VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

MARCH 11, 2019

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - March 4, 2019

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Parking Variation to Permit an Expansion of an Existing Health Club at 345 N. Eric Drive (Council District: Six)

2. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire within a Portion of the Arlington Crest Neighborhood (Council District: Five)

3. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Preliminary & Final Planned Development and Rezoning from B-2 General Business to Planned Development for the Proposed Journey's Facility at 1140 E. Northwest Highway (Council District: Five)

2. Consider a Minor Planned Development Amendment to the Providence Planned Development to Allow a Non-Sales Tax Producing Use (Spa) (Council District: Six)

3. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Brockway Street Improvement Project (Council District: Six)

2. Consider an Ordinance Adopting a Recapture for the North Doe Road Water Main Extension (Council District: One)

3. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

2. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire within a Portion of the Arlington Crest Neighborhood (Council District: Five)

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IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

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3. As Submitted

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KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Parking Variation to Permit an Expansion of an Existing Health Club at 345 N. Eric Drive (Council District: Six)

2. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MARCH 4, 2019

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	Absent	
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 Mike Jacobs, Village Attorney Nicholas Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Scott Andersen, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Community Services Harry Spila, Director of Human Resources Pam Jackson and Police Chief Alan Stoeckel

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 - February 18, 2019 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Thursday, March 7: 12-6PM
Community Blood Drive
Village Hall - Community Room B

Thursday March 7: 7-8PM
Bikepacking: Best Practices & Trails in Wisconsin
Palatine Public Library

Friday March 8: 4:30-7PM
Knights of Columbus Lenten Fish Fry
St. Thomas of Villanova

Friday March 8: 5:30-7:30PM
Family BINGO Night - St. Patrick's Day Theme
Twin Lakes

Saturday March 9: 9:30AM-1PM
Candidate Forum - Hosted by League of Women Voters of the Palatine Area
Palatine Public Library

Sunday March 10: 2PM-4PM
Clayson's Kids Day
Clayson House & Museum

Sunday March 10: 4:30-5:30PM
Greg Athnos presents "Bach, the Man Who Made all the Wrong Decisions"
Christ Lutheran Church

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

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

I. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Car Rental Facility at 1110 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Four)

   Planning & Zoning Director Ben Vyverberg presented the proposal to open a new Hertz Automotive Rental Facility at 1110 E. Dundee Road, with approximately 150 cars, averaging 15-20 cars stored on-site. Petitioner plans to reuse the existing building with some outstanding property maintenance issues that will be resolved by petitioner. The special use requires cross access with neighboring properties. The Zoning Board of Appeals voted unanimously to recommend approval. Staff concurs.

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

2. As Submitted **-**

   Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:03 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Approving a Preliminary & Final Plat of Subdivision for the Vacant Lot North of 1240 W. Winnetka Street **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's proposal to subdivide an unimproved 0.55 acre vacant lot at 1240 W. Winnetka Street, into two lots and to rezone from R-1 to R-2 Single-Family Residential, consistent with the surrounding area. Proposed lots conform to R-2 Code. Petitioner has plans for a ranch home on Lot 2, but not yet for Lot 1. Vyverberg noted a privately maintained storm sewer connected to the Village storm sewer will remain as is. Staff recommends sidewalks along Grove.

   Village Manager Reid Ottesen stated the sidewalk to the south will need to be configured to work toward a continuous sidewalk in the area. All sidewalks will be located in the right of way.

   Councilmen Millar and Helms agreed that sidewalks should be installed early

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

in the process to avoid problems of installing after landscaping.

Ottesen stated that the Village does try to work around existing landscaping whenever possible.

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

2. As Submitted **-**

   Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:10 PM

DOUG MYSLINSKI, CHAIRMAN

In the absence of Chairman Myslinski, Vice-Chairman Solberg opened the Business, Finance & Budget Committee.

1. Consider a Motion Authorizing the Village Manager to Execute a Tower Lease Agreement for Cellular Communications Equipment to be Installed at 530 N. Smith Street **- Approved by Voice Vote** (Council District: Six)

   Deputy Village Manager Mike Jacobs explained Verizon has a lease on the water tower that is coming up for renewal. This action will extend the lease with terms and language consistent with other leases.

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

2. As Submitted **-**

   Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:11 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services **- Approved by Voice Vote**

   Public Works Director Matt Barry reported the Village has identified 41 locations where regular grass mowing is required. The Village worked with

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the Palatine Park District to coordinate and consolidate in a joint-bid for contractual mowing services. The portion of the cost for the Village will be $57,000, ten thousand less than budgeted. Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for contractual grass mowing services for the 2019 mowing season.

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

2. Multi-Use Path at Roselle Road & Euclid Avenue (Council District: Two):

Motion was to approve items A. and B.

A. Village Manager Reid Ottesen reported success in being awarded a grant to continue the extension of the Bike Path and a multi-use path around Harper College. Originally this was to be part of the 2020 budget, but with the Federal dollars coming in, we want it secured with bidding and letting in 2019. IDOT requires a resolution authorizing the execution of a local public agency agreement for local funding in the amount of $100,000. Staff recommends approval.

B. Ottesen recommended entering into an agreement with Christopher B. Burke Engineering, for construction engineering services in the amount of $44,224. The Park District has agreed to share the local costs 50/50. This portion of the project is not covered by the CMAQ grant and is proposed to be funded from a first quarter budget adjustment. Construction is anticipated to begin in August. It is recommended that the Village Manager be authorized to execute a contract in the amount of $44,224.

A. Consider a Resolution Authorizing Execution of a Local Public Agency Agreement with IDOT **- Adopted by Voice Vote**

B. Consider a Motion Authorizing the Village Manager to Execute a Contract with Christopher B. Burke Engineering, LTD for the Roselle Rd./Euclid Ave. Multi-Use Path Construction Engineering Services **- Approved by Voice Vote**

3. Consider a Motion to Award a Contract for the 2019 Sewer Rehabilitation Program **- Approved by Voice Vote**

Public Works Director Matt Barry reported this year's budget calls for the slip lining of approximately 4,157 feet of sanitary sewer and 562 feet of storm sewer. Staff recommends that the contract be awarded to the low responsible bidder, Hoerr Construction, Inc. in the amount of $213,927.20.

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

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

4. Consider a Motion to Approve a Contract for the 2019 Winston Drive Resurfacing **- Approved by Voice Vote** (Council District: Five)

   Public Works Director Matt Barry announced the 2019 resurfacing program received a low bid more than $200,000 under budget. Based on pavement needs as a whole, it was recommended that these project savings be directed towards resurfacing additional lane miles of Winston between Anderson and Palatine Road. IDOT will not allow project expansion stating it is inconsistent with regulations governing the use of these funds. Staff recommends the Village enter into a separate contract with Arrow Road Construction for the additional street maintenance, honoring all unit costs, in the amount of $139,352.

   In response to Councilman Solberg, Barry stated that the structure of Winston, as an arterial, is no different than other roadways.

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

5. As Submitted **-**

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:18 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manger to Execute a Proposal for the Public Works Utilities Division Phase I Assessment **- Approved by Voice Vote**

   Public Works Director Matt Barry explained the recent transition in the Utility Division offers an opportunity to evaluate the division to best prepare for short and long-term success. Staff recommends a third party assess some of our norms of documentation, logs and procedures and help prepare for upcoming 10 year water study in 2020. Staff recommends authorizing the Village Manager to execute the proposal from Robinson Engineering for a Public Works Utilities Division Phase I Assessment in the not-to-exceed amount of $38,900.

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:20 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:20 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, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

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:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

1. Consider a Motion to approve Warrant #5 **- Approved**

2. Consider an Ordinance Granting a Special Use to Permit a Car Rental Facility at 1110 E. Dundee Road **- Approved** (Council District: Four)

   Ordinance #O-15-19

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential for the Vacant Lot North of 1240 W. Winnetka Street **- Approved** (Council District: One)

   Ordinance #O-16-19

4. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision for the Vacant Lot North of 1240 W. Winnetka Street **- Approved** (Council District: One)

   Resolution #R-10-19

5. Consider a Motion Authorizing the Village Manager to Execute a Tower Lease Agreement for Cellular Communications Equipment to be Installed at 530 N. Smith Street **- Approved** (Council District: Six)

6. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services **- Approved**

7. Consider a Resolution Authorizing Execution of a Local Public Agency Agreement with IDOT **- Adopted by Roll Call**

   Resolution #R-11-19

8. Consider a Motion Authorizing the Village Manager to Execute a Contract with Christopher B. Burke Engineering, LTD for the Roselle Rd./Euclid Ave. Multi-Use Path Construction Engineering Services **- Approved**

9. Consider a Motion to Award a Contract for the 2019 Sewer Rehabilitation Program **- Approved**

10. Consider a Motion to Approve a Contract for the 2019 Winston Drive Resurfacing **- Approved** (Council District: Five)

11. Consider a Motion Authorizing the Village Manger to Execute a Proposal for the Public Works Utilities Division Phase I Assessment **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:20 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:20 PM

DOUG MYSLINSKI, CHAIRMAN

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:20 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:20 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:21 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:21 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:21 PM

A. VILLAGE MANAGER – Time: 7:21 PM

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:21 PM

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

C. VILLAGE ATTORNEY – Time: 7:21 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:21 PM

No one came forward.

XIII. ADJOURNMENT – Time: 7:21 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Mar 4, 2019 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Parking Variation to Permit an Expansion of an Existing Health Club at 345 N. Eric Drive

BACKGROUND:

The Petitioners are proposing a business expansion of an existing fitness and training facility, Ball4Training, within the Subject multi-tenant building. This expansion would increase the Code required parking for this use. Therefore, the Petitioners are seeking:

- **Variation to permit 44 parking spaces, instead of the minimum required 75 parking spaces.**

KEY ISSUES:

- The Subject Property is zoned Manufacturing District. Health clubs are a permitted use in the Manufacturing District, subject to compliance with the minimum parking requirements.

- The Petitioners presently occupy 7,983 square feet for their health club. When the business initially was established at this location, the floorplan and square footage complied with the minimum parking requirements. The business would like to expand into an adjacent vacant tenant space, which increases the total square footage to 10,717 square feet and requires a parking variation.

- The existing hours of operation are 5 AM - 8 PM, with peak hours of 5 AM - 8 AM and 5 PM - 8 PM. There are no proposed changes to the hours of operation.

- The health club offers 6-8 classes a day, as well as one-on-one and private group training appointments. There are approximately 50-70 clients per day with 2 owners and 4-5 trainers. Ball4Training is not a typical health club, in that all of the classes and sessions are scheduled and there are no open gym times or unscheduled events. This provides control over occupancy and use of the training facility.

- The expanded use will provide more space for current classes. There are classes geared towards kids and specific sports teams, which are held in conjunction with the regular fitness classes. Per the schedule and business plan, these classes are held in the early evening, when the other uses in the building are closed.

- The other uses in the building are office and warehouse space, with the exception of Paxem, which is an online consignment business, with limited hours by appointment only (Thursday - Saturday from 11 AM - 4 PM).

- The Petitioners are proposing to occupy a space that was previously used for warehouse space. The change in use from warehouse to service increases the required parking and, therefore, requires a Variation.

- Based on the existing tenants and health club expansion, 75 parking spaces

would be required. In 2017, the subject property received a parking variation of 7 parking spaces to allow Paxem. Therefore, a variation for 24 parking spaces would be required. The table below identifies the tenant space square footage and associated require parking:

User	**Square Footage**	**Parking Required**	**Parking Requirement**
Paxem Retail	1,200	4	1/300
Paxem Storage	1,223	1	1/1000
U.S. Casino Rental and Adrenaline Office Uses	6,582	22	1/300
Warehouse	12,595	13	1/1000
Dock	2,000	0	0
Ball4Training	10,717	36	1/300
	34,317	**75**	**Total Required**
		-44	Total Available
		-7	Previous Variation
		24	**Variation Required**

- As part of the review for this Petition, Staff conducted parking counts on various days, at various times throughout the day. These counts indicated that the peak parking space utilization was 30 spaces (mid-morning), which still left 14 parking spaces open. Based upon the parking analysis Staff completed, and the functionality of the Subject business, Staff believes that the parking can accommodate the proposed expansion of the business.

- As part of the business plan, the building owner has signed and designated 16 parking spaces on the north side of the building for this use and has the capacity to further designate parking areas elsewhere on the Subject Property. Also, in reviewing the existing parking lot and property, Staff identified an area on the east side of the parking lot where 6 additional parallel parking spaces could be added.

ALTERNATIVES:

1. Approve the Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces, based upon a previous parking variation of 7 spaces for another use.
2. Do not approve the Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces, based upon a previous parking variation of 7 spaces for another use.

.

RECOMMENDATION:

Public Hearing:	February 26, 2019
Residents testifying:	2 - concerns about parking along south side of Cornell and west of Eric Drive associated with another business. 1 letter expressing concerns about the business doubling in size and recommending a parking lot expansion to the east to alleviate any parking conflicts.
Vote:	The Zoning Board of Appeals voted 7-0 to recommend approval of the request. Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces at 345 N. Eric Drive.

ATTACHMENTS:

- Aerial
- ORD VAR 345 N Eric Dr
- EXHIBIT - Floor Plan
- EXHIBIT - Business Plan
- Letter of Support
- Letter of Objection
- Plat of Survey
- Application
- Draft ZBA Minutes 2-26-19
- Public Notice

345 N. Eric Drive

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
345 N. ERIC DRIVE

WHEREAS, pursuant to a petition and public hearing on February 26, 2019, 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 permit 44 parking spaces, instead of the minimum required 75 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

> **Lot 1 (except the South 90.0 feet thereof) in Palatine Manufacturing District Subdivision being a subdivision of that part of the West half of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the North line of Colfax Street and West of a line drawn 440 feet West of and parallel with the West line of Smith Street as laid down on the Assessor's Plat of the Town of Palatine recorded April 10, 1877 as Document No. 129579 in Book 13 of Plats, Page 93 (except the North 66 feet of the West 264 feet thereof) in Cook County, Illinois.**
>
> **commonly known as 345 N. Eric Drive (PIN# 02-15-432-021).**

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

SECTION 1: A Variation to permit 44 parking spaces instead of the minimum required 75 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. **The Variation shall substantially conform to the Ball4Training business plan floor plan submitted on 01/22/2019 except as such plans may be revised to conform to Village Codes and Ordinances.**

Attachment: ORD VAR 345 N Eric Dr (345 N. Eric Drive - VAR Parking)

2. **Staff will conduct a six-month review of the parking and traffic management for the Subject Use. If deemed necessary, Staff will recommend to Village Council additional conditions of approval, a parking lot expansion (east – subject to the Code requirements), an off-site parking agreement, or class schedule adjustments and limitations for the Subject business.**

3. **The traffic direction and parking management plan will be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The revisions may include additional striping and traffic/parking directional signage and striping.**

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

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

PASSED: This _____day of _____, 2019

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

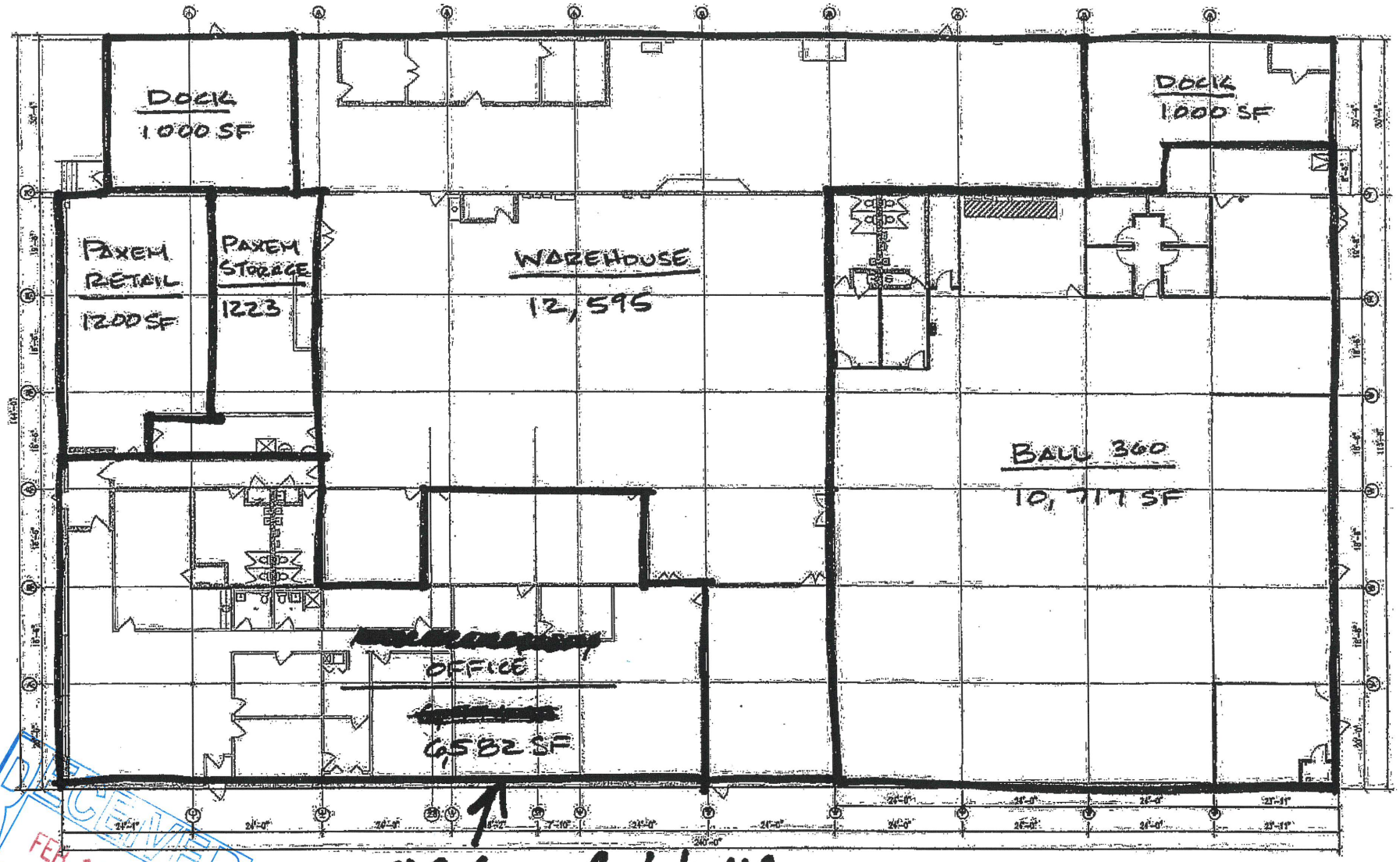
APPROVED by me this _____day of _____, 2019

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2019

_____
Village Clerk

Attachment: ORD VAR 345 N Eric Dr (345 N. Eric Drive - VAR Parking)



RECEIVED
FEB 19 2019
PLANNING & ZONING DEPARTMENT

345 N. ERIC
12/13/18

U.S. Casino Rentals, LLC
Adrenaline Special Events
Adrenaline Apparel
Adrenaline Sports Management

34,317 S.F. TOTAL

Attachment: EXHIBIT - Floor Plan (345 N. Eric Drive - VAR Parking)

Ball360 Business Plan

Our facility is a private fitness training gym. We do bootcamp, personal training, yoga, boxing everything fitness related but privately.

We do not have memberships, it is only private trainers with their classes and clients.

Our operations are open because we are all running different times but business time for our business is 5am til about 8am. Then open til about 5pm then picks back up from about 5pm til about 8pm.

We see about 50 to 70 clients a day spread out over about 6 to 8 classes a day not to mention one on one and private groups to make up that 50 to 70. So average class is about 8 to 9.

We also train kids, and sports teams with the same theme focusing on bootcamps and speed and agility.

With the expansion the hope is to add more space to our current situation. In the afternoon we have two different classes going on at once. One is usually a kids sporting team or kids bootcamp, most all those classes are drop off so no parking spaces are utilized aside possibly one or two parents that might stay to watch.
At the same time we have an adult bootcamp class that goes on utilizing other areas of the gym. We have been running this format with Palatine softball team Stingrays, we do PAFA football in the summer, this will be our 2nd year for both plus a few other community basketball, baseball and track teams when we can. So the current formatting & parking work we just want to have more space to give a better workout to our clients, aside from growing the current classes hopefully.

It is just me and my wife and 4 or 5 trainers so not a lot of employees, my wife and I do most of the training as of now, hopefully as we get this expansion we can get a few more trainers in there. We are Palatine residents who work out with a lot of Palatine residents just looking to add a little more space so we can help more people get fit. Simple as that. Thank you

RECEIVED
FEB 21 2019
PLANNING & ZONING DEPARTMENT

Attachment: EXHIBIT - Business Plan (345 N. Eric Drive - VAR Parking)

Current Class Schedule

MONDAY

BOOTCAMP- 5:15AM
6:15AM
9:00AM
Bootcamps 5:30pm
Stingrays 530pm
Kasia & Todd 6:30pm

BOXING CARDIO- 7:15PM

TUESDAY

BOOTCAMP- 5:45AM
9:00 AM
Kasia & Todd 5:30PM
StingRays at 630pm
High school TRAINING 630pm
Dave's running boot camp 730pm

WEDNESDAY

BOOTCAMP - 5:15AM
6:15AM
Fit mamma Boot camp 930am
Stringrays bootcamp
Bootcamp 530pm & Kasia & Todd 6:30pm

THURSDAY

FUSION 5:30am
9am moms bootcamp

Boot camp w/Kasia & Todd 530pm
Stringrays 530pm

Dave's running boot camp 730pm

High school TRAINING 630pm

FRIDAY

BOOTCAMPS-5:15AM
6:15AM
9:00AM

WEEKEND

SATURDAY
BOOTCAMP Family 7am & 8am
1130am

SUNDAY
BOOTCAMP Family 7am & 8AM
BOXING Cardio 9am

Boot camp with Dave 4pm
STRETCH DYNAMIC 5pm

RECEIVED
FEB 21 2019
PLANNING & ZONING DEPARTMENT

Attachment: EXHIBIT - Business Plan (345 N. Eric Drive - VAR Parking)

Lyn Bremanis

From: Chad Rowe [redacted]
Sent: Monday, February 18, 2019 3:19 PM
To: Lyn Bremanis
Subject: Re: 345 N. Eric Drive - File No 19-04

Lynn,

My name is Chad Rowe and I am an immediate residential neighbor of Todd Ball of Ball of Training at 345 N. Eric Drive. My wife and I live at 418 N. Jayden Drive. Neither of us can attend the Palatine Village Hall meeetin on Tuesday, February 26th. However, both of us are 100% in favor of this request to a: " Variation to permit 44 parking spaces instead of the minimum require 75 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance." We agree that they should be allowed to increase the size of the indoor recreational facility from 5,100 square feet to 10,700, which requires a parking variation. This is the kind of business that is appreciated in the area.

