thirty (30) days from the date of the public hearing on the appeal. The concurring vote of five (5) members of the **Planning and Zoning Commission** shall be necessary to reverse any order, requirement, decision or determination of the Officer. The **Planning and Zoning Commission** shall maintain complete records of all appeal actions. Decisions shall be submitted to the applicant and

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(6) Appeals to Courts. All final administrative decisions of the Planning and Zoning Commission are subject to judicial review pursuant to the provisions of the Administrative Review Law and all amendments and modifications thereof and the rules adopted pursuant thereto. The term Administrative Decision is defined as in Section 3-101 of the Code of Civil Procedure.]

(7) Fees. Any petition for an appeal shall be accompanied by a fee as provided in the fee schedule supplement to the Palatine Municipal Code. In addition, the petitioner will be responsible for the costs of supplying a court reporter and the costs for writing up the transcript. No decision shall be final until the transcript of the record is filed with the **Planning and Zoning Commission** and until proof that the court reporter's fees have been paid.

14.04. Refer to section 14.02 of this Appendix A.

14.05. Special Uses, Special Use Amendments and Administrative Special Uses. (Ord. #0-122-10, §1, 10/4/10; Ord O-36-17, 4/3/17; Ord. O-86-22, 09/06/22)

(a) *Purpose and authorization.* Except as provided in paragraph (b) of this Section, Special Uses and Special use amendments shall be heard by either the **Planning and Zoning Commission**. The development and execution of this ordinance is based upon the division of the Village into districts, within any which district the use of land and buildings, and the bulk and location of buildings and structures as related to the land are substantially uniform. (Ord. #0-171-94 ɔ2 and ɔ3, 11-14-94; Ord. #0-122-10, §2, 10/4/10)

(b) *Administrative Special Uses.* All applications for administrative special uses shall be made on an appropriate application form provided by the Village. (Ord. #0-122-10, §3, 10/4/10)

(1) The Village Manager or designee may recommend approval of the following applications for Administrative Special Uses or may remand the application to the **Planning and Zoning Commission** for further action. The following types of relief are eligible for Administrative Special Uses, with the sign-off approval of the surrounding property owners, as identified with the applicable application, and Village review:

(e) *Conditions.* The **Planning and Zoning Commission** may recommend, and the Village Council may provide, such conditions and restrictions upon the construction, location and operation of a special use, including but not limited to provisions for off-street parking and loading, as may be deemed necessary to promote the general objectives of this ordinance and to minimize injury to the value of property in the neighborhood.

(h) Transfers of Special Uses

(3) Once the Village receives and reviews the Special Use transfer request, the Village Manager will schedule the transfer for Village Council review and either:

a. Place the transfer request on the Village Council agenda, for those requests generally consistent with the underlying Special Use.

b. If the Village Manager deems that the new proprietor contemplates a change in use which is inconsistent with the Special Use ordinance, the new proprietor shall be required to Petition for a public hearing before the **Planning and Zoning Commission** for a new Special Use.

(Ord. No.0-69-10, §1, 6/21/10)

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(a) To hold public hearings on all applications for zo amendments to this ordinance, except when another g body has been designated by the president and board trustees, and to submit a report to the Village Counc ng forth its findings and recommendations.¶
¶
(b) To hold public hearings on all applications for l uses referred to it; and to submit a report to the Villa Council setting forth its findings and recommendatic ¶
(c) To initiate, direct and review, from time to time, s of the provisions of the ordinance and to make repo ts recommendations to the Village Council not less fre y than once each year.¶
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(d) To review proposed planned developments and p subdivision or resubdivision and any variations of th subdivision or zoning regulations requested in conju with the proposal, and to submit a report to the Villa Council setting forth its findings and recommendations.(Ord.No. O-83-96, 5/29/96 ɔ5)¶
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(e) To hear and decide all matters upon which it is re l to pass under this appendix.¶
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Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix A- red line (2023-25 : Text Amendments to Code of

14.06. Amendments.

(a) The **Planning and Zoning Commission** shall hold public hearings on all proposed zoning amendments to this ordinance, except in connection with annexation of property involving existing development or pending application before Cook County for proposed development, in which case the Mayor and Village Council shall hold such hearing. The **Planning and Zoning Commission** shall report its findings and recommendation to the Village Council.

(b) No request for amendment to this ordinance shall be acted upon, unless it is accompanied by such fee as may be prescribed by the Village Council to defray the cost of publication and other expenses incident to the considering and enacting such amendment, excepting upon direction of the Village Council. (Ord. No. O-19-20, 03/09/20)

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ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX B SUBDIVISION, SITE DEVELOPMENT AND FLOODPLAIN REGULATIONS OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Appendix B Subdivision, Site Development and Floodplain Regulations, Article I. General Provisions, Section 1.04, Article III. Preliminary Plat, Section 3.01, Article IV. Final Plat, Section 4.01, Article VI. Design Standards, Section 6.05, and Article VIII. Required Land Improvements, Section 8.03, all as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "A" (a red-lined version of the modifications approved pursuant to this Ordinance).

SECTION 3: That this ordinance shall be in full force and effect as of May 1, 2023.

PASSED: This _____ of _____, 2023

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

APPROVED by me this _____ of _____, 2023

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2023

_____

Village Clerk

Attachment: ORD. Appendix B Planning and Zoning Commission (2023-25 : Text Amendments to Code of Ordinance, Appendix A and B -

Exhibit A

APPENDIX B – Subdivision, Site Development & Floodplain regulations

1.04. Variations. The **Planning and Zoning Commission** may recommend variations from the requirements of this ordinance in specific cases which, in its opinion, do not affect the general plan or the intent of this appendix. However, no variations may be granted to any development located in a regulatory floodway.

ARTICLE III. PRELIMINARY PLAT

3.01. General procedure

(b) Distribution of preliminary plat. The Village of Palatine shall submit copies to the Plan Commission and one copy of the preliminary plat to each of the following:

(1) The appropriate park district in which the area to be platted lies;

(2) Community Consolidated School District No. 15;

(3) High School District No. 211;

(4) Junior College District No. 512;

and shall further notify such districts of the first meeting at which the Plan Commission will consider the said preliminary plats. The **Planning and Zoning Commission** shall permit representatives of said districts to present their views on the proposed plans.

(c) Notification. The Village shall send notice, by standard mail, of the first meeting at which the **Planning and Zoning Commission** will consider the said preliminary plats to all taxpayers of record and all residents of each lot and parcel of property located within the same block as the land proposed to be subdivided, or any portion thereof, as well as all owners of record, and all residents of each lot and parcel of property located within two hundred fifty (250) feet of the land proposed to be subdivided, or any portion thereof, provided that the number of feet occupied by al public streets, roads, alleys, and any other public ways shall not be included in the calculation of the 250 foot requirement, at least 15 days prior to the public hearing. The taxpayers of record shall be the name(s) of the taxpayer(s) as indicated on the most recent real estate tax records available from the Cook County Assessor's Office.

(d) Review Process

(1) Actions by the administrator. Upon receipt of the Preliminary Plat, Preliminary Engineering Plans and the supporting documents, the administrator shall review these items for compliance with the requirements of the Village of Palatine. Within 45 days from the date of receipt of a complete submittal, the administrator shall schedule the required meeting before the **Planning and Zoning Commission**. The administrator shall submit a statement summarizing the proposed subdivision and a recommendation to the **Planning and Zoning Commission**.

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Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix B- red line (2023-25 : Text Amendments to Code of

(2) Actions by the **Planning and Zoning Commission**.

a. The **Planning and Zoning Commission** shall recommend approval or disapproval of the application for preliminary approval within thirty (30) days from the date of the date of the **Planning and Zoning Commission** meeting, unless such time is extended by mutual consent.

b. The **Planning and Zoning Commission** shall submit a written report recommending approval, approval subject to conditions or disapproval to the Village president and board of trustees within thirty (30) days from the date of the review.

(3) Actions by Mayor and Village Council.

a. Upon receipt of the Planning and Zoning Commission recommendation, the Mayor and Village Council shall accept or reject said plat within sixty (60) days after its next regular stated meeting following action by the **Planning and Zoning Commission**.

b. If the proposed plat is approved, such approval shall be indicated by the adoption of a resolution by the corporate authorities. Any proposed preliminary or final plat that has been so approved shall have attached to it, by the Village Clerk, a certified copy of such resolution. The resolution shall be filed in the office of the Village Clerk.

e) Qualifications governing approval of preliminary plat.

(1) Qualifications.

a. The **Planning and Zoning Commission** may recommend or the Village Council may require such changes or revisions as are deemed necessary in the interests and needs of the community.

b. No plan will be approved for a subdivision which is subject to periodic flooding or which contains poor drainage facilities. However, if the subdivider agrees to make improvements which will, in the opinion of the village engineer make the area safe for residential occupancy, and provide adequate street drainage, the preliminary plat of the subdivision may be approved.

ARTICLE IV. FINAL PLAT

4.01 General Procedure

(a) Application

xv. Form for approval of the Planning and Zoning Commission as follows:

Approved by the **Planning and Zoning Commission** of the Village of Palatine, Cook County, Illinois, this day of ____ 2

Signed: Chairman
Attest: Secretary

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Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix B- red line (2023-25 : Text Amendments to Code of

(b) Distribution of final plat. The Village of Palatine shall submit copies to the **Planning and Zoning Commission** and if the proposed subdivision includes a dedication of land, one copy of the preliminary plat to each of the following:

and shall further notify such districts of the first meeting at which the **Planning and Zoning Commission** will consider the said final plats. The **Planning and Zoning Commission** shall permit representatives of said districts to present their views on the proposed plans.

(c) Notification. The Village shall send notice, by standard mail, of the first meeting at which the **Planning and Zoning Commission** will consider the said final plats to all taxpayers of record of each lot and parcel of property located within two hundred fifty (250) feet of the land proposed to be subdivided, or any portion thereof, provided that the number of feet occupied by all public streets, roads, alleys, and any other public ways shall not be included in the calculation of the 250 foot requirement, at least 1 days prior to the public hearing. The taxpayers of record shall be the name(s) of the taxpayer(s) as indicated on the most recent real estate tax records available from the Cook County Assessor's Office.

(d) Review process

(1) Actions by the administrator. Upon receipt of the Final Plat, Engineering Plans and the supporting documents, the administrator shall review these items for compliance with the requirements of the Village of Palatine. Within 45 days from the date of receipt of a complete submittal, the administrator shall schedule the required meeting before the **Planning and Zoning Commission**. The administrator shall submit a statement summarizing the proposed subdivision and a recommendation to the **Planning and Zoning Commission**.

(2) Actions by the Plan Commission.

a. The **Planning and Zoning Commission** shall recommend approval or disapproval of the application for preliminary approval within thirty (30) days from the date of the date of the **Planning and Zoning Commission** meeting, unless such time is extended by mutual consent.

b. The **Planning and Zoning Commission** shall submit a written report recommending approval, approval subject to conditions or disapproval to the Village Council within thirty (30) days from the date of the review.

(3) Actions by Mayor and Village Council.

a. Upon receipt of the **Planning and Zoning Commission** recommendation, the Village Council shall accept or reject said plat within sixty (60) days after its next regular stated meeting following approval by of the **Planning and Zoning Commission**.

b. If the proposed plat is approved, such approval shall be indicated by the adoption of a resolution by the corporate authorities. Any proposed preliminary or final plat that has been so

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Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix B- red line (2023-25 : Text Amendments to Code of

approved shall have attached to it, by the Village Clerk, a certified copy of such resolution. A copy of the resolution shall be filed in the office of the Village Clerk.

(e) Qualifications governing approval of final plat. (1) Qualifications.

a. The **Planning and Zoning Commission** may recommend or the Village Council may require such changes or revisions which are consistent with this ordinance.

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b. A proposed plat of subdivision or re-subdivision shall not be approved by the corporate authorities unless it complies with the comprehensive plan of the Village, including the provisions of this article and all other pertinent provisions of this appendix.

6.05. Block standards.

(a) Length. The maximum lengths of blocks shall be one thousand eight hundred (1,800) feet.

(1) Blocks over nine hundred (900) feet long shall have pedestrian ways at their approximate centers.

(2) The use of additional access ways to schools, parks or other destinations may be specified by the **Planning and Zoning Commission.**

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8.03. Street pavement standards.

(a) General.

(1) All street pavements within the village shall be constructed in accordance with:

a. Standard Specifications for Road and Bridge Construction, State of Illinois, Department of Transportation, Current Edition.

b. Manual for structural Design of Portland Cement, concrete Pavement, Illinois Department of Transportation, Current Edition.
c. Manual of Instructions for the Structural Design of bituminous pavement on projects involving MFT and FAUS Funds, Illinois Department of Transportation, Current Edition.

(2) Design requirements for the pavement will be related to the classification of the street based on the zoning classification of the area adjacent to the subject street and/or the street classification as set forth in the street classification map. The classification of new streets as well as variations to street classifications shown on Table 1 for a given street, must be submitted to the village engineer for his review prior to submittal of the preliminary plat to the **Planning and Zoning Commission.**

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(3) At the request of the village engineer, a copy of all design assumptions and computations on which the proposed design is based shall be submitted.

(4) The Pavement Design and Right-of-Way Chart (Table 1) is intended to show minimum right-of-way widths, and the minimum design standards for a particular street classification. If, in the opinion of the village engineer, traffic use or geometric considerations for a road or part of a road warrants a greater right-of-way width, a wider pavement width and/or a greater structural number than listed on the chart may be required.

(5) The village engineer shall submit his written reasons to the **Planning and Zoning Commission** prior to the approval of the preliminary plat. Variations to the requirements of Table I shall be considered only as a variation.

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Attachment: Exhibit A - Amendments for Planning & Zoning Commission to Appendix B- red line (2023-25 : Text Amendments to Code of

Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances

BACKGROUND:
On April 11, 2022 the Village Council approved the creation of a video gaming, "VG", license through Section 3 of the Code of Ordinances, which were effective July 1, 2022. Due to the need to evaluate existing code provisions and impacts of gaming licenses on the Village as a whole, the Village Council requested at the August 15, 2022 Council meeting that staff draft a moratorium on the issuance of new “VG” licenses as defined in Section 3-35 of the Code of Ordinances. That Ordinance was passed on September 6, 2022.

KEY ISSUES:
Staff requests an extension of the VG moratorium to further evaluate the operations of the approved establishments and determine whether further modifications to our Code of Ordinances is necessary. The moratorium, originally in place through March 31, 2023, would now be in place through April 30, 2023 unless the Council ends it earlier or extends it.

ALTERNATIVES:

1. Approve the Ordinance.

2. Do not approve the Ordinance and refer back to staff.

RECOMMENDATION:
Staff recommends approval of an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances.

ACTION REQUIRED:
Motion to approve an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances.

ATTACHMENTS:

- O-085-22 - Imposing Moratorium
- Ordinance Extending VG Moratorium

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

Attachment: O-085-22 - Imposing Moratorium (2023-26 : Video Gaming Moratorium Extension)

ORDINANCE NO. O-85-22

AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF ADDITIONAL VIDEO GAMING LICENSES AS DEFINED IN SECTION 3-35 OF THE PALATINE CODE OF ORDINANCES

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On September 6, 2022**

ORDINANCE NO. O - 85 - 22
AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF ADDITIONAL VIDEO GAMING LICENSES AS DEFINED IN SECTION 3-35 OF THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine, Cook County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Mayor and Village Council approved video gaming in the Village of Palatine on April 11, 2022; and

WHEREAS, in addition to its home rule authority, the corporate authorities of the Village may, by ordinance, determine the regulations related to video gaming activities in the Village of Palatine; and

WHEREAS, the Mayor and Village Council have determined that, due to the need to evaluate existing code provisions and impacts of gaming licenses on the Village as a whole, they desire to impose a moratorium on the issuance of new "VG" licenses as defined in Section 3-35 of the Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, that:

SECTION 1: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby incorporated as if fully set forth herein.

SECTION 2: There is hereby imposed a moratorium on the creation and issuance of any new video gaming licenses as defined in Sec. 3-35 of the Code of Ordinances.

SECTION 3: This moratorium, as provided in Section 2 above, shall remain in effect until March 31, 2023 unless acted upon earlier by the Village Council.

Attachment: O-085-22 - Imposing Moratorium (2023-26 : Video Gaming Moratorium Extension)

SECTION 4: This Ordinance shall be in full force and effective upon its passage and approval as provided by law.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 6: Any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions, which shall remain in full force and effect thereafter.

PASSED: This 6th day of September, 2022

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

APPROVED by me this 6th day of September, 2022.

Mayor of the Village of Palatine

ATTESTED and FILED in the

Office of the Village Clerk this

6th day of September, 2022.

Village Clerk

Attachment: O-085-22 - Imposing Moratorium (2023-26 : Video Gaming Moratorium Extension)

ORDINANCE NO. O - _____ - 23
AN ORDINANCE EXTENDING A MORATORIUM ON THE ISSUANCE OF ADDITIONAL VIDEO GAMING LICENSES AS DEFINED IN SECTION 3-35 OF THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine, Cook County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Mayor and Village Council approved video gaming in the Village of Palatine on April 11, 2022; and

WHEREAS, Ordinance O-85-22 was passed on September 6, 2022 imposing a moratorium on the issuance of new “VG” licenses as defined in Section 3-35 of the Code of Ordinances until March 31, 2023 in order to evaluate existing code provisions and impacts of gaming licenses on the Village as a whole; and

WHEREAS, the Village has determined that additional time is needed to evaluate the impacts of video gaming in Palatine.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, that:

SECTION 1: The moratorium on the creation and issuance of any new video gaming licenses authorized by Ordinance No. O-85-22 be extended to April 30, 2023 unless acted upon earlier by the Village Council.

SECTION 2: This Ordinance shall be in full force and effective upon its passage and approval as provided by law.

Attachment: Ordinance Extending VG Moratorium (2023-26 : Video Gaming Moratorium Extension)

SECTION 3: Any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions, which shall remain in full force and effect thereafter.

PASSED: This 20th day of March, 2023

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

APPROVED by me this 20th day of March, 2023.

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the

Office of the Village Clerk this

20th day of March, 2023.

_____

Village Clerk

Attachment: Ordinance Extending VG Moratorium (2023-26 : Video Gaming Moratorium Extension)

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:
The Village typically uses approximately 5,000 tons of rock salt in an "average" winter. In the last ten years, we have experienced highs which required 9,000 tons and lows including this winter which required only 3,000 tons. Presently, we have approximately 3,511 tons stored in our salt dome, which stores 4,200 tons. We plan to fill the dome this spring to fulfill the current contract minimum and to have a full supply on hand prior to next winter.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2023/2024 winter season. Staff is comfortable returning to the State's joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 4,000 tons.
- The conditions of the State contract would require we take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 3,200 tons (near our 10-year low) and would allow a purchase up to 4,800 tons if winter conditions required.
- Our 10-year high of 9,000 tons would be covered by 4,200 tons on hand plus the ability to purchase 4,800 tons in this next contract. Material beyond this amount would require an open market purchase.

ALTERNATIVES:
1. Authorize the Village Manager to execute the CMS contract to purchase up to 4,800 tons of road salt for the 2023/2024 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the contract with CMS for up to 4,800 tons of road salt for the 2023/2024 winter season.

BUDGET IMPACT:
Last year, the cost was $78.20 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2023 Operating Budget will be expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2024 as part of the future operating budget.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 4,800 tons of road salt for the 2023/2024 winter season.

ATTACHMENTS:

- CMS CY2023-2024 Rock Salt Survey

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

Katie Lapid

From: Daniel Neyfeldt
Sent: Wednesday, March 1, 2023 1:25 PM
To: Katie Lapid
Subject: FW: CY2023-CY2024 Rock Salt Survey for the State of Illinois

From: Eck, Jack <Jack.Eck2@illinois.gov>
Sent: Wednesday, March 1, 2023 1:20 PM
To: Daniel Neyfeldt <DNeyfeldt@palatine.il.us>
Subject: CY2023-CY2024 Rock Salt Survey for the State of Illinois

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 State of Illinois Rock Salt Joint Purchasing Participant:

The Illinois Department of Central Management Services is inviting you to participate in the solicitation for the CY2023-CY2024 Joint Purchase Master Contracts for Rock Salt. This solicitation will be for a one (1) year contract with no options to renew. By submitting this survey with a rock salt tonnage amount, your governmental unit will be obligated to take delivery of that specified amount during the contract term.

Please complete the survey below **by close of business April 07, 2023**. This submission date is firm and if you do not respond by this date, you will not be included in the new solicitation for Rock Salt for the CY2023-CY2024 season.

<<Survey Link>>
https://forms.gle/WHYQuz7QnJQ5ouDQA

If you are not the person in your entity who should be receiving this survey, please forward this to the correct person, if known. You may respond to this email if you have any questions regarding the State of Illinois' Rock Salt Purchase.

Thank you,

Jack Eck
Buyer, BOSS
Central Management Services
300 W. Jefferson St, Springfield, IL 62702
Phone: 217-785-1659
jack.eck2@illinois.gov

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Attachment: CMS CY2023-2024 Rock Salt Survey (Road Salt Purchase for Winter 2023/2024)

Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project

BACKGROUND:
Crescent Avenue, from Dorset Avenue to Kenilworth Avenue, and Ellis Street, from Quentin Road to the dead end, are scheduled to be reconstructed in the 2023 Capital Plan. The scope of reconstruction work includes pavement reconstruction, patching, curb and gutter reconstruction, sidewalk replacement, and ramp upgrades to meet ADA requirements. Storm sewer improvements are a primary part of this improvement for long term pavement durability and to address known drainage deficiencies.

KEY ISSUES:

- On Thursday, March 9, 2023, eight bids were received ranging from a high of $2,393,130.93 to a low of $1,736,918.76.
- The low responsive and responsible bidder was Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of $1,736,918.76.
- The Engineer's Estimate was $2,103,862.02.

ALTERNATIVES:

1. Award the contract for the Crescent Avenue and Ellis Street Improvements Project to Schroeder Asphalt Services.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Crescent Avenue and Ellis Street Improvements Project be awarded to Schroeder Asphalt Services.

BUDGET IMPACT:
Rebuild Illinois (RBI) funds are eligible and available for this project. This utilizes the balance of $552,971.66 of installment 5 and all of the $753,029.34 from installment 6, which have been received by the Village. Sewer funds in the amount of $1,000,000 have also been appropriated in the Capital Improvement Program to accommodate the sewer improvements on Ellis Street. $430,917.76 will be used to cover the balance. A portion of the savings of $569,082 will be used for the construction management of this project.