Just wanted to pledge our agreement to this request as a homeowner in tbe direct neighborhood.

Thanks,

Chad and Alexandra Rowe

Over Thirty Years of Excellence

Village of Palatine
Zoning Board
200 E. Wood Street
Palatine, Il 60067

February 25, 2019

Dear Palatine Zoning Board;

I am writing with regards to the Public Notice document 5096 at 345 N. Eric Drive, Palatine, IL 60067.

I received a letter stating that the Ball for Training Facility located next to my building, 327 N. Eric Drive, is requesting a variation to the required parking spaces. I reviewed the case staff statement (ID#5096) and I have a few concerns.

1. During certain times of the day and during our busy season, summer, parking is already tight.

2. If they are doubling the size of the space, they are expecting more customers coming to the facility then they have currently.

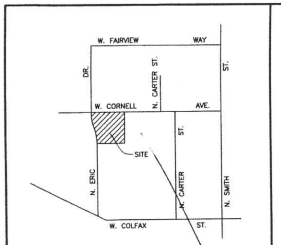
3. I'm concerned that if their customer base grows they may have to adjust their schedule and this may create further parking conflicts.

4. It would seem to me that adding parking spaces on the East side 345 Eric Drive might mitigate some of the parking issues.

Sincerely,

John DiPasquale
Owner
Illinois Shotokan Karate Club

Illinois Shotokan Karate Clubs • 327 North Eric Drive, Palatine, IL 60067 • 847/359-0666 • www.iskc.com



VICINITY MAP

N

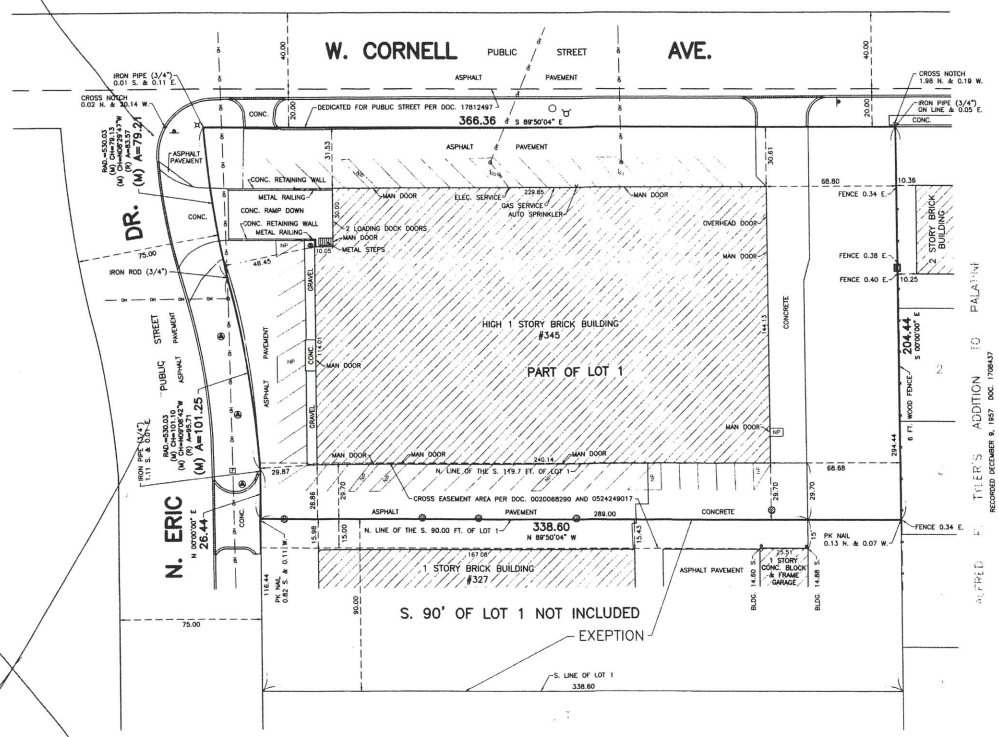
1" = 30'

0 30' 60'

GRAPHIC SCALE

LEGEND:

○	Manhole
⊛	Sanitary Manhole
●	Storm Catch Basin/Inlet
⚠	Fire Hydrant
✕	Light Pole
◀	Traffic Sign
— OH —o— OH —	Utility Pole W/Overhead Wire
•	Concrete Filled Post
☎	Telephone Pedestal
Ⓢ	Sump Pump
H	Electric Transformer
═══	Depressed Curb
NP	No Parking
(M)	Measured
(R)	Record
A	Arc
CH	Chord



ORDER NO.: 130022
FILE: 15-42-10
PROJECT NO.: 2013
PROJECT NAME: 345 N. ERIC ST., PALATINE
FOR: VEDDER PRICE P.C.

THOMAS A. MOLLOY, LTD.
Professional Land Surveying

Phone: (773) 724-1449 tamsurvey@aol.com

ALTA/ACSM LAND TITLE SURVEY

LOT 1 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN PALATINE MANUFACTURING DISTRICT SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF COLFAX STREET AND WEST OF A LINE DRAWN 440 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SMITH STREET AS LAID DOWN ON THE ASSESSOR'S PLAT OF THE TOWN OF PALATINE RECORDED APRIL 10, 1877 AS DOCUMENT NO. 129579 IN BOOK 13 OF PLATS, PAGE 93 (EXCEPT THE NORTH 66 FEET OF THE WEST 264 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 345 N. ERIC DRIVE, PALATINE, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 2011 999100721 UNC WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2013:

H. RIGHTS OF PUBLIC UTILITY TO MAINTAIN EASEMENT ON THE EAST MOST 1 FEET OF LAND AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICES, INC. ORDER #N112765. NOTE: CARRIED OVER FROM PRIOR POLICY, WE DO NOT HAVE A COPY OF THIS SURVEY. [NO DOCUMENT OR COPY OF PRIOR SURVEY PROVIDED TO THE SURVEYOR, EASEMENT NOT PLOTTED ON THE DRAWING]

I. CROSS EASEMENT BETWEEN BOLDT REAL ESTATE, L.P. AND JOHN S. DIPASQUALE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, GRANTING THE RIGHT OF ACCESS TO SAID EASEMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 0020068290 AND RERECORDED AS DOCUMENT NUMBER 0524249017. [PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 02-15-432-021-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM N. ERIC DRIVE AND W. CORNELL AVENUE, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

TABLE A – ITEM 2 STATEMENT AS TO ADDRESS: THE OBSERVED ADDRESS OF THE PROPERTY IS 345 N. ERIC DRIVE, PALATINE, ILLINOIS.

TABLE A – ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0181J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A – ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 71,654 SQUARE FEET OR 1.6450 ACRES.

TABLE A – ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL IS 34,275 SQUARE FEET.

TABLE A – ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A – ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 46 EXISTING PARKING SPACES INCLUDING 0 DESIGNATED HANDICAP PARKING SPACES.

TABLE A – ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A – ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A – ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

TABLE A – ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE A – ITEM 18 STATEMENT REGARDING SITE USE: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: CONCRETE RAMP AT NORTHWEST CORNER OF BUILDING WAS FLOODED AT TIME OF FIELD SURVEY.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, WALTER J. LUTZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:
UP DEVELOPMENT LLC;
345 ERIC DRIVE LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 11(a), 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2013. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 19TH DAY OF MARCH , A.D. 2013

WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3576 (EXPIRES NOVEMBER 30, 2014)
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 4840 (EXPIRES APRIL 30, 2013)

Attachment: Plat of Survey (345 N. Eric Drive - VAR Parking)

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

RECEIVED
JAN 18 2019
PLANNING & ZONING DEPARTMENT
date received

Background Information

PETITIONER(S): Todd BALL / Kasia BALL
Business Name (if applicable): BALL360 / Ball 4 training

Subject Property Address: 345 N. Eric dr Palatine 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
X	X	

Generally describe your request: My wife & I run a private fitness Studio. we want to add space because our business is growing. Our Request would not cause any problems because our busy hrs are from 5a-9am and 5pm-8:30pm which works opposite opposing business in the building. We live in the community and do our part to make it a better city.

Attachment: Application (345 N. Eric Drive - VAR Parking)

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

   Yes

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

   Yes

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

   Yes

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

   Agreed

III. PUBLIC HEARING

1. 345 N. Eric Drive

Notice was published in the Daily Herald on February 11, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Letter of Support
7. Public Notice

Sworn in staff: Ms. Katie Rivard

Sworn in petitioners: Mr. Todd Ball and Ms. Kasia Ball 412 W. Hamilton Drive, Palatine, IL

Mr. Ball stated they have been in business in Palatine for 1 ½ years and have had growth each year. He explained they are asking for extra space for their expanding child business to include PAFA football, Stingray softball, and a few soccer teams, which would not require more parking because kids are dropped off. Mr. Ball stated if they have 2 classes running at the same time which would be one adult and one child class. He explained the expansion is to allow more space for their existing clients.

Mr. Pirog clarified they do not expect more business.
Mr. Ball explained they currently use 65-70% of the parking so even with 20-30% more growth they will be within the parking perimeters. He stated it is private training.

Ms. Ball explained there is no open gym times and clients have to schedule classes by signing in on an app. She stated their busiest times are around 5:30/6:30pm and 5:15/6:15 am. Ms. Ball stated during the day they only do personal training so there are no more than 6 people at gym. She stated 80% of the classes are taught by her and her husband. She spoke to the sports teams' seasonal schedules.

Mr. Ball explained they have 5 trainers on staff that are contracted and even if everyone is training at the same time there would be no more than 6-10 cars in the lot. He stated unlike other gyms people can't come in whenever they want.

Ms. Rivard gave brief overview of the variation request to allow 44 parking spaces instead of the required 75 parking spaces. She stated the property is zoned M- Manufacturing and health clubs are permitted uses but must comply

with parking requirements. Ms. Rivard pointed out there was a discrepancy in the packet on square footage referring to the floor plan slide. She spoke to the hours and peak business times remaining the same. Ms. Rivard spoke to the other uses in the building including office, warehouse, and consignment business. She stated the space they are occupying was warehouse so the parking requirements were different. Ms. Rivard spoke to the parking variation that was approved for Paxem in 2017. She referred to the floor plan slide to show location. She spoke to parking referring to the slide of parking counts.

Mr. Cavanaugh asked if the space is vacant.
Ms. Rivard explained it is warehouse space.

Mr. Cavanaugh asked how long it has been since it was occupied.
Ms. Rivard stated the property owner is present and can speak to that.

Ms. Wood clarified the warehouse space is vacant.
Ms. Rivard answered correct.

Sworn in Mr. Aaron Del Mar - Owner of the subject property - 345 N. Eric Drive, Palatine, IL
Mr. Del Mar stated the space on floor plan marked as warehouse and office use are currently occupied by his office and staff. He spoke to his business hours being Monday thru Friday 9 am - 5 pm, which does not conflict with the fitness hours which are before 9 am and after 5 pm. He explained when he purchased the property he knew it was too big so looked for other businesses to maintain the property. He spoke to the mixed uses and how they are able to cohabitate without having a negative impact on each other or surrounding property owners.

Ms. Wood asked if the warehouse is currently being used as storage.
Mr. Del Mar answered yes.

Ms. Wood asked what kind of parking demand he has.
Mr. Del Mar explained he has 9 full-time employees and 3 company vans. He stated they do not have additional parking needs. He referred to the plat of survey slide to show the available parking locations surrounding the building. Mr. Del Mar stated they will have parking signs for spaces that are designated for Ball4Training. He spoke to the easement agreement between 347 & 345 N. Eric Drive.

Ms. Wood clarified the 16 spaces are for Ball4Training.
Mr. Del Mar answered yes.

Ms. Wood asked if the parking spots are by their door.
Mr. Del Mar answered yes and referred to the existing conditions slide to show the available parking. He stated they are more than welcome to use the other parking. He spoke to staff's parking counts pointing out when at their busiest the property has 15 spaces available. Mr. Del Mar stated his company is out for delivery most of the time so rarely have customers that come to office so parking

Attachment: Draft ZBA Minutes 2-26-19 (345 N. Eric Drive - VAR Parking)

is not a concern.

Ms. Wood asked about the shared parking with Illinois Shotokan.
Mr. Del Mar spoke to the parking agreement that allows Illinois Shotokan to use his property for parking. He referred to the aerial slide to show parking. He stated they have been good neighbors and all utilize the same resources when doing repairs and maintain the outside of the properties.

Mr. Pirog asked about the parking calculations.
Ms. Rivard explained the calculations are based on the entire square footage of Ball4Training because parking wasn't calculated when they first moved in as they were a permitted use. She further explained the expansion triggered a Variation for the parking.
Discussion on what the parking calculations are based on.

Ms. Wood asked how much space they are adding.
Ms. Rivard explained there was a discrepancy in the packet. She stated the space they currently occupy was greater than indicated by the Petitioner.
Discussion on how much total square feet is currently occupied by Ball4Training and how much is proposed.

Mr. Ball explained the proposed space will have grass and pull down TRX machines.

Ms. Wood asked if they currently are using approximately 8,000 sq. ft.
Ms. Ball answered yes.

Ms. Wood asked about class times.
Ms. Ball explained their schedules are not changing they just need more space.
Mr. Ball spoke to their peak times.

Ms. Wood asked if there is any parking issues in the evening.
Mr. Ball answered no and pointed out the extra evening class is for kids so parents just drop off the kids at the door.

Ms. Wood asked if parents get out to pick up.
Mr. Ball answered no they pull up to the door. He stated they have cameras out to see them in case the parents don't come up.

Mr. Pirog referred to the slide of existing conditions asking if it is possible to add parking east side as requested in letter.
Mr. Ball stated his concern is that there will be more cars on that side with kids getting dropped off.
Ms. Ball pointed out it is one-way so they cannot enter that way.
Mr. Ball explained he is concerned with the traffic flow and restated they have had discussions with them.
Ms. Ball pointed out since their business entrance is off of Cornell Avenue no one really goes to the back.

Sworn in Mr. Todd Berlin 402 N. Jayden Drive, Palatine, IL
Mr. Berlin stated he is happy for their success and thinks they have been a great neighbor. He expressed concern with parking along Cornell Avenue pointing out the north side is pinched in with no curb, gutter or sidewalk. He stated during inclement weather or at night it is difficult for cars and pedestrians to get by. Mr. Berlin stated he is looking for someone to address the root cause with possible no parking signs or expansion with curb and gutters.

Ms. Wood asked if the parents park there for a short time waiting for their kids to come out.
Mr. Berlin stated with the morning classes they seem to park there the entire time but has not paid close enough attention to know the timing exactly.

Mr. Pirog asked if he addressed the street parking with the Village.
Mr. Berlin stated he wrote a letter to Village over a year ago about the potential for curb and gutter installation but the Village responded that they would not consider anything until 2021 because it is not in the Capital Plan. He stated when this request came up he approached Mr. Ball and he agreed that it makes more sense for this customers to use his lot instead of the street but since there are no "No Parking" signs there is nothing he can do to enforce that.

Mr. Pirog pointed out that would make the parking worse.
Mr. Berlin pointed out the parking count isn't exactly accurate because it doesn't count all the cars on the street.

Ms. Rivard pointed out the Zoning Board can't make any decisions regarding the curb and gutter. She stated she is not familiar with the exact location of "No Parking" signs on Cornell Avenue.
Mr. Berlin explained there are no parking signs on the north side of the street but parking is permitted on the south side.
Ms. Rivard stated if approved they will have to submit a traffic directional and parking management plan so this should address some of these concerns. She restated the curb and gutter is outside of the purview of the Zoning Board but will look into it as a separate matter.

Mr. Berlin stated it is important to have all the information to get the whole picture of the situation.

Mr. Cavanaugh clarified there is "No Parking" signs on the north side of Cornell Avenue but not on the south.
Mr. Berlin stated there are "No Parking" signs on the north side but parking is permitted on the south side.

Sworn in Ms. Maria Cetlaus 346 W. Cornell Avenue, Palatine, IL
Ms. Cetlaus stated she is a 32 year resident. She stated there is a lot of traffic due to the new construction in her area. Ms. Cetlaus stated her house is currently for sale and is having a hard time selling because there are so many cars on the

Attachment: Draft ZBA Minutes 2-26-19 (345 N. Eric Drive - VAR Parking)

street. She stated parking for the post office is in front of her house. She stated she currently lives in Iowa City and commutes back and forth and was surprised how many cars were in front of her driveway on Friday.

Ms. Wood asked if she knew where the cars were from.
Ms. Cetlaus she stated there were games taking place at the health club, which used to be a warehouse use. She stated she has complained about drainage because all the water from the post office comes onto her property.
Ms. Wood explained that is not in the ZBA's purview but she should speak to the Village about it.
Ms. Cetlaus stated it is hard to sell her house because of the traffic.

Mr. Luszczak asked if there are cars on both sides of Cornell Avenue.
Ms. Cetlaus answered on one side.

Mr. Luszczak asked if cars on one side is a problem.
Ms. Cetlaus explained on her side there are signs for "No Parking". She restated there are cars parked all over there now.

Mr. Berlin clarified Ms. Cetlaus is referring to the business at 340 N. Eric Drive, which is the across street, and is known as "Athletes Academy".

Mr. Del Mar explained the property at 340 N. Eric Drive is Athletes Academy, which is an indoor sports facility. He pointed out Ball4Training doesn't have classes on Fridays. He spoke to the properties on West Cornell Avenue that originally were to be developed as a PUD but it has not been developed so the public improvements that would have been done have not been done. He spoke to the improvements the Village has done including new storm sewers and drainage that helped with the overall water that came down from the post office area. He stated it is his understanding that when those properties are developed the curb and gutters would be constructed. He pointed out the parking on Cornell Avenue is public parking just like other area throughout the Village. Mr. Del Mar referred to the aerial slide to explain traffic flow through his property.

Mr. Luszczak asked if there is legal parking on Eric Drive.
Mr. Del Mar answered yes and spoke to other available parking. He stated they considered adding parking spaces along in front of the building referring to the aerial slide to show other properties that have similar parking spaces at the front of their property.

Mr. Ball stated they have been good neighbors pointing out the complaints aren't really related to their business. He stated he has told his clients to be respectful of the street and to use the lot. He stated hopefully this will be seen by the Village board and improvements can be made to address these issues.

Mr. Pirog pointed out the size of the building being so large and asked staff what it was originally intended for.
Ms. Rivard stated she cannot answer that but this area is zoned Manufacturing

so warehouse is a typical use.
Mr. Cavanaugh pointed out the majority of the manufacturing buildings were there before the residential.

STAFF RECOMMENDATION:
The Petitioners are requesting to expand their existing health club into an adjacent space currently used as warehouse space. Therefore, the change in use requires a Variation to the parking. The subject property is unique as it is a mix of office and warehouse space, a consignment business with limited hours, and the existing health club, with limited hours as well. Staff believes that based upon the current uses and hours of operation of the existing businesses, there should be sufficient parking to accommodate the health club expansion. Also, the parking counts indicate that that the existing tenant mix and available parking operate and are effectively functional. Ball4Training is not a typical health club, as the classes and training provided are scheduled and planned, as opposed to being open and unmonitored. Nevertheless, the existing use is increasing by 5,600 sq. f. (10,717 sq. ft. total). Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Ball4Training business plan floor plan submitted on 01/22/2019 except as such plans may be revised to conform to Village Codes and Ordinances.
2. Staff will conduct a six-month review of the parking and traffic management for the Subject Use. If deemed necessary, Staff may recommend to Village Council additional conditions of approval, including an off-site parking agreement, a parking lot expansion (subject to the Code requirements), or class schedule adjustments and limitations for the Subject business.
3. The traffic direction and parking management plan will be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The revisions may include additional striping and traffic/parking directional signage and striping.

Mr. Cavanaugh asked if possible to add a second condition to include a study for "No Parking "signs on the south side of the street.
Ms. Rivard explained Staff can further address with the Traffic Engineering committee. She stated the board can make the recommendation as part of the condition.
Discussion on parking plan.

Ms. Wood asked about the staff recommendation stating the request is for 5,600 additional sq. ft.
Ms. Rivard explained that was a discrepancy and clarified they are asking for an additional 2,734 sq. ft.

Mr. Cavanaugh clarified the total at 10,717 sq. ft. is accurate.
Ms. Rivard answered yes.

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

Attachment: Draft ZBA Minutes 2-26-19 (345 N. Eric Drive - VAR Parking)

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

DELIBERATIONS:

Mr. Larson spoke to the standards pointing out the uniqueness is they are using a manufacturing facility that was not designed for this but is a good use instead of being abandoned. He stated based on staff parking counts they are not an extra burden. He pointed out the discrepancy in the packet on how much space they are actually adding so the additional 2,800 sq. ft. will not add too much additional traffic and parking requirements.

Ms. Wood stated it is great that the neighbors, property owners and Staff came out to tell us what is going on. She spoke to Staff's conditions addressing the concerns and gives her assurance it will not negatively affect the other businesses or residents.

Ms. Roth-Wurster agreed with Ms. Wood and pointed out having Mr. Del Mar explain the hours of his business and how the hours coincide is helpful. She pointed out the nature of the business requires more space not to add more people but to do recreational activities.

Mr. Cavanaugh stated it is a great use for the space. He pointed out is a good sign when businesses grow and require more. He thanked the neighbors for coming out and recommended them to stay in contact with the gym owners and the Village so that any issues can be addressed in the 6-month review.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on March 11, 2019.