ACTION REQUIRED:
Motion to award the contract for the Crescent Avenue and Ellis Street Improvements Project to Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of $1,736,918.76.

ATTACHMENTS:

- Bid Tabulation
- 2023 Crescent Ave. & Ellis St. Reconstruction

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

VILLAGE OF PALATINE

Bidding Summary
Crescent Avenue and Ellis Street Improvements
11:00 AM, Thursday, March 9, 2022

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Schroeder Asphalt Services, Inc.	$ 1,734,218.76	$ 1,736,918.76
2	A Lamp Concrete Contractors, Inc.	$ 1,818,263.28	Correct as Read
3	Builders Paving, LLC	$ 1,886,000.00	Correct as Read
4	R.W. Dunteman Co.	$ 1,939,869.87	Correct as Read
5	Copenhaver Construction, Inc.	$ 2,050,371.48	Correct as Read
6	Lenny Hoffman Excavating, Inc.	$ 2,100,737.85	$ 2,101,432.73
7	Martam Construction, Inc.	$ 2,140,436.17	Correct as Read
8	Berger Excavating Contractors, Inc.	$ 2,393,130.92	$ 2,393,130.93

Attachment: Bid Tabulation (Crescent Avenue and Ellis Street Improvements)

Bid Open: 11:00 AM, Thursday, March 9, 2022
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
Crescent Avenue and Ellis Street Improvements
DPW 2316
Section # 21-00111-00-PV

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Schroeder Asphalt Services, P.O. Box 831, Huntley, IL 60142, (815) 923-4380, Fax (815) 923-4389 UNIT PRICE	Low Bidder TOTAL	2: A Lamp Concrete Contractors, 1900 Wright Boulevard, Schaumburg, IL 60193, (847) 891-6000, Fax (847) 891-6100 UNIT PRICE	2 TOTAL	3: Builders Paving, LLC, 4401 Roosevelt Road, Hillside, IL 60162, (847) 419-9000, Fax (847) 419-9050 UNIT PRICE	3 TOTAL	4: R.W. Dunteman Co., 600 S. Lombard Road, Addison, IL 60101, (630) 953-1500, Fax (630) 932-0994 UNIT PRICE	4 TOTAL
20101000	TEMPORARY FENCE	FOOT	2,000	$4.00	$ 8,000.00	$3.25	$ 6,500.00	$1.00	$ 2,000.00	$3.00	$ 6,000.00	$3.30	$ 6,600.00
20101200	TREE ROOT PRUNING	EACH	13	$100.00	1,300.00	$80.00	1,040.00	50.00	650.00	105.00	1,365.00	105.00	1,365.00
20200100	EARTH EXCAVATION	CU YD	2,625	$35.00	91,875.00	$34.00	89,250.00	10.00	26,250.00	45.00	118,125.00	42.00	110,250.00
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	666	$35.00	23,310.00	$20.00	13,320.00	10.00	6,660.00	45.00	29,970.00	45.00	29,970.00
20800150	TRENCH BACKFILL	CU YD	2,726	$50.00	136,300.00	$5.40	14,720.40	1.00	2,726.00	1.00	2,726.00	42.00	114,492.00
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	5,815	$7.00	40,705.00	$7.60	44,194.00	3.60	20,934.00	6.75	39,251.25	0.10	581.50
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	108.1302	$5.00	540.65	$5.50	594.72	1.00	108.13	3.00	324.39	1.00	108.13
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	108.1302	$5.00	540.65	$5.50	594.72	1.00	108.13	3.00	324.39	1.00	108.13
25200110	SODDING, SALT TOLERANT	SQ YD	5,815	$10.00	58,150.00	$6.60	38,379.00	10.00	58,150.00	6.00	34,890.00	15.25	88,678.75
25200200	SUPPLEMENTAL WATERING	UNIT	12	$100.00	1,163.00	$105.00	1,221.15	1.00	11.63	100.00	1,163.00	0.10	1.16
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	120.1446	$5.00	600.72	$11.00	1,321.59	0.01	1.20	2.50	300.36	0.01	1.20
28000305	TEMPORARY DITCH CHECKS	FOOT	50	$15.00	750.00	$20.00	1,000.00	20.00	1,000.00	8.00	400.00	12.00	600.00
28000400	PERIMETER EROSION BARRIER	FOOT	4,028	$3.00	12,084.00	$3.80	15,306.40	1.00	4,028.00	2.00	8,056.00	3.00	12,084.00
28000500	INLET AND PIPE PROTECTION	EACH	20	$200.00	4,000.00	$230.00	4,600.00	15.00	300.00	210.00	4,200.00	375.00	7,500.00
28000510	INLET FILTERS	EACH	20	$200.00	4,000.00	$135.00	2,700.00	15.00	300.00	120.00	2,400.00	450.00	9,000.00
28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	5,815	$3.00	17,445.00	$1.10	6,396.50	0.01	58.15	1.30	7,559.50	0.01	58.15
28100105	STONE RIPRAP, CLASS A3	SQ YD	20	$70.00	1,400.00	$93.00	1,860.00	78.00	1,560.00	85.00	1,700.00	45.00	900.00
28200200	FILTER FABRIC	SQ YD	20	$5.00	100.00	$11.00	220.00	5.00	100.00	10.00	200.00	10.00	200.00
30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	200	$40.00	8,000.00	$50.00	10,000.00	40.00	8,000.00	45.00	9,000.00	44.00	8,800.00
30300112	AGGREGATE SUBGRADE IMPROVEMENT 12"	SQ YD	7,834	$18.00	141,012.00	$16.30	127,694.20	14.00	109,676.00	20.00	156,680.00	13.00	101,842.00
35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	2,406	$10.00	24,060.00	$4.30	10,345.80	1.00	2,406.00	5.50	13,233.00	4.65	11,187.90
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	4,709	$1.00	4,709.00	$0.01	47.09	0.01	47.09	0.01	47.09	1.00	4,709.00
40600400	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	TON	94	$100.00	9,400.00	$10.00	940.00	10.00	940.00	450.00	42,300.00	50.00	4,700.00
40701821	HOT-MIX ASPHALT PAVEMENT (FULL-DEPTH), 7"	SQ YD	6,976	$45.00	313,920.00	$37.00	258,112.00	36.00	251,136.00	40.00	279,040.00	35.85	250,089.60
40733705	LONGITUDINAL JOINT SEALANT	FOOT	4,905	$2.00	9,810.00	$3.30	16,186.50	3.30	16,186.50	3.65	17,903.25	3.50	17,167.50
42001300	PROTECTIVE COAT	SQ YD	3,085	$1.00	3,085.00	$1.10	3,393.50	1.00	3,085.00	1.75	5,398.75	0.01	30.85
42300100	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 5 INCH	SQ YD	630	$65.00	40,950.00	$66.75	42,052.50	61.00	38,430.00	62.55	39,406.50	70.00	44,100.00

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Bid Open: 11:00 AM, Thursday, March 9, 2022
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
Crescent Avenue and Ellis Street Improvements
DPW 2316
Section # 21-00111-00-PV

COMPUTED BY: KML

Red unit price = unit price is above median unit price
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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Schroeder Asphalt Services, P.O. Box 831, Huntley, IL 60142, (815) 923-4380, Fax (815) 923-4389 UNIT PRICE	Low Bidder TOTAL	2: A Lamp Concrete Contractors, 1900 Wright Boulevard, Schaumburg, IL 60193, (847) 891-6000, Fax (847) 891-6100 UNIT PRICE	2 TOTAL	3: Builders Paving, LLC, 4401 Roosevelt Road, Hillside, IL 60162, (847) 419-9000, Fax (847) 419-9050 UNIT PRICE	3 TOTAL	4: R.W. Dunteman Co., 600 S. Lombard Road, Addison, IL 60101, (630) 953-1500, Fax (630) 932-0994 UNIT PRICE	4 TOTAL
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	12,527	$8.00	100,216.00	$7.00	87,689.00	8.10	101,468.70	6.95	87,062.65	7.50	93,952.50
42400800	DETECTABLE WARNINGS	SQ FT	162	$40.00	6,480.00	$25.00	4,050.00	25.00	4,050.00	24.00	3,888.00	30.00	4,860.00
44000100	PAVEMENT REMOVAL	SQ YD	6,240	$15.00	93,600.00	$6.15	38,376.00	3.40	21,216.00	15.00	93,600.00	12.15	75,816.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1,278	$15.00	19,170.00	$10.50	13,419.00	7.00	8,946.00	15.00	19,170.00	16.50	21,087.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	523	$7.00	3,661.00	$3.30	1,725.90	6.75	3,530.25	8.00	4,184.00	9.00	4,707.00
44000600	SIDEWALK REMOVAL	SQ FT	1,088	$5.00	5,440.00	$1.10	1,196.80	1.50	1,632.00	1.50	1,632.00	2.75	2,992.00
54213657	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	9	$1,000.00	9,000.00	$1,240.00	11,160.00	1,425.00	12,825.00	1,140.00	10,260.00	650.00	5,850.00
54213663	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18"	EACH	1	$3,000.00	3,000.00	$2,375.00	2,375.00	2,000.00	2,000.00	2,165.00	2,165.00	1,000.00	1,000.00
542A1057	PIPE CULVERTS, CLASS A, TYPE 2 12"	FOOT	79	$70.00	5,530.00	$83.00	6,557.00	87.00	6,873.00	76.00	6,004.00	60.00	4,740.00
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	387	$70.00	27,090.00	$83.00	32,121.00	97.00	37,539.00	76.00	29,412.00	75.00	29,025.00
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	21	$80.00	1,680.00	$118.00	2,478.00	108.00	2,268.00	109.00	2,289.00	80.00	1,680.00
550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	785	$70.00	54,950.00	$146.00	114,610.00	108.50	85,172.50	134.00	105,190.00	80.00	62,800.00
550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	246	$80.00	19,680.00	$125.00	30,750.00	117.00	28,782.00	115.00	28,290.00	95.00	23,370.00
55100500	STORM SEWER REMOVAL 12"	FOOT	974	$15.00	14,610.00	$13.10	12,759.40	1.00	974.00	12.00	11,688.00	10.00	9,740.00
56106300	ADJUSTING WATER MAIN 6"	FOOT	100	$100.00	10,000.00	$300.00	30,000.00	150.00	15,000.00	275.00	27,500.00	250.00	25,000.00
56300300	ADJUSTING WATER SERVICE LINES	FOOT	508	$50.00	25,400.00	$64.50	32,766.00	68.00	34,544.00	59.00	29,972.00	60.00	30,480.00
56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	2	$500.00	1,000.00	$1,915.00	3,830.00	1,700.00	3,400.00	1,765.00	3,530.00	2,500.00	5,000.00
56500600	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	9	$250.00	2,250.00	$142.00	1,278.00	375.00	3,375.00	130.00	1,170.00	350.00	3,150.00
60200305	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 3 FRAME AND GRATE	EACH	7	$3,750.00	26,250.00	$5,475.00	38,325.00	4,650.00	32,550.00	5,055.00	35,385.00	4,800.00	33,600.00
60200805	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 8 GRATE	EACH	7	$3,750.00	26,250.00	$4,200.00	29,400.00	4,300.00	30,100.00	3,865.00	27,055.00	5,000.00	35,000.00
60207005	CATCH BASINS, TYPE C, TYPE 1 FRAME, CLOSED LID	EACH	2	$2,500.00	5,000.00	$1,980.00	3,960.00	2,575.00	5,150.00	1,810.00	3,620.00	2,500.00	5,000.00
60207105	CATCH BASINS, TYPE C, TYPE 3 FRAME AND GRATE	EACH	5	$2,500.00	12,500.00	$2,400.00	12,000.00	2,750.00	13,750.00	2,205.00	11,025.00	2,800.00	14,000.00
60207605	CATCH BASINS, TYPE C, TYPE 8 GRATE	EACH	8	$2,500.00	20,000.00	$1,840.00	14,720.00	2,400.00	19,200.00	1,685.00	13,480.00	2,700.00	21,600.00

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TABULATION OF BIDS
FOR
Crescent Avenue and Ellis Street Improvements
DPW 2316
Section # 21-00111-00-PV

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Schroeder Asphalt Services, P.O. Box 831, Huntley, IL 60142, (815) 923-4380, Fax (815) 923-4389 UNIT PRICE	Low Bidder TOTAL	2: A Lamp Concrete Contractors, 1900 Wright Boulevard, Schaumburg, IL 60193, (847) 891-6000, Fax (847) 891-6100 UNIT PRICE	2 TOTAL	3: Builders Paving, LLC, 4401 Roosevelt Road, Hillside, IL 60162, (847) 419-9000, Fax (847) 419-9050 UNIT PRICE	3 TOTAL	4: R.W. Dunteman Co., 600 S. Lombard Road, Addison, IL 60101, (630) 953-1500, Fax (630) 932-0994 UNIT PRICE	4 TOTAL
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	12	$4,000.00	48,000.00	$4,350.00	52,200.00	4,700.00	56,400.00	3,990.00	47,880.00	4,500.00	54,000.00
60221100	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$5,000.00	5,000.00	$5,450.00	5,450.00	5,450.00	5,450.00	4,995.00	4,995.00	6,000.00	6,000.00
60235700	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	4	$2,000.00	8,000.00	$2,215.00	8,860.00	2,725.00	10,900.00	2,035.00	8,140.00	1,200.00	4,800.00
60236200	INLETS, TYPE A, TYPE 8 GRATE	EACH	1	$2,001.00	2,001.00	$1,650.00	1,650.00	2,375.00	2,375.00	1,520.00	1,520.00	1,000.00	1,000.00
60300405	VALVE BOX FRAMES TO BE ADJUSTED	EACH	4	$1,000.00	4,000.00	$395.00	1,580.00	550.00	2,200.00	360.00	1,440.00	300.00	1,200.00
60500040	REMOVING MANHOLES	EACH	3	$400.00	1,200.00	$275.00	825.00	400.00	1,200.00	250.00	750.00	500.00	1,500.00
60500050	REMOVING CATCH BASINS	EACH	3	$400.00	1,200.00	$275.00	825.00	400.00	1,200.00	250.00	750.00	500.00	1,500.00
60500060	REMOVING INLETS	EACH	2	$200.00	400.00	$165.00	330.00	300.00	600.00	150.00	300.00	350.00	700.00
60608562	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-4.12	FOOT	4365	$25.00	109,125.00	$26.00	113,490.00	24.50	106,942.50	20.50	89,482.50	25.00	109,125.00
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	540	$25.00	13,500.00	$26.00	14,040.00	25.00	13,500.00	26.00	14,040.00	25.00	13,500.00
67100100	MOBILIZATION	L SUM	1	$75,000.00	75,000.00	$65,250.00	65,250.00	109,000.00	109,000.00	95,586.87	95,586.87	116,000.00	116,000.00
70107025	CHANGEABLE MESSAGE SIGN	CAL DA	300	$50.00	15,000.00	$35.00	10,500.00	1.00	300.00	30.00	9,000.00	35.00	10,500.00
72000100	SIGN PANEL - TYPE 1	SQ FT	86	$25.00	2,150.00	$27.50	2,365.00	25.00	2,150.00	32.00	2,752.00	32.00	2,752.00
72400100	REMOVE SIGN PANEL ASSEMBLY- TYPE A	EACH	11	$200.00	2,200.00	$83.00	913.00	200.00	2,200.00	75.00	825.00	75.00	825.00
72800100	TELESCOPING STEEL SIGN SUPPORT	FOOT	138	$12.00	1,656.00	$16.50	2,277.00	20.00	2,760.00	18.00	2,484.00	16.00	2,208.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	84	$4.00	336.00	$16.95	1,423.80	30.00	2,520.00	23.00	1,932.00	25.00	2,100.00
X0322918	PROPOSED MANHOLE/CATCH BASIN CONNECTION OVER EXISTING STORM SEWER	EACH	6	$1,500.00	9,000.00	$985.00	5,910.00	3,200.00	19,200.00	900.00	5,400.00	6,000.00	36,000.00
X0324878	ADJUSTING SANITARY SEWER SERVICE LINE	EACH	289	$50.00	14,450.00	$117.00	33,813.00	93.00	26,877.00	108.00	31,212.00	100.00	28,900.00
X0326681	REMOVE AND RE-ERECT BOULDERS	L SUM	1	$1,000.00	1,000.00	$500.00	500.00	1,000.00	1,000.00	1,500.00	1,500.00	1,164.00	1,164.00
X0326806	WASHOUT BASIN	L SUM	1	$3,000.00	3,000.00	$5,450.00	5,450.00	1,000.00	1,000.00	1,250.00	1,250.00	1,000.00	1,000.00
X0327902	MAILBOX REMOVE AND REPLACE	EACH	31	$1,500.00	46,500.00	$265.00	8,215.00	250.00	7,750.00	120.00	3,720.00	165.00	5,115.00
X1200160	CONNECTION TO EXISTING DRAINAGE STRUCTURE	EACH	6	$1,500.00	9,000.00	$655.00	3,930.00	1,600.00	9,600.00	600.00	3,600.00	700.00	4,200.00
X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	100	$100.00	10,000.00	$19.80	1,980.00	10.00	1,000.00	18.00	1,800.00	35.00	3,500.00

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X4021000	TEMPORARY ACCESS (PRIVATE ENTRANCE)	EACH	35	$500.00	17,500.00	$75.00	2,625.00	250.00	8,750.00	100.00	3,500.00	180.00	6,300.00
X4023000	TEMPORARY ACCESS (ROAD)	EACH	5	$1,500.00	7,500.00	$150.00	750.00	500.00	2,500.00	350.00	1,750.00	385.00	1,925.00
X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	5	$1,500.00	7,500.00	$1,070.00	5,350.00	985.00	4,925.00	980.00	4,900.00	1,500.00	7,500.00
X6026051	SANITARY MANHOLES TO BE RECONSTRUCTED	EACH	1	$3,000.00	3,000.00	$2,315.00	2,315.00	2,300.00	2,300.00	2,120.00	2,120.00	3,500.00	3,500.00
X6030310	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	EACH	3	$1,000.00	3,000.00	$1,120.00	3,360.00	995.00	2,985.00	1,020.00	3,060.00	1,000.00	3,000.00
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	$85,000.00	85,000.00	$15,000.00	15,000.00	273,000.00	273,000.00	20,000.00	20,000.00	51,200.00	51,200.00
Z0004518	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 5"	SQ YD	344	$55.00	18,920.00	$44.50	15,308.00	44.00	15,136.00	65.00	22,360.00	38.00	13,072.00
Z0013796	SEDIMENT CONTROL, STABILIZED CONSTRUCTION ENTRANCE	SQ YD	42	$20.00	840.00	$25.00	1,050.00	10.00	420.00	50.00	2,100.00	10.00	420.00
Z0013798	CONSTRUCTION LAYOUT	L SUM	1	$10,000.00	10,000.00	$14,500.00	14,500.00	8,500.00	8,500.00	15,000.00	15,000.00	15,000.00	15,000.00
Z0030850	TEMPORARY INFORMATION SIGNING	SQ FT	51	$25.00	1,275.00	$23.00	1,173.00	25.00	1,275.00	16.00	816.00	15.00	765.00
Z0056648	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 12"	FOOT	346	$110.00	38,060.00	$145.00	50,170.00	141.00	48,786.00	132.00	45,672.00	140.00	48,440.00
Z0056668	STORM SEWERS, TYPE 2, WATER MAIN QUALITY PIPE, 12"	FOOT	59	$110.00	6,490.00	$228.00	13,452.00	157.00	9,263.00	208.00	12,272.00	160.00	9,440.00
Z0062456	TEMPORARY PAVEMENT	SQ YD	867	$50.00	43,350.00	$20.00	17,340.00	10.00	8,670.00	35.00	30,345.00	20.00	17,340.00
Z0064600	SELECTIVE CLEARING	ACRE	0.1	$20,000.00	2,000.00	$30,000.00	3,000.00	30,000.00	3,000.00	12,000.00	1,200.00	12,000.00	1,200.00
X0322924	RETAINING WALL REMOVAL	SQ FT	109	$8.00	872.00	$10.00	1,090.00	10.00	1,090.00	12.50	1,362.50	7.00	763.00
X0327611	REMOVE AND REINSTALL BRICK PAVER	SQ FT	729	$30.00	21,870.00	$13.20	9,622.80	13.50	9,841.50	12.00	8,748.00	13.50	9,841.50
	TEMPORARY CLUSTER MAILBOX	L SUM	1	$5,000.00	5,000.00	$1,500.00	1,500.00	2,500.00	2,500.00	900.00	900.00	3,000.00	3,000.00
	TOTAL BID AS READ				**$ 2,103,862.02**		**$ 1,734,218.76**		**$ 1,818,263.28**		**$ 1,886,000.00**		**$ 1,939,869.87**
	TOTAL BID AS CORRECTED						**$ 1,736,918.76**						
	PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%
	COMMENTS						MULTIPLICATION ERROR IN ITEM Z0064600						

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				5		6		7		8	
				Copenhaver Construction, Inc 75 Koppie Drive Gilberts, IL 60136 (847) 428-6696		Lenny Hoffman Excavating, Ir 3636 Lake Avenue Wilmette, IL 60091 (847) 256-3800		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800		Berger Excavating Contractor 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
20101000	TEMPORARY FENCE	FOOT	2,000	$3.00	$6,000.00	$3.45	$6,900.00	$4.50	$9,000.00	$3.00	$6,000.00
20101200	TREE ROOT PRUNING	EACH	13	20.00	260.00	115.00	1,495.00	120.00	1,560.00	110.00	1,430.00
20200100	EARTH EXCAVATION	CU YD	2,625	44.00	115,500.00	27.00	70,875.00	41.00	107,625.00	47.75	125,343.75
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	666	39.00	25,974.00	27.00	17,982.00	41.00	27,306.00	47.75	31,801.50
20800150	TRENCH BACKFILL	CU YD	2,726	41.00	111,766.00	38.00	103,588.00	48.00	130,848.00	62.00	169,012.00
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	5,815	5.00	29,075.00	6.35	36,925.25	1.00	5,815.00	7.25	42,158.75
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	108.1302	1.00	108.13	1.10	118.94	1.00	108.13	1.00	108.13
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	108.1302	1.00	108.13	1.10	118.94	1.00	108.13	1.00	108.13
25200110	SODDING, SALT TOLERANT	SQ YD	5,815	13.00	75,595.00	12.36	71,873.40	18.00	104,670.00	10.75	62,511.25
25200200	SUPPLEMENTAL WATERING	UNIT	12	0.01	0.12	1.10	12.79	1.00	11.63	1.00	11.63
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	120.1446	0.01	1.20	1.10	132.16	1.00	120.14	1.00	120.14
28000305	TEMPORARY DITCH CHECKS	FOOT	50	20.00	1,000.00	17.25	862.50	14.00	700.00	15.00	750.00
28000400	PERIMETER EROSION BARRIER	FOOT	4,028	3.00	12,084.00	4.00	16,112.00	3.35	13,493.80	2.75	11,077.00
28000500	INLET AND PIPE PROTECTION	EACH	20	80.00	1,600.00	180.00	3,600.00	150.00	3,000.00	200.00	4,000.00
28000510	INLET FILTERS	EACH	20	80.00	1,600.00	150.00	3,000.00	280.00	5,600.00	275.00	5,500.00
28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	5,815	1.00	5,815.00	1.10	6,396.50	1.10	6,396.50	1.00	5,815.00
28100105	STONE RIPRAP, CLASS A3	SQ YD	20	190.00	3,800.00	95.00	1,900.00	146.00	2,920.00	140.00	2,800.00
28200200	FILTER FABRIC	SQ YD	20	11.00	220.00	4.00	80.00	6.00	120.00	26.00	520.00
30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	200	39.00	7,800.00	50.00	10,000.00	66.00	13,200.00	105.00	21,000.00
30300112	AGGREGATE SUBGRADE IMPROVEMENT 12"	SQ YD	7,834	15.00	117,510.00	24.50	191,933.00	16.00	125,344.00	25.25	197,808.50
35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	2,406	7.00	16,842.00	4.60	11,067.60	6.00	14,436.00	12.00	28,872.00
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	4,709	0.10	470.90	0.01	47.09	0.01	47.09	0.01	47.09
40600400	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	TON	94	110.00	10,340.00	115.00	10,810.00	135.00	12,690.00	100.00	9,400.00
40701821	HOT-MIX ASPHALT PAVEMENT (FULL-DEPTH), 7"	SQ YD	6,976	37.00	258,112.00	40.00	279,040.00	40.00	279,040.00	32.95	229,859.20
40733705	LONGITUDINAL JOINT SEALANT	FOOT	4,905	4.00	19,620.00	3.80	18,639.00	3.55	17,412.75	3.27	16,039.35
42001300	PROTECTIVE COAT	SQ YD	3,085	1.00	3,085.00	0.01	30.85	1.00	3,085.00	1.75	5,398.75
42300100	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 5 INCH	SQ YD	630	95.00	59,850.00	80.50	50,715.00	88.00	55,440.00	81.00	51,030.00

Attachment: Bid Tabulation (Crescent Avenue and Ellis Street Improvements)

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
~~42400200~~	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	~~SQ FT~~	~~12,527~~	8.00	100,216.00	8.50	106,479.50	8.00	100,216.00	10.75	134,665.25
42400800	DETECTABLE WARNINGS	SQ FT	162	30.00	4,860.00	34.50	5,589.00	31.00	5,022.00	35.00	5,670.00
44000100	PAVEMENT REMOVAL	SQ YD	6,240	13.00	81,120.00	11.00	68,640.00	14.00	87,360.00	15.00	93,600.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1,278	16.00	20,448.00	15.00	19,170.00	18.00	23,004.00	9.50	12,141.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	523	7.00	3,661.00	7.00	3,661.00	12.00	6,276.00	7.00	3,661.00
44000600	SIDEWALK REMOVAL	SQ FT	1,088	3.00	3,264.00	2.30	2,502.40	3.00	3,264.00	2.75	2,992.00
54213657	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	9	1,000.00	9,000.00	1,380.00	12,420.00	940.00	8,460.00	1,900.00	17,100.00
54213663	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18"	EACH	1	1,200.00	1,200.00	1,815.00	1,815.00	1,280.00	1,280.00	2,150.00	2,150.00
542A1057	PIPE CULVERTS, CLASS A, TYPE 2 12"	FOOT	79	114.00	9,006.00	87.50	6,912.50	121.00	9,559.00	74.00	5,846.00
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	387	93.00	35,991.00	80.00	30,960.00	81.00	31,347.00	74.00	28,638.00
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	21	120.00	2,520.00	219.00	4,599.00	108.00	2,268.00	84.00	1,764.00
550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	785	95.00	74,575.00	93.00	73,005.00	121.00	94,985.00	89.00	69,865.00
550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	246	105.00	25,830.00	86.00	21,156.00	116.00	28,536.00	98.00	24,108.00
55100500	STORM SEWER REMOVAL 12"	FOOT	974	15.00	14,610.00	15.00	14,610.00	5.00	4,870.00	27.00	26,298.00
56106300	ADJUSTING WATER MAIN 6"	FOOT	100	99.00	9,900.00	151.00	15,100.00	216.00	21,600.00	220.00	22,000.00
56300300	ADJUSTING WATER SERVICE LINES	FOOT	508	55.00	27,940.00	68.50	34,798.00	26.00	13,208.00	85.00	43,180.00
56400300	FIRE HYDRANTS TO BE ADJUSTED	EACH	2	3,000.00	6,000.00	1,310.00	2,620.00	1,860.00	3,720.00	1,800.00	3,600.00
56500600	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	9	490.00	4,410.00	300.00	2,700.00	280.00	2,520.00	325.00	2,925.00
60200305	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 3 FRAME AND GRATE	EACH	7	3,100.00	21,700.00	3,800.00	26,600.00	4,420.00	30,940.00	3,800.00	26,600.00
60200805	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 8 GRATE	EACH	7	3,100.00	21,700.00	3,441.00	24,087.00	4,300.00	30,100.00	3,850.00	26,950.00
60207005	CATCH BASINS, TYPE C, TYPE 1 FRAME, CLOSED LID	EACH	2	1,500.00	3,000.00	2,200.00	4,400.00	1,940.00	3,880.00	1,950.00	3,900.00
60207105	CATCH BASINS, TYPE C, TYPE 3 FRAME AND GRATE	EACH	5	1,500.00	7,500.00	2,330.00	11,650.00	2,240.00	11,200.00	2,150.00	10,750.00
60207605	CATCH BASINS, TYPE C, TYPE 8 GRATE	EACH	8	1,400.00	11,200.00	2,085.00	16,680.00	1,940.00	15,520.00	1,785.00	14,280.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
~~60218400~~	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	~~EACH~~	~~12~~	3,200.00	38,400.00	4,384.00	52,608.00	3,680.00	44,160.00	4,250.00	51,000.00
60221100	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	3,900.00	3,900.00	5,136.00	5,136.00	4,910.00	4,910.00	5,200.00	5,200.00
60235700	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	4	1,300.00	5,200.00	2,102.00	8,408.00	1,980.00	7,920.00	1,950.00	7,800.00
60236200	INLETS, TYPE A, TYPE 8 GRATE	EACH	1	1,300.00	1,300.00	2,281.00	2,281.00	1,820.00	1,820.00	1,600.00	1,600.00
60300405	VALVE BOX FRAMES TO BE ADJUSTED	EACH	4	600.00	2,400.00	250.00	1,000.00	460.00	1,840.00	900.00	3,600.00
60500040	REMOVING MANHOLES	EACH	3	700.00	2,100.00	500.00	1,500.00	350.00	1,050.00	900.00	2,700.00
60500050	REMOVING CATCH BASINS	EACH	3	600.00	1,800.00	500.00	1,500.00	350.00	1,050.00	900.00	2,700.00
60500060	REMOVING INLETS	EACH	2	190.00	380.00	300.00	600.00	125.00	250.00	450.00	900.00
60608562	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-4.12	FOOT	4365	28.00	122,220.00	28.75	125,493.75	33.00	144,045.00	29.10	127,021.50
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	540	29.00	15,660.00	28.75	15,525.00	35.00	18,900.00	50.85	27,459.00
67100100	MOBILIZATION	L SUM	1	137,000.00	137,000.00	119,000.00	119,000.00	90,000.00	90,000.00	144,500.00	144,500.00
70107025	CHANGEABLE MESSAGE SIGN	CAL DA	300	12.00	3,600.00	11.50	3,450.00	12.00	3,600.00	10.00	3,000.00
72000100	SIGN PANEL - TYPE 1	SQ FT	86	20.00	1,720.00	20.00	1,720.00	20.00	1,720.00	17.50	1,505.00
72400100	REMOVE SIGN PANEL ASSEMBLY- TYPE A	EACH	11	60.00	660.00	57.50	632.50	60.00	660.00	50.00	550.00
72800100	TELESCOPING STEEL SIGN SUPPORT	FOOT	138	20.00	2,760.00	18.00	2,484.00	18.00	2,484.00	16.00	2,208.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	84	36.00	3,024.00	25.00	2,100.00	55.00	4,620.00	40.00	3,360.00
X0322918	PROPOSED MANHOLE/CATCH BASIN CONNECTION OVER EXISTING STORM SEWER	EACH	6	2,000.00	12,000.00	3,000.00	18,000.00	880.00	5,280.00	4,400.00	26,400.00
X0324878	ADJUSTING SANITARY SEWER SERVICE LINE	EACH	289	65.00	18,785.00	125.50	36,269.50	61.00	17,629.00	90.00	26,010.00
X0326681	REMOVE AND RE-ERECT BOULDERS	L SUM	1	2,500.00	2,500.00	2,000.00	2,000.00	1,800.00	1,800.00	14,000.00	14,000.00
X0326806	WASHOUT BASIN	L SUM	1	1,500.00	1,500.00	1,150.00	1,150.00	1,800.00	1,800.00	2,250.00	2,250.00
X0327902	MAILBOX REMOVE AND REPLACE	EACH	31	250.00	7,750.00	250.00	7,750.00	260.00	8,060.00	550.00	17,050.00
X1200160	CONNECTION TO EXISTING DRAINAGE STRUCTURE	EACH	6	1,400.00	8,400.00	3,000.00	18,000.00	1,180.00	7,080.00	2,650.00	15,900.00
X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	100	15.00	1,500.00	50.00	5,000.00	71.00	7,100.00	39.00	3,900.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	5 Copenhaver Construction, Inc 75 Koppie Drive Gilberts, IL 60136 (847) 428-6696		6 Lenny Hoffman Excavating, Ir 3636 Lake Avenue Wilmette, IL 60091 (847) 256-3800		7 Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800		8 Berger Excavating Contractor 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
~~X4021000~~	TEMPORARY ACCESS (PRIVATE ENTRANCE)	~~EACH~~	~~35~~	150.00	5,250.00	100.00	3,500.00	300.00	10,500.00	515.00	18,025.00
X4023000	TEMPORARY ACCESS (ROAD)	EACH	5	170.00	850.00	150.00	750.00	980.00	4,900.00	1,590.00	7,950.00
X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	5	1,400.00	7,000.00	1,050.00	5,250.00	1,410.00	7,050.00	990.00	4,950.00
X6026051	SANITARY MANHOLES TO BE RECONSTRUCTED	EACH	1	1,900.00	1,900.00	2,000.00	2,000.00	2,260.00	2,260.00	3,000.00	3,000.00
X6030310	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	EACH	3	800.00	2,400.00	950.00	2,850.00	680.00	2,040.00	1,575.00	4,725.00
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	64,000.00	64,000.00	45,000.00	45,000.00	80,000.00	80,000.00	73,000.00	73,000.00
Z0004518	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 5"	SQ YD	344	60.00	20,640.00	63.25	21,758.00	88.00	30,272.00	60.00	20,640.00
Z0013796	SEDIMENT CONTROL, STABILIZED CONSTRUCTION ENTRANCE	SQ YD	42	29.00	1,218.00	65.00	2,730.00	38.00	1,596.00	75.00	3,150.00
Z0013798	CONSTRUCTION LAYOUT	L SUM	1	29,000.00	29,000.00	15,000.00	15,000.00	15,000.00	15,000.00	40,000.00	40,000.00
Z0030850	TEMPORARY INFORMATION SIGNING	SQ FT	51	15.00	765.00	14.00	714.00	14.00	714.00	12.00	612.00
Z0056648	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 12"	FOOT	346	150.00	51,900.00	173.00	59,858.00	146.00	50,516.00	169.00	58,474.00
Z0056668	STORM SEWERS, TYPE 2, WATER MAIN QUALITY PIPE, 12"	FOOT	59	150.00	8,850.00	157.25	9,277.75	163.00	9,617.00	169.00	9,971.00
Z0062456	TEMPORARY PAVEMENT	SQ YD	867	70.00	60,690.00	62.15	53,884.05	55.00	47,685.00	15.00	13,005.00
Z0064600	SELECTIVE CLEARING	ACRE	0.1	20,000.00	2,000.00	34,500.00	3,450.00	40,000.00	4,000.00	35,000.00	3,500.00
X0322924	RETAINING WALL REMOVAL	SQ FT	109	22.00	2,398.00	5.75	626.75	6.00	654.00	65.00	7,085.00
X0327611	REMOVE AND REINSTALL BRICK PAVER	SQ FT	729	16.00	11,664.00	23.00	16,767.00	18.00	13,122.00	25.00	18,225.00
	TEMPORARY CLUSTER MAILBOX	L SUM	1	1,500.00	1,500.00	2,000.00	2,000.00	3,500.00	3,500.00	5,000.00	5,000.00
	TOTAL BID AS READ			**$ 2,050,371.48**		**$ 2,100,737.85**		**$ 2,140,436.17**		**$ 2,393,130.92**	
	TOTAL BID AS CORRECTED					**$ 2,101,432.73**				**$ 2,393,130.93**	
	PROPOSAL GUARANTEE			5.00%		5.00%		5.00%		5.00%	
	COMMENTS					SUMMATION ERROR				ERROR IN EXTENDED PRICE IN ITEM 60200805	

Attachment: Bid Tabulation (Crescent Avenue and Ellis Street Improvements)

VILLAGE OF PALATINE Est. 1866

2023 Crescent Ave. & Ellis St. Reconstruction

0 400 800 ft

Print Date: 3/16/2023

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.

Notes

Attachment: 2023 Crescent Ave. & Ellis St. Reconstruction (Crescent Avenue and Ellis Street Improvements)

Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project

BACKGROUND:
Crescent Avenue, from Dorset Avenue to Kenilworth Avenue, and Ellis Street, from Quentin Road to the dead end, are scheduled to be improved this summer using Rebuild Illinois bond funds. The estimated start is in May with construction to be substantially completed by early August.

KEY ISSUES:

- Over 1,200 man-hours spanning a seven-month time period are expected to meet documentation, material inspection, and reporting requirements associated with this project.
- Consulting Engineering is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during the construction period.
- Drainage improvements followed by pavement improvements are included with this project.
- A qualification-based selection process was followed to select BLA, Incorporated for the design engineering for Crescent Avenue and Ellis Street. It is recommended that continuity continue from design engineering into construction engineering (Phase III).

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.

BUDGET IMPACT:
Sewer funds in the amount of $569,082 are available in the Capital Improvement Program to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated of Itasca, Illinois for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project in the not-to-exceed amount of $187,000.

ATTACHMENTS:

- BLA Proposal
- 2023 Crescent Ave. & Ellis St. Reconstruction

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

CONSULTING ENGINEERS
BLA, Inc.
333 Pierce Road, Suite 200 ▪ Itasca, IL 60143
630 438 6400 ▪ FAX 630 438 6444 ▪ www.bla-inc.com

February 20, 2023

Matthew D. Barry, P.E.
Director of Public Works
Village of Palatine
148 East Illinois Street
Palatine, IL 60067

RE: Phase III Engineering Proposal (Construction Resident Engineer)
Crescent Ave. & Ellis St. Roadway Reconstruction

Dear Mr. Barry,

Thank you for giving us the opportunity to assist the Village of Palatine with the Crescent Ave. & Ellis St. Roadway Reconstruction Project. This project will include earth excavation, aggregate subgrade improvements, storm sewer installation, Full Depth HMA Pavement reconstruction, pavement removal, curb & gutter installation, new sidewalk with ADA improvements, and landscaping. We are looking forward to working with you on the construction aspect of this project.

Attached is an estimate reflecting costs to provide full time phase III engineering services for your review and approval. We will plan on using **Darren Frawley, P.E.** as the resident engineer for the project. Darren will be on site on a full-time basis when the contractor is working and take a proactive role in communicating with the residents and businesses along the project to ensure they are kept fully informed of construction activities.

Scope of work is proposed as follows; BLA will be present on-site during construction and attend any site meetings or progress meetings as requested by the client. The Engineer or a BLA representative shall be always present when the various elements of construction are being worked on, or as otherwise agreed to by the Owner and Engineer in writing and will monitor the progress and quality of the work to ensure the Work is being performed in conformance with contract documents. The scope of work also includes Quality Assurance for concrete and asphalt materials utilized on the project. We will be using Rubino Engineering for all material assurance testing.

Based on onsite observations as the Owners Representative, the Engineer shall keep the Owner informed of the progress and quality of the work and shall endeavor to guard the Owner against defects and deficiencies in the work. The Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and responsibility under the Contract for Construction.

The Engineer shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Engineer shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

We appreciate the opportunity to work with you on this project and are looking forward to a timely completion. If you have any questions or need additional information, please do not hesitate to contact me at 630-688-0942 or kfield@bla-inc.com.

BLA, Inc. proposes to perform this work for a lump sum fee not to exceed……. $187,000.00

Any items not specifically included in the above scope of services will be considered extra work to be performed at your direction.

In addition to the hourly rates for professional services, expenses for any outside costs such as reproducible items, prints, and delivery charges will be billed to you at cost plus a 15% fee for handling.

Invoices will be mailed out monthly. Payment is to be made within thirty days after receipt of our invoice.

Please let us know if any of the above information does not represent your understanding of anticipated services. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you again for requesting BLA, Inc., to serve your needs.

BLA, INC.

Dan Bruckelmeyer, P.E.
Chief Executive Officer

Kerry Field, P.E.
Vice President

ACCEPTANCE:

BY: _____

TITLE: _____

DATE: _____

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

Cresent Ave. and Ellis St. Improvements

Village of Palatine

Request for Proposal

BLA, Inc.

Projected Monthly Manpower Schedule

Month Number		1	2	3	4	5	6	7	8	9	10	11	12	13	14	
										2023						Total Hours
BLA, Inc.	*Month of*	*01/10/23*	*02/01/23*	*03/01/23*	*04/01/23*	*05/01/23*	*06/01/23*	*07/01/23*	*08/01/23*	***9/16 Substantial Completion***	*10/1/2023 -* ***10/28 C.D.***	*11/01/23*	*12/01/23*	*01/01/24*	*02/01/24*	
Principal																0
Director of Const Eng (PM)						4	8	8	8	8	4					40
Resident Engineer I						174	196	212	196	174	174	80				1206
Construction Engineer I																0
Sr. Marketing Coordinator						16										16
																0
																0
Totals		0	0	0	0	194	204	220	204	182	178	80	0	0	0	1262
Cummulative Manhours		0	0	0	0	194	398	618	822	1004	1182	1262	1262	1262	1262	
Multiplier		**0.0000**														
Vehicle Days						24	22	24	22	22	10	10				134
																Vehicle Days

DIRECT COSTS

Vehicle Costs	Days	Total	Days		
	$65.00 /Day	134	Days		$8,710.00
Phone/ Radio	/Mo	0	Mo	$	-
Printing	$ 1.15 each	100		$	115.00
Web Site Establishment				$	-
					$8,825.00

Normal Work Week: Days/Month	22
8 hrs/day	174
9 hrs/day	196
9 hrs/day + 2 Saturdays.	212
10 hrs /day	218
10 hrs/day + Sat.	224

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering

Illinois Department of Transportation

EXHIBIT E

COST ESTIMATE OF CONSULTANT SERVICES WORKSHEET

ANNIVERSARY RAISE

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant (Firm) Name	Prepared By	Date
BLA, Inc.	Kerry Field	2/9/2023

PAYROLL ESCALATION TABLE

CONTRACT TERM	7	MONTHS	OVERHEAD RATE	102.02%
START DATE	5/1/2023		COMPLEXITY FACTOR	0
RAISE DATE	ANNIVERSARY		% OF RAISE	2.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

3.5

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

0.58%

The total escalation for this project would be: 0.58%

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering

Local Public Agency	County	Section Number
Village of Palatine	Cook	

PAYROLL RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Anniversary Raise

MAXIMUM PAYROLL RATE	78.00
ESCALATION FACTOR	0.58%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Director of Construction Engineering	$75.00	$75.44
Resident Engineer II	$56.75	$57.08
Construction Engineer I	$31.80	$31.99
Sr. Marketing Coodinator	$37.26	$37.48

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

Local Public Agency	County	Section Number
Village of Palatine	Cook	

SUBCONSULTANTS

Exhibit E Cost Estimate of Consultant Services Worksheet Anniversary Raise

Name	Direct Labor Total	Contribution to Prime Consultant
Rubino Engineering, Inc.	10,298.00	1,029.80
Total	**0.00**	**1,029.80**

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

Local Public Agency
Village of Palatine

County
Cook

Section Num

COST ESTIMATE WORKSHEET

Exhibit E Cost Estimate of Consultant Services Worksheet Anniversary Raise

OVERHEAD RATE 102.02%

COMPLEXITY FACTOR 0.00%

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Director of Construction Engr.	40	3,018	3,078		914		7,010	3.74%
Resident Engineer II	1206	68,840	70,230	8,710	20,861		168,641	89.96%
Construction Engineer II		-	-		-		-	0.00%
Sr. Marketing Coordinator	16	600	612	115	182		1,509	0.80%
Materials QA (Rubino)		-	-		-	10,298	10,298	5.49%
		-	-		-		-	
		-	-		-		-	
		-	-		-		-	
		-	-		-		-	
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		-	-		-		-	
Subconsultant DL					0		-	0.00%
TOTALS	1262	72,458	73,920	8,825	21,957	10,298	187,458	100.00%
		146,378						

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering

Local Public Agency
Village of Palatine

County
Cook

Section Num

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Anniversary Raise

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Director of Construction Engr.			Resident Engineer II			Construction Engineer II			Sr. Marketing Coordinator			Materials QA (Rubino)		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	W A
Director of Construction Engineering	75.44	40.0	3.17%	2.39	40	100.00%	75.44												
Resident Engineer II	57.08	1,206.0	95.56%	54.55				1206	100.00%	57.08									
Construction Engineer I	31.99	0.0																	
Sr. Marketing Coodinator	37.48	16.0	1.27%	0.48										16	100.00%	37.48			
		0.0																	
		0.0																	
		0.0																	
		0.0																	
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TOTALS		1262.0	100%	$57.41	40.0	100.00%	$75.44	1206.0	100%	$57.08	0.0	0%	$0.00	16.0	100%	$37.48	0.0	0%	$0

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering

BLR 05513 (Rev. 04/30/21)

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: BLA, Inc

PTB NUMBER: Village of Palatine - Elm St & Cedar St.