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

Attachment: Draft ZBA Minutes 2-26-19 (345 N. Eric Drive - VAR Parking)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 26, 2019 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 permit 44 parking spaces instead of the minimum required 75 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
The property is commonly known as 345 N. Eric Drive (02-15-432-021-0000).
The Petitioner is requesting to increase the size of the current indoor recreational facility (Ball for Training) from approximately 5,100 square feet to 10,700 square feet, which will require a parking variation.
The above petition has been filed by Todd Ball of Ball for Training and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-04
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 11th day of February, 2019
Published in Daily Herald
February 11, 2019 (4518122)

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,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollo St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
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 11-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltzer
Authorized Agent

Control # 4518122

Attachment: Public Notice (345 N. Eric Drive - VAR Parking)

Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire within a Portion of the Arlington Crest Neighborhood

BACKGROUND:
AT&T has applied for a permit to install overhead wire within the Arlington Crest neighborhood. Pursuant to Section 16.20 of the Village Code, the Village Council shall approve any addition of overhead utility line in excess of 2,600 lineal feet to determine if it shall be required to be buried.

KEY ISSUES:

- AT&T proposes to wrap 5,974 feet of small diameter cable around their existing small diameter cable. Approximately every 300 feet in length, they further propose to install a port to connect new customers which would be approximately 4 inches in diameter and one foot long.
- AT&T explored the possibility of burying the new wire instead of placing it overhead. As the majority of the neighborhood is now overhead for power and communication, they request expanding their overhead facilities. The diameter of their existing cable is 1.7 inches in diameter and the new cable they propose to lash around the existing is 0.7 inches in diameter.
- An existing above ground utility box in the Northwest Highway right-of-way, west of Williams Drive, would be modified to support the proposed wire installation.
- The proposed work is in order to provide AT&T's "ultra fast Internet platform with 100% fiber optic cable network".
- The new wire allows for an enhanced online experience with increased speeds, more reliable connection, and expanded bandwith.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of aerial wire within a portion of the Arlington Crest neighborhood.
2. Do not approve the variation.

RECOMMENDATION:
It is recommended that the ordinance granting AT&T a variation from the Village Code be approved to allow the installation of aerial wire in excess of 2,600 feet in rear yard easements east and west of Williams Drive, between Northwest Highway and Olive Street, as well as the Olive Street right-of-way west of Warren Avenue.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of an aerial wire in excess of 2,600 feet in rear yard easements east and west of Williams Drive, between Northwest Highway and Olive Street, as well as the Olive Street right-of-way west of Warren Avenue.

ATTACHMENTS:

- Ordinance-Variance from Chapter 16 Section 16-20
- ATT Variance Request
- Arlington Crest Existing Pole Samples

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO ALLOW AT&T TO INSTALL AERIAL WIRE WITHIN THE VILLAGE OF PALATINE

WHEREAS, pursuant to the Right-of-Way Ordinance (Chapter 16, Section 16-20) of the Village of Palatine Code of Ordinances, prohibits the installation of any overhead utility lines in excess of 2,600 lineal feet; and

WHEREAS, the Village has received a request by AT&T for authorization to allow the installation of additional aerial wire within existing easements and right-of-way within a portion of the Arlington Crest neighborhood in excess of 2,600 lineal feet; and

WHEREAS, as a telecommunications company, AT&T is subject to the requirements of Chapter 16 and requires that a Variance be granted by the Village Council; and

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

SECTION ONE: A Variation to allow AT&T to install additional aerial wire, as outlined in the attached Exhibit A, in existing easements and right-of-way within a portion of the Arlington Crest neighborhood in excess of 2,600 feet, is hereby granted.

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

PASSED: This _____ day of _____, 2019

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

APPROVED by me this _____ day of _____, 2019

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2019

_____

Village Clerk

AT&T Fiber

Aerial Project Overview
(5,974 linear feet of fiber cable proposed)

1

AT&T

AT&T Fiber

AT&T Existing Cabinet
1400 E Northwest Highway

AT&T

AT&T Fiber

Sample of two cabinet doors to be installed on the back side of the existing cabinet below.

AT&T Existing Cabinet (backside)

AT&T

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (AT&T ROW Variance for Aerial Wire Installation in

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (AT&T ROW Variance for Aerial Wire Installation in

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (AT&T ROW Variance for Aerial Wire Installation in

Arlington Crest -Utility Pole Photos

Attachment: Arlington Crest Existing Pole Samples (AT&T ROW Variance for Aerial Wire Installation in

Consider an Ordinance Granting a Preliminary & Final Planned Development and Rezoning from B-2 General Business to Planned Development for the Proposed Journey's Facility at 1140 E. Northwest Highway

BACKGROUND:

The Subject Property, zoned B-2 General Business, contains the Petitioner's facility (Journeys) that operates under an existing Special Use (ORD # #O-141-01) as a shelter and social service provider to the homeless.

The Petitioner recently acquired a vacant triangular property located to the north of the existing Journeys' facility. The Petitioner is proposing to demolish the existing building and construct a new 3-story shelter and supportive housing facility on the roughly 1 acre site through the consolidation of both properties. Therefore, the Petitioner is seeking:

1. **Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing facility; and**
2. **Rezoning from B-2 - General Business District to Planned Development**

KEY ISSUES:

Zoning and Business Operations:

- The Petitioner is requesting to a Preliminary and Final Planned Development to facilitate the proposed development and use. In addition to the current services and uses provided at the existing Journeys' building, the Petitioner intends to expand the scope of services offered at this location to include the following:
    - 1 PADS overnight shelter location (42 beds); and
    - 11 Permanent Affordable Housing Units (residential apartments)
- The new building will accommodate both the current operations and include overnight stays for their clients. The table below identifies the existing and **proposed** operations.

	Current	**Proposed**
Facility Size	Approximately 7,000 sf One-story facility	**Approximately 27,000 sf** **Three-story facility**
Activities and Services Provided	PADS Administration HOPE Center Pathway Housing Readiness Support Services	PADS Administration Hope Center Pathway Housing Readiness Support Services **1 PADS Shelter Location (42 beds); 11 Permanent Affordable Housing Units (apartments)**
Hours of Operation	1st Floor 7:30 AM - 4 PM	**1st Floor 7AM - 7 PM Daily**

	Monday thru Friday	**2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily**
Staff	20 staff (15 full-time 5 part-time)	**28 staff (**15 full-time; **13 part-time)**
Clients	50 Clients per day	**1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents**
Parking	24 parking spots 1 handicap parking spot	**41 parking spots 2 handicap parking spots**
Transportation	1 van 1 mini-bus	1 van 1 mini-bus

- The business plan identifies all of the proposed functions and uses for the new shelter and supportive housing resource center. The Police Department reviewed the proposed plan of operations and made several building security recommendations, which were accepted by the Petitioner. Also, Staff is recommending a condition that the 11 residential apartments participate in the Village crime free multi-family housing requirements.

- The proposed building complies with the setbacks and floor area ratio for the B-2 District.

- The required parking section of the zoning ordinance does not contemplate parking requirements for the proposed use. The Planned Development process allows the Petitioner to establish appropriate parking requirements for the intended use, subject to Staff review and any proposed conditions to address. Based upon the proposed uses, the Zoning Ordinance would recognize the required parking, as follows.

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	8,865	1 per 300	30
2nd Floor	PADS	8,865	1 per 300	30
3rd Floor	Housing	8,865	2 per residence	22
			Total **Provided**	**82** **41**

- A parking variation to allow 41 spaces instead of the required 82 is noted, in conjunction with the Planned Development. Based upon the needs of the clients served and the functionality of the proposed use, Staff believes that the proposed parking is likely sufficient. Also, Staff is recommending a condition that requires the submission of a parking management plan, including tenant leasehold restrictions relative to parking, in a manner acceptable to the Director of Planning and Zoning.

- The dimensions of the drive aisle meet the requirements of the Zoning Ordinance. However, the parking stall lengths do not shallower by 6 inches that the Code

Requirements. Therefore, the parking stalls are proposed to be 18.5 feet in length, instead of the required 19 feet.

- In order to accommodate an adequate emergency vehicle turnaround and access, a cross assess agreement will be required between the Subject Property - JOURNEYS - and the property to the west, Safeguard Properties. The Petitioner is aware of this requirement and has already had initial discussions with Safeguard about this requirement.

Architecture and Signage:

- The proposed building will be constructed of precast concrete panels, with a mixture of brick finish and horizontal siding finish on all sides. The consistency of materials would meet the requirements of the building code.
- The building is 3 stories tall and 40 feet in height. The maximum height in the underlying B-2 district is 45 feet, not to exceed 3 stories. This complies with the restrictions of the underlying Zoning district.
- The plans show a proposed freestanding monument sign at 10 feet tall and 60 square feet, which also complies with Code.

Site Plan and Engineering:

- A new water service for potable and fire service would be extended from the south connecting to the existing water main that currently exists along the frontage of this property.
- As required, the new building will be a fully sprinkled building and the pre-cast building materials are also fire suppressive.
- An offsite sanitary sewer is proposed, which will connect to an existing sanitary line located northeast of the proposed project. This line will be extended through the neighboring USPS property. An easement agreement between Journeys and the USPS will be required. Both parties are aware of this requirement and have already met and discussed these requirements.
- MWRD and IDOT permits shall be required.

ALTERNATIVES:

1. Approve the Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development
2. Do not approve the Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development

RECOMMENDATION:

Public Hearing:	Plan Commission - February 19, 2019
Residents testifying:	None
Vote:	The Plan Commission voted 6-0 to approve this request. Staff completed a technical review of the site and engineering plans and does not have any additional changes or amendments, outside of the proposed conditions. And, the existing uses and activities at Journeys have been functioning, without any identified issues. Nevertheless, the proposed introduction of the new functions is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Motion to approve the proposed Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development at 1140 E. Northwest Highway.

ATTACHMENTS:

- Aerial Map - 1140 E. Northwest Highway
- ORD PFPD 1140 E Northwest Highway
- ORD Rezone 1140 E Northwest Highway
- EXHIBIT - Business Plan
- EXHIBIT - Journey ARCH plans
- EXHIBIT - Onsite Civil ENG Plans
- EXHIBIT - Offsite Civil ENG Plans
- EXHIBIT - Project Renderings 021319
- Existing 2001 Special Use ORD - Journeys
- Application
- Plan Commission Meeting Minutes 2-19-19
- Journeys Plat of Survey
- Public Notice

1140 E. Northwest Highway

Attachment: Aerial Map - 1140 E. Northwest Highway (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
PREMLIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
1140 E. NORTHWEST HIGHWAY
CASE NO. (18-41)

WHEREAS, upon petition of owners of said property, a Public Hearing was held in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center, on the following legally described property:

PARCEL 1:

THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 24 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THRID PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF: THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORHT LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE TO 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

Attachment: ORD PFPD 1140 E Northwest Highway (1140 E. Northwest Highway - PD Journeys)

PARCEL 2:

THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).

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:

SECTION 1: **That Preliminary and Final Planned Development approval to permit a 3-story shelter and supportive housing center, is hereby granted, subject to the following conditions:**

1. **The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 02/27/2019, Offsite Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018 last revised 02/26/2019, except as such plans may be revised to conform to Village Codes and Ordinances.**

2. **The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.**

3. **The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**

4. **A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.**

5. **A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.**

6. **Any change in the ownership or operating entities shall require Village Council review and approval.**

Attachment: ORD PFPD 1140 E Northwest Highway (1140 E. Northwest Highway - PD Journeys)

7. **The residential use component shall participate in the Village's Crime Free Multi-Housing Program.**

8. **A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.**

9. **A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.**

10. **A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.**

11. **Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**

12. **Cash in lieu of detention in the amount of $9,945.48 shall be submitted in a manner acceptable to the Village Engineer.**

13. **A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

14. **Recording fees in the amount of $300 shall be submitted.**

15. **The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

16. **The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.**

17. **Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.**

18. **MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.**

19. **A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction**

schedule and contractor parking areas during the construction process.

20. In conjunction with the construction management plan, Journeys shall submit an operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.

SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____day of _____, 2019

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

APPROVED by me this _____day of _____, 2019

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2019

_____
Village Clerk

Attachment: ORD PFPD 1140 E Northwest Highway (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY FROM
"B-2" GENERAL BUSINESS TO "P" PLANNED DEVELOPMENT
1140 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a public hearing held on February 19, 2019 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 "B-2" General Business to Planned Development:

PARCEL 1:

THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 24 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THRID PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF: THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORHT LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE TO 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID

Attachment: ORD Rezone 1140 E Northwest Highway (1140 E. Northwest Highway - PD Journeys)

LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).

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:

SECTION 1: **That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as Planned Development.**

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 _____, 2019

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

APPROVED by me this ____day of _____, 2019

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of _____, 2019

_____
Village Clerk

Attachment: ORD Rezone 1140 E Northwest Highway (1140 E. Northwest Highway - PD Journeys)

JOURNEYS | The Road Home | 1140 East Northwest Highway | Palatine | Illinois 60074 | 847 963 9163 | www.journeystheroadhome.org

PROPOSED DEVELOPMENT
BUSINESS PLAN

The Petitioner

PADS To HOPE, Inc. D/B/A: JOURNEYS | The Road Home ("JOURNEYS") serves the homeless and those at risk of becoming homeless populations. JOURNEYS has operated at 1140 E. Northwest Highway, Palatine, IL 60074 since our special use permit was granted in 2000. JOURNEYS has a long term, positive track record, and reputation for strengthening communities by: reducing strain on and being a resource for the community, offsetting costs, meeting community development goals, streamlining services, and working with other non-profits, faith locations, corporations and local government. To better serve the community, JOURNEYS submits the following business plan. This executed plan will result in a fully comprehensive, one-stop shop with contained support services, shelter and affordable housing. The JOURNEYS organization has a strong community presence, a stellar reputation and is the recognized expert in providing services and housing to this very fragile population in the northwest suburbs of Cook County for 30 years. Prior to operating at 1140 E. Northwest Highway, JOURNEYS provided similar services to these populations in various Arlington Heights locations since 1989.

As a proud member of the Palatine Community since 2000. JOURNEYS prides itself in celebrating the strength of Palatine while working diligently to address some of the typical challenges found in any northwest suburban village. JOURNEYS is committed to serving the homeless population from our area in addition to residents that struggle with being able to find and maintain housing and jobs adequate to afford living in this area.

One of the many challenges in the northwest suburbs is locating affordable housing - coupled with the needed supportive services to maintain that housing. JOURNEYS is ready and willing to take on this challenge for Palatine by providing 11 new affordable, supportive and permanent housing units. Additionally, we will be offering enhanced and expanded services to both the homeless and prevention clients served by JOURNEYS.

JOURNEYS has a 30-year history of serving this population and has been providing affordable and supportive permanent housing in Palatine through partnership with Pathways Development Institute for over a decade. JOURNEYS is supported by the community through 2,500 local volunteers, 90+ partnerships with faith based-locations and numerous partnerships with corporations. We will be providing all services in a contained one-stop shop that is already off the tax rolls and is located where there is not conflict with surrounding neighbors. Additionally, we are proud to point out that we have long term neighboring partnerships with our direct neighbors to the west – Safeguard Storage Facility and to the east - the Federal Postal Distribution Center.

Over the years, many other local non-profits have lost Illinois State funding and have had to shut down programs and eliminate staff positions as a result. This has caused people who were typically being served by other agencies to come to JOURNEYS for assistance. Because of this trend, our numbers have stayed consistent over the years even though we are successful in securing housing for an average of 115 people a year. Last year, we housed 135 people and we are on track to exceed 160 people housed by the end of our fiscal year this year.

JOURNEYS provides three core programs at 1140 E. Northwest Highway which include: the **PADS program**, the **HOPE Center**, and the **Pathways Housing Readiness program**.

The **PADS program** provides overnight shelter to the homeless community through a network of 21 churches/synagogues in the northwest suburbs and 70 plus "sister-site" churches/synagogues that assist in supplying volunteers and resources. In 2017, the program expanded to operate all year round. The PADS Program has consistently served an average of 71 guests per night. Those receiving services from JOURNEYS are homeless individuals or those who are struggling with keeping their current housing due to poverty related issues, job loss or other life stability challenges.

The **HOPE Center** provides the counseling, case management and support services needed for our clients to stabilize. In 2012/2013 we saw a large jump in those needing our services. It proved to be our largest service year to date. For the past 4 years since and the years before 2012, the number of those we served has not changed dramatically.

July 2017-June 2018 | 896 People Served | 25,828 Services Delivered
July 2016-June 2017 | 847 People Served | 26,008 Services Delivered
July 2015-June 2016 | 876 People Served | 22,191 Services Delivered
July 2014-June 2015 | 798 People Served | 19,028 Services Delivered
July 2013-June 2014 | 856 People Served | 19,037 Services Delivered
July 2012-June 2013 | 1,070 People Served | 18,480 Services Delivered

The **Pathways Housing Readiness program** provides housing counseling, budgeting, roommate negotiations, and a variety of other supportive services needed to maintain housing once housing is secured. Additionally, JOURNEYS provides property management for the two Pathway Development Institute apartment buildings in Palatine. JOURNEYS has provided permanent supportive housing in two satellite locations in Palatine through our partnership with Pathway Development Institute, since 2003.

JOURNEYS | The Road Home CURRENT Special Use

The current services provided at 1140 E. Northwest Highway, Palatine, IL 60074 were permitted under the Special Use Standards set forth in section 14.05 (d) of the Village of Palatine Zoning ordinance. (*Ord. 0-122-10 ∋1 10/04/10)*

Homeless Day Facility: A publicly or privately operated facility designed for the provision of services to homeless persons including but not limited to: a central location to obtain transportation, make telephone calls, send and receive mail, wash laundry, improve hygiene and personal care; and/or receive basic case management, mental health therapy, job counseling, educational services and assistance with meeting the needs of homeless families with children. A Homeless Day Facility shall comply with the zoning district regulations for the district in which the site is located. (Ord. 0-115-00 ∋1 9/25/00)

Homeless Person. An individual who lacks a fixed, regular, and adequate residence. (Ord. 0-115-00 ∋1 9/25/00)

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

Current activities and services

- **The HOPE Center** – services and administration: *1 Clinical Director*
  - Serves an average of 50 individuals a day
  - The Hours of Operation are Monday-Friday from 7:30am-4pm
  - The HOPE Center provides services to clients through employed professionals
    - Case management: *4 full-time Case Managers*
      - Case Management is the practice of meeting face to face and interviewing the client to determine their barriers to stabilizing their life
      - The barriers are identified and prioritized
      - Case Management coordinates all life areas to include but not limited to:
        - Finances
          - Employment procurement or enhancement
          - Employment retention
          - Entitlement procurement
        - Housing
          - Providing Shelter; or
          - Transitional Housing referral; or
          - Supportive Permanent Housing placement or referral
          - Location and referral to mainstream housing
        - Health
          - On-site Nurse practitioner referral
          - Prescription drug program
        - Identity Documents
          - State ID procurement
          - Driver's License Procurement
          - Birth Certificate Procurement
        - Education
          - GED Procurement
          - School Social Workers and Counselor coordination of services
    - Counseling: *1 full-time Mental Health Counselor*
      - Substance Abuse
      - Mental Health
      - Marriage/Domestic Violence
      - Family
    - Dining Facility: Seating for 65 available in center
    - Food Pantry (Cold Storage Perishable and Dry Storage)
      - Chicago Food Dispensary location
      - Adhere to all GFD procedures on food storage
      - Quarterly pest control contacts
      - Random site visits and requirements to maintain status
    - Clothing Closet
      - Seasonal
      - Donate excess to Salvation Army two times a week
    - Meals
      - The kitchen is a WARMING KITCHEN ONLY
      - Meals are provided from 7:30am-3:00pm
        - Continental Breakfast
        - Lunch
        - Take-a-Way Dinner
      - We follow Greater Food Depository food storage and prep procedures

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

- Transportation Services: *3 part-time Drivers*
    - A mini bus
    - A van
    - A bike repair and distribution program
    - Train, bus, gas and cab voucher program
- Laundry
    - One washer and two dryers for client laundry
    - External contracts for PADS Laundering needs
- Lockers: 24 lockers used to lighten the burden for clients who are actively working on getting out of homelessness
- Showers: 2 handicap accessible showers
- Vocational services
    - Resume building
    - Interview skills training
    - Job referral; and placement
    - Employment liaison between placement, JOURNEYS and client

- The **PADS program** administrative services: *1 full-time Program Manager*

- The **Pathways Housing Readiness program**: provides supportive services and case management to those housed in the external Pathways Housing Apartment Units
    - JOURNEYS knows how to do housing and knows how to do it right. Although our units will be permanent in structure there is built in incentive for our residents to move on to mainstream living as they stabilize and thus become contributing members of the community. Our program design is unique and structured to individually address each person's unique instability situation.
        - Upon entry
            - All residents start out with a minimal rent – approximately $300/month
            - All leases are done on a month to month basis
            - All residents need to meet with their assigned case manager twice a week to address life barriers and strategies:
                - Income/budgeting,
                - Employment and/or entitlement maintenance,
                - Social/emotional well-being,
                - Physical health,
                - Family/roommate relationships,
                - Education goals, etc.
        - As stabilization occurs
            - Leases expand to three months and eventually six months, with the end goal to secure one-year leases
            - Rent increases in manageable increments to eventually match market rate rental costs
            - Case management meeting requirements extend to weekly, then to bi-weekly, and eventually monthly meetings

- **JOURNEYS Agency Administration**: *1 full-time Executive Director, 1 part-time Bookkeeper, 1 full-time Facilities and Transportation Manager, 1 part-time Custodian*

- **JOURNEYS Development Department**: *1 full-time Director of Development, 1 full-time Database Specialist, 2 Full-time Grant Writers, 1 full-time Development Associate, 1 full-time Volunteer Coordinator*

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

JOURNEYS | The Road Home Expansion Business Plan

	Current	***Proposed***
Facility Size	• Approximately 7,000 sf • One-story facility	• ***Approximately 27,000 sf*** • ***Three-story facility***
Activities and Services Provided	• PADS Administration • HOPE Center • Pathway Housing Readiness Support Services	• PADS Administration • Hope Center • Pathway Housing Readiness Support Services • ***1 PADS Shelter Location*** • ***11 Permanent Affordable Housing Units***