TODAY'S DATE: 5/5/2022

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.000	$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day		134	$65.00	$8,710.00
Vehicle Rental	Actual cost (Up to $55/day)			$0.00	$0.00
Tolls	Actual cost			$0.00	$0.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)		100	$1.15	$115.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$0.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					$8,825.00

**If other allowable costs are needed and not listed, please add in the above spaces provided.*

LEGEND

W.O. = Work Order

J.S. = Job Specific

Attachment: BLA Proposal (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

VILLAGE OF PALATINE Est. 1866

2023 Crescent Ave. & Ellis St. Reconstruction

0 400 800 ft

Print Date: 3/16/2023

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.

Notes

Attachment: 2023 Crescent Ave. & Ellis St. Reconstruction (Crescent Avenue and Ellis Street Improvements Construction Engineering Services)

Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement

BACKGROUND:
In 2022, the Village adopted a voluntary lead service line replacement program, which is considered one of the most inviting programs in the region, as it covers the majority cost of those who voluntarily replace their lead service line. To date, we have had less than ten applicants in our program for our system of approximately 636 eligible water service lines. The replacements to date have been funded by a grant the Village received from the Northwest Water Commission.

The State is offering grant resources up to $4M per community through their revolving loan program for municipalities who would choose to voluntarily accelerate the replacement of lead service lines ahead of their mandatory replacement deadline requiring replacements to start in 2027. The Village applied last year and expects a response by the middle of this year.

Recently the Village hired a consulting engineer to complete the design for a contract which could be bid as soon as this year.

KEY ISSUES:

- This ordinance affirms the powers of the Village.
- Taking this action enhances our scoring in the competitive grant program.
- Having this on file better prepares the Village for a grant if we are selected for 0% interest rates funds as any participant from the state will pass through their Public Loan Program.
- This action does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.
- Our application process will continue with this action. Agreements accepting funds would be subsequent to this action.

ALTERNATIVES:

1. Approve the Ordinance as prepared and pursuant to the State's requirements.
2. Refer back to staff with comments.

RECOMMENDATION:
Staff recommends approval of the Ordinance as prepared and pursuant to the State's requirements.

ACTION REQUIRED:
A motion to approve the Ordinance subject to the approval of the Village Manager and Village Attorney for the use of the Illinois Public Water Supply Loan Program.

ATTACHMENTS:

- IEPA Ordinance for Lead Lines March 16
- IEPA Ordinance for Lead Lines March 16 (Word)

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

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A LOAN AGREEMENT TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on March 20, 2023

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING A LOAN AGREEMENT TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

WHEREAS, the Village of Palatine, Cook County, Illinois, operates its public water supply system ("the System") and in accordance with the provisions included in Article VII, Section 6 of the Illinois Constitution and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (collectively "the Act"); and

WHEREAS, the Mayor and Village Council of the Village ("the Corporate Authorities") have determined that it is advisable, necessary, and in the best interest of the public health, safety, and welfare to improve the System, including the following:

Replacement of approximately 636 lead service lines to residences. Replacement will include full water service replacement from the water main to the residential water meter, together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and installation ("the Project"), all in accordance with the plans and specifications prepared by the consulting engineers of the Village, which Project has a useful life of 50 years; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is $6 million, and there are insufficient funds on hand and lawfully available to pay these costs; and

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

WHEREAS, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment shall be payable semi-annually, and the loan shall mature in 20 years, which is within the period of useful life of the Project; and

WHEREAS, the costs are expected to be paid for with a loan to the Village from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency, the loan to be repaid from revenues of the System, and the loan is authorized to be accepted at this time pursuant to the Act; and

WHEREAS, in accordance with the provisions of the Act, the Village is authorized to borrow funds from the Public Water Supply Loan Program in the aggregate principal amount of $6 million to provide funds to pay the costs of the Project; and

WHEREAS, in accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program Title 35 Ill. Adm. Code 662, the Village may also be eligible for up to 100% of the Project cost forgiven by the State of Illinois pursuant to principal loan forgiveness provisions contained in the Loan Rules.

NOW, THEREFORE, BE IT ORDAINED by the Corporate Authorities of the Village of Palatine, Cook County, Illinois, as follows:

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

SECTION 1. INCORPORATION OF PREAMBLES

The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2. DETERMINATION TO BORROW FUNDS

It is necessary and in the best interests of the Village to construct the Project for the public health, safety, and welfare, in accordance with the plans and specifications, as described; that the System continues to be operated in accordance with the provisions of the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq.; and that for the purpose of constructing the Project, subject to approval and execution of the loan agreement it is hereby authorized that funds be borrowed by the Village in the aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed $6 million.

SECTION 3. ADDITIONAL ORDINANCES

The Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance, providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the revenues of the System, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the project or purposes described herein. Any additional

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

ordinances or proceedings shall in all instances become effective in accordance with the Act or other applicable laws. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the Village may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the Village to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the Illinois Environmental Protection Agency.

SECTION 4. LOAN NOT INDEBTEDNESS OF VILLAGE

Repayment of the loan to the Illinois Environmental Protection Agency by the Village pursuant to this Ordinance is to be solely from the revenue derived from the revenues of the System, and the loan does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.

SECTION 5. APPLICATION FOR LOAN

The Mayor is hereby authorized to make application to the Illinois Environmental Protection Agency for a loan through the Public Water Supply Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 662.

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

SECTION 6. ACCEPTANCE OF LOAN AGREEMENT

The Corporate Authorities may authorize acceptance of the offer of a loan through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded shall be used solely for the purposes of the project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

SECTION 7. OUTSTANDING BONDS

The Village has outstanding bonds that are payable from revenues of the system but the outstanding bonds are not senior to, but on parity with, the loan authorized by this Ordinance.

SECTION 8. AUTHORIZATION OF MAYOR TO EXECUTE LOAN AGREEMENT

The Mayor is hereby authorized to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the Mayor for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan. The Loan Agreement shall be subject to final review and approval by the Village Attorney.

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

SECTION 9. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 10. REPEALER

All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this _____ day of _____, 2023

_____
Village Clerk

Attachment: IEPA Ordinance for Lead Lines March 16 (Public Water Supply Grant and Loan Program)

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A LOAN AGREEMENT TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine on March 20, 2023

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING A LOAN AGREEMENT TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

WHEREAS, the Village of Palatine, Cook County, Illinois, operates its public water supply system ("the System") and in accordance with the provisions included in Article VII, Section 6 of the Illinois Constitution and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (collectively "the Act"); and

WHEREAS, the Mayor and Village Council of the Village ("the Corporate Authorities") have determined that it is advisable, necessary, and in the best interest of the public health, safety, and welfare to improve the System, including the following:

Replacement of approximately 636 lead service lines to residences. Replacement will include full water service replacement from the water main to the residential water meter, together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and installation ("the Project"), all in accordance with the plans and specifications prepared by the consulting engineers of the Village, which Project has a useful life of 50 years; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is $6 million, and there are insufficient funds on hand and lawfully available to pay these costs; and

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

WHEREAS, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment shall be payable semi-annually, and the loan shall mature in 20 years, which is within the period of useful life of the Project; and

WHEREAS, the costs are expected to be paid for with a loan to the Village from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency, the loan to be repaid from revenues of the System, and the loan is authorized to be accepted at this time pursuant to the Act; and

WHEREAS, in accordance with the provisions of the Act, the Village is authorized to borrow funds from the Public Water Supply Loan Program in the aggregate principal amount of $6 million to provide funds to pay the costs of the Project; and

WHEREAS, in accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program Title 35 Ill. Adm. Code 662, the Village may also be eligible for up to 100% of the Project cost forgiven by the State of Illinois pursuant to principal loan forgiveness provisions contained in the Loan Rules.

NOW, THEREFORE, BE IT ORDAINED by the Corporate Authorities of the Village of Palatine, Cook County, Illinois, as follows:

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

SECTION 1. INCORPORATION OF PREAMBLES

The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2. DETERMINATION TO BORROW FUNDS

It is necessary and in the best interests of the Village to construct the Project for the public health, safety, and welfare, in accordance with the plans and specifications, as described; that the System continues to be operated in accordance with the provisions of the Illinois Environmental Protection Act, 415 ILCS 5/1 et seq.; and that for the purpose of constructing the Project, subject to approval and execution of the loan agreement it is hereby authorized that funds be borrowed by the Village in the aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed $6 million.

SECTION 3. ADDITIONAL ORDINANCES

The Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance, providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the revenues of the System, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the project or purposes described herein. Any additional

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

ordinances or proceedings shall in all instances become effective in accordance with the Act or other applicable laws. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the Village may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the Village to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the Illinois Environmental Protection Agency.

SECTION 4. LOAN NOT INDEBTEDNESS OF VILLAGE

Repayment of the loan to the Illinois Environmental Protection Agency by the Village pursuant to this Ordinance is to be solely from the revenue derived from the revenues of the System, and the loan does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.

SECTION 5. APPLICATION FOR LOAN

The Mayor is hereby authorized to make application to the Illinois Environmental Protection Agency for a loan through the Public Water Supply Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 662.

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

SECTION 6. ACCEPTANCE OF LOAN AGREEMENT

The Corporate Authorities may authorize acceptance of the offer of a loan through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded shall be used solely for the purposes of the project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

SECTION 7. OUTSTANDING BONDS

The Village has outstanding bonds that are payable from revenues of the system but the outstanding bonds are not senior to, but on parity with, the loan authorized by this Ordinance.

SECTION 8. AUTHORIZATION OF MAYOR TO EXECUTE LOAN AGREEMENT

The Mayor is hereby authorized to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the Mayor for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan. The Loan Agreement shall be subject to final review and approval by the Village Attorney.

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

SECTION 9. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 10. REPEALER

All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this _____ day of _____, 2023

_____
Village Clerk

Attachment: IEPA Ordinance for Lead Lines March 16 (Word) (Public Water Supply Grant and Loan Program)

Consider a Motion to Approve 2023 Warrant #6

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 6 having been approved by the Village Council on 03/20/2023 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	302,335.38	18,484.96	-	-	320,820.34
Federal Equitable Sharing Fund	221	3,150.00	1,196.80	-	-	4,346.80
State Equitable Sharing Fund	222	1,940.00	5,316.45	-	-	7,256.45
Downtown TIF Fund	233	4,790.00	-	-	-	4,790.00
CDBG - CV	255	93,006.64	-	-	-	93,006.64
ARPA Fund	256	1,240.00	-	-	-	1,240.00
Capital Equipment Fund	401	182,192.25	2,500.00	-	-	184,692.25
Capital Improvements Fund	402	71,939.30	-	-	-	71,939.30
Water Fund	605	344,477.06	2,607.17	-	-	347,084.23
Sewer Fund	610	42,520.07	370.92	-	-	42,890.99
Refuse Fund	615	124,050.76	263,441.12	-	285.48	387,777.36
Parking Fund	620	37,446.52	483.74	-	-	37,930.26
Fleet Services Fund	710	75,318.75	3,091.08	-	-	78,409.83
Total Report		**1,284,406.73**	**297,492.24**	**-**	**285.48**	**1,582,184.45**

ATTACHMENTS:

- Warrant #6

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

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1633 - 3M Company**									
9420633670	Clear Transfer Tape 24 in x 100 yd	Open		01/03/2023	03/01/2023	03/13/2023			263.52
9420875820	Prespacing Tape:12in x 50yd; 4.5in x 50yd; 9in x 50yd; 18inx50yd	Open		01/18/2023	03/01/2023	03/13/2023			311.88
			Vendor **1633 - 3M Company** Totals			Invoices	2		$575.40
Vendor **2385 - A & A Body Shop, Inc.**									
5202	Repairs & Maintenance - T-478	Open		01/10/2023	03/14/2023	03/10/2023			3,320.52
			Vendor **2385 - A & A Body Shop, Inc.** Totals			Invoices	1		$3,320.52
Vendor **1553 - Acme Truck & Brake Supply**									
01_314019	Parts - E-626B	Open		02/27/2023	03/29/2023	03/14/2023			812.78
01_314881	Parts - E-626	Open		02/27/2023	03/29/2023	03/14/2023			812.78
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	2		$1,625.56
Vendor **2326 - Action Fence Contractors**									
32676	Train Station Parking Lot Side Fence Replacement	Open		02/02/2023	03/17/2023	03/09/2023			24,931.00
			Vendor **2326 - Action Fence Contractors** Totals			Invoices	1		$24,931.00
Vendor **4853 - Advance Auto Parts**									
2376-1141647	Parts - STOCK	Open		02/20/2023	03/22/2023	02/28/2023			84.40
2376-1143191	Parts -PT 999	Open		02/27/2023	03/29/2023	03/14/2023			10.19
2376-1143315	Parts - C-367	Open		02/28/2023	03/30/2023	03/14/2023			9.99
2376-1143674	Parts - Stock	Open		03/01/2023	03/31/2023	03/14/2023			48.98
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	4		$153.56
Vendor **3960 - AED Professionals**									
95747	New Zoll AED Plus at 148 W. Illinois Ave	Open		02/14/2023	03/16/2023	03/10/2023			1,758.00
			Vendor **3960 - AED Professionals** Totals			Invoices	1		$1,758.00
Vendor **1759 - Air One Equipment, Inc.**									
189088	Gear Bags and Gloves	Open		02/01/2023	03/01/2023	03/13/2023			1,257.50
190044	Streamlights	Open		02/07/2023	03/06/2023	03/13/2023			1,240.00
190307	Bunker Boots	Open		02/14/2023	03/13/2023	03/13/2023			3,395.00
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	3		$5,892.50
Vendor **2611 - Al Warren Oil Co**									
W1541955	Motor Fuel	Open		02/23/2023	03/25/2023	02/28/2023			22,129.36
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	1		$22,129.36
Vendor **3060 - Allegra Print & Imaging**									

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
100423	#10 Window Envelopes	Open		03/01/2023	03/31/2023	03/01/2023			281.56
		Vendor **3060 - Allegra Print & Imaging** Totals				Invoices	1		$281.56
Vendor **3448 - Anderson Glass Tinting**									
9010	Squad Car Window Tinting	Open		03/13/2023	03/20/2023	03/15/2023			1,940.00
		Vendor **3448 - Anderson Glass Tinting** Totals				Invoices	1		$1,940.00
Vendor **3669 - Aquafix, Inc**									
IN006107	Sewer Grease Treatment	Open		02/23/2023	03/25/2023	03/13/2023			1,706.19
		Vendor **3669 - Aquafix, Inc** Totals				Invoices	1		$1,706.19
Vendor **5021 - Arlington Heights Ford LLC**									
84472H	Parts - T-488	Open		02/21/2023	03/23/2023	02/28/2023			63.13
84568H	Parts - T-462	Open		02/23/2023	03/25/2023	02/28/2023			165.72
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	2		$228.85
Vendor **1443 - Arlington Power Equipment**									
143820	Parts - PT-27	Open		01/17/2023	03/16/2023	03/10/2023			63.87
143883	Parts - PT-27	Open		01/18/2023	03/17/2023	03/10/2023			8.07
146222	Bumper Strike & Chain Sprocket Cover	Open		02/22/2023	03/24/2023	02/24/2023			81.80
144911	Parts - PT-27	Open		02/02/2023	03/04/2023	03/14/2023			10.69
145361	Parts - PT-124	Open		02/09/2023	03/11/2023	03/14/2023			85.59
145684	Parts - PT-48	Open		02/15/2023	03/17/2023	03/14/2023			411.34
145688	Parts - PT-48	Open		02/15/2023	03/17/2023	03/14/2023			11.25
145690	Credit Memo	Open		02/15/2023	03/17/2023	03/14/2023			(35.96)
146261	Parts - PT-124	Open		02/22/2023	03/24/2023	03/14/2023			46.78
146262	Parts - PT-124	Open		02/22/2023	03/24/2023	03/14/2023			258.93
		Vendor **1443 - Arlington Power Equipment** Totals				Invoices	10		$942.36
Vendor **4455 - AutoZone Stores LLC**									
2567621106	Parts - T-487	Open		02/21/2023	03/23/2023	02/28/2023			3.96
		Vendor **4455 - AutoZone Stores LLC** Totals				Invoices	1		$3.96
Vendor **2744 - Avalon Petroleum Company**									
027943	Motor Fuel	Open		02/21/2023	03/23/2023	03/13/2023			19,916.68
120514	Motor Fuel	Open		02/21/2023	03/23/2023	03/13/2023			2,840.00
		Vendor **2744 - Avalon Petroleum Company** Totals				Invoices	2		$22,756.68
Vendor **3115 - Mark E Banaszak**									
PWTRMB03022023	Tool Reimbursement	Open		03/02/2023	03/17/2023	03/14/2023			625.00
		Vendor **3115 - Mark E Banaszak** Totals				Invoices	1		$625.00
Vendor **2282 - Baxter And Woodman**									

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
0242658	Algonquin Road Water Main Extension Design Engineering Services	Open		01/23/2023	03/17/2023	03/09/2023			237.50
			Vendor **2282 - Baxter And Woodman** Totals			Invoices	1		$237.50
Vendor **3124 - Adam J Begale**									
2023-00000183	Tuition Reimbursement	Open		03/10/2023	03/10/2023	03/10/2023			813.00
			Vendor **3124 - Adam J Begale** Totals			Invoices	1		$813.00
Vendor **1722 - BLA, Inc**									
22341-5	Illinois Avenue Improvements Phase I and II Engineering Services	Open		01/31/2023	03/17/2023	03/10/2023			41,512.48
22394-1	2023 Water Main Replacement Contract 2 Design DPW-2322	Open		02/28/2023	03/30/2023	03/09/2023			32,260.00
			Vendor **1722 - BLA, Inc** Totals			Invoices	2		$73,772.48
Vendor **2856 - Blackburn Manufacturing Company**									
0697292-IN	Locate Flags	Open		02/21/2023	03/23/2023	03/13/2023			356.37
			Vendor **2856 - Blackburn Manufacturing Company** Totals			Invoices	1		$356.37
Vendor **2747 - Blue Cross Blue Shield Of Illinois**									
2023-00000192	AMBULANCE FEE REFUND	Open		03/14/2023	03/14/2023	03/14/2023			934.56
			Vendor **2747 - Blue Cross Blue Shield Of Illinois** Totals			Invoices	1		$934.56
Vendor **5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram**									
FL2205	(1) 2023 Ford Police Interceptor Utility Hybrid-Patrol T-520	Open		02/07/2023	03/17/2023	03/07/2023			45,683.00
			Vendor **5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram** Totals			Invoices	1		$45,683.00
Vendor **1861 - Bolder Contractors**									
2.	Southwest Water System Improvements Project DPW-2226	Open		02/15/2023	03/17/2023	03/09/2023			212,342.40
			Vendor **1861 - Bolder Contractors** Totals			Invoices	1		$212,342.40
Vendor **1492 - Bound Tree Medical LLC**									
84851918	EMS Statpak Gear Bags/ Accessories	Open		02/07/2023	03/06/2023	03/13/2023			1,130.45
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$1,130.45
Vendor **1857 - Brian Edward Landscaping Inc**									
24791	2023 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		02/20/2023	03/22/2023	02/24/2023			520.00

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
24792	2023 Snow and Ice Control - Train Station and Parking Deck	Open		02/20/2023	03/22/2023	02/24/2023			2,455.25
24793	2023 Snow and Ice Control - Downtown Areas	Open		02/20/2023	03/22/2023	02/24/2023			7,872.50
24794	2023 Snow and Ice Control - Police HQ	Open		02/20/2023	03/22/2023	02/24/2023			285.75
24807	2023 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		02/27/2023	03/29/2023	03/13/2023			160.00
24808	2023 Snow and Ice Control - Train Station and Parking Deck	Open		02/27/2023	03/29/2023	03/13/2023			762.00
24809	2023 Snow and Ice Control - Downtown Areas	Open		02/27/2023	03/29/2023	03/13/2023			135.00
24810	2023 Snow and Ice Control - Police HQ	Open		02/27/2023	03/29/2023	03/13/2023			118.25
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	8		$12,308.75
Vendor **2389 - Bridge Youth & Family Services**									
2023-00000195	CDBG-CV The Bridge	Open		03/14/2023	03/14/2023	03/14/2023			75,707.00
		Vendor **2389 - Bridge Youth & Family Services** Totals				Invoices	1		$75,707.00
Vendor **2243 - Bristol Hose & Fitting**									
3508318	Parts - Stock	Open		02/20/2023	03/22/2023	02/28/2023			387.47
3508645	Parts-Stock	Open		02/23/2023	03/25/2023	02/28/2023			86.18
		Vendor **2243 - Bristol Hose & Fitting** Totals				Invoices	2		$473.65
Vendor **5284 - Wesley T Campbell**									
2023-00000187	Drug Recognition Expert School - Meals per Diem	Open		03/09/2023	03/20/2023	03/13/2023			390.00
		Vendor **5284 - Wesley T Campbell** Totals				Invoices	1		$390.00
Vendor **5218 - Casey Automotive**									
30542275	Repairs & Maintenance - C-369	Open		02/22/2023	03/24/2023	02/28/2023			57.64
30542409	Repairs & Maintenance - T-433	Open		02/27/2023	03/29/2023	03/14/2023			409.09
30542425	Repairs & Maintenance - T-416	Open		02/28/2023	03/30/2023	03/14/2023			373.02
		Vendor **5218 - Casey Automotive** Totals				Invoices	3		$839.75
Vendor **5195 - Castle Chevrolet North LLC**									
30947	Parts - T-458	Open		02/21/2023	03/23/2023	02/28/2023			103.28
		Vendor **5195 - Castle Chevrolet North LLC** Totals				Invoices	1		$103.28
Vendor **2453 - CDS Office Technologies**									

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
INV1517957	Copier Usage	Open		02/28/2023	03/30/2023	03/03/2023			592.50
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$592.50
Vendor **2555 - Chicago Parts & Sound**									
1-0338954	Parts - STOCK	Open		02/28/2023	03/30/2023	03/13/2023			159.10
1-0339126	Parts - T-394	Open		02/28/2023	03/30/2023	03/13/2023			357.63
1-0339603	Parts - STOCK	Open		03/02/2023	04/01/2023	03/13/2023			58.79
1CR05059012	Credit Memo	Open		03/03/2023	03/30/2023	03/13/2023			(75.00)
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	4		$500.52
Vendor **3050 - Cintas #22**									
4147641002	Uniform Cleaning	Open		02/24/2023	03/26/2023	02/24/2023			135.20
4148338909	Uniform Cleaning	Open		03/03/2023	04/02/2023	03/10/2023			135.20
			Vendor **3050 - Cintas #22** Totals			Invoices	2		$270.40
Vendor **2707 - Ciorba Group Inc**									
0027471	2023 Water Main Replacement Contract 3 Design DPW-2323	Open		02/09/2023	03/17/2023	03/09/2023			7,060.50
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	1		$7,060.50
Vendor **4199 - Clark Baird Smith LLP**									
16574	2023 Clark Smith LLP - February 2023 (legal services rendered)	Open		02/28/2023	03/07/2023	03/07/2023			2,012.50
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$2,012.50
Vendor **4694 - CMS Communications Inc**									
2300368-IN-1	Phone Replacements and Wall Plates	Open		01/23/2023	03/10/2023	03/06/2023			889.00
			Vendor **4694 - CMS Communications Inc** Totals			Invoices	1		$889.00
Vendor **1488 - CNS Tire Supply**									
26672	Parts - E-346	Open		02/27/2023	03/29/2023	03/13/2023			362.00
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	1		$362.00
Vendor **3033 - Comcast Cable**									
CC 02-23 A	Backup Internet Connections	Open		02/16/2023	03/16/2023	02/27/2023			42.11
FD83 02-23 A	Backup Internet Connections	Open		02/24/2023	03/24/2023	03/03/2023			84.90
PW 02-23 B	Backup Internet Connections	Open		02/24/2023	03/24/2023	03/03/2023			6.33
CC 02-23 B	Backup Internet Connections	Open		02/25/2023	03/25/2023	03/03/2023			59.70
PD23-MAR	Monthly Service Charge (03/11/23 - 04/10/23)	Open		03/04/2023	04/01/2023	03/15/2023			18.99
			Vendor **3033 - Comcast Cable** Totals			Invoices	5		$212.03
Vendor **2980 - Commonwealth Edison**									

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
1576144012 2/23	Electricity - Dundee Rd and Park Place Traffic Signal	Open		02/16/2023	03/14/2023	03/09/2023			53.70
		Vendor **2980 - Commonwealth Edison** Totals				Invoices	1		$53.70
Vendor **3706 - Constellation NewEnergy Inc**									
64551077101	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		02/13/2023	03/15/2023	03/10/2023			1,693.20
64551077201	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		02/13/2023	03/15/2023	03/10/2023			232.96
64551190701	Electricity-700 N. North Court RT/25 Street Lighting	Open		02/13/2023	03/15/2023	03/09/2023			48.17
64565748101	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		02/14/2023	03/16/2023	03/09/2023			93.21
64576680701	Electricity-2175 N. Coach Road Long Grove Well 15	Open		02/15/2023	03/17/2023	03/10/2023			102.84
64576682701	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		02/15/2023	03/17/2023	03/10/2023			173.75
64576720701	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		02/15/2023	03/17/2023	03/10/2023			118.86
64591757001	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		02/16/2023	03/18/2023	03/10/2023			102.63
64591763801	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		02/16/2023	03/18/2023	03/10/2023			2,199.49
64591773901	Electricity-137 W. Wood Street Unit 2 Train Station	Open		02/16/2023	03/18/2023	03/09/2023			206.01
64591775601	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		02/16/2023	03/18/2023	03/09/2023			264.06
64591778201	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		02/16/2023	03/18/2023	03/09/2023			158.02
64591779601	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		02/16/2023	03/18/2023	03/10/2023			453.23
64591802901	Electricity-550 N. Smith Street Well 7 Pump Station	Open		02/16/2023	03/18/2023	03/10/2023			375.89
64591805001	Electricity-Heron Drive Well 10 Pump Station	Open		02/16/2023	03/18/2023	03/10/2023			1,684.42
64591817201	Electricity-429 N. Hicks Road Holiday Lighting	Open		02/16/2023	03/18/2023	03/09/2023			18.79
64591830901	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		02/16/2023	03/18/2023	03/10/2023			237.85
64591842301	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		02/16/2023	03/18/2023	03/10/2023			617.46

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

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Invoice Due Date Range 02/01/23 - 04/04/23
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
64591851301	Electricity-251 W. Colfax Street Parking Deck	Open		02/16/2023	03/18/2023	03/09/2023			1,943.67
64591868401	Electricity-1 N. Plum Grove Rd. Rotary Plaza Sign	Open		02/16/2023	03/18/2023	03/09/2023			29.30
64591880001	Electricity-150 W. Wilson St. Clu Building	Open		02/16/2023	03/18/2023	03/09/2023			432.60
64591882301	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		02/16/2023	03/18/2023	03/09/2023			38.70
64603533001	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		02/17/2023	03/19/2023	03/09/2023			52.11
64603540501	Electricity-560 S. Hale Street Storm Water Lift Station	Open		02/17/2023	03/19/2023	03/10/2023			57.24
64603545201	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		02/17/2023	03/19/2023	03/09/2023			81.95
64603560101	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		02/17/2023	03/19/2023	03/10/2023			95.70
64603586101	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		02/17/2023	03/19/2023	03/10/2023			40.69
64603591801	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		02/17/2023	03/19/2023	03/10/2023			546.21
64603592301	Electricity-0 N. Smith Street Union Pacific Box	Open		02/17/2023	03/19/2023	03/09/2023			148.51
64603622401	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		02/17/2023	03/19/2023	03/10/2023			44.98
64603627201	Electricity-Palatine and Oak Street Lighting	Open		02/17/2023	03/19/2023	03/09/2023			41.46
64603658001	Electricity-0 N. Smith St/1 N Cherrywood Dr. Street Lighting	Open		02/17/2023	03/19/2023	03/09/2023			3,337.93
64611577101	Electricity-0 Harper Well 6	Open		02/20/2023	03/22/2023	03/10/2023			422.06
64611588001	Electricity-2175 N. Coach Road Long Grove Well 15	Open		02/20/2023	03/22/2023	03/10/2023			40.50
64611595101	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		02/20/2023	03/22/2023	03/10/2023			79.47
64611597701	Electricity-826 W. Exner Court Pond Aerator	Open		02/20/2023	03/22/2023	03/10/2023			24.64
64611598101	Electricity-1100 W. Illinois Av. Well 5	Open		02/20/2023	03/22/2023	03/10/2023			877.83
64611599001	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		02/20/2023	03/22/2023	03/10/2023			3,188.74
64611604601	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		02/20/2023	03/22/2023	03/10/2023			347.77

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
64611623101	Electricity-1279 W. Palatine Road Entrance Sign	Open		02/20/2023	03/22/2023	03/09/2023			5.26
64631142701	Electricity-Palatine and Bothwell Street Lighting	Open		02/22/2023	03/24/2023	03/09/2023			120.18
64603671401	Electricity-251 W. Colfax Street Parking Deck	Open		02/23/2023	03/25/2023	03/09/2023			8.27
64653122501	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		02/24/2023	03/26/2023	03/09/2023			5,754.24
		Vendor **3706 - Constellation NewEnergy Inc** Totals				Invoices	43		$26,540.85
Vendor **4338 - Cook County Bureau of Technology**									
101021-123122	wan charges	Open		02/23/2023	04/01/2023	02/23/2023			776.00
		Vendor **4338 - Cook County Bureau of Technology** Totals				Invoices	1		$776.00
Vendor **2773 - Core & Main LP**									
S393510	Credit Memo	Open		02/20/2023	03/22/2023	02/28/2023			(260.00)
S399557	Q24-33NL 3/4 Lead-Pak Coupling	Open		02/21/2023	03/23/2023	02/28/2023			363.00
S409200	6x12.5 Rep Clp, 6 x 7.5 Rep Clp, 6 x 7.5 x 1 CC Tapt Rep Clp	Open		02/24/2023	03/26/2023	03/13/2023			497.50
		Vendor **2773 - Core & Main LP** Totals				Invoices	3		$600.50
Vendor **4918 - DACRA Tech LLC**									
DT 2023-02-35	Municipal Enforcement Software Monthly Service Fee (Feb)	Open		02/28/2023	02/28/2023	03/15/2023			1,960.00
		Vendor **4918 - DACRA Tech LLC** Totals				Invoices	1		$1,960.00
Vendor **1929 - Delta Sonic Car Wash Systems**									
INV-0003660	Car Wash	Open		02/24/2023	03/26/2023	03/13/2023			365.71
		Vendor **1929 - Delta Sonic Car Wash Systems** Totals				Invoices	1		$365.71
Vendor **3467 - Michael T Dibble**									
2023-00000197	Honor Guard Uniform Sunglasses (AO Eyewear)	Open		03/08/2023	03/20/2023	03/15/2023			310.44
		Vendor **3467 - Michael T Dibble** Totals				Invoices	1		$310.44
Vendor **1096 - Display Sales**									
INV-035160	Fall BC Banners and Hardware	Open		02/28/2023	03/30/2023	02/17/2023			2,535.00
		Vendor **1096 - Display Sales** Totals				Invoices	1		$2,535.00
Vendor **1728 - Doland Engineering, LLC**									
23-10171	February 2023 Engineering Plan Review Services	Open		02/28/2023	03/02/2023	03/03/2023			787.50

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VILLAGE OF PALATINE

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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
23-10172	February 2023 Site Development Permit Inspection Fees	Open		02/28/2023	03/29/2023	03/03/2023			848.00
23-10152	2023 Water Main Replacement Contract 1 Design DPW-2321	Open		01/31/2023	03/17/2023	03/09/2023			8,940.00
23-10153	Fire Stations 82 and 85 Renovations Pre-Construction Services	Open		01/31/2023	03/17/2023	03/09/2023			375.00
23-10183	2023 Water Main Replacement Contract 1 Design DPW-2321	Open		02/28/2023	03/30/2023	03/09/2023			19,713.00
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	5		$30,663.50
Vendor **4159 - Eclipse Lighting Inc**									
217670	Parking Deck Replacement LED Fixtures	Open		02/23/2023	03/25/2023	03/13/2023			5,148.00
			Vendor **4159 - Eclipse Lighting Inc** Totals			Invoices	1		$5,148.00
Vendor **2922 - ESRI Inc**									
94441910	ArcGIS Online Dashboard Viewer	Open		03/03/2023	04/03/2023	03/06/2023			108.00
			Vendor **2922 - ESRI Inc** Totals			Invoices	1		$108.00
Vendor **3182 - Chad D Felde**									
2023-00000184	Special Carriers & Riggers Assoc Conference in FL	Open		03/06/2023	03/20/2023	03/13/2023			542.01
			Vendor **3182 - Chad D Felde** Totals			Invoices	1		$542.01
Vendor **5283 - Firebrand Global Marketing, Inc**									
26244	Crime Prevention Unit Supplies	Open		03/01/2023	03/31/2023	03/15/2023			929.90
			Vendor **5283 - Firebrand Global Marketing, Inc** Totals			Invoices	1		$929.90
Vendor **2195 - FMP**									
162-137599	Parts - STOCK	Open		03/02/2023	04/01/2023	03/13/2023			42.36
50-4381543	Interior Car Creeper M-999	Open		03/02/2023	04/01/2023	03/14/2023			78.99
			Vendor **2195 - FMP** Totals			Invoices	2		$121.35
Vendor **5073 - FulLife Safety LLC**									
67780	Calibration & Certification T4 S/NW288316/01-010 - 02 Sensor	Open		02/24/2023	03/26/2023	03/13/2023			284.35
68094	Rain Coat & Pant, Flashlight - Cvetan; Hi-Vis Rain Pant-Kernan	Open		02/24/2023	03/26/2023	03/13/2023			125.49

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
68093	Pigskin/Blue Mechanic Gloves	Open		02/24/2023	03/26/2023	03/13/2023			34.18
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	3		$444.02
Vendor **1234 - Golf Rose Animal Hospital**									
367011	Flea & Tick Preventative/ K9 "Hondo" & Meds/K9 "Jax"	Open		02/22/2023	03/22/2023	02/27/2023			245.85
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$245.85
Vendor **4753 - Granicus Llc**									
162361	Civic Streaming & Agenda & Minutes Renewal	Open		03/01/2023	03/31/2023	02/27/2023			1,540.00
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.00
Vendor **1173 - Graybar Electric Company, Inc.**									
9330744423	Willow Wood Bridge Street Light Fixture-Sternberg 1130A-5P-50HPS	Open		02/08/2023	03/10/2023	03/13/2023			3,102.21
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	1		$3,102.21
Vendor **1638 - H & H Electric Co.**									
40820	Pole Replacement-709 E. Juniper	Open		01/31/2023	03/02/2023	03/13/2023			7,088.49
40821	Pole Replacement-150 S. Northwest Highway	Open		01/31/2023	03/02/2023	03/13/2023			18,410.20
40907	Ground Fault Repair-Gilbert Rd and Stuart Ln	Open		01/31/2023	03/02/2023	03/13/2023			4,566.01
40908	Ground Fault Repair-Winston Drive and Anderson Drive	Open		01/31/2023	03/02/2023	03/13/2023			3,746.96
40909	Ground Fault Repair-Colfax St and Carter St	Open		01/31/2023	03/02/2023	03/13/2023			1,947.09
40831 R1	Bothwell St & Palatine Rd Temporary Street Light Cabinet Repair	Open		02/20/2023	03/22/2023	02/28/2023			2,929.27
			Vendor **1638 - H & H Electric Co.** Totals			Invoices	6		$38,688.02
Vendor **3116 - Bryan C Haupt**									
PWTRBH02232023	Tool Reimbursement	Open		02/23/2023	03/17/2023	03/14/2023			66.55
			Vendor **3116 - Bryan C Haupt** Totals			Invoices	1		$66.55
Vendor **4684 - Howard Lee & Sons, Inc**									
72219	Parts-E-142 and Stock	Open		02/08/2023	03/10/2023	03/10/2023			1,800.59
			Vendor **4684 - Howard Lee & Sons, Inc** Totals			Invoices	1		$1,800.59
Vendor **2976 - Huffman Landscape**									
HUFF2-28-23	Brick Paver Replacement-Colfax at Northwest Highway	Open		02/28/2023	03/30/2023	03/13/2023			2,940.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
HUFF2-28-23-2	Downtown Brick Paver Repairs at Various Locations	Open		02/28/2023	03/30/2023	03/13/2023			650.00
HUFF2-28-23-3	Brick Paver Replacement-SW Corner of Palatine Rd and Greeley St	Open		02/28/2023	03/30/2023	03/09/2023			4,440.00
HUFF2-28-23-4	Downtown Brick Paver Repairs at Various Locations	Open		02/28/2023	03/30/2023	03/09/2023			350.00
			Vendor **2976 - Huffman Landscape** Totals			Invoices	4		$8,380.00
Vendor **5215 - I3-Imagesoft, LLC**									
MAIN5433	ImageSoft SafeEncounter Subscription Renewal	Open		02/07/2023	04/01/2023	02/14/2023			3,150.00
			Vendor **5215 - I3-Imagesoft, LLC** Totals			Invoices	1		$3,150.00
Vendor **4591 - IL Department of Innovation & Technology**									
T2316551	Custom Bandwidth	Open		02/21/2023	03/21/2023	03/03/2023			428.00
			Vendor **4591 - IL Department of Innovation & Technology** Totals			Invoices	1		$428.00
Vendor **2822 - Illinois Secretary Of State**									
PWVM2019HYUNDAI	Title Transfer & License Plate Registration C-379	Open		01/05/2023	03/17/2023	03/14/2023			306.00
PWVM 2024 T-401	License Plate Renewal T-401	Open		03/01/2023	03/31/2023	03/13/2023			171.00
PWVM 2024 T-418	License Plate Renewal T-418	Open		03/01/2023	03/31/2023	03/13/2023			171.00
PWVM 2024 T-428	License Plate Renewal T-428	Open		03/01/2023	03/31/2023	03/13/2023			171.00
PWVM 2024 T-440	License Plate Renewal T-440	Open		03/01/2023	03/31/2023	03/13/2023			171.00
PWVM 2024 T-497	License Plate Renewal T-497	Open		03/01/2023	03/31/2023	03/13/2023			171.00
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	6		$1,161.00
Vendor **1604 - Illinois State Police**									
20221201570	2022 Fingerprinting for Liquor Licensing (1570)	Open		01/15/2023	02/15/2023	03/15/2023			2,881.50
			Vendor **1604 - Illinois State Police** Totals			Invoices	1		$2,881.50
Vendor **1596 - Imaging Essentials, Inc**									
SINV103496	Kip Replacement Plotter / Scanner	Open		02/28/2023	03/28/2023	03/06/2023			14,380.00
			Vendor **1596 - Imaging Essentials, Inc** Totals			Invoices	1		$14,380.00
Vendor **4723 - Industrial Systems Ltd**									
24245	Liquid Deicing Chemicals	Open		12/29/2022	03/01/2023	03/13/2023			4,109.00
			Vendor **4723 - Industrial Systems Ltd** Totals			Invoices	1		$4,109.00
Vendor **4951 - Interstate Batteries of North Chicago**									
11242626	Parts - STOCK	Open		01/24/2023	03/23/2023	01/31/2023			499.30
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	1		$499.30

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4838 - J & R Lock & Safe Inc DBA Henning Brothers**									
0000458298	Padlocks	Open		02/24/2023	03/26/2023	02/28/2023			248.26
		Vendor **4838 - J & R Lock & Safe Inc DBA Henning Brothers** Totals				Invoices	1		$248.26
Vendor **3117 - Christopher J Jancek**									
PWCJBR030523	Boot Reimbursement	Open		03/05/2023	03/04/2023	03/10/2023			125.00
		Vendor **3117 - Christopher J Jancek** Totals				Invoices	1		$125.00
Vendor **4842 - Jeffery Jauch**									
JJ3/15/23	Jeff Jauch - 2023 shoe reimbursement	Open		03/14/2023	03/15/2023	03/15/2023			64.78
		Vendor **4842 - Jeffery Jauch** Totals				Invoices	1		$64.78
Vendor **2695 - JG Uniforms Inc**									
110655	Misc Uniform/Equipment Items (Body Camera Molle)	Open		02/20/2023	03/20/2023	03/14/2023			410.00
110656	Misc Uniform/Equipment Items (Ghalib)	Open		02/20/2023	03/20/2023	03/14/2023			180.00
110657	Misc Uniform/Equipment Items (Magnus)	Open		02/20/2023	03/20/2023	03/14/2023			63.75
110658	Misc Uniform/Equipment Items (Patrick)	Open		02/20/2023	03/20/2023	03/14/2023			88.05
110659	Misc Uniform/Equipment Items (Calanca)	Open		02/20/2023	03/20/2023	03/14/2023			15.00
110660	Misc Uniform/Equipment Items (Syc/Weidman)	Open		02/20/2023	03/20/2023	03/14/2023			35.00
110661	Misc Uniform/Equipment Items (Quintanilla)	Open		02/20/2023	03/20/2023	03/14/2023			10.00
110663	Misc Uniform/Equipment Items (Wagner)	Open		02/20/2023	03/20/2023	03/14/2023			65.00
110711	Misc Uniform/Equipment Items (Schorie)	Open		02/21/2023	03/21/2023	03/14/2023			132.50
110885	Misc Uniform/Equipment Items (Dibble)	Open		02/24/2023	03/24/2023	03/14/2023			168.00
110886	Misc Uniform/Equipment Items (Mortensen)	Open		02/24/2023	03/24/2023	03/14/2023			238.00
110887	Misc Uniform/Equipment Items (Woodside-King)	Open		02/24/2023	03/24/2023	03/14/2023			198.00
110888	Misc Uniform/Equipment Items (Campbell,W)	Open		02/24/2023	03/24/2023	03/14/2023			210.00
110890	Misc Uniform/Equipment Items (Ejupovic)	Open		02/24/2023	03/24/2023	03/14/2023			200.00
111163	Misc Uniform/Equipment Items (Honor Guard)	Open		03/01/2023	03/31/2023	03/14/2023			20.00
		Vendor **2695 - JG Uniforms Inc** Totals				Invoices	15		$2,033.30
Vendor **3869 - John Nelson Architect Inc**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
JN3/13/2023	Plan Review / Consultation Services 2/22/23 - 3/10/23	Open		03/13/2023	03/15/2023	03/15/2023			1,475.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$1,475.00
Vendor **1129 - Journeys The Road Home**									
2023-00000194	CDBG-CV Journeys	Open		03/14/2023	03/14/2023	03/14/2023			9,855.19
			Vendor **1129 - Journeys The Road Home** Totals			Invoices	1		$9,855.19
Vendor **4943 - KF Walter Inc**									
2023-00000151	Recapture Refund - ORD # O-66-20	Open		02/27/2023	03/31/2023	02/27/2023			16,214.74
2023-00000153	Recapture Refund ORD#- O-67-20	Open		02/27/2023	03/31/2023	02/27/2023			6,860.39
			Vendor **4943 - KF Walter Inc** Totals			Invoices	2		$23,075.13
Vendor **5050 - Kinsch Floral Market LLC**									
290255	Bereavement Arrangement - Broderick	Open		02/21/2023	03/23/2023	03/10/2023			90.94
			Vendor **5050 - Kinsch Floral Market LLC** Totals			Invoices	1		$90.94
Vendor **5137 - Lakeshore Recycling Systems, LLC**									
V935702	Waste Disposal	Open		02/28/2023	03/30/2023	03/13/2023			257.69
			Vendor **5137 - Lakeshore Recycling Systems, LLC** Totals			Invoices	1		$257.69
Vendor **3324 - Language Testing International Inc**									
L66142-IN	Language Testing OPI	Open		02/20/2023	03/22/2023	02/21/2023			124.00
			Vendor **3324 - Language Testing International Inc** Totals			Invoices	1		$124.00
Vendor **1854 - Leach Enterprises, Inc.**									
1003277	Parts - E-346	Open		02/23/2023	03/25/2023	02/28/2023			599.44
			Vendor **1854 - Leach Enterprises, Inc.** Totals			Invoices	1		$599.44
Vendor **1176 - Liberty Tire Recycling Llc**									
2449868	Tire Disposal - PT-999 & M-999	Open		02/18/2023	03/20/2023	03/13/2023			156.58
			Vendor **1176 - Liberty Tire Recycling Llc** Totals			Invoices	1		$156.58
Vendor **4345 - Liftoff Llc**									
6975add22a	Project Plan License	Open		02/02/2023	03/02/2023	02/27/2023			240.00
			Vendor **4345 - Liftoff Llc** Totals			Invoices	1		$240.00
Vendor **4975 - Liquidity Services Operations LLC**									
269-022023	Auction Fees	Open		02/28/2023	03/30/2023	03/10/2023			101.25
			Vendor **4975 - Liquidity Services Operations LLC** Totals			Invoices	1		$101.25
Vendor **2641 - Lyons Electric Company, Inc**									