Staff	• 20 staff
	  ○ 15 full-time
	  ○ 5 part-time
		• ***28 staff***
		  ○ 15 full-time
		  ○ 13 part-time

Parking	• 24 parking spots • 1 handicap parking spot	• ***39 parking spots*** • ***2 handicap parking spots***
Transportation	• 1 van • 1 mini-bus	• 1 van • 1 mini-bus

First Floor proposed activities and services

- There will be no changes to the HOPE Center client volume
  - We anticipate continuing to see an average of 50 people a day
- The hours of operation will expand to ***Monday – Sunday from 7:00am-7:00pm***
- The services that will remain and/or be expanded include:
  - Case management***:***
    - Staffing: *4 full-time existing Case Managers (WEEKDAYS-various schedules) and* ***2 part-time Case Managers will be hired (WEEKENDS 7:00am-7:00pm)***
    - Case Management is the practice of meeting face to face and interviewing the client to determine the barriers that hinder them from stabilizing their life
    - Case Management coordinates all life areas to include but not limited to:
      - Finances
        - Employment procurement or enhancement
        - Employment retention
        - Entitlement procurement
      - Housing
        - Providing Shelter; or
        - Transitional Housing referral; or
        - Supportive Permanent Housing placement or referral
        - Location and referral to mainstream housing
      - Health
        - On-site Nurse practitioner & referral
          - *1 existing part-time nurse (contractual Heartland Health Outreach)*
          - *1 existing nurses' aide (contractual Heartland Health Outreach)*
        - On-site prescription drug program
      - Identity Documents
        - State ID procurement
        - Driver's License Procurement
        - Birth Certificate Procurement
      - Education
        - GED Procurement
        - School Social Workers and Counselor coordination of services

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

- Counseling:
  - Staffing: *1 full-time existing Mental Health Counselor*
  - Focus areas:
    - Substance Abuse
    - Mental Health
    - Marriage/Domestic Violence
    - Family Dynamics
- Dining Facility: Seating for 96 available in center
- Food Pantry (Cold Storage Perishable and Dry Storage)
  - Chicago Food Dispensary location
  - Adhere to all GFD procedures on food storage
  - GFD provides scheduled and random site visits
  - GFD has requirements to maintain status
- Clothing Closet
  - Seasonal
  - Donate excess to Salvation Army two times a week
- Meals
  - The kitchen is a WARMING KITCHEN ONLY
  - Meals are provided from 7:30am-3:30pm
    - Continental Breakfast
    - Lunch
    - Take-A-Way Dinner
  - We follow GFD meal procedures
    - Dating when externally prepared meal donations arrive
    - Expiration date
    - Cleaning procedures
    - Heating temperatures
- Transportation Services: *3 part-time existing Drivers (shared office)*
  - A mini bus
  - A van
  - A bike repair and distribution program
  - Train, bus, gas and cab voucher program
- Vocational services
  - Resume building
  - Interview skills training
  - Job referral; and placement
  - Employment liaison between placement, JOURNEYS and client
- HOPE Center Administrative Services:
  - *1 full-time existing Clinical Director*
  - *1 part-time existing Custodian (NO OFFICE NEEDED)*
  - *1 full-time existing Volunteer Coordinator*
  - *1 full-time existing Database Specialist*

- There will be no additional strains on our parking as the population still rarely has vehicles

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

Second Floor proposed activities and services

- Overflow Shelter will be provided on site 7 days a week, year-round with a capacity to temporarily shelter:
  - 21 adult single men
  - 21 adult single women
  - Separate family accommodations for 4 large families or divided to serve smaller family units
- Support Services will be provided to include:
  - Laundry facility
    - For HOPE Center Clients
    - All PADS Site Laundering
  - Washrooms
  - Lockers
- Hours of operation will be 7:00pm-7:00am
- JOURNEYS Agency Administration:
  - *1 full-time existing Executive Director*
  - *1 part-time existing Bookkeeper*
  - *1 full-time existing Facilities and Transportation Manager*
- PADS program administrative services:
  - *1 full-time existing Shelter Program Manager*
- PADS Support Team:
  - ***2 part-time Case Managers will be hired (SHARED OFFICE SPACE WITH DAYTIME STAFF)***
    - 1 part-time Case manager 7p-midnight Monday - Friday,
    - 1 part-time Case Manager 7p-midnight Saturday and Sunday
  - ***1 part-time Custodian will be hired (NO OFFICE NEEDED)***
  - ***3 part-time Security Staff will be hired (MOBILE THROUGHOUT BUILDING)***
    - 1 part-time security staff member 11:30pm-7:30am Monday, Wednesday and Friday
    - 1 part-time security staff member 11:30pm-7:30am Tuesday and Thursday
    - 1 part-time security staff member 11:30pm-7:30am Saturday and Sunday
- The majority of those being sheltered do not have vehicles
- Transportation services will be extended to serve the population at this level of care
- The PADS Site will provide dinner and the meal will be served on the first floor
- All other meals will be provided during the HOPE Center business hours on the first floor

Third Floor proposed activities and services

- The Pathways administrative services will operate on the third floor
- 11 affordable supportive and permanent housing units
  - 8 one-bedroom (1 handicap accessible)
  - 3 two-bedroom (1 handicap accessible)
- Most of our tenants will not have vehicles
- Transportation services will be expanded to serve the population at this level of care
- *1 full-time existing Director of Development*
- *1 Development Associate*
- *2 Full-time existing Grant Writers*

Attachment: EXHIBIT - Business Plan (1140 E. Northwest Highway - PD Journeys)

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

Journeys The Road Home
Building For Hope
Palatine, Illinois

ABBREVIATIONS

ACOUST.	ACOUSTICAL
AC	ACOUSTICAL PANEL CEILING
ACT	ACOUSTICAL CLG. TILE & SUSP. GRID
AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
AVG.	AVERAGE
B/	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BR	BRICK
BR/CMU	BURNISHED BLOCK
BRG.	BEARING
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
CANT.	CANTILEVERED
CLG.	CEILING
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL.	COLUMN
CONC	CONCRETE
CONSTN.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT	CARPET
C.T.	CERAMIC TILE
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG.	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
ELECT.	ELECTRIC/ELECTRICAL
EL.	ELEVATION
EP	SEAMLESS EPOXY FLOOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET CETERA
EXIST.	EXISTING
EXP.	EXPOSED
EXT.	EXTERIOR
FAAN	FIRE ALARM ANNUNCIATOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
F.O.	FINISHED OPENING
FND	FEMININE NAPKIN DISPOSAL
FNV	FEMININE NAPKIN VENDOR
FRP	FIBERGLASS REINFORCED PANEL
FT.	FOOT/ FEET
F.R.T.	FIRE-RESISTANT TREATED
GA.	GAGE/ GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GENSET	GENERATOR ALARM STATION
GB	GYPSUM BOARD
GL	GLASS
HCP	HANDICAP ACCESSIBLE
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
H.V.A.S.	HEAT/VENT ALARM STATION
IN.	INCHES
INFO.	INFORMATION
INT.	INTERIOR
INSUL.	INSULATION
J-BOX	JUNCTION BOX
JST.	JOIST
K.E.S.	KITCHEN EQUIPMENT SUPPLIER
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAL FOOT/ FEET
L.P.	LOW POINT
MFR.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MSRY.	MASONRY
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OCC.	OCCUPANT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTIONAL
O.W.F.T.	OPEN WEB FLOOR TRUSS
O.W.G.T.	OPEN WEB GIRDER TRUSS
	PAINT
PC	PRECAST PANEL
PL.	PLATE
P.L.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREP.	PREPARATION/ PREPARED
PT.	POINT
P.T.	PRESSURE TREATED
QT	QUARRY TILE
R.A.	RETURN AIR
RAD.	RADIUS
RB	RUBBER BASE
RECPT.	RECEPTACLE
REINF.	REINFORCED
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
RSAN	ROOM SMOKE ANNUNCIATOR
R.T.U.	ROOF TOP UNIT
S.C.	SEALED CONCRETE
SCHD.	SCHEDULE
S.F.	STOREFRONT
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SPRINK.	SPRINKLERS
SQ.	SQUARE
SF.	SQUARE FOOTAGE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL/ STRUCTURE
SUSP.	SUSPENDED
T/	TOP OF
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
TA	TROUBLE ANNUNCIATOR
TEMP.	TEMPERED
T.I.	TENANT IMPROVEMENT
TYP.	TYPICAL
TX	SPRAY ON TEXTURE
U.N.O.	UNLESS NOTED OTHERWISE
VAR	VARIES
VB	VINYL WALL BASE
VERT.	VERTICAL
VT/VCT	VINYL COMPOSITION TILE
WC	WALLCOVERING
W/	WITH
W/O	WITHOUT
W.B.	WALL BASE
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WDW.	WINDOW
WR	WATER RESISTANT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
1 R & 1 S	ONE ROD & ONE SHELF

DESIGNTEAM

OWNER
JOURNEYS THE ROAD HOME
1140 E. Northwest Highway
Palatine, Illinois 60074

ARCHITECT
HKM ARCHITECTS + PLANNERS, INC.
43 South Vail Avenue
Arlington Heights, Illinois 60005-1424
847-392-9200 FAX 847-392-9009

OWNERS CONSULTANTS

GENERAL CONTRACTOR
POWER CONSTRUCTION COMPANY, LLC.
8750 W. Bryn Mawr Ave., Suite 500
Chicago, Illinois 60631
312-596-6160 FAX 312-604-1531

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300
Downers Grove, Illinois 60515
630-652-4600 FAX 630-652-4601

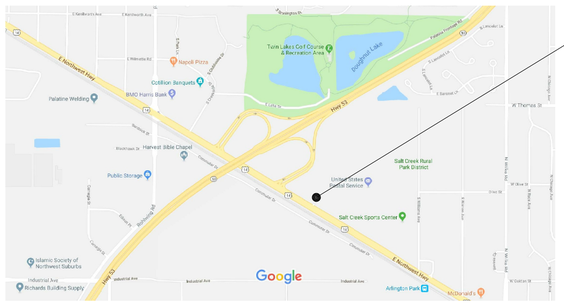
STRUCTURAL ENGINEER
EXCEL ENGINEERING, INC.
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800

MECHANICAL ENGINEER
MK INDUSTRIES, INC.
998 Forest Edge Drive
Vernon Hills, Illinois 60061
847-949-0200

PLUMBING ENGINEER
SHERMAN MECHANICAL, INC.
1075 Alexander Court
Cary, Illinois 60013
847-462-1020

ELECTRICAL ENGINEER
CONNELLY ELECTRIC
40 S. Addison Rd., Suite 100
Addison, Illinois 60101
630-543-9059 FAX 630-543-9077

LOCATION MAP



NORTH

MATERIAL LEGEND

ACOUSTICAL TILE
BATT INSULATION
BLOCKING
BRICK
CONCRETE
COMPACTED GRANULAR FILL
CONCRETE BLOCK
EARTH
FINISH WOOD
GLASS ELEVATION
GYPSUM WALLBOARD
PLYWOOD
RIGID INSULATION
STEEL

SYMBOL LEGEND

A203 — DETAIL REFERENCE SHEET NUMBER
1 A203 — WALL SECTION REFERENCE SHEET NUMBER
1 A203 — DETAIL SECTION REFERENCE SHEET NUMBER
A1 A406 / A1 A200 A B — DETAIL ELEVATIONS
A — GRID LINE - COLUMN CENTER LINE
LARGE SCALE DETAIL
1 — REVISION
A — KEY NOTES
ELEVATION MARKING

BUILDING DATA

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE (WITH AMEND)
2009 INTERNATIONAL MECHANICAL CODE (WITH AMEND)
2004 ILLINOIS STATE PLUMBING CODE (WITH AMEND)
2011 NATIONAL ELECTRICAL CODE (WITH AMEND)
2009 INTERNATIONAL FUEL GAS CODE (WITH AMEND)
2009 INTERNATIONAL FIRE CODE (WITH AMEND)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (WITH AMEND)

BUILDING USE GROUP:	A3, ASSEMBLY/B, BUSINESS/R1, RESIDENTIAL NON-SEPARATED
CONSTRUCTION CLASS:	TYPE V-A
FIRE PROTECTION SYSTEMS:	NFPA13 SPRINKLER w/ AUTOMATIC WIRELESS ALARM NOTIF. TO LOCAL FD
MAXIMUM ALLOWABLE AREA PER TABLE 503:	11,500 SF./FLOOR
FRONTAGE INCREASE:	0 SF./FLOOR
AUTOMATIC SPRINKLER INCREASE:	23,000 SF./FLOOR
TOTAL MAXIMUM ALLOWABLE AREA:	34,500 SF./FLOOR

GROSS FLOOR AREA SUMMARY:
NOTE: BUILDING AREAS NOTED ARE GROSS FLOOR AREAS

FIRST FLOOR	9,280 SF.
SECOND FLOOR	9,145 SF.
THIRD FLOOR	9,145 SF.
TOTAL	27,570 SF.

MAXIMUM ALLOWABLE NUMBER OF STORIES PER TABLE 503:	2
AUTOMATIC SPRINKLER INCREASE:	1
TOTAL ALLOWED NUMBER OF STORIES	3
MAXIMUM ALLOWABLE BUILDING HEIGHT PER TABLE 503:	50'
AUTOMATIC SPRINKLER INCREASE:	20'
TOTAL ALLOWABLE BUILDING HEIGHT:	70'

STRUCTURAL ELEMENT	REQ'D FIRE RESISTANCE RATING
STRUCTURAL FRAME	**1 HOUR**
BEARING WALLS	
EXTERIOR (BUT NOT LESS THAN FIRE SEP. DIST. REQ'D)	**1 HOUR**
INTERIOR	**1 HOUR**
NONBEARING EXTERIOR WALLS AND PARTITIONS EXCEPT WHERE RATING IS REQ'D ELSEWHERE	**0 HOUR**
EXTERIOR WALLS DUE TO FIRE SEPARATION DISTANCE	
NON-LOADBEARING <5'	**1 HOUR**
>/= 5', AND <10'	**1 HOUR**
>/= 10', AND <30'	**1 HOUR**
>/= 30'	**0 HOUR**
NONBEARING INTERIOR WALLS AND PARTITIONS EXCEPT WHERE RATING IS REQ'D ELSEWHERE	**0 HOUR**
FLOOR CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS	**1 HOUR**
ROOF CONSTRUCTION INCL. SUPPORTING BEAMS AND JOISTS	**1 HOUR**
FIRE BARRIERS	
SHAFT ENCLOSURES	**1 HOUR**
FIRE ENCL. OF EXITS	**1 HOUR**
ELEVATOR HOISTWAY ENCLOSURES & ELEV. EQUIP. ROOM	**1 HOUR**
MIXED USE AND FIRE AREA SEPARATIONS	**N/A**
FIRE WALLS	
DWELLING UNIT AND SLEEPING UNIT SEPARATIONS	**1 HOUR**
FIRE PARTITIONS	
TENANT SPACE SEPARATIONS	**N/A**
CORRIDOR WALLS	**1 HOUR**
ELEVATOR LOBBY SEPARATION	**N/A**
SMOKE BARRIERS	**1 HOUR**
SMOKE PARTITIONS	**N/A**

DRAWING INDEX

ARCHITECTURAL DWGS.

A000	COVER SHEET, SHEET INDEX
A001	ARCHITECTURAL SITE PLAN
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A102	BATHROOM PLANS
A103	UNIT PLANS
A104	ENLARGED STAIR PLANS
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OWNERS CONSULTANT DRAWINGS (SEPARATE SUBMITTALS)

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C4	GRADING PLAN
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C6	EROSION CONTROL PLAN
C7	STORMWATER POLLUTION PREVENTION PLAN
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C10	MWRD GENERAL NOTES
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PB1.1	PLANBRACING PLAN
PB1.2	PLANBRACING PLAN
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S1.2	THIRD FLOOR PLAN
S1.3	ROOF PLAN
S1.4	STAIR PLAN
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M-3.0	3RD FLOOR HVAC PLAN (NORTH HALF)
M-3.1	3RD FLOOR HVAC PLAN (SOUTH HALF)
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M-4.1	ROOF HVAC PLAN (SOUTH HALF)
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M-6.0	MECH HVAC VENT SCHEDULES
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M-6.2	HVAC NOTES AND SCHEDULES

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P-2	2ND & 3RD FLOOR PLANS PLUMBING
P-3	ROOF PLAN - PLUMBING
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E202	SECOND FLOOR POWER AND LIGHTING PLAN
E203	THIRD FLOOR POWER AND LIGHTING PLAN
E204	ROOF POWER AND LIGHTING PLAN
E300	ONE LINE DIAGRAM, GROUNDING DETAIL
E301	PANEL SCHEDULES

* AN AS BUILT AUTOCAD FILE OF THE BUILDING FLOORPLANS SHALL BE SUBMITTED TO AHJ PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

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COVER SHEET
SHEET INDEX

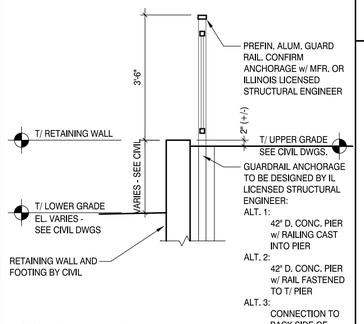
date 10/23/2018 drawn by CL MR checked by

Job No. **18003**

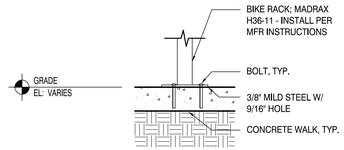
Sheet No. **A000**

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

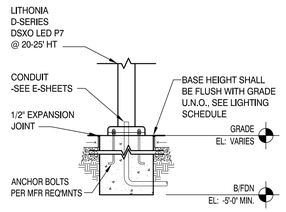
GUARD RAIL NOTES:
BASIS-OF-DESIGN: HANSEN ARCHITECTURAL SYSTEMS, PICKET RAILING SYSTEM W/ MID-RAIL. BLACK FINISH.
GUARD RAIL SHALL BE DESIGNED TO TO ACCOMODATE THE FOLLOWING:
1. THERMAL MOVEMENTS FROM AMBIENT AND SURFACE TEMPERATURE CHANGES
2. TO PREVENT A 4" SPHERE FROM PASSING THROUGH AT ANY LOCATION
3. RESIST LOADS OF 50LBS PER LINEAR FOOT OF RAILING AS WELL AS CONCENTRATED LOADS OF 200LBS @ ANY POINT ALONG THE RAIL



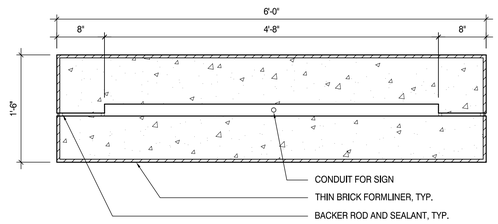
B1 RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"



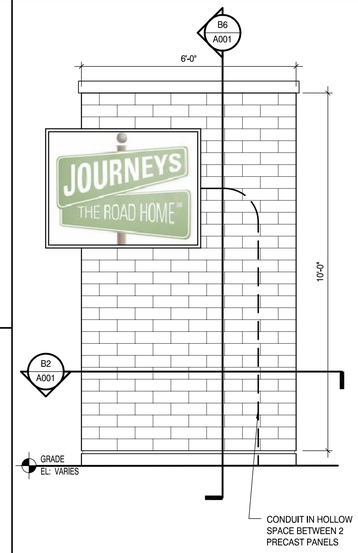
A2 SURFACE FLANGE MOUNT BIKE RACK DETAIL
SCALE: 1" = 1'-0"



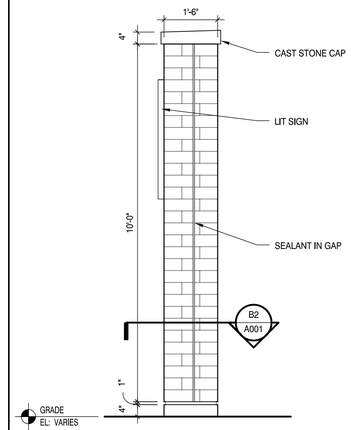
A3 POLE LIGHT FIXTURE FOUNDATION DETAIL @ WALK
SCALE: 1/2" = 1'-0"



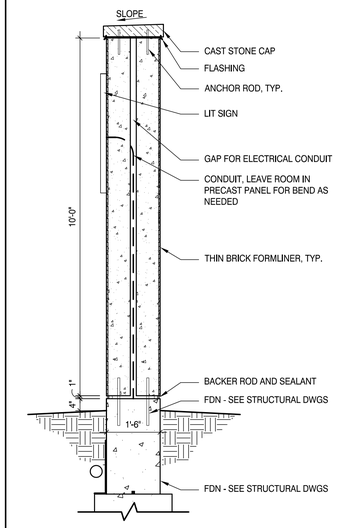
B2 MONUMENTAL SIGN SECTION
SCALE: 1" = 1'-0"