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VILLAGE OF PALATINE

Warrant #6

Invoice Due Date Range 02/01/23 - 04/04/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
15767	Alpha Unit Replacement-Winston Drive and Palatine Road	Open		01/27/2023	02/26/2023	03/13/2023			2,230.00
16633	Additional Repairs-Palatine Rd. & Rohlwing Rd.	Open		02/27/2023	03/29/2023	03/13/2023			515.25
16652	Additional Repairs-Illinois Av. & Plum Grove Rd.	Open		02/28/2023	03/30/2023	03/13/2023			234.00
18515	Monthly Traffic Signal Maintenance-February 2023	Open		02/28/2023	03/30/2023	03/13/2023			940.00
		Vendor **2641 - Lyons Electric Company, Inc** Totals				Invoices	4		$3,919.25
Vendor **2995 - M & B Landscaping Co.**									
PD-331	2023 Parking Deck Snow & Ice Control Services	Open		02/20/2023	03/22/2023	02/28/2023			1,355.00
PD-332	2023 Parking Deck Snow & Ice Control Services	Open		02/28/2023	03/30/2023	03/13/2023			75.00
		Vendor **2995 - M & B Landscaping Co.** Totals				Invoices	2		$1,430.00
Vendor **2348 - M & V Auto Body**									
S22-131	Repairs - T-494	Open		01/14/2023	02/13/2023	03/10/2023			2,222.11
S22-130	Repair and Maintenance - C-368	Open		02/14/2023	03/16/2023	03/10/2023			500.76
		Vendor **2348 - M & V Auto Body** Totals				Invoices	2		$2,722.87
Vendor **5278 - Richard D Maloney**									
8749	Elevator Printed Inspection Certificates	Open		03/01/2023	03/31/2023	03/15/2023			213.64
		Vendor **5278 - Richard D Maloney** Totals				Invoices	1		$213.64
Vendor **2756 - Mc Master Carr Supply Co.**									
93515352	Washers, hex nuts, & hex head screws	Open		02/27/2023	03/29/2023	03/13/2023			227.60
93680142	Nylon Hand Brush	Open		03/01/2023	03/31/2023	03/13/2023			26.64
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	2		$254.24
Vendor **5164 - Midwest Power Industry, Inc**									
1006	Lilly Lift Station Automatic Transfer Switch Replacement	Open		01/11/2023	03/01/2023	03/13/2023			5,821.98
		Vendor **5164 - Midwest Power Industry, Inc** Totals				Invoices	1		$5,821.98
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1070958	Safety Lane - T518	Open		02/28/2023	03/30/2023	03/13/2023			54.00
		Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals				Invoices	1		$54.00
Vendor **4934 - Mindsight**									
INV9272	Cisco Smartnet Renewal	Open		02/01/2023	03/01/2023	03/13/2023			5,867.00

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **4934 - Mindsight** Totals			Invoices	1		$5,867.00
Vendor **2724 - Morton Salt Inc**									
5402765963	2023 Rock Salt	Open		02/22/2023	03/24/2023	02/28/2023			30,146.11
			Vendor **2724 - Morton Salt Inc** Totals			Invoices	1		$30,146.11
Vendor **1405 - MPC Communications & Lighting Inc**									
23-1054	Repairs & Maintenance - T-416	Open		02/24/2023	03/26/2023	03/13/2023			445.00
23-1055	Parts - T-488	Open		02/27/2023	03/29/2023	03/13/2023			123.25
			Vendor **1405 - MPC Communications & Lighting Inc** Totals			Invoices	2		$568.25
Vendor **3627 - Matthew J Mulvey**									
2023-00000161	Tuition Reimbursement	Open		03/07/2023	03/07/2023	03/07/2023			735.00
			Vendor **3627 - Matthew J Mulvey** Totals			Invoices	1		$735.00
Vendor **5099 - NAPA Auto Parts**									
391897	Parts - STOCK	Open		03/03/2023	04/02/2023	03/13/2023			6.78
391949	Parts - E-222	Open		03/03/2023	04/02/2023	03/13/2023			6.79
391966	Credit Memo	Open		03/03/2023	04/02/2023	03/13/2023			(6.79)
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	3		$6.78
Vendor **2253 - Nature's Select**									
11213	Food for K-9 "Jax" (Wagner)	Open		03/07/2023	03/27/2023	03/15/2023			69.43
11214	Food for K-9 "Hondo" (Contreras)	Open		03/07/2023	03/27/2023	03/15/2023			78.85
			Vendor **2253 - Nature's Select** Totals			Invoices	2		$148.28
Vendor **1808 - Newberg Construction Company Inc**									
2020448	Pipe Separation Repair at 433 N. Rohlwing Road	Open		01/27/2023	03/14/2023	03/09/2023			33,778.55
			Vendor **1808 - Newberg Construction Company Inc** Totals			Invoices	1		$33,778.55
Vendor **2662 - Northern Illinois University**									
DPA000052 - #8	2023 Services Other (NIU-G.Bueno Contract Amount 2022-2023)	Open		01/01/2023	02/20/2023	02/20/2023			1,686.46
			Vendor **2662 - Northern Illinois University** Totals			Invoices	1		$1,686.46
Vendor **1413 - Northwest Central Dispatch Syst**									
9391	Monthly Member Assessment for PD & FD (April)	Open		03/01/2023	03/31/2023	03/15/2023			40,991.81
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$40,991.81
Vendor **3002 - Northwest Community Hospital-OEHS**									

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
29904	2023 Services Other (NCH-O&EH) Fire Department medical exams	Open		03/01/2023	03/14/2023	03/14/2023			1,564.00
	Vendor **3002 - Northwest Community Hospital-OEHS** Totals					Invoices	1		$1,564.00
Vendor **5203 - ODP Business Solutions, LLC**									
25509005	Office Supplies	Open		02/28/2023	03/30/2023	03/07/2023			484.98
24427084	Miscellaneous Credit	Open		11/30/2022	03/30/2023	03/10/2023			(2.26)
25509022	Paper	Open		02/28/2023	03/30/2023	03/10/2023			140.97
25509058	Department Copy Paper & Office Supplies	Open		02/28/2023	03/30/2023	03/15/2023			391.30
	Vendor **5203 - ODP Business Solutions, LLC** Totals					Invoices	4		$1,014.99
Vendor **1214 - On Time Embroidery Inc.**									
105581	Clothing	Open		01/27/2023	02/27/2023	02/28/2023			312.00
109060	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			44.00
109248	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			26.00
109314	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			192.00
109761	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			168.00
109837	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			95.00
109860	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			208.00
110341	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			24.00
110342	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			216.00
110343	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			125.00
110344	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			28.00
110345	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			184.00
110346	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			76.00
110347	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			19.00
110348	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			179.00
110349	Clothing	Open		02/24/2023	03/23/2023	02/23/2023			192.00
108551	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			179.00
108690	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			34.00
108898	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			54.00
109360	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			348.00
109374	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			19.00
109509	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			191.00
110501	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			122.00
110502	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			38.00
110503	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			106.00
110504	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			213.00
110505	Clothing	Open		03/01/2023	04/01/2023	03/13/2023			179.00
109856	Clothing	Open		03/03/2023	04/02/2023	03/13/2023			669.00
109900	Clothing	Open		03/03/2023	04/02/2023	03/13/2023			668.00

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
110586	Clothing	Open		03/03/2023	04/02/2023	03/13/2023			460.00
110587	Clothing	Open		03/03/2023	04/02/2023	03/13/2023			494.00
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	31		$5,862.00
Vendor **3147 - Reid T Ottesen**									
NWMC2023	Mileage	Open		03/07/2023	03/13/2023	03/13/2023			221.39
		Vendor **3147 - Reid T Ottesen** Totals				Invoices	1		$221.39
Vendor **5151 - Pace Analytical Services, LLC**									
I9547630	Water Sample Testing	Open		02/28/2023	03/30/2023	03/13/2023			4,751.11
		Vendor **5151 - Pace Analytical Services, LLC** Totals				Invoices	1		$4,751.11
Vendor **2572 - Paddock Publications, Inc**									
243439	Legal Notice 4595795	Open		02/26/2023	03/23/2023	03/06/2023			148.50
244818	Legal Notice 4595941 thru 4595946, 4596299	Open		02/26/2023	03/31/2023	03/06/2023			440.10
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	2		$588.60
Vendor **2376 - Palatine Township Senior Citizens**									
2023-00000198	CDBG - CV3 Palatine Township Senior Citizens	Open		03/15/2023	03/15/2023	03/15/2023			7,444.45
		Vendor **2376 - Palatine Township Senior Citizens** Totals				Invoices	1		$7,444.45
Vendor **5166 - Periwinkle Florist**									
0000001821	Bereavement Arrangement - Neyfeldt	Open		03/02/2023	04/01/2023	03/10/2023			73.95
		Vendor **5166 - Periwinkle Florist** Totals				Invoices	1		$73.95
Vendor **3721 - Positive Promotions**									
07107971	Crime Prevention Unit Supplies	Open		02/28/2023	03/29/2023	03/15/2023			538.37
		Vendor **3721 - Positive Promotions** Totals				Invoices	1		$538.37
Vendor **1361 - Pro Tect Associates Inc**									
84303	booties - for interior inspections	Open		02/22/2023	03/24/2023	02/28/2023			112.53
		Vendor **1361 - Pro Tect Associates Inc** Totals				Invoices	1		$112.53
Vendor **2954 - Quadient Leasing USA, Inc**									
N19011888	Quadient Lease 1-2-23 to 4-1-23	Open		03/01/2023	04/01/2023	03/06/2023			967.86
		Vendor **2954 - Quadient Leasing USA, Inc** Totals				Invoices	1		$967.86
Vendor **4300 - Ray O'Herron Co, Inc**									
2246188	9MM Luger, 115 GR Training Ammunition	Open		01/17/2023	03/20/2023	03/15/2023			9,600.00

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			Vendor **4300 - Ray O'Herron Co, Inc** Totals			Invoices	1		$9,600.00
Vendor **4545 - Robinson Engineering Ltd**									
23010521	2022 Water Main Extensions Project Design DPW-2224	Open		01/03/2023	03/17/2023	03/09/2023			4,438.85
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$4,438.85
Vendor **4592 - Rogner's Towing & Recovery**									
21872	Repairs & Maintenance-T-473	Open		03/01/2023	03/31/2023	03/14/2023			126.50
			Vendor **4592 - Rogner's Towing & Recovery** Totals			Invoices	1		$126.50
Vendor **5183 - Runnion Equipment Company**									
162359	Upfit (1) 2023 Freightliner 108SD Tandem-Axle Log Loader Truck	Open		11/11/2022	03/17/2023	03/07/2023			121,139.00
			Vendor **5183 - Runnion Equipment Company** Totals			Invoices	1		$121,139.00
Vendor **2673 - Schain Banks Kenny & Schwartz**									
Feb 2023 Schain	Legal Services Feb 2023	Open		03/06/2023	03/20/2023	03/08/2023			20,860.50
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$20,860.50
Vendor **5268 - Snap-on**									
0112236593Q	Scanner Triton-D10 & 1 Year Subscription	Open		01/12/2023	03/17/2023	03/10/2023			5,692.00
			Vendor **5268 - Snap-on** Totals			Invoices	1		$5,692.00
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
7235	Refuse Service - April	Open		03/01/2023	03/24/2023	02/24/2023			124,050.76
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$124,050.76
Vendor **1377 - Southern Computer Warehouse**									
INV00763486	Getac Tablet for mechanical reserve ambulance	Open		02/01/2023	03/01/2023	03/13/2023			3,563.31
INV00765680	Getac Tablet for mechanical reserve ambulance	Open		02/01/2023	03/01/2023	03/13/2023			530.70
			Vendor **1377 - Southern Computer Warehouse** Totals			Invoices	2		$4,094.01
Vendor **5108 - Street Cop Training LLC**									
INV-94209	Deceptive Behaviors & Hidden Compartments Training	Open		02/23/2023	03/25/2023	03/15/2023			225.00
			Vendor **5108 - Street Cop Training LLC** Totals			Invoices	1		$225.00
Vendor **4823 - Subsurface Solutions**									
20939	GPS Location Device and Mount	Open		12/30/2022	03/01/2023	03/13/2023			2,784.00

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			Vendor **4823 - Subsurface Solutions** Totals			Invoices	1		$2,784.00
Vendor **2545 - Terrace Supply Co**									
0071004538	Oxygen	Open		02/28/2023	03/27/2023	02/28/2023			240.62
0001045610	Hi Pressure Gas	Open		01/31/2023	03/02/2023	03/13/2023			23.56
0001046485	Hi Pressure Gas	Open		02/28/2023	03/30/2023	03/13/2023			21.28
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	3		$285.46
Vendor **1844 - Third Millennium Associates Inc**									
28818	UB Bill Processing - February 2023	Open		02/28/2023	03/31/2023	03/07/2023			2,809.73
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$2,809.73
Vendor **3787 - Township High School District 211**									
02242023	Motor Fuel	Open		02/24/2023	03/26/2023	02/28/2023			388.85
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$388.85
Vendor **3046 - Treasurer, State of Illinois**									
125352	Smith Street Resurfacing LAA Section 17-00103-00-RS	Open		01/01/2023	03/17/2023	03/09/2023			29,751.52
			Vendor **3046 - Treasurer, State of Illinois** Totals			Invoices	1		$29,751.52
Vendor **4403 - Tyler Technologies Inc**									
045-409039	NWS Annual Maintenance	Open		03/01/2023	03/31/2023	03/01/2023			78,442.95
			Vendor **4403 - Tyler Technologies Inc** Totals			Invoices	1		$78,442.95
Vendor **3187 - ULINE**									
160422444	Supplies for Evidence Tech Unit	Open		02/24/2023	03/25/2023	03/15/2023			134.16
			Vendor **3187 - ULINE** Totals			Invoices	1		$134.16
Vendor **1674 - Ultimate Plumbing Supply**									
S1027024	Urinal gaskets, wax gaskets & felt gaskets	Open		02/21/2023	03/23/2023	03/13/2023			92.25
			Vendor **1674 - Ultimate Plumbing Supply** Totals			Invoices	1		$92.25
Vendor **4797 - Ultra Cleaning, Inc.**									
1152	Cleaning Services for CSF and Police HQ-February 2023	Open		02/28/2023	03/30/2023	02/28/2023			4,670.00
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$4,670.00
Vendor **3157 - UniFirst Corporation**									
1191511041	Shop Rags	Open		01/09/2023	02/08/2023	03/10/2023			45.08
1190003765	Shop Rags	Open		02/06/2023	03/08/2023	03/10/2023			60.11
1190005487	Shop Rags	Open		02/13/2023	03/15/2023	03/10/2023			63.61

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1190007394	Shop Rags	Open		02/20/2023	03/22/2023	03/10/2023			63.61
1190009180	Shop Rags	Open		02/27/2023	03/29/2023	03/10/2023			63.61
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	5		$296.02
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000003004785	PW Telematics Program Monthly Service Fee - February	Open		03/01/2023	03/31/2023	03/13/2023			323.80
			Vendor **4825 - Verizon Connect NWF Inc** Totals			Invoices	1		$323.80
Vendor **3209 - Warehouse Direct**									
5439869-0	Post it flags and yellow/green 1" flags	Open		02/21/2023	03/23/2023	02/24/2023			52.31
			Vendor **3209 - Warehouse Direct** Totals			Invoices	1		$52.31
Vendor **2752 - West Side Tractor Sales**									
W08318	Parts - STOCK	Open		03/03/2023	04/02/2023	03/13/2023			192.84
			Vendor **2752 - West Side Tractor Sales** Totals			Invoices	1		$192.84
Vendor **4824 - Western First Aid & Safety**									
ORD4-010861	First Aid Cabinet Supplies	Open		03/02/2023	04/01/2023	03/15/2023			99.34
			Vendor **4824 - Western First Aid & Safety** Totals			Invoices	1		$99.34
Vendor **2131 - Zarnoth Brush Works**									
0192727-IN	Parts - STOCK & E-222	Open		02/14/2023	03/15/2023	03/13/2023			2,227.00
0192728-IN	Parts - STOCK & M-991	Open		02/14/2023	03/16/2023	03/13/2023			3,440.80
			Vendor **2131 - Zarnoth Brush Works** Totals			Invoices	2		$5,667.80
Vendor **5003 - Zonatherm Products, Inc**									
Z23143INV	Parts - G-014	Open		03/01/2023	03/31/2023	02/28/2023			126.61
			Vendor **5003 - Zonatherm Products, Inc** Totals			Invoices	1		$126.61
Vendor **Kathleen Albrecht**									
2023-00000185	Ticket # P1164-000431 was paid then later voided	Open		03/07/2023	03/20/2023	03/13/2023			50.00
			Vendor **Kathleen Albrecht** Totals			Invoices	1		$50.00
Vendor **Jorge Bazan**									
RP23-00032	RP23-32/1289 Winslowe #201/HOA not allowing rentals	Open		03/15/2023	03/15/2023	03/15/2023			89.00
			Vendor **Jorge Bazan** Totals			Invoices	1		$89.00
Vendor **Bonnie Boron**									
2023-00000186	Ticket # P0507-000029 was Paid then Non-Suited	Open		03/07/2023	03/20/2023	03/13/2023			50.00

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			Vendor **Bonnie Boron** Totals			Invoices	1		$50.00
Vendor **Ahmed Saleh**									
2023-00000193	sign refund 850 E Northwest Hwy SU 08-2023	Open		03/14/2023	03/14/2023	03/14/2023			250.00
			Vendor **Ahmed Saleh** Totals			Invoices	1		$250.00
Vendor **Joseph Wawak**									
2023-00000182	50/50 Curb and Apron Program Refund	Open		03/09/2023	03/09/2023	03/09/2023			300.30
			Vendor **Joseph Wawak** Totals			Invoices	1		$300.30
			Grand Totals			Invoices	306		$1,284,406.73

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6 EFT #1

Payment Date Range 03/13/23 - 03/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
HSV-022723-1	AMAZON.COM*EC15J7PG3 AMZN.COM/BILL WA	Paid by EFT #8280		02/27/2023	03/13/2023	03/13/2023		03/13/2023	28.98
RTO-022723-1	ILSOS BUSINESS SERVICE REF # 770	Paid by EFT #8277		02/27/2023	03/13/2023	03/13/2023		03/13/2023	76.69
RTO-022723-2	ILSOS BUSINESS SERVICE REF #796	Paid by EFT #8278		02/27/2023	03/13/2023	03/13/2023		03/13/2023	76.69
RTO-022723-3	MUTUAL ACE HDWR-PALETI PALETINE IL	Paid by EFT #8279		02/27/2023	03/13/2023	03/13/2023		03/13/2023	9.45
FIN-022723-1	Amazon	Paid by EFT #8136		02/27/2023	03/13/2023	03/13/2023		03/13/2023	26.06
FIN-022723-2	Amazon	Paid by EFT #8137		02/27/2023	03/13/2023	03/13/2023		03/13/2023	34.91
FIN-022723-3	Amazon	Paid by EFT #8138		02/27/2023	03/13/2023	03/13/2023		03/13/2023	13.26
FIN-022723-4	Groot Industries	Paid by EFT #8139		02/27/2023	03/13/2023	03/13/2023		03/13/2023	263,441.12
PDM-022723-1	IGFOA	Paid by EFT #8140		02/27/2023	03/13/2023	03/13/2023		03/13/2023	120.00
PJ-022723-1	National PELRA	Paid by EFT #8141		02/27/2023	03/13/2023	03/13/2023		03/13/2023	210.83
BDK-022723-1	Ebay	Paid by EFT #8241		02/27/2023	03/13/2023	03/13/2023		03/13/2023	98.37
BDK-022723-2	Microsoft Azure	Paid by EFT #8243		02/27/2023	03/13/2023	03/13/2023		03/13/2023	211.04
BDK-022723-3	Amazon	Paid by EFT #8242		02/27/2023	03/13/2023	03/13/2023		03/13/2023	86.95
LAS-022723-1	Google	Paid by EFT #8273		02/27/2023	03/13/2023	03/13/2023		03/13/2023	42.00
LAS-022723-2	Northwestern	Paid by EFT #8274		02/27/2023	03/13/2023	03/13/2023		03/13/2023	1,940.00
LAS-022723-3	GoDaddy	Paid by EFT #8275		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.68
LAS-022723-4	GoDaddy	Paid by EFT #8276		02/27/2023	03/13/2023	03/13/2023		03/13/2023	31.34
ATR-022723-1	EB IACE Membership RE 8014137200 CA	Paid by EFT #8204		02/27/2023	03/13/2023	03/13/2023		03/13/2023	160.00
ATR-022723-2	Pro Tect Associates 1 8474468664 IL	Paid by EFT #8205		02/27/2023	03/13/2023	03/13/2023		03/13/2023	122.53
DLG-022723-1	Illinois Environmental 847-8867008 IL POS 1058	Paid by EFT #8201		02/27/2023	03/13/2023	03/13/2023		03/13/2023	75.00
DLG-022723-2	Illinois Environmental 847-8867008 IL POS 1059	Paid by EFT #8202		02/27/2023	03/13/2023	03/13/2023		03/13/2023	75.00
DLG-022723-3	Illinois Environmental 847-8867008 IL POS 1060	Paid by EFT #8203		02/27/2023	03/13/2023	03/13/2023		03/13/2023	75.00
MWJ-022723-1	Building and Fire Code Hoffman Estate, IL	Paid by EFT #8300		02/27/2023	03/13/2023	03/13/2023		03/13/2023	390.00
MWJ-022723-2	Building and Fire Code Hoffman Estate, IL	Paid by EFT #8301		02/27/2023	03/13/2023	03/13/2023		03/13/2023	195.00
ARC-022723-1	ITEA	Paid by EFT #8265		02/27/2023	03/13/2023	03/13/2023		03/13/2023	125.00
ARC-022723-2	Illinois Tactical Officers Assoc	Paid by EFT #8266		02/27/2023	03/13/2023	03/13/2023		03/13/2023	375.00
ARC-022723-3	Doubletree Abraham Lincoln, Springfield	Paid by EFT #8267		02/27/2023	03/13/2023	03/13/2023		03/13/2023	484.50
ARC-022723-4	Doubletree Abraham Lincoln, Springfield	Paid by EFT #8268		02/27/2023	03/13/2023	03/13/2023		03/13/2023	387.60
ARC-022723-5	Decatur Conference Center & Hotel	Paid by EFT #8269		02/27/2023	03/13/2023	03/13/2023		03/13/2023	290.70