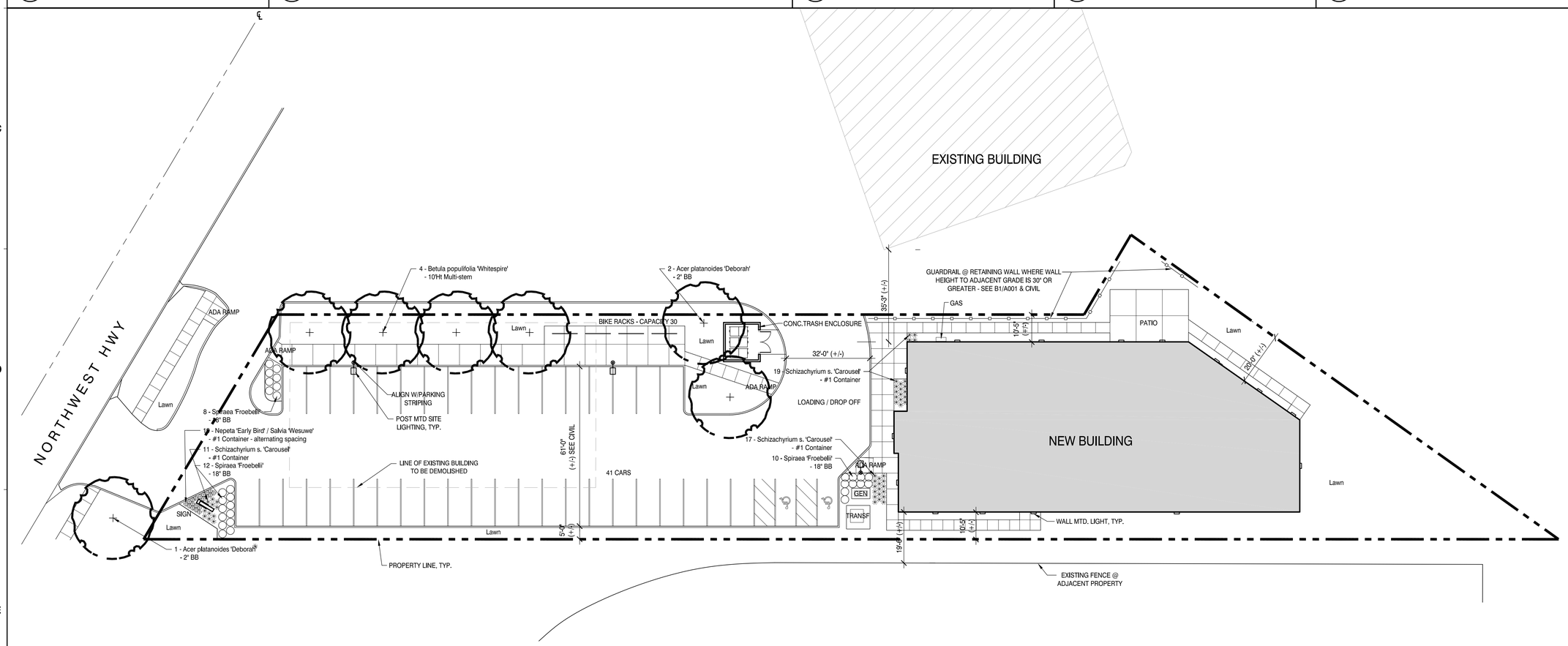
B4 MONUMENTAL SIGN FRONT ELEVATION
SCALE: 1/2" = 1'-0"



B5 MONUMENTAL SIGN SIDE ELEVATION
SCALE: 1/2" = 1'-0"



B6 MONUMENTAL SIGN SECTION
SCALE: 1/2" = 1'-0"



E1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

NORTH

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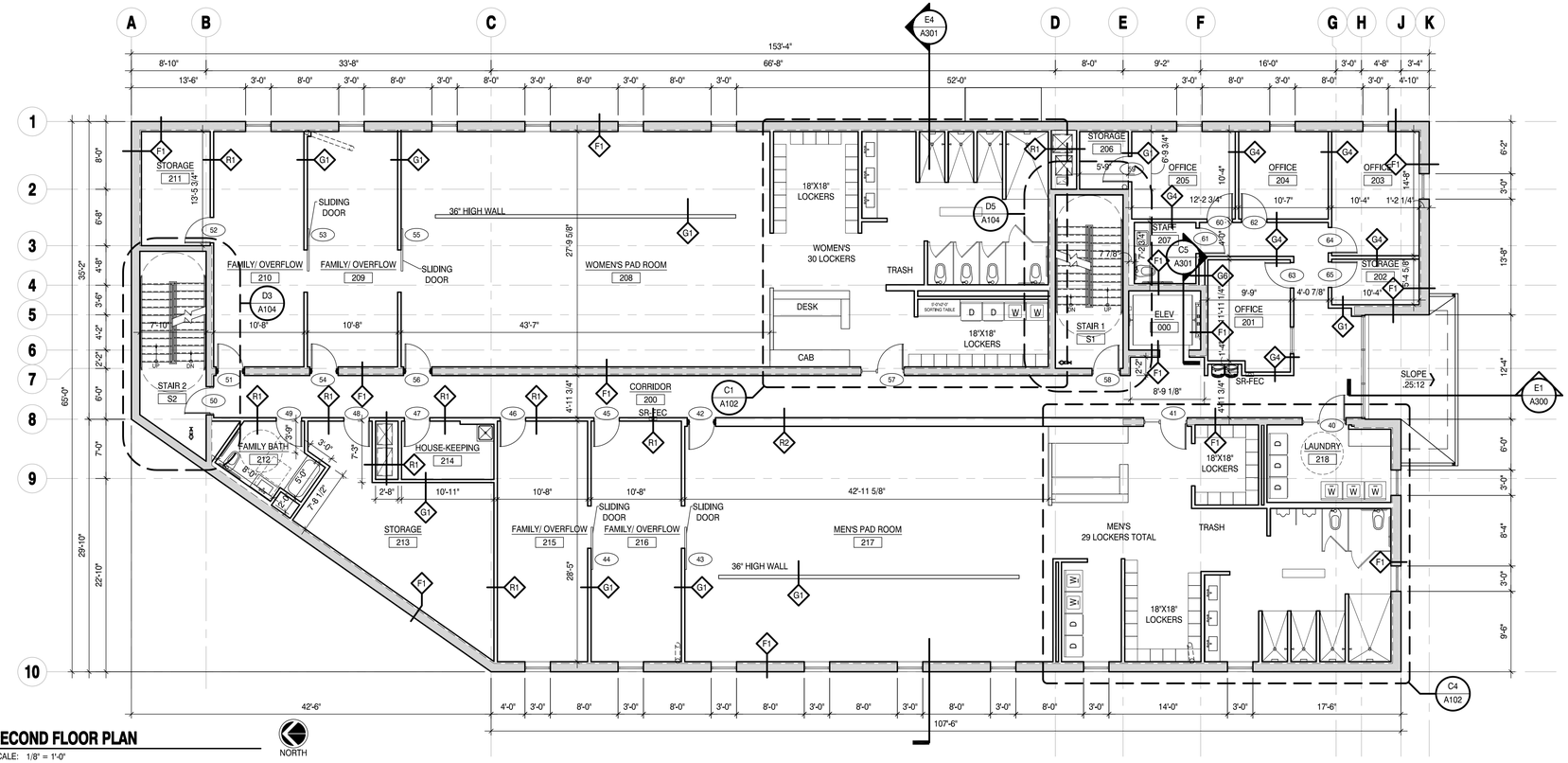
Architectural Site Plan

date 10/23/2018 drawn by CL MR checked by

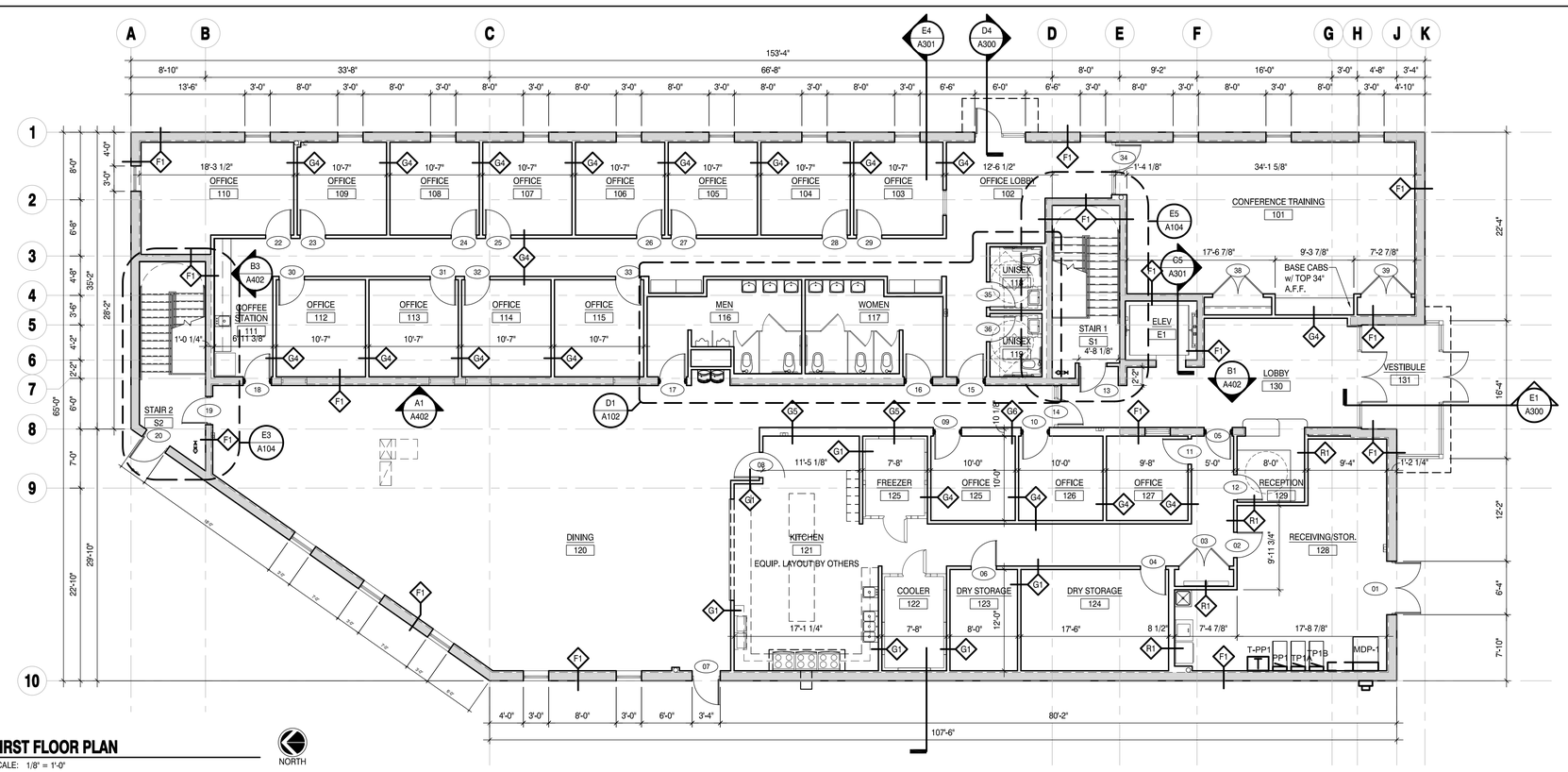
Job No. 18003

Sheet No. A001

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



E3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



E1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND
- = PRECAST CONCRETE
- = COLD FORMED FRAMING

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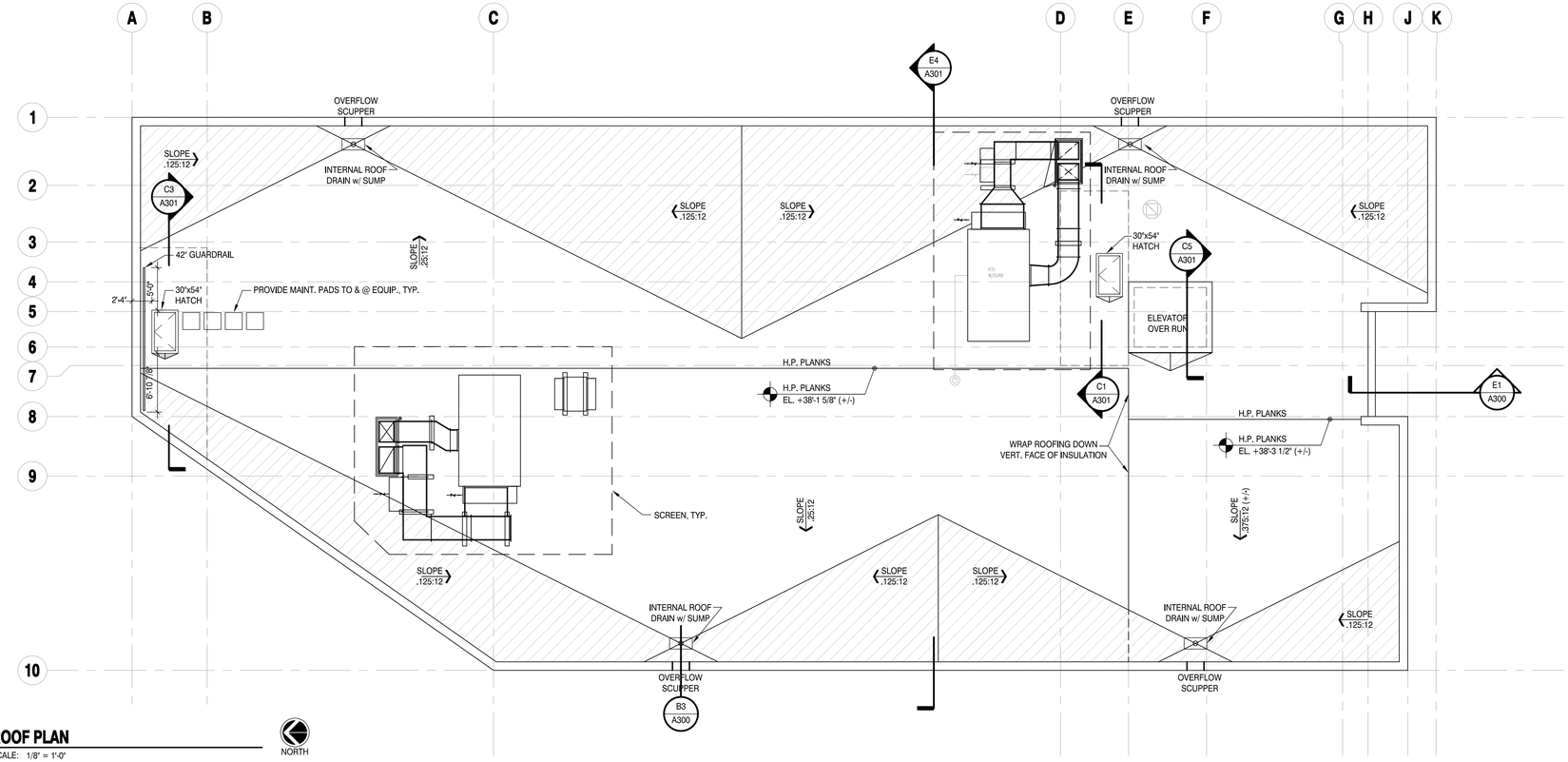
First Flr Plan
Second Flr Plan

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

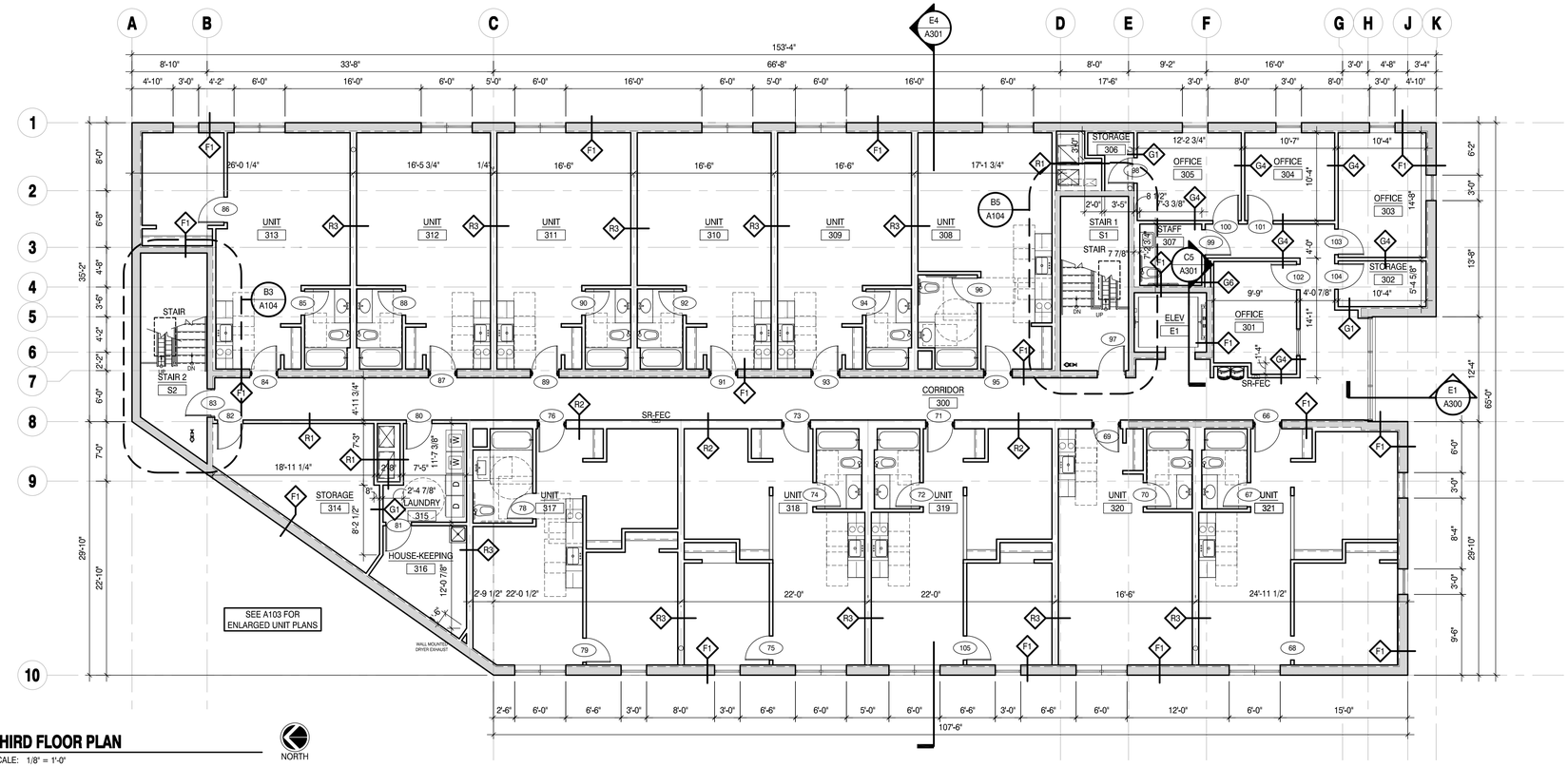
Sheet No. A100

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



C1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH



E1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

WALL TYPE LEGEND
= PRECAST CONCRETE
= COLD FORMED FRAMING

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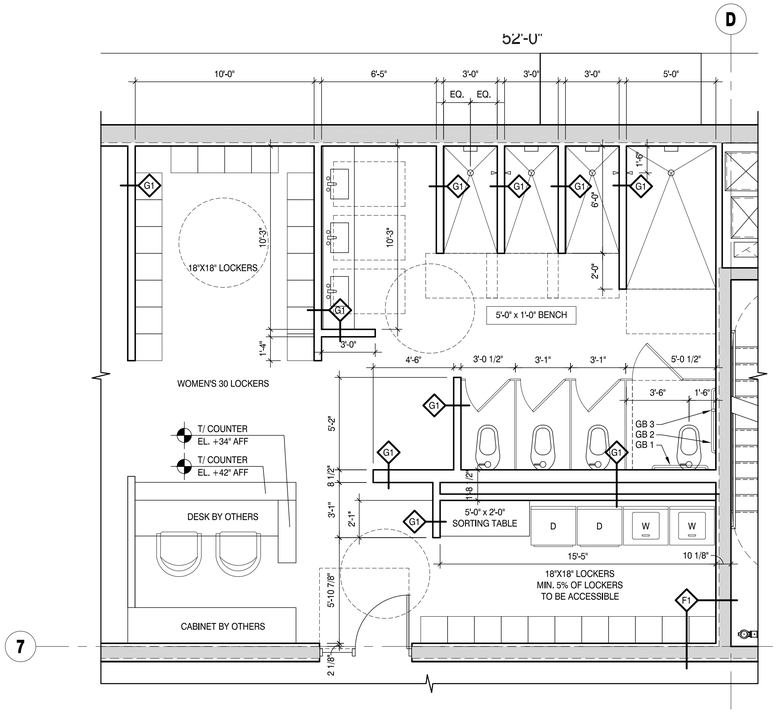
Third Flr Plan
Roof Plan

date 10/23/2018 drawn by CL MR checked by

Job No. 18003

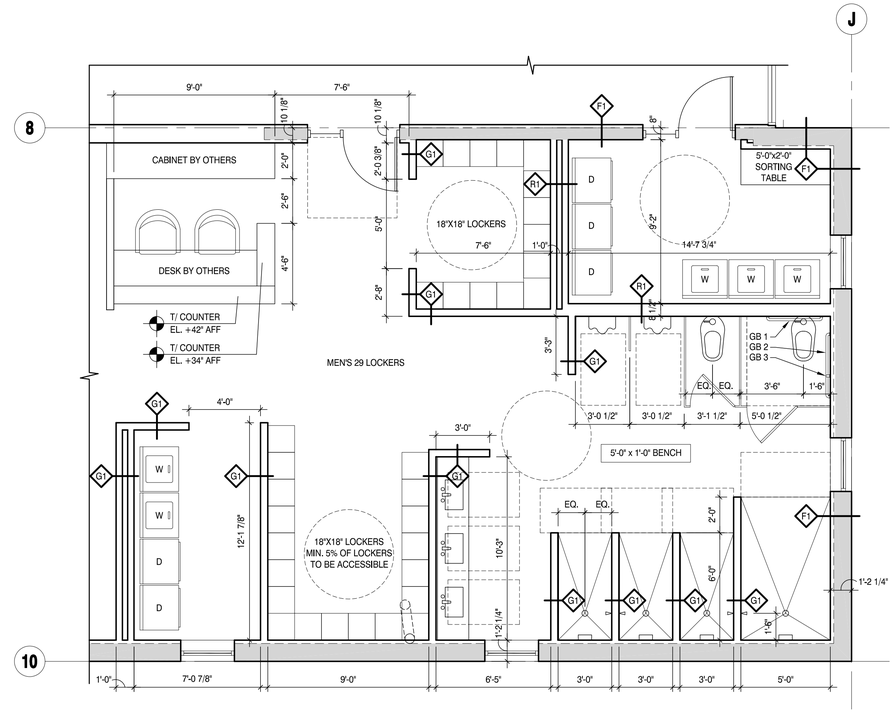
Sheet No. A101

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



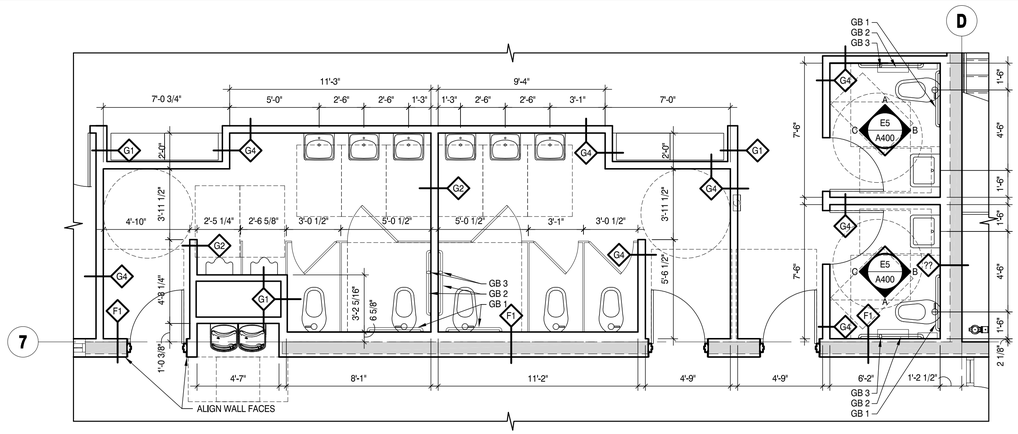
C1 WOMEN'S BATH PLAN

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



C4 MEN'S BATH PLAN

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



D1 RESTROOM PLAN

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

SEE A400 FOR BATH FIXT. SCHED.