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6 EFT #1

Payment Date Range 03/13/23 - 03/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
ARC-022723-6	Decatur Conference Center & Hotel	Paid by EFT #8270		02/27/2023	03/13/2023	03/13/2023		03/13/2023	96.90
ARC-022723-7	Decatur Conference Center & Hotel	Paid by EFT #8271		02/27/2023	03/13/2023	03/13/2023		03/13/2023	96.90
BMB-022723-1	Safe Kids Worldwide	Paid by EFT #8244		02/27/2023	03/13/2023	03/13/2023		03/13/2023	55.00
BMB-022723-10	Taco Shop	Paid by EFT #8253		02/27/2023	03/13/2023	03/13/2023		03/13/2023	89.74
BMB-022723-2	Sticker Mule	Paid by EFT #8245		02/27/2023	03/13/2023	03/13/2023		03/13/2023	28.00
BMB-022723-3	360 Training.Com	Paid by EFT #8246		02/27/2023	03/13/2023	03/13/2023		03/13/2023	14.99
BMB-022723-4	Divine Signs	Paid by EFT #8247		02/27/2023	03/13/2023	03/13/2023		03/13/2023	740.00
BMB-022723-5	Humanscale	Paid by EFT #8248		02/27/2023	03/13/2023	03/13/2023		03/13/2023	720.00
BMB-022723-6	Association of Police Social Services	Paid by EFT #8249		02/27/2023	03/13/2023	03/13/2023		03/13/2023	75.00
BMB-022723-7	Divine Signs	Paid by EFT #8250		02/27/2023	03/13/2023	03/13/2023		03/13/2023	1,262.50
BMB-022723-8	Office Supply.com	Paid by EFT #8251		02/27/2023	03/13/2023	03/13/2023		03/13/2023	181.38
BMB-022723-9	Taco Shop	Paid by EFT #8252		02/27/2023	03/13/2023	03/13/2023		03/13/2023	4.44
DCD-022723-1	Aero Precision, LLC	Paid by EFT #8262		02/27/2023	03/13/2023	03/13/2023		03/13/2023	4,053.95
PAC-022723-1	Amazon Marketplace	Paid by EFT #8183		02/27/2023	03/13/2023	03/13/2023		03/13/2023	8.65
PAC-022723-10	Amazon.Com	Paid by EFT #8192		02/27/2023	03/13/2023	03/13/2023		03/13/2023	337.70
PAC-022723-11	Ray O'Herron Co	Paid by EFT #8193		02/27/2023	03/13/2023	03/13/2023		03/13/2023	1,498.32
PAC-022723-12	Shore Power (Battery Junction)	Paid by EFT #8194		02/27/2023	03/13/2023	03/13/2023		03/13/2023	107.46
PAC-022723-13	Amazon Marketplace	Paid by EFT #8195		02/27/2023	03/13/2023	03/13/2023		03/13/2023	303.48
PAC-022723-14	Amazon.Com	Paid by EFT #8196		02/27/2023	03/13/2023	03/13/2023		03/13/2023	173.32
PAC-022723-2	Vistaprint	Paid by EFT #8184		02/27/2023	03/13/2023	03/13/2023		03/13/2023	210.99
PAC-022723-3	Amazon.Com	Paid by EFT #8185		02/27/2023	03/13/2023	03/13/2023		03/13/2023	259.99
PAC-022723-4	Amazon.Com	Paid by EFT #8186		02/27/2023	03/13/2023	03/13/2023		03/13/2023	275.39
PAC-022723-5	Amazon.Com	Paid by EFT #8187		02/27/2023	03/13/2023	03/13/2023		03/13/2023	(275.39)
PAC-022723-6	Ray O'Herron Co	Paid by EFT #8188		02/27/2023	03/13/2023	03/13/2023		03/13/2023	1,432.62
PAC-022723-7	Amazon Marketplace	Paid by EFT #8189		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.95
PAC-022723-8	Amazon Marketplace	Paid by EFT #8190		02/27/2023	03/13/2023	03/13/2023		03/13/2023	11.95
PAC-022723-9	Amazon Marketplace	Paid by EFT #8191		02/27/2023	03/13/2023	03/13/2023		03/13/2023	46.99
ARL-022723-1	Batteries Plus	Paid by EFT #8259		02/27/2023	03/13/2023	03/13/2023		03/13/2023	247.68
CJZ-022723-1	Home Depot	Paid by EFT #8260		02/27/2023	03/13/2023	03/13/2023		03/13/2023	179.67
JBS-022723-1	Mutual Ace Hardware	Paid by EFT #8214		02/27/2023	03/13/2023	03/13/2023		03/13/2023	17.09
JJA-022723-1	Illinois Fire Inspector	Paid by EFT #8181		02/27/2023	03/13/2023	03/13/2023		03/13/2023	325.00
JJA-022723-2	PAR-A-DICE Hotel	Paid by EFT #8182		02/27/2023	03/13/2023	03/13/2023		03/13/2023	133.56
MDB-022723-1	Home Depot	Paid by EFT #8165		02/27/2023	03/13/2023	03/13/2023		03/13/2023	25.96
MON-272723-1	Transunion	Paid by EFT #8197		02/27/2023	03/13/2023	03/13/2023		03/13/2023	60.00
NLB-022723-1	Dinges Fire Company	Paid by EFT #8215		02/27/2023	03/13/2023	03/13/2023		03/13/2023	76.63
NLB-022723-2	Jones & Bartlett	Paid by EFT #8216		02/27/2023	03/13/2023	03/13/2023		03/13/2023	341.01
NLB-022723-3	Emery & Assoc	Paid by EFT #8217		02/27/2023	03/13/2023	03/13/2023		03/13/2023	360.00
NLB-022723-4	Jewel-Osco	Paid by EFT #8218		02/27/2023	03/13/2023	03/13/2023		03/13/2023	34.99
NLB-022723-5	Hotel Retlaw	Paid by EFT #8219		02/27/2023	03/13/2023	03/13/2023		03/13/2023	450.61

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6 EFT #1

Payment Date Range 03/13/23 - 03/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
PMG-022723-1	Metro Fire Chiefs	Paid by EFT #8261		02/27/2023	03/13/2023	03/13/2023		03/13/2023	140.00
SEM-022723-1	Metro Fire Chiefs	Paid by EFT #8281		02/27/2023	03/13/2023	03/13/2023		03/13/2023	40.00
SEM-022723-10	TycoIntegrated Security	Paid by EFT #8290		02/27/2023	03/13/2023	03/13/2023		03/13/2023	61.28
SEM-022723-11	Amazon	Paid by EFT #8291		02/27/2023	03/13/2023	03/13/2023		03/13/2023	17.61
SEM-022723-12	Amazon	Paid by EFT #8292		02/27/2023	03/13/2023	03/13/2023		03/13/2023	18.92
SEM-022723-13	Amazon	Paid by EFT #8293		02/27/2023	03/13/2023	03/13/2023		03/13/2023	74.68
SEM-022723-14	Amazon	Paid by EFT #8294		02/27/2023	03/13/2023	03/13/2023		03/13/2023	66.31
SEM-022723-15	Amazon	Paid by EFT #8295		02/27/2023	03/13/2023	03/13/2023		03/13/2023	133.74
SEM-022723-16	Amazon	Paid by EFT #8296		02/27/2023	03/13/2023	03/13/2023		03/13/2023	20.99
SEM-022723-18	American Calibration	Paid by EFT #8298		02/27/2023	03/13/2023	03/13/2023		03/13/2023	136.50
SEM-022723-19	Amazon	Paid by EFT #8299		02/27/2023	03/13/2023	03/13/2023		03/13/2023	29.89
SEM-022723-2	Metro Fire Chiefs	Paid by EFT #8282		02/27/2023	03/13/2023	03/13/2023		03/13/2023	40.00
SEM-022723-3	Metro Fire Chiefs	Paid by EFT #8283		02/27/2023	03/13/2023	03/13/2023		03/13/2023	40.00
SEM-022723-4	Amazon	Paid by EFT #8284		02/27/2023	03/13/2023	03/13/2023		03/13/2023	78.99
SEM-022723-5	Amazon	Paid by EFT #8285		02/27/2023	03/13/2023	03/13/2023		03/13/2023	15.99
SEM-022723-6	Amazon	Paid by EFT #8286		02/27/2023	03/13/2023	03/13/2023		03/13/2023	11.49
SEM-022723-7	TycoIntegrated Security	Paid by EFT #8287		02/27/2023	03/13/2023	03/13/2023		03/13/2023	61.28
SEM-022723-8	TycoIntegrated Security	Paid by EFT #8288		02/27/2023	03/13/2023	03/13/2023		03/13/2023	70.81
SEM-022723-9	TycoIntegrated Security	Paid by EFT #8289		02/27/2023	03/13/2023	03/13/2023		03/13/2023	70.81
SEM02273-17	Amazon	Paid by EFT #8297		02/27/2023	03/13/2023	03/13/2023		03/13/2023	45.48
AJB-022723-1	Mor Electric Heating Assoc	Paid by EFT #8231		02/27/2023	03/13/2023	03/13/2023		03/13/2023	274.00
AJB-022723-10	ebay	Paid by EFT #8240		02/27/2023	03/13/2023	03/13/2023		03/13/2023	112.67
AJB-022723-2	BuyFittingsOnline.com	Paid by EFT #8232		02/27/2023	03/13/2023	03/13/2023		03/13/2023	44.92
AJB-022723-3	ebay	Paid by EFT #8233		02/27/2023	03/13/2023	03/13/2023		03/13/2023	122.20
AJB-022723-4	ebay	Paid by EFT #8234		02/27/2023	03/13/2023	03/13/2023		03/13/2023	87.54
AJB-022723-5	Grainger	Paid by EFT #8235		02/27/2023	03/13/2023	03/13/2023		03/13/2023	67.56
AJB-022723-6	Grainger	Paid by EFT #8236		02/27/2023	03/13/2023	03/13/2023		03/13/2023	82.60
AJB-022723-7	Mor Electric Heating Assoc	Paid by EFT #8237		02/27/2023	03/13/2023	03/13/2023		03/13/2023	56.67
AJB-022723-8	SupplyHouse.com	Paid by EFT #8238		02/27/2023	03/13/2023	03/13/2023		03/13/2023	23.15
AJB-022723-9	Grainger	Paid by EFT #8239		02/27/2023	03/13/2023	03/13/2023		03/13/2023	68.13
GSR-022723-1	IAFSM	Paid by EFT #8220		02/27/2023	03/13/2023	03/13/2023		03/13/2023	860.00
JM-022723-1	Amazon Marketplace	Paid by EFT #8146		02/27/2023	03/13/2023	03/13/2023		03/13/2023	30.28
JM-022723-10	Amazon Marketplace	Paid by EFT #8155		02/27/2023	03/13/2023	03/13/2023		03/13/2023	28.99
JM-022723-11	Amazon	Paid by EFT #8156		02/27/2023	03/13/2023	03/13/2023		03/13/2023	103.99
JM-022723-12	IRMA	Paid by EFT #8157		02/27/2023	03/13/2023	03/13/2023		03/13/2023	50.00
JM-022723-13	Amazon Marketplace	Paid by EFT #8158		02/27/2023	03/13/2023	03/13/2023		03/13/2023	81.00
JM-022723-14	Amazon Marketplace	Paid by EFT #8159		02/27/2023	03/13/2023	03/13/2023		03/13/2023	27.98
JM-022723-15	Amazon Marketplace	Paid by EFT #8160		02/27/2023	03/13/2023	03/13/2023		03/13/2023	17.98
JM-022723-16	Amazon Marketplace	Paid by EFT #8161		02/27/2023	03/13/2023	03/13/2023		03/13/2023	21.33
JM-022723-17	Amazon Marketplace	Paid by EFT #8162		02/27/2023	03/13/2023	03/13/2023		03/13/2023	89.92
JM-022723-18	Amazon Marketplace	Paid by EFT #8163		02/27/2023	03/13/2023	03/13/2023		03/13/2023	71.88
JM-022723-19	Amazon Marketplace	Paid by EFT #8164		02/27/2023	03/13/2023	03/13/2023		03/13/2023	59.61

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VILLAGE OF PALATINE

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Payment Date Range 03/13/23 - 03/13/23
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
JM-022723-2	Amazon Marketplace	Paid by EFT #8147		02/27/2023	03/13/2023	03/13/2023		03/13/2023	787.45
JM-022723-3	Amazon Marketplace	Paid by EFT #8148		02/27/2023	03/13/2023	03/13/2023		03/13/2023	34.99
JM-022723-4	Amazon	Paid by EFT #8149		02/27/2023	03/13/2023	03/13/2023		03/13/2023	109.56
JM-022723-5	Amazon Marketplace	Paid by EFT #8150		02/27/2023	03/13/2023	03/13/2023		03/13/2023	7.19
JM-022723-6	Amazon Marketplace	Paid by EFT #8151		02/27/2023	03/13/2023	03/13/2023		03/13/2023	23.98
JM-022723-7	Amazon Marketplace	Paid by EFT #8152		02/27/2023	03/13/2023	03/13/2023		03/13/2023	75.00
JM-022723-8	Backflow Solutions, Inc.	Paid by EFT #8153		02/27/2023	03/13/2023	03/13/2023		03/13/2023	495.00
JM-022723-9	Amazon Marketplace	Paid by EFT #8154		02/27/2023	03/13/2023	03/13/2023		03/13/2023	31.80
JRK-022723-1	Grainger	Paid by EFT #8257		02/27/2023	03/13/2023	03/13/2023		03/13/2023	376.50
JRK-022723-2	Grainger	Paid by EFT #8258		02/27/2023	03/13/2023	03/13/2023		03/13/2023	347.85
JRM-022723-1	AtYourPaceOnline.com	Paid by EFT #8221		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.75
JRM-022723-2	AtYourPaceOnline.com	Paid by EFT #8222		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.75
JRM-022723-3	AtYourPaceOnline.com	Paid by EFT #8223		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.75
KCH-022723-1	Home Depot	Paid by EFT #8263		02/27/2023	03/13/2023	03/13/2023		03/13/2023	193.98
KCH-022723-2	Home Depot	Paid by EFT #8264		02/27/2023	03/13/2023	03/13/2023		03/13/2023	53.94
KML-022723-1	Amazon Marketplace	Paid by EFT #8206		02/27/2023	03/13/2023	03/13/2023		03/13/2023	37.16
KML-022723-2	Amazon Marketplace	Paid by EFT #8212		02/27/2023	03/13/2023	03/13/2023		03/13/2023	315.45
KML-022723-3	Amazon Marketplace	Paid by EFT #8213		02/27/2023	03/13/2023	03/13/2023		03/13/2023	209.92
KML-022723-4	Amazon Marketplace	Paid by EFT #8207		02/27/2023	03/13/2023	03/13/2023		03/13/2023	94.78
KML-022723-5	Amazon Marketplace	Paid by EFT #8208		02/27/2023	03/13/2023	03/13/2023		03/13/2023	88.89
KML-022723-6	SP Antea UST Operator Training	Paid by EFT #8209		02/27/2023	03/13/2023	03/13/2023		03/13/2023	150.00
KML-022723-7	Amazon Marketplace	Paid by EFT #8210		02/27/2023	03/13/2023	03/13/2023		03/13/2023	12.46
KML-022723-8	Cutler Workwear	Paid by EFT #8211		02/27/2023	03/13/2023	03/13/2023		03/13/2023	337.18
MB-022723-1	RoadSafe	Paid by EFT #8143		02/27/2023	03/13/2023	03/13/2023		03/13/2023	2,500.00
MB-022723-2	ASCE Purchasing	Paid by EFT #8142		02/27/2023	03/13/2023	03/13/2023		03/13/2023	285.00
MG-022723-1	Menards	Paid by EFT #8272		02/27/2023	03/13/2023	03/13/2023		03/13/2023	57.61
MJK-022723-1	Home Depot	Paid by EFT #8179		02/27/2023	03/13/2023	03/13/2023		03/13/2023	153.56
MJK-022723-2	Home Depot	Paid by EFT #8180		02/27/2023	03/13/2023	03/13/2023		03/13/2023	78.88
MWK-022723-1	Grainger	Paid by EFT #8166		02/27/2023	03/13/2023	03/13/2023		03/13/2023	10.08
MWK-022723-10	Grainger	Paid by EFT #8175		02/27/2023	03/13/2023	03/13/2023		03/13/2023	82.74
MWK-022723-11	Grainger	Paid by EFT #8176		02/27/2023	03/13/2023	03/13/2023		03/13/2023	62.76
MWK-022723-12	Zips Truck Equipment	Paid by EFT #8177		02/27/2023	03/13/2023	03/13/2023		03/13/2023	237.94
MWK-022723-13	Messick's	Paid by EFT #8178		02/27/2023	03/13/2023	03/13/2023		03/13/2023	604.65
MWK-022723-2	Grainger	Paid by EFT #8167		02/27/2023	03/13/2023	03/13/2023		03/13/2023	329.28
MWK-022723-3	David O'Connell Tools	Paid by EFT #8168		02/27/2023	03/13/2023	03/13/2023		03/13/2023	65.00
MWK-022723-4	Grainger	Paid by EFT #8169		02/27/2023	03/13/2023	03/13/2023		03/13/2023	63.14
MWK-022723-5	Grainger	Paid by EFT #8170		02/27/2023	03/13/2023	03/13/2023		03/13/2023	4.70
MWK-022723-6	Grainger	Paid by EFT #8171		02/27/2023	03/13/2023	03/13/2023		03/13/2023	76.35
MWK-022723-7	Grainger	Paid by EFT #8172		02/27/2023	03/13/2023	03/13/2023		03/13/2023	10.02
MWK-022723-8	Grainger	Paid by EFT #8173		02/27/2023	03/13/2023	03/13/2023		03/13/2023	36.20
MWK-022723-9	Grainger	Paid by EFT #8174		02/27/2023	03/13/2023	03/13/2023		03/13/2023	111.36

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6 EFT #1

Payment Date Range 03/13/23 - 03/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
RLK-022723-1	Mutual Ace Palatine	Paid by EFT #8198		02/27/2023	03/13/2023	03/13/2023		03/13/2023	17.07
RLK-022723-2	Menards	Paid by EFT #8199		02/27/2023	03/13/2023	03/13/2023		03/13/2023	27.92
RLK-022723-3	Home Depot	Paid by EFT #8200		02/27/2023	03/13/2023	03/13/2023		03/13/2023	370.27
SAD-022723-1	Home Depot	Paid by EFT #8144		02/27/2023	03/13/2023	03/13/2023		03/13/2023	15.77
SAD-022723-2	Home Depot	Paid by EFT #8145		02/27/2023	03/13/2023	03/13/2023		03/13/2023	51.57
SC-022723-1	Home Depot	Paid by EFT #8254		02/27/2023	03/13/2023	03/13/2023		03/13/2023	176.94
SC-022723-2	Berland's House of Tools	Paid by EFT #8255		02/27/2023	03/13/2023	03/13/2023		03/13/2023	124.99
SC-022723-3	Home Depot	Paid by EFT #8256		02/27/2023	03/13/2023	03/13/2023		03/13/2023	5.96
WES-022723-1	Mutual Ace Palatine	Paid by EFT #8224		02/27/2023	03/13/2023	03/13/2023		03/13/2023	36.98
WES-022723-2	Home Depot	Paid by EFT #8225		02/27/2023	03/13/2023	03/13/2023		03/13/2023	182.30
WES-022723-3	Mutual Ace Palatine	Paid by EFT #8226		02/27/2023	03/13/2023	03/13/2023		03/13/2023	2.07
WES-022723-4	Home Depot	Paid by EFT #8227		02/27/2023	03/13/2023	03/13/2023		03/13/2023	159.71
WES-022723-5	Home Depot	Paid by EFT #8228		02/27/2023	03/13/2023	03/13/2023		03/13/2023	166.80
WES-022723-6	Home Depot	Paid by EFT #8229		02/27/2023	03/13/2023	03/13/2023		03/13/2023	41.52
WES-022723-7	Home Depot	Paid by EFT #8230		02/27/2023	03/13/2023	03/13/2023		03/13/2023	21.48
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	166		$297,095.24
				Grand Totals		Invoices	166		$297,095.24

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

VILLAGE OF PALATINE

Warrant #6 EFT #2

Payment Date Range 03/13/23 - 03/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000487360	March 2023 Flex Spending Fees	Paid by EFT #8302		03/13/2023	03/13/2023	03/13/2023		03/13/2023	397.00
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$397.00
				Grand Totals		Invoices	1		$397.00

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/03/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	03/03/2023	261928	Utility Management Refund	LOMBARD , GREG		72.77
	Account Type			Account Number	Transaction Date	Transaction Type
Check	03/03/2023	261929	Utility Management Refund	SCHOFFSTALL , HARRY		32.30
	Account Type			Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:				Transactions: 2		$105.07
	Checks:	2	$105.07			

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/10/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	03/10/2023	261930	Utility Management Refund	OLSON , BETTY DAVIS		86.95
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	03/10/2023	261931	Utility Management Refund	SCHWARTZ , CRAIG		93.46
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$180.41
	Checks:	2	$180.41			

Attachment: Warrant #6 (2023-5 : 2023 Warrant # 6)

Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters

BACKGROUND:
The Petitioners operate a recently opened restaurant ("Pink's Shrimp and Oysters") in the previous Chicago Culinary Kitchen location. The Special Use Transfer for Pink's was approved in 2021. The Petitioners are requesting a Special Use Amendment to allow a seasonal outdoor seating patio and a Variation for a third freestanding sign associated with Pink's. Therefore, the Petitioner is requesting:

Special Use Amendment for a seasonal outdoor seating patio; and
Variation to allow a third freestanding sign.