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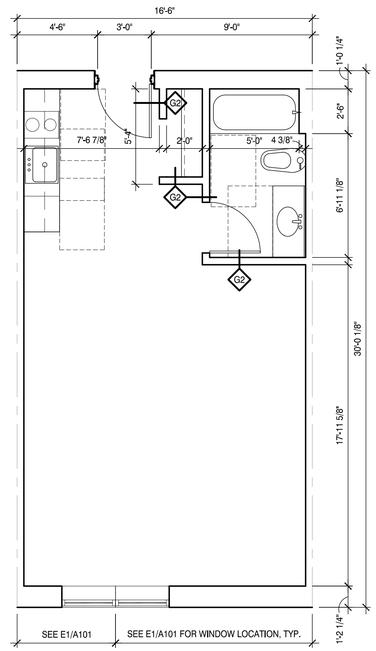
Bath and Restroom Plans

date 10/23/2018 drawn by CL MR checked by

Job No. 18003

Sheet No. A102

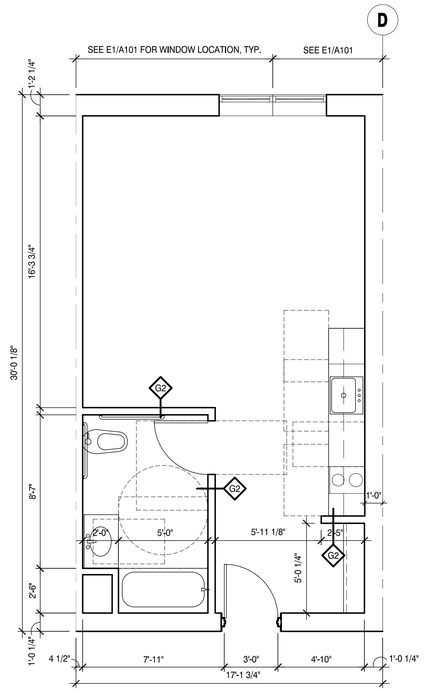
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



SEE THIRD FLOOR PLAN FOR DEMISING WALL LOCATION.

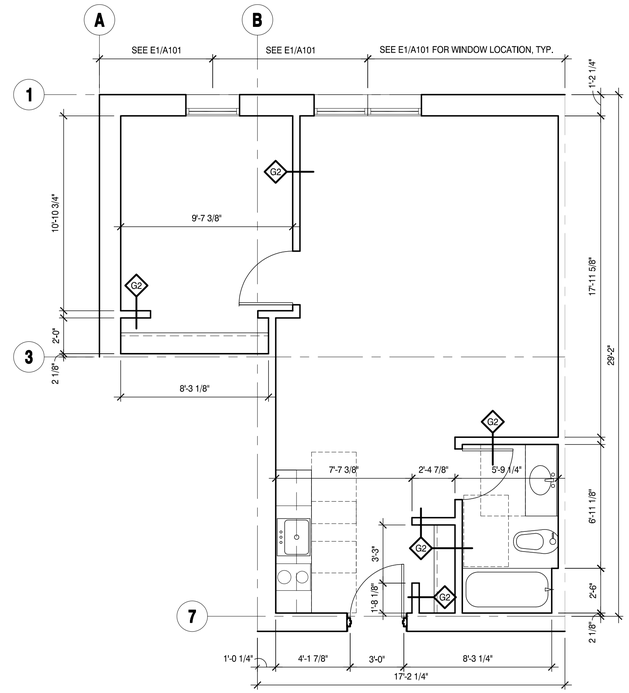
C1 UNIT PLAN - EFF (TYPE B)

SCALE: 1/4" = 1'-0" UNITS 309, 310, 311, 312, 320



C2 UNIT PLAN - EFF (ACCESSIBLE)

SCALE: 1/4" = 1'-0" UNIT 308



C4 UNIT PLAN - EFF+1BR (TYPE B)

SCALE: 1/4" = 1'-0" UNIT 313

UNIT GENERAL NOTES

IN ADDITION TO GENERAL NOTES ON OVERALL BUILDING FLOOR PLANS, NOTE THE FOLLOWING:

1. PROVIDE SHOWER RODS AT ALL TUB LOCATIONS; COORDINATE HEIGHT OF ROD WITH OWNER.
2. ANY DIMENSIONS SHOWN AT CABINETS SHALL BE TO COUNTERTOP, TO FACE OF CABINET DOORS, OR TO PROJECTING APPLIANCES, AS APPLICABLE.
3. TYP. AT EXTERIOR WALLS, KEEP ALL PIPING ON WARM SIDE OF INSULATION.

ADD'L GEN. NOTES @ TYPE B/FHA UNITS

IN ADDITION TO UNIT PLAN GENERAL NOTES ABOVE, TYPE B/FHA UNITS SHALL COMPLY WITH FHA AND THE REQ'TS OF THE APPLICABLE ICC/ANSI A117.1 FOR TYPE 'B' DWELLING UNITS.

1. MAINTAIN A 36" WIDE CLEAR ACCESSIBLE ROUTE THROUGHOUT THE UNIT.
2. PROVIDE IN-WALL BLOCKING AT TOILETS, TUBS, AND SHOWERS TO ALLOW FOR LATER INSTALLATION OF GRAB BARS.
3. PROVIDE FOR PARALLEL APPROACH AT SINKS OR FORWARD APPROACH WITH REMOVABLE CABINETRY.
4. ONE BATHROOM IN EACH TYPE B/FHA UNIT SHALL COMPLY WITH TYPE B "OPTION B" REQ'TS AND FHA "SPECIFICATION B" REQ'TS.
4. CENTER-LINE OF TOILET SHALL BE LOCATED 1'-6" FROM SIDE WALL.
5. NOSE OF INSTALLED TOILET SHALL NOT BE MORE THAN 30 1/2" FROM REAR WALL; COORDINATE SPECS WITH OWNER TO COMPLY.
6. IN KITCHEN, MAINTAIN AT LEAST 40" CLEAR BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS.

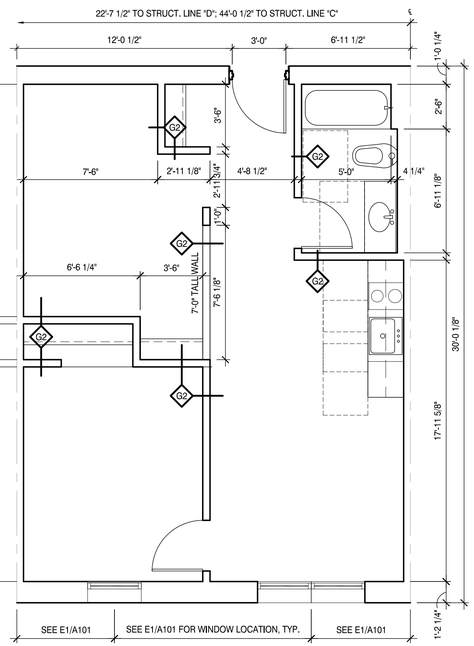
ADD'L GEN. NOTES FOR TYPE A/FHA UNITS

IN ADDITION TO UNIT PLAN GENERAL NOTES AND THE TYPE B/FHA UNIT NOTES ABOVE, TYPE A/FHA UNITS SHALL COMPLY WITH THE REQ'TS OF THE APPLICABLE ICC/ANSI A117.1 FOR TYPE 'A' DWELLING UNITS.

1. PROVIDE MANEUVERING CLEARANCES AT ALL PASSAGE DOORS, AND 60" DIA. TURNING RADIUS OR T-TURN WITHIN ROOMS AND SPACES.
2. PROVIDE FOR FORWARD APPROACH AT SINKS AND REMOVABLE CABINETRY. INSTALL W/ FRONT OF SINK AT 34" MAX. A.F.F. WHEN CABINET IS REMOVED, PROVIDE KNEE CLEARANCE 27" ABOVE FINISH FLOOR TO UNDERSIDE OF APRON.
3. B/ REFLECTING SURFACE OF MIRROR ABOVE LAVATORIES SHALL BE @ 40" MAX. A.F.F.
4. PROVIDE 30" DEEP CLEAR FLOOR SPACE AT TUBS AND SHOWERS.
5. PROVIDE SHOWER SPRAY UNIT W/ 60" MIN. LONG HOSE THAT CAN BE USED AS FIXED SHOWER OR HAND-HELD AND OFFSET CONTROLS, LOCATED ENTIRELY IN THE AREA BETWEEN THE TUB/SHOWER RIM AND THE TUB/SHOWER CENTER-LINE.
6. IN KITCHEN, PROVIDE (1) WORK SURFACE 30" WIDE W/ REMOVABLE CABINETRY. INSTALL WORK SURFACE AT 34" MAX. A.F.F. OR PROVIDE ADJUSTABLE COUNTER IN RANGE OF 28" TO 36" A.F.F. THAT CAN BE ADJUSTED WITHOUT CUTTING COUNTER OR DAMAGING ADJACENT CABINETS OR WALL CONSTRUCTION.
7. KITCHEN APPLIANCES SHALL BE ADA-COMPLIANT, WITH CONTROLS WITHIN ACCESSIBLE REACH RANGE.
8. PROVIDE FRONT LOAD ALL-IN-ONE WASHER/DRYER.

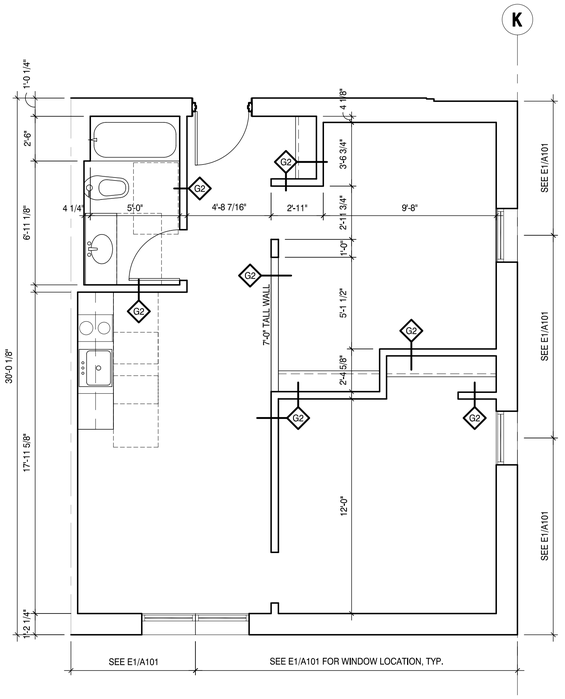
DWELLING UNIT KEY NOTES

X — DENOTES WALL PARTITION - SEE PARTITION TYPES SHEET FOR INFORMATION



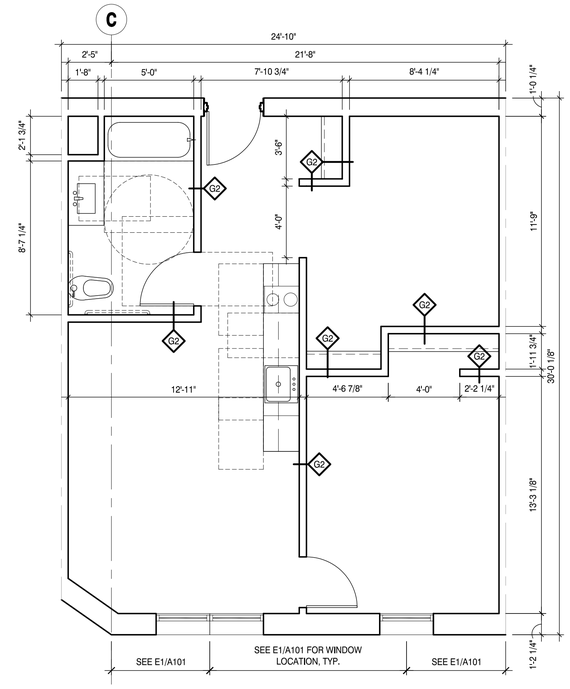
D1 UNIT PLAN - 2BR-1 (TYPE B)

SCALE: 1/4" = 1'-0" UNITS 318, 319



D2 UNIT PLAN - 2BR-2 (TYPE B)

SCALE: 1/4" = 1'-0" UNIT 321



D4 UNIT PLAN - 2BR (ACCESSIBLE)

SCALE: 1/4" = 1'-0" UNIT 317

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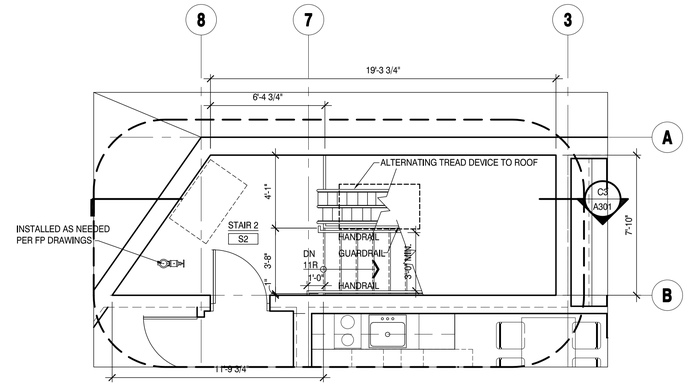
Unit Plans

date 10/23/2018 drawn by CL checked by MR

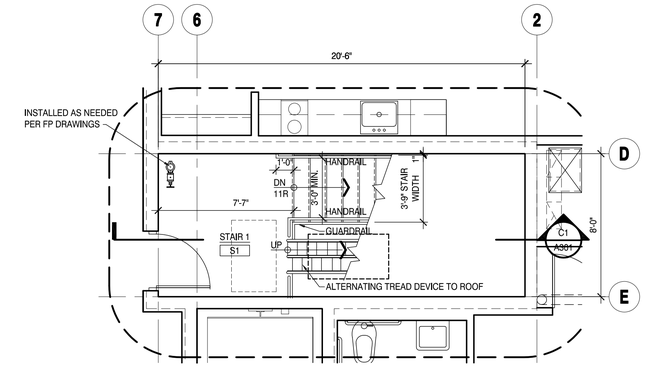
Job No. 18003

Sheet No. A103

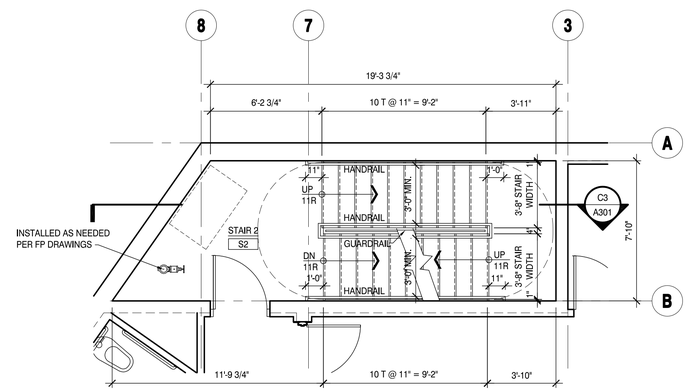
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



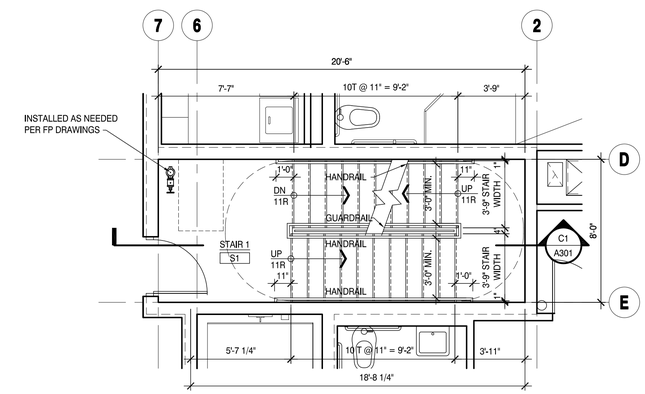
B3 ENLARGED THIRD FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S2 NORTH



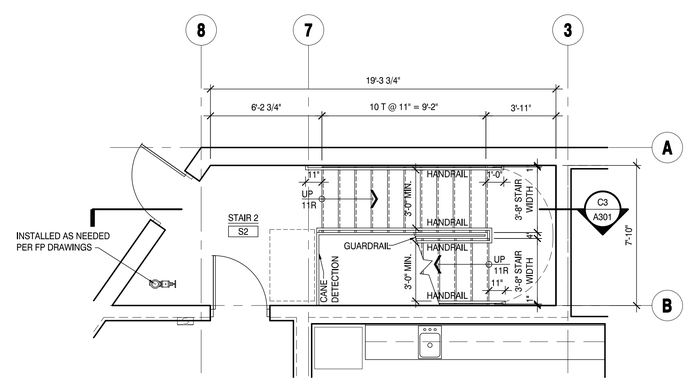
B5 ENLARGED THIRD FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S1 NORTH



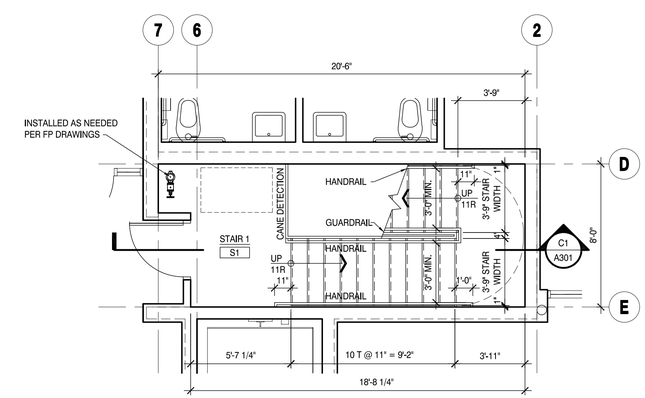
D3 ENLARGED SECOND FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S2 NORTH



D5 ENLARGED SECOND FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S1 NORTH



E3 ENLARGED FIRST FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S2 NORTH



E5 ENLARGED FIRST FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S1 NORTH

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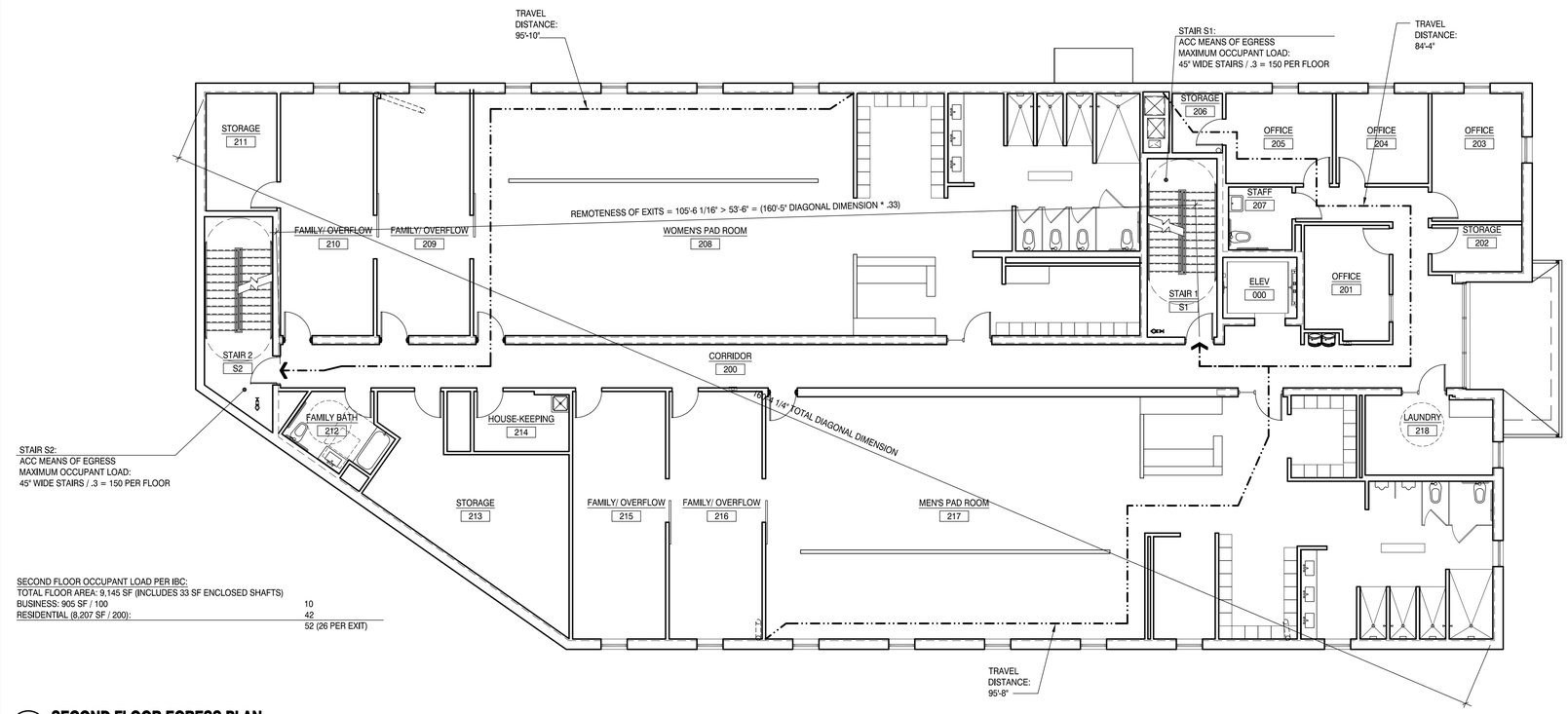
Enlarged Stair Plans

date 10/23/2018 drawn by CL MR checked by

Job No. 18003

Sheet No. A104

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

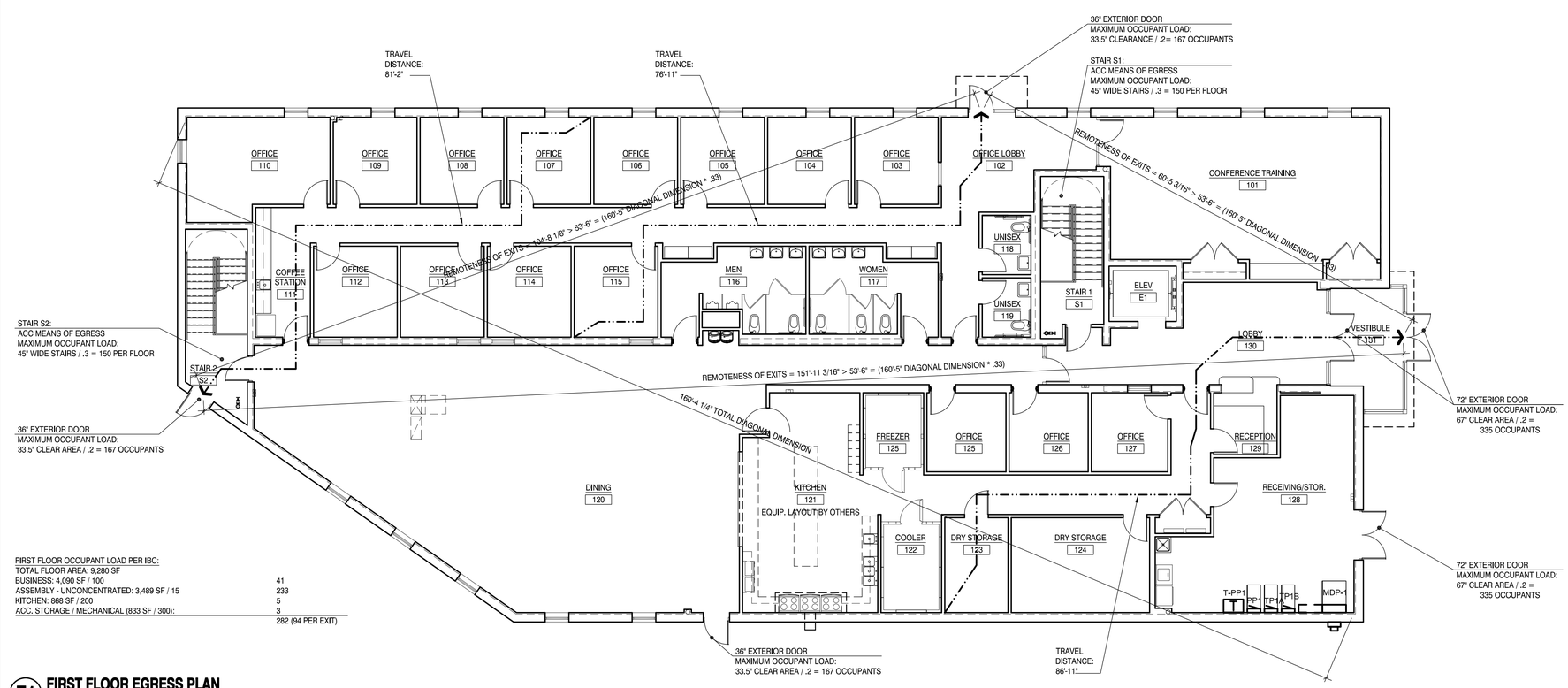


SECOND FLOOR OCCUPANT LOAD PER IBC:
TOTAL FLOOR AREA: 9,145 SF (INCLUDES 33 SF ENCLOSED SHAFTS)

BUSINESS: 905 SF / 100	10
RESIDENTIAL (8,207 SF / 200):	42
	52 (26 PER EXIT)

C1 SECOND FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR OCCUPANT LOAD PER IBC:
TOTAL FLOOR AREA: 9,280 SF

BUSINESS: 4,090 SF / 100	41
ASSEMBLY - UNCONCENTRATED: 3,489 SF / 15	233
KITCHEN: 868 SF / 200	5
ACC. STORAGE / MECHANICAL (833 SF / 300):	3
	282 (94 PER EXIT)

E1 FIRST FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

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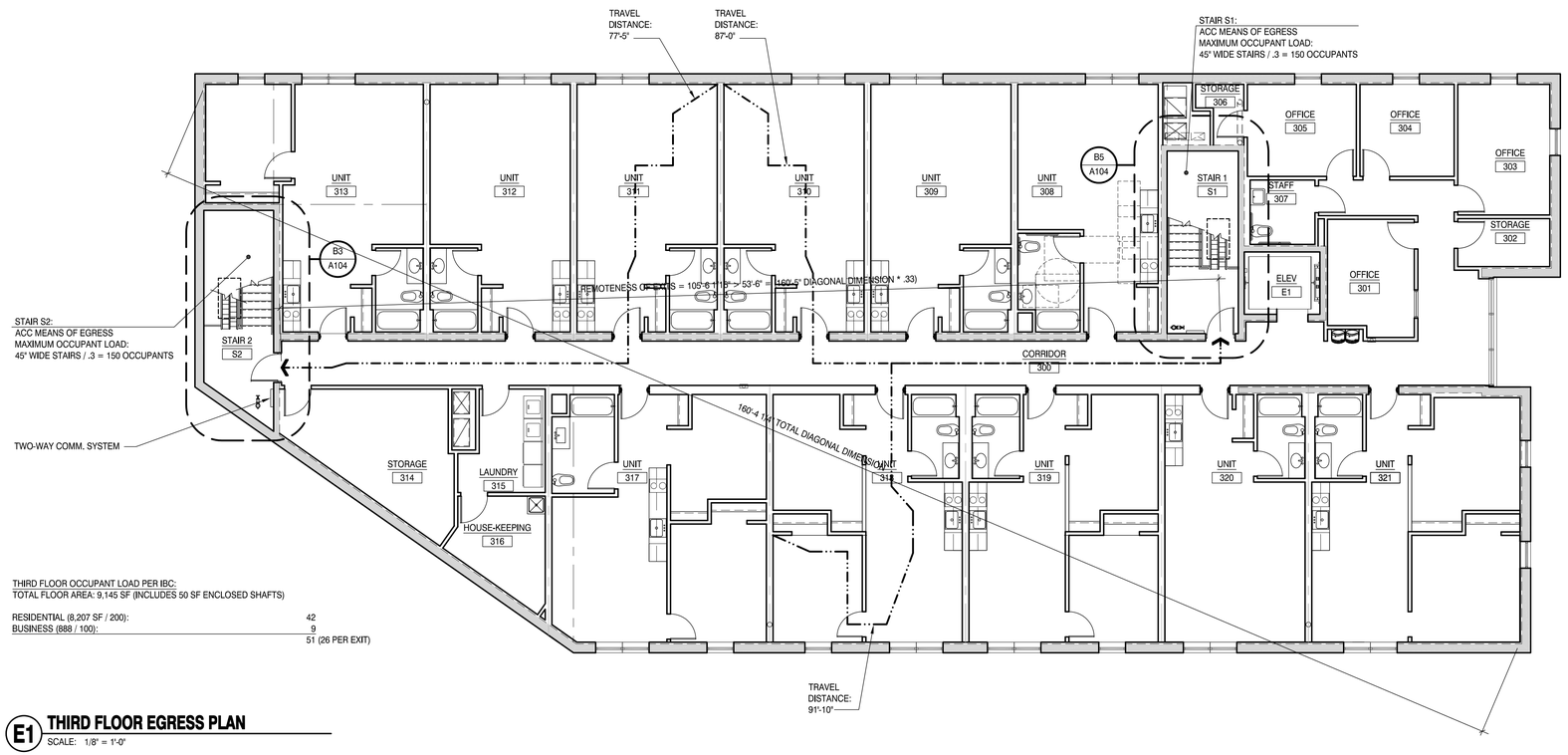
First Flr Egress Plan
Scnd Flr Egress Plan

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A110

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



THIRD FLOOR OCCUPANT LOAD PER IBC:
TOTAL FLOOR AREA: 9,145 SF (INCLUDES 50 SF ENCLOSED SHAFTS)

RESIDENTIAL (8,207 SF / 200):	42
BUSINESS (888 / 100):	9
	51 (26 PER EXIT)

E1 THIRD FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

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Third Flr Egress Plan

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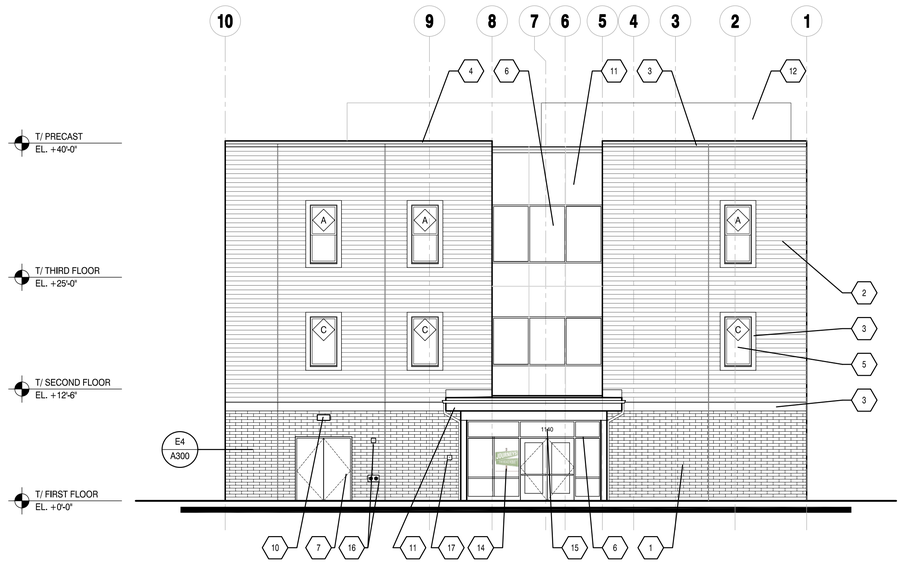
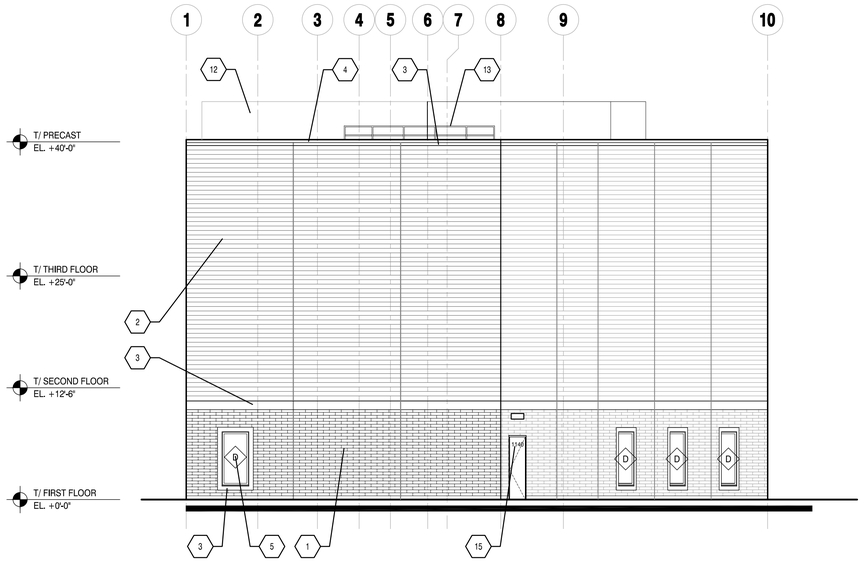
Sheet No. A111

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1. PRECAST CONCRETE WALL PANEL - FACE BRICK - ENDICOTT BUFF BLEND
2. PRECAST CONCRETE WALL PANEL - FORM LINER 1215, ALT 1205
   COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
3. PRECAST CONCRETE WALL PANEL - SMOOTH
   COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
4. METAL COPING
   COLOR: LIGHT GREY
5. TYP. WINDOWS, COLOR
   COLOR: CHARCOAL (TO MATCH STOREFRONT)
6. ALUM STOREFRONT SYSTEM
   COLOR: CHARCOAL (BY KAWNEER)
7. HOLLOW METAL DOOR
   COLOR: CHARCOAL (TO MATCH STOREFRONT)
8. EMERGENCY OVERFLOW SCUPPER
9. PREFINISHED METAL LOUVER - COORDINATE w/ MECH.
   COLOR: LIGHT GREY TO MATCH COPING
10. WALL MOUNTED LIGHT FIXTURE
11. ACM PANELS
    COLOR: CHARCOAL TO MATCH STOREFRONT
12. CITYSCAPES RTU SCREEN
    COLOR: LIGHT GREY TO MATCH COPING
13. PRE-FIN. GUARDRAIL
14. LOGO, WINDOW DECAL BY OTHERS
15. 6" HIGH VINYL ADDRESS NUMBERS
16. FIRE DEPT. CONNECTION w/ EXTERIOR HORN/STROBE UNIT
    ABOVE - COORDINATE LOCATION w/ FP DWGS & OWNER
17. KNOW BOX - COORDINATE LOCATION w/ AHJ & OWNER

ELEVATION TAG KEY

1. MATERIAL TAG KEY
A. WINDOW TAG
SF-A. STOREFRONT WINDOW TAG

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.

2. ALL EXTERIOR WINDOWS, & STOREFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STOREFRONT GLAZING SHALL HAVE LOW-E COATING.
-FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.38
-OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45
-ENTRANCE DOOR: MAXIMUM U-VALUE OF .77
-SHGC VALUE OF LESS THAN 0.4.

3. ALL PRECAST OPENINGS OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.

5. ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURER'S STANDARD.

6. ALL WINDOWS TO BE FULLY CAULKED AND SEALED W/ BACKER ROD ON BOTH SIDES.

ARCHITECT TO APPROVE ALL CAULKING COLORS.

9. PROVIDE TEMPERED GLASS WHERE SPECIFIED OR REQ. BY CODE.

10. ALL GLASS IN DOORS, SIDELIGHT PANELS AND ANY WINDOWS UNDER 2'-0" A.F.F. TO BE TEMPERED SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIRED GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.

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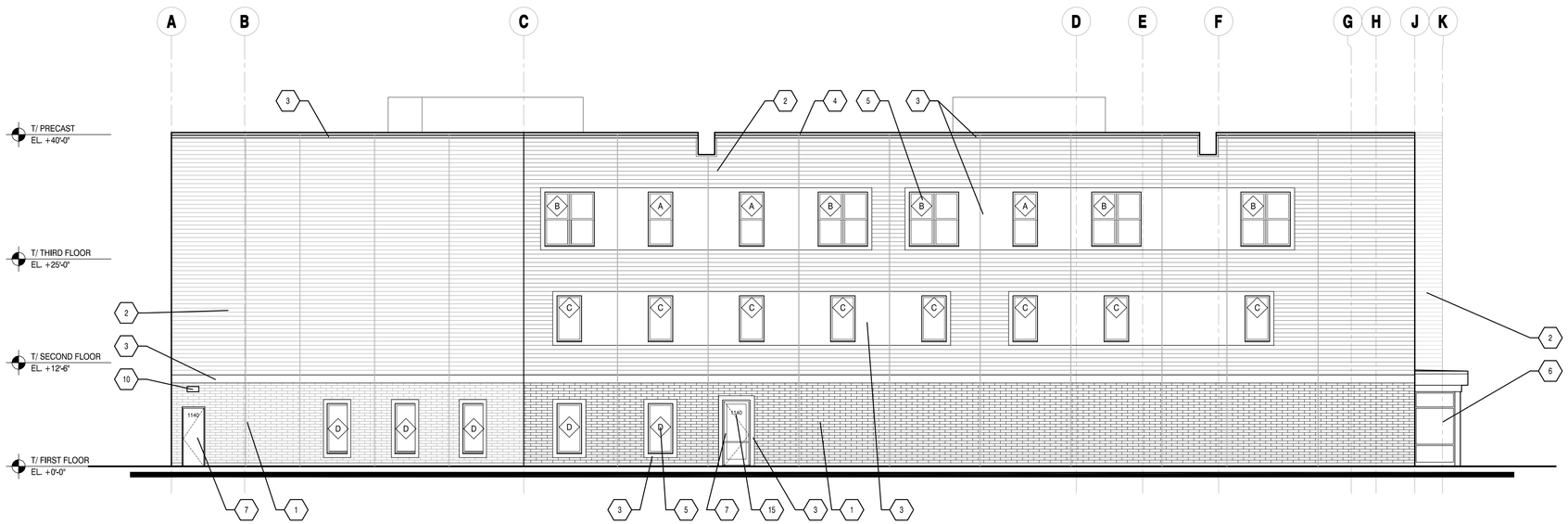
North Elevation
South Elevation

date 10/23/2018 drawn by CL MR checked by

Job No. 18003

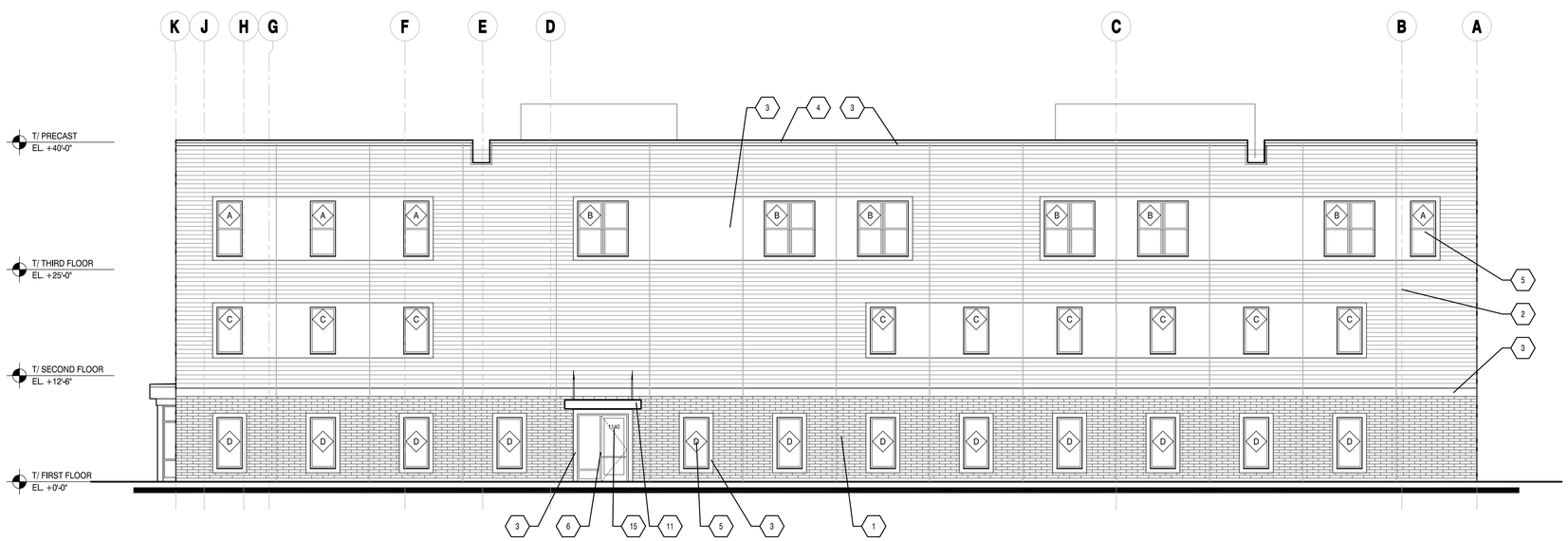
Sheet No. A200

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



C1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



E1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	PRECAST CONCRETE WALL PANEL - FACE BRICK - ENDICOTT BUFF BLEND
2	PRECAST CONCRETE WALL PANEL - FORM LINER 1215, ALT 1205 COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
3	PRECAST CONCRETE WALL PANEL - SMOOTH COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
4	METAL COPING COLOR: LIGHT GREY
5	TYP. WINDOWS, COLOR COLOR: CHARCOAL (TO MATCH STOREFRONT)
6	ALUM STOREFRONT SYSTEM COLOR: CHARCOAL (BY KAWNEER)
7	HOLLOW METAL DOOR COLOR: CHARCOAL (TO MATCH STOREFRONT)
8	EMERGENCY OVERFLOW SCUPPER
9	PREFINISHED METAL LOUVER - COORDINATE w/ MECH. COLOR: LIGHT GREY TO MATCH COPING
10	WALL MOUNTED LIGHT FIXTURE
11	ACM PANELS COLOR: CHARCOAL TO MATCH STOREFRONT
12	CITYSCAPES RTU SCREEN COLOR: LIGHT GREY TO MATCH COPING
13	PRE-FIN. GUARDRAIL
14	LOGO, WINDOW DECAL BY OTHERS
15	6" HIGH VINYL ADDRESS NUMBERS
16	FIRE DEPT. CONNECTION w/ EXTERIOR HORN/STROBE UNIT ABOVE - COORDINATE LOCATION w/ FP DWGS & OWNER
17	KNOW BOX - COORDINATE LOCATION w/ AHJ & OWNER

ELEVATION TAG KEY

1	MATERIAL TAG KEY
A	WINDOW TAG
SF-A	STOREFRONT WINDOW TAG

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.

2. ALL EXTERIOR WINDOWS, & STOREFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STOREFRONT GLAZING SHALL HAVE LOW-E COATING.
-FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.38
-OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45
-ENTRANCE DOOR: MAXIMUM U-VALUE OF .77
-SHGC VALUE OF LESS THAN 0.4.