KEY ISSUES:
- The Subject Property is zoned B-1 Shopping Center District. The Subject Tenant Space is approximately 1,100 square feet with 28 indoor seats. The required parking for the restaurant is 11 spaces. The proposed seasonal outdoor dining area, extended south into the parking lot, is approximately 55 feet by 10 feet and would be improved with both a new barrier curb and 3-foot-tall bollards.
- The proposed seasonal outdoor dining area includes 24 seats and meets the minimum required aisle access and crossing dimensions. The parking spaces directly south of the restaurant would be restriped to provide angled parking and a one-way drive aisle heading east.
- The seasonal patio dining area will not have any outdoor sound/music amplification or proposed events. The patio's use would be consistent with the restaurant's hours of operation, which are Wednesday - Saturday 11 AM - 8 PM and Sunday 11 AM - 7 PM.
- The required parking for the shopping center for the shopping center and current tenant composition is 64 spaces. There are 83 parking spaces in the parking lot. A parking Variation remains in place (this included the previously operating Oak Alley bar and restaurant). The proposed seasonal patio does not impact the required parking and the center is over-parked with the current tenancy.
- The proposed seasonal patio would be set back approximately 25 feet from the residential units on Virn Allen Court. Staff is recommending, and the Petitioners have agreed, to install a new solid 8-foot fence on portions of the eastern and southern sides of the shopping center property. This provides both solid screening and taller barrier for the residential properties around the restaurant. The shopping center developed in unincorporated Cook County and annexed in 1976. The 19-unit Williams Park Place townhomes received the approval in 1998.
- In conjunction with the Special Use Amendment and Variation application, the president of the Williams Park Place HOA sent an objection email stating noise and odor concerns about the noise and odors potentially coming from the restaurant and outdoor seating area.
- The initial sign variation was approved, based upon the poor visibility for that section of the shopping center (approximately 223 feet from the Quentin Road property line) and limited access into the center. The proposed sign replaces the same sign

(size/square footage) with the Pink's restaurant name.

- The Village was also made aware of noise complaints coming from the rooftop mechanical equipment associated with the restaurant. Staff has both inspected the property and observed the noises generated from the equipment. While not specifically loud, it operates continuously, as an exhaust mechanism, when needed and when operational. The complaints report that this noise is audible through the closed units along Virn Allen Court. Staff contacted the Petitioner about this, and their HVAC contractor inspected the units and determined they were functioning correctly and within the Code requirements.

ALTERNATIVES:

1. Approve the Special Use Amendment and Variation to permit a seasonal outdoor seating area and a third freestanding sign at the subject property.
2. Do not approve the Special Use Amendment and Variation to permit a seasonal outdoor seating area and a third freestanding sign at the subject property.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on February 14, 2023.
Residents testifying:	2 - noise and fence line garbage.
Vote:	The ZBA voted unanimously to approve a Special Use and Variations to Permit a seasonal outdoor seating area and Variation for a third freestanding sign and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use Amendment and Variation to permit seasonal outdoor seating and a third freestanding sign at the Subject Property.

RECOMMENDATION:

Staff recommends approval of the Special Use Amendment and Variation to permit a seasonal outdoor seating area and third freestanding sign at the Subject Property.

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

Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane

BACKGROUND:
In October 2022, the Traffic Engineering Committee examined the parking restriction on Farm Gate Lane between Country Lane and Ridgewood Lane. Two residents that reside in the restriction zone have requested the time restriction be amended from anytime to 7 AM - 4 PM when school is in session.

KEY ISSUES:

- The original restriction was due to parents/guardians parking on both sides of the street for school pickup and drop-off at Lincoln Elementary School.
- The traffic congestion is a direct result of school operations.
- The amendment will be in alignment with the majority of the parking restrictions in place as a result of school traffic.

ALTERNATIVES:

1. Amend the parking restriction on the north side of Farm Gate Lane.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the existing no parking prohibition be amended and added to the Village Code.

ACTION REQUIRED:
Motion to approve an ordinance amending Section 18-81 of the Code of Ordinances to amend the no parking restriction "on the north side of Farm Gate Lane between Country Lane and Ridgewood Lane, between 7 AM - 4 PM when school is in session."

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

Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court

BACKGROUND:
At the February 2023 Traffic Engineering Committee, the group examined a parking concern on North Coach Road from Old Hicks Road to Castle Court. The request was from the homeowner's association that is directly west of the subject request area. The request was the result of several vehicles parking overnight on the street from other areas of the Village. The Committee recommended that the area be posted as no parking any time.

KEY ISSUES:

- The west side of Coach Road from Old Hicks Road to Castle Court currently has a parking restriction from April 1st through August 15th.
- The Committee recommends that the parking restriction times be adjusted to year-round.
- The Palatine Park District was consulted with regards to this restriction and had no objection to the proposed restriction.
- The homeowner's group that originally brought this item to the Village's attention was also consulted and had no objection to the proposed restriction.

ALTERNATIVES:

1. Amend the parking prohibition on the west side of North Coach Road.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the existing parking prohibition be amended and added to the Village Code.

ACTION REQUIRED:
Motion to approve an ordinance amending Section 18-81 of the Code of Ordinances to amend the parking prohibition "on the west side of North Coach Road between Old Hicks Road and Castle Court."

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

Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road

BACKGROUND:
The Subject Property currently consists of one lot, which was annexed into the Village and rezoned to R-1 Single-Family Residential in April 2022. A preliminary plat of subdivision (4 lots- R-2 standards) was also approved. After annexation and Preliminary Plat of Subdivision approvals, the Petitioner acquired the property and is now requesting Final Plat of Subdivision (4 lots) and rezoning the properties to R-2 Single-Family Residential. Therefore, the Petitioner requests approval of the following:

Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and
Final Plat of Subdivision to permit a 4 lot Subdivision.

KEY ISSUES:

- The Final Plat of Subdivision conforms to the previous approvals and the lots exceed all the R-2 zoning district requirements and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

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

- The proposed residences would also conform to all R-2 setbacks and bulk restrictions. The Petitioner submitted representational elevations, which are consistent with the single-family residences on N. Haven Drive.

Engineering

- Sanitary sewer and water services connect to existing services in the N. Haven Drive right-of-way. Stormwater runoff from the rear yards will sheet flow, directly into the proposed detention pond and volume control area. It could also traverse into the proposed rear yard swale, which drains from north to south and discharges into the detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.
- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code. A resident from N. Haven Court spoke at the Public Hearing with concerns about on-street parking the potential shortage of guest parking. In response to these questions, the Petitioner's Engineer submitted a dimensioned parking exhibit, which identified the available parking areas along N. Haven Drive. Staff also noted that the stem of the cul de sac

complies with the Subdivision requirements and is also consistent with the available street parking and designs of other cul de sacs in the area (Pendleton and Trailside Courts).

ALTERNATIVES:

1. Approve the motion for the Final Plat of Subdivision and Rezoning.
2. Do not approve the motion for the Final Plat of Subdivision and Rezoning.

RECOMMENDATION:

Public Hearing:	March 7, 2023
Residents testifying:	1: N. Haven Court resident with concerns pertaining additional traffic and to guest on-street parking shortage.
Vote:	The Plan Commission voted unanimously to recommend approval and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting the rezoning to R-2 Single-Family Residential and a resolution granting approval of a Final Plat of Subdivision at 780 W. Dundee Road.

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

Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street

BACKGROUND:
Following the recent adoption of the Village's Downtown TIF District Facade & Interior Building Improvement Grant Program (the "Grant Program"), the Village received an application for proposed improvements to the existing building at 16 N. Brockway Street (formerly Zimmer Hardware). The Petitioner is requesting approval of the following:

> **Motion approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the building at 16 N. Brockway Street.**

KEY ISSUES:

- As outlined in the Petitioner's application materials, a variety of significant improvements are proposed to the building's façade and interior space to allow for the conversion of the existing building into the Pizza Bella restaurant.
- The Subject Property and associated improvements comply with the Grant Program's eligibility and terms.
- The Subject Property would be eligible for the maximum reimbursement amount of $125,000. This includes $75,000 for façade improvements (due to the building's height and frontage on Brockway Street) and $50,000 for interior improvements.
- Based on the specific costs outlined in the application materials (and the Grant Program's corresponding reimbursement limitations), the proposed project would be eligible for a total reimbursement amount of $122,950. This would be the maximum amount reimbursed for the corresponding work outlined in the application. If the actual costs are lower, the corresponding reimbursement payments would be adjusted accordingly.
- The program, subject to the TIF Act, allows for the reimbursement of TIF eligible expenses related to the Petitioner's proposed improvements. Funding approved as part of the Program cannot be used for the reimbursement of expenses that were incurred prior to the approval of the Petitioner's application. Per the program, all required documentation shall be reviewed and approved by the Village prior to processing any reimbursement payment.

ALTERNATIVES:

1. Approve the Application.
2. Do not approve the Application.

RECOMMENDATION:
Staff recommends approval.

ACTION REQUIRED:
A motion to approve the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the building at 16 N. Brockway Street.

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

Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission

BACKGROUND:
The Village has historically operated with two separate bodies, the Plan Commission and the Board of Zoning Appeals, to review and make recommendations regarding differing types of zoning-related requests. To better streamline the Village's formal zoning review process, the consolidation of the Plan Commission and Board of Zoning Appeals into one body, the Planning and Zoning Commission, is being proposed. Therefore, Staff is recommending the following:

> **Approval of Text Amendments to various sections of the Village's Code of Ordinances, including Appendix A - Zoning Ordinance and Appendix B - Subdivision, Site Development and Floodplain Regulations, all to establish the Village's Planning and Zoning Commission.**

KEY ISSUES:
- To accomplish the proposed consolidation of the Plan Commission and Board of Zoning Appeals into the Planning and Zoning Commission, a variety of amendments to the Village's Code of Ordinances, Appendix A - Zoning Ordinance, and Appendix B - Subdivisions, Site Development, and Floodplain Regulations are necessary.
- The newly created Planning and Zoning Commission will exercise those powers provided by law to a Plan Commission and a Zoning Board of Appeals, as well as such other powers as may be provided by statute, this Code, or ordinance.
- The Planning and Zoning Commission will consist of nine members, to be appointed by the Mayor with the consent of the Village Council, who will serve staggered three year terms. The Mayor will designate a Chairperson and Vice Chairperson.
- The Planning and Zoning Commission will generally meet on the 2nd and 4th Tuesdays of the month (as needed) at 7 PM in the Palatine Village Hall.
- All of the proposed Code amendments will have an effective date of May 1, 2023.

ALTERNATIVES:
1. Approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.
2. Do not approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

ACTION REQUIRED:
A motion to approve the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

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

Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances

BACKGROUND:
On April 11, 2022 the Village Council approved the creation of a video gaming, "VG", license through Section 3 of the Code of Ordinances, which were effective July 1, 2022. Due to the need to evaluate existing code provisions and impacts of gaming licenses on the Village as a whole, the Village Council requested at the August 15, 2022 Council meeting that staff draft a moratorium on the issuance of new “VG” licenses as defined in Section 3-35 of the Code of Ordinances. That Ordinance was passed on September 6, 2022.

KEY ISSUES:
Staff requests an extension of the VG moratorium to further evaluate the operations of the approved establishments and determine whether further modifications to our Code of Ordinances is necessary. The moratorium, originally in place through March 31, 2023, would now be in place through April 30, 2023 unless the Council ends it earlier or extends it.

ALTERNATIVES:

1. Approve the Ordinance.

2. Do not approve the Ordinance and refer back to staff.

RECOMMENDATION:
Staff recommends approval of an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances.

ACTION REQUIRED:
Motion to approve an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances.

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

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:
The Village typically uses approximately 5,000 tons of rock salt in an "average" winter. In the last ten years, we have experienced highs which required 9,000 tons and lows including this winter which required only 3,000 tons. Presently, we have approximately 3,511 tons stored in our salt dome, which stores 4,200 tons. We plan to fill the dome this spring to fulfill the current contract minimum and to have a full supply on hand prior to next winter.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2023/2024 winter season. Staff is comfortable returning to the State's joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 4,000 tons.
- The conditions of the State contract would require we take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 3,200 tons (near our 10-year low) and would allow a purchase up to 4,800 tons if winter conditions required.
- Our 10-year high of 9,000 tons would be covered by 4,200 tons on hand plus the ability to purchase 4,800 tons in this next contract. Material beyond this amount would require an open market purchase.

ALTERNATIVES:
1. Authorize the Village Manager to execute the CMS contract to purchase up to 4,800 tons of road salt for the 2023/2024 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the contract with CMS for up to 4,800 tons of road salt for the 2023/2024 winter season.

BUDGET IMPACT:
Last year, the cost was $78.20 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2023 Operating Budget will be expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2024 as part of the future operating budget.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 4,800 tons of road salt for the 2023/2024 winter season.

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

Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project

BACKGROUND:
Crescent Avenue, from Dorset Avenue to Kenilworth Avenue, and Ellis Street, from Quentin Road to the dead end, are scheduled to be reconstructed in the 2023 Capital Plan. The scope of reconstruction work includes pavement reconstruction, patching, curb and gutter reconstruction, sidewalk replacement, and ramp upgrades to meet ADA requirements. Storm sewer improvements are a primary part of this improvement for long term pavement durability and to address known drainage deficiencies.

KEY ISSUES:

- On Thursday, March 9, 2023, eight bids were received ranging from a high of $2,393,130.93 to a low of $1,736,918.76.
- The low responsive and responsible bidder was Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of $1,736,918.76.
- The Engineer's Estimate was $2,103,862.02.

ALTERNATIVES:

1. Award the contract for the Crescent Avenue and Ellis Street Improvements Project to Schroeder Asphalt Services.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Crescent Avenue and Ellis Street Improvements Project be awarded to Schroeder Asphalt Services.

BUDGET IMPACT:
Rebuild Illinois (RBI) funds are eligible and available for this project. This utilizes the balance of $552,971.66 of installment 5 and all of the $753,029.34 from installment 6, which have been received by the Village. Sewer funds in the amount of $1,000,000 have also been appropriated in the Capital Improvement Program to accommodate the sewer improvements on Ellis Street. $430,917.76 will be used to cover the balance. A portion of the savings of $569,082 will be used for the construction management of this project.

ACTION REQUIRED:
Motion to award the contract for the Crescent Avenue and Ellis Street Improvements Project to Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of $1,736,918.76.

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

Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project

BACKGROUND:
Crescent Avenue, from Dorset Avenue to Kenilworth Avenue, and Ellis Street, from Quentin Road to the dead end, are scheduled to be improved this summer using Rebuild Illinois bond funds. The estimated start is in May with construction to be substantially completed by early August.

KEY ISSUES:

- Over 1,200 man-hours spanning a seven-month time period are expected to meet documentation, material inspection, and reporting requirements associated with this project.
- Consulting Engineering is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during the construction period.
- Drainage improvements followed by pavement improvements are included with this project.
- A qualification-based selection process was followed to select BLA, Incorporated for the design engineering for Crescent Avenue and Ellis Street. It is recommended that continuity continue from design engineering into construction engineering (Phase III).

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.

BUDGET IMPACT:
Sewer funds in the amount of $569,082 are available in the Capital Improvement Program to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated of Itasca, Illinois for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project in the not-to-exceed amount of $187,000.

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

Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement

BACKGROUND:
In 2022, the Village adopted a voluntary lead service line replacement program, which is considered one of the most inviting programs in the region, as it covers the majority cost of those who voluntarily replace their lead service line. To date, we have had less than ten applicants in our program for our system of approximately 636 eligible water service lines. The replacements to date have been funded by a grant the Village received from the Northwest Water Commission.

The State is offering grant resources up to $4M per community through their revolving loan program for municipalities who would choose to voluntarily accelerate the replacement of lead service lines ahead of their mandatory replacement deadline requiring replacements to start in 2027. The Village applied last year and expects a response by the middle of this year.

Recently the Village hired a consulting engineer to complete the design for a contract which could be bid as soon as this year.

KEY ISSUES:
- This ordinance affirms the powers of the Village.
- Taking this action enhances our scoring in the competitive grant program.
- Having this on file better prepares the Village for a grant if we are selected for 0% interest rates funds as any participant from the state will pass through their Public Loan Program.
- This action does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.
- Our application process will continue with this action. Agreements accepting funds would be subsequent to this action.

ALTERNATIVES:

1. Approve the Ordinance as prepared and pursuant to the State's requirements.
2. Refer back to staff with comments.

RECOMMENDATION:
Staff recommends approval of the Ordinance as prepared and pursuant to the State's requirements.

ACTION REQUIRED:
A motion to approve the Ordinance subject to the approval of the Village Manager and Village Attorney for the use of the Illinois Public Water Supply Loan Program.

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

Consider a Resolution Reducing the Public Improvements Security Deposit for Architects Corner Subdivision at W. Falkirk Place and Northumberland Pass

BACKGROUND:
The Architects Corner Planned Development for the 7-lot subdivision was reinstated in November 2021. As part of the reinstatement, the developer submitted the required public improvements security deposits ($147,335) and obtained a site development permit to begin the required site grading, infrastructure improvements, and utility extensions. The developer completed many of these required improvements, which were inspected and approved by the Village Engineer, and is therefore requesting:

Authorization to reduce the Architects Corner public improvements security deposit, as indicated

RECOMMENDATION:
- The Petitioner has completed many of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for the Architects Corner Subdivision.
- The Petitioner has requested a letter of credit reduction of $93,559.
- The public improvements security deposit could be reduced by $93,559 to a remaining total of $53,776 and still cover the remaining public improvements and required one-year maintenance period.

ALTERNATIVES:
1. Authorize the reduction in the public improvements security deposit.
2. Do not authorize the reduction in the public improvements security deposit.

RECOMMENDATION:
Staff recommends that the public improvements security deposit is reduced, as indicated.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements security deposit.

ATTACHMENTS:

- Aerial Map
- RES ARCH Corner - Security Deposit REDUCTION
- EXHIBIT - Architects Corner EEOC - LOCR 2-17-23

RESULT:	**ADOPTED BY ROLL CALL BY CONSENT VOTE [5 TO 1]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Tim Millar

GISConsortium

Architects Corner - Aerial Map

Legend

0 300 600 ft

Print Date: 2/28/2023

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 (Security Deposit Reduction - Architects Corner (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION IN THE PUBLIC IMPROVEMENT SECURITY DEPOSIT REDUCTION OF FOR ARCHITECTS CORNER PLANNED DEVELOPMENT, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX A, COMPREHENSIVE ZONING ORDINANCE SECTION 13.07

WHEREAS, on the 1st day of March, 2022, Architects Corner of Dunhaven, LLC., for good and valuable consideration agreed to complete the required public improvements associated with the construction of 7 new single-family homes, identified in the Architects Corner Planned Development, pursuant to Ordinance #O-121-21; and

WHEREAS, pursuant to Section 13.07 of Appendix A 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 completion of the public improvements; and

WHEREAS, in the matter of Architects Corner of Dunhaven LLC, a Planned Development letter of credit - #SB 0375 (Cornerstone Bank), in the amount of $147,345 was deposited with the Village of Palatine on the 1st day of March, 2022, to ensure the project improvements; and

WHEREAS, the site grading, paving of the cul de sac, and other required public improvements are complete and have received Village Engineer approval; and

Attachment: RES ARCH Corner - Security Deposit REDUCTION (Security Deposit Reduction - Architects Corner (CA))

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Preliminary approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the project improvements having a value of $93,559.

SECTION 2: The letter of credit is hereby reduced to $53,786 to ensure the completion of the remaining public improvements and required one-year maintenance period.

PASSED: This _____ day of _____, 2023.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2023.

_____
Village Clerk

Attachment: RES ARCH Corner - Security Deposit REDUCTION (Security Deposit Reduction - Architects Corner (CA))

PINNACLE ENGINEERING GROUP

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Engineer's Letter of Credit Reduction Estimate

Dunhaven Woods South - 7-LOT SUB

PEG Job No.: 758.10-IL

2/17/2023

Item Description	Unit	Quantity	Unit Cost ($)	Total Cost ($)	Installed Quanity	Installed to Date Cost ($)
Erosion Control						
Tree Protection Fencing	LF	470	$4.00	$1,880	470	$1,880
Silt Fence	LF	650	$2.00	$1,300	650	$1,300
Construction Entrance	EA	1	$2,000.00	$2,000	1	$2,000
Inlet Protection	EA	3	$200.00	$600	3	$600
Erosion Control Blanket & Seed	SY	350	$2.25	$788	0	$0
Topsoil Furnish & Place - 4"	CY	40.0	$40.00	$1,600	0	$0
Parkway Trees	EA	14	$300.00	$4,200	0	$0
Erosion Control				**$12,368**	***47%***	***$5,780***
Utilities						
Sanitary						
6" PVC SDR 26	LF	500	$28.00	$14,000	500	$14,000
Trench Backfill (CA-7 or Compacted CA-6)	CY	40	$35.00	$1,400	40	$1,400
Sewer Main - Already Installed				$0		$0
Watermain						
Copper pipe	LF	450	$30.00	$13,500	450	$13,500
Trench Backfill (CA-7 or Compacted CA-6)	CY	35	$35.00	$1,225	35	$1,225
Pressure Test & Chloronation	LS	1	$1200.00	$1,200	1	$1,200
Watermain and Fire Hydrant - Already Installed				$0		$0
Storm						
Catch Basin (48"Dia)	EA	1	$2,500.00	$2,500	1	$2,500
12" RCP CL.IV	LF	122	$35.00	$4,270	122	$4,270
Total Utilities				**$38,095**	***100%***	***$38,095***
Paving						
PCC Sidewalk 5' Wide, W/ 4" CA-6 Base	SF	2,700	$5.00	$13,500	0	$0
Bit. Surface Course - Mix D, N 50 - 2.0"	TON	108	$110.00	$11,880	0	$0
Bit. Binder Course - IL 19, N 50 - 2"	TON	108	$95.00	$10,260	108	$10,260
Bit. Prime Coat - MC 30	GAL	289	$3.00	$867	289	$867
Clean and Tack Binder	GAL	289	$3.50	$1,012	289	$1,012
CA-6 Stone Base Course - 12"	CY	390	$35.00	$13,650	390	$13,650
B6.12 Curb & Gutter	LF	690	$4.50	$3,105	690	$3,105
Total Paving				**$54,274**	***53%***	***$28,894***
GRADING						
Cut and Fill	CY	890	$11.00	$9,790	890	$9,790
Grading and stabilization of adjacent lots	EA	1	$10,000.00	$10,000	1	$10,000
Total Grading				**$19,790**	***100%***	***$19,790***
LIGHTING						
LED Street Light	EA	1	$2,600.00	$2,600	0	$0
Total Lighting				**$2,600**	***0%***	***$0***
SURVEYING						
Surveying	EA	1		$1,000	1	$1,000
Total Surveying				**$1,000**	***100%***	***$1,000***
SUBTOTAL				**$128,126**	***73%***	***$93,559***
TOTAL LOC AMOUNT AT 115%				**$147,345**		

Attachment: EXHIBIT - Architects Corner EEOC - LOCR 2-17-23 (Security Deposit Reduction - Architects Corner (CA))

PINNACLE ENGINEERING GROUP | 1051 E. MAIN ST. | SUITE 217 | EAST DUNDEE, IL 60118 | 847-551-5300 Page 1 | 1