3. ALL PRECAST OPENINGS OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.

5. ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURER'S STANDARD.

6. ALL WINDOWS TO BE FULLY CAULKED AND SEALED W/ BACKER ROD ON BOTH SIDES.

ARCHITECT TO APPROVE ALL CAULKING COLORS.

9. PROVIDE TEMPERED GLASS WHERE SPECIFIED OR REQ. BY CODE.

10. ALL GLASS IN DOORS, SIDELIGHT PANELS AND ANY WINDOWS UNDER 2'-0" A.F.F. TO BE TEMPERED SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIRED GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.

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East Elevation
West Elevation

date 10/23/2018 drawn by CL MR checked by

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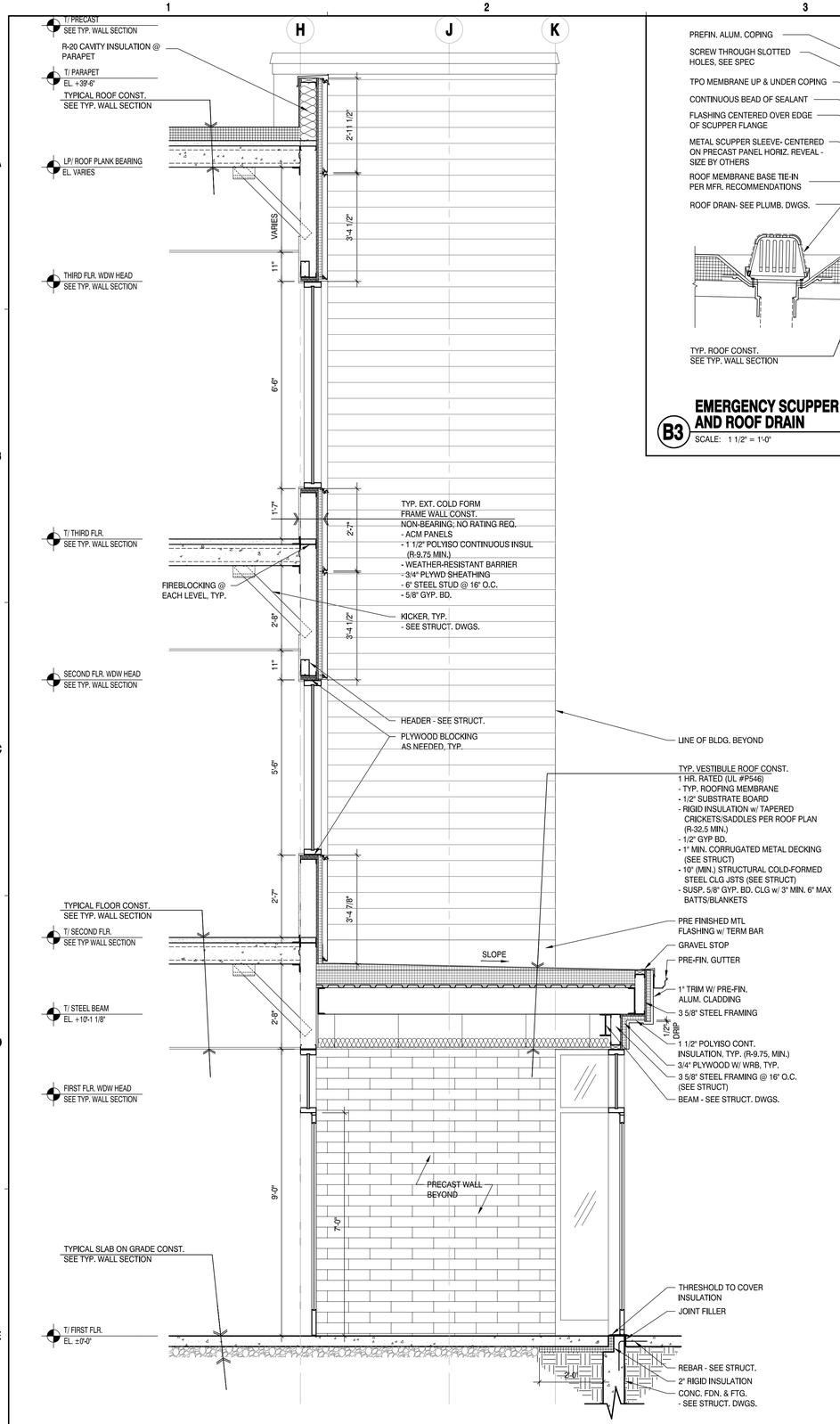
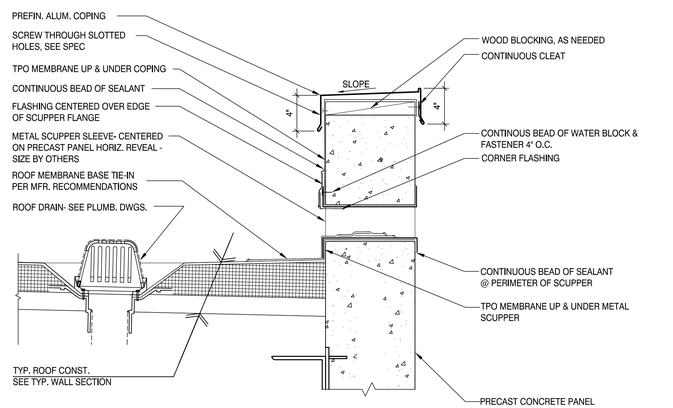
Sheet No. A201

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

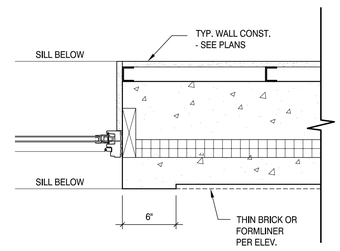


E1 WALL SECTION
SCALE: 1/2" = 1'-0"

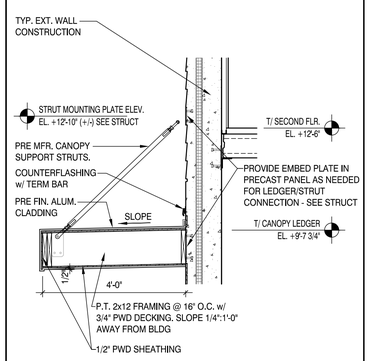


FINAL SCUPPER ELEVATION & SIZING BY OTHERS. SEE PLUMBING & STRUCTURAL DRAWINGS

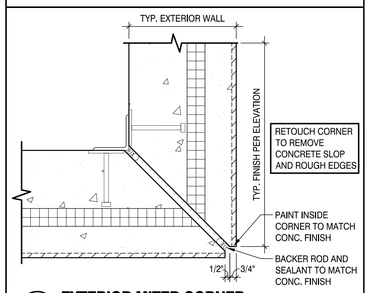
B3 EMERGENCY SCUPPER OVERFLOW AND ROOF DRAIN
SCALE: 1 1/2" = 1'-0"



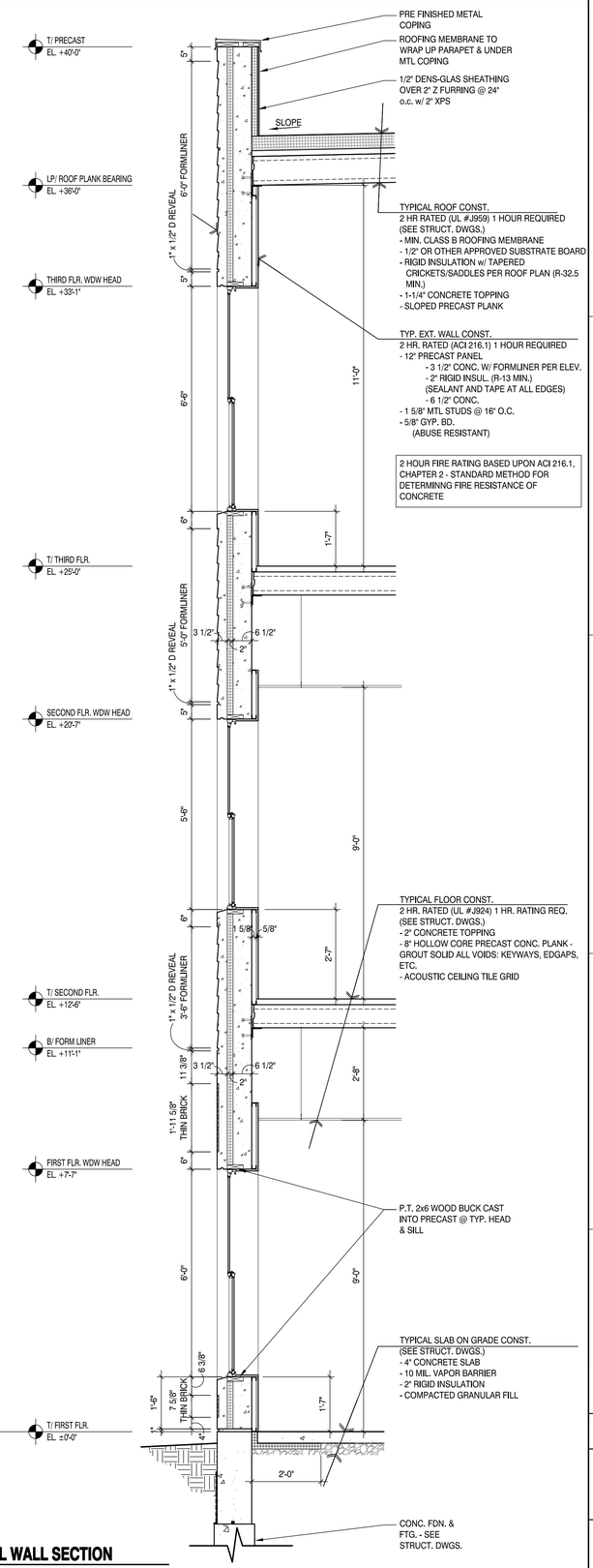
C4 WINDOW JAMB @ EXT. WALL
SCALE: 1 1/2" = 1'-0"



D4 CANOPY SECTION
SCALE: 1/2" = 1'-0"



E4 EXTERIOR MITER CORNER
SCALE: 1 1/2" = 1'-0"



E5 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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Wall Sections Details

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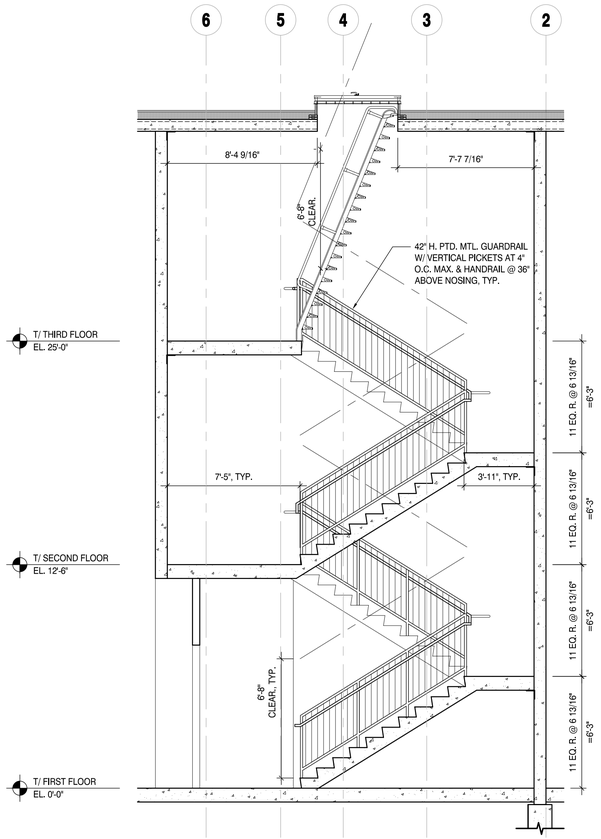
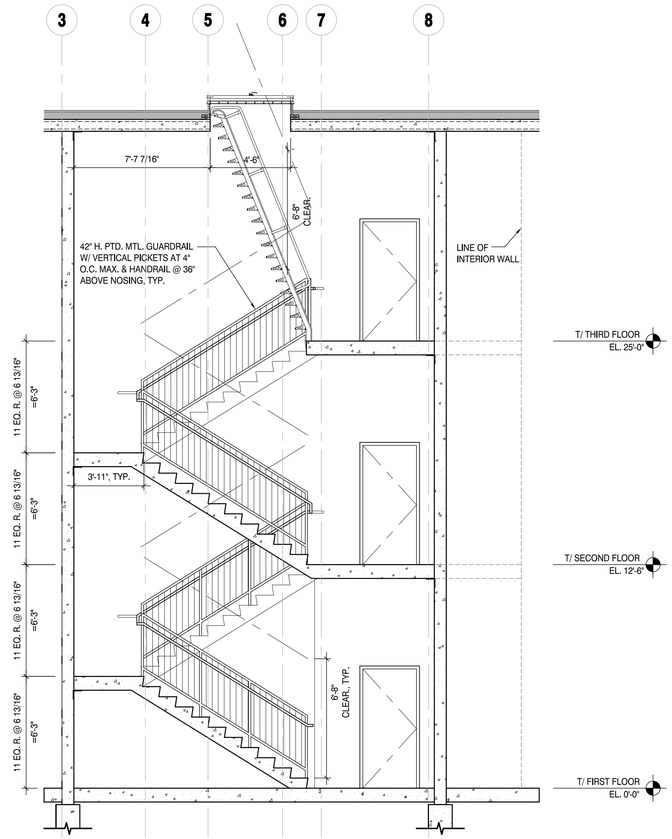
Sheet No. **A300**

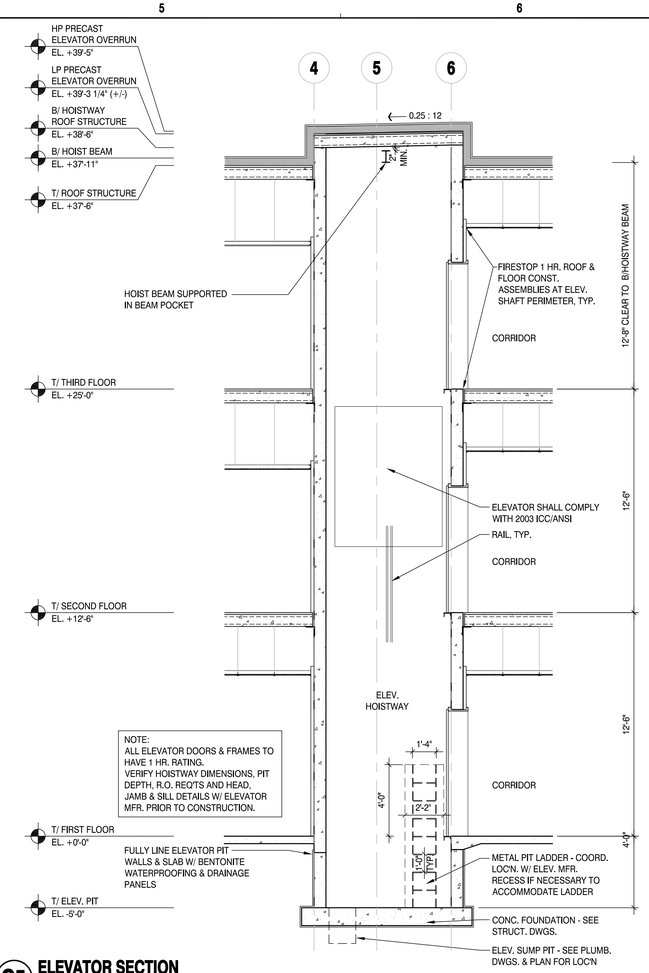
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



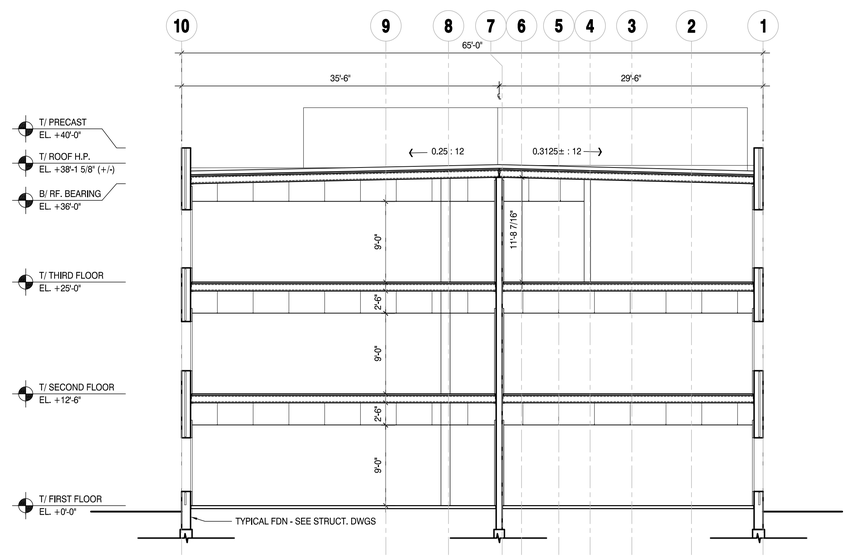
C1 STAIR 1 SECTION
SCALE: 1/4" = 1'-0"



C3 STAIR 2 SECTION
SCALE: 1/4" = 1'-0"



C5 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"



E4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Building Sections Details

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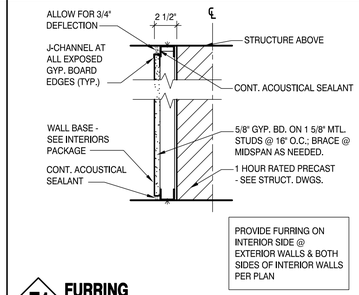
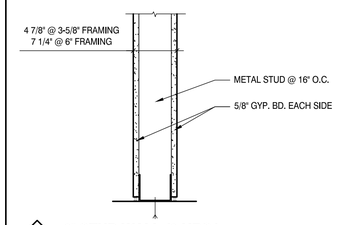
Sheet No. A301

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

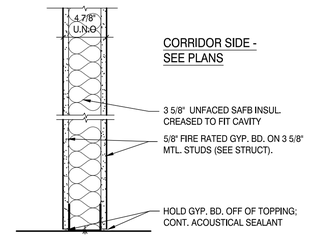


F1 FURRING
SCALE: 1 1/2" = 1'-0"

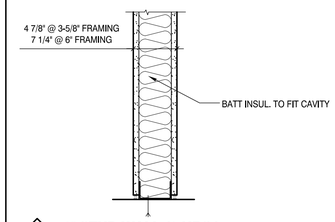


G2 6" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"

G1 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"

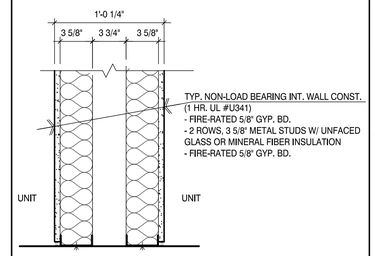


R1 FIRE-RATED PARTITION (1 HR.)
SCALE: 1 1/2" = 1'-0" UL # U423



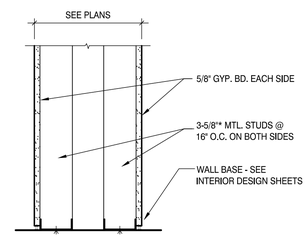
G3 6" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"

G4 3 5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"

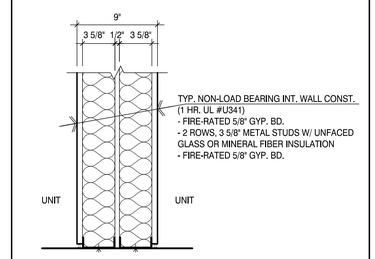


R2 DOUBLE STUD WALL (1HRS.)
SCALE: 1 1/2" = 1'-0"

* MAY VARY - SEE PLANS

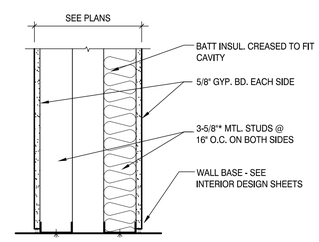


G5 DOUBLE 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"



R3 DOUBLE STUD WALL (1HRS.)
SCALE: 1 1/2" = 1'-0"

* MAY VARY - SEE PLANS

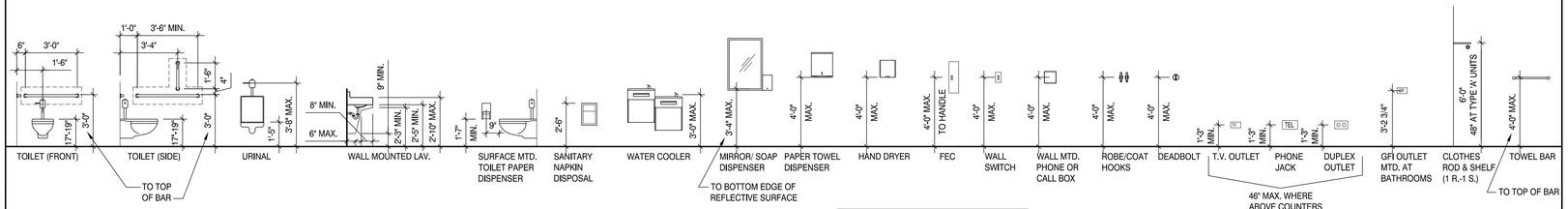


G6 DOUBLE 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"

TOILET & CUSTODIAL ACCESSORY SCHEDULE

MARK	DESCRIPTION	PRODUCT (BOBRICK, OR EQUAL)
GB1	36" GRAB BAR	B-5806 - 36"
GB2	42" GRAB BAR	B-5806 - 42"
GB3	18" GRAB BAR	B-5806 - 18"
PTD	PAPER TOWEL DISPENSER	B-262
MR	MIRROR	SEE INT. DESIGN DWGS.
SD	SOAP DISPENSER	B-2112
SND	SANITARY NAPKIN DISPOSAL	B-270
TPD	TOILET PAPER DISPENSER	B-2888
WR	WASTE RECEPTACLE - N.I.C.	WASTE RECEPTACLE - N.I.C.
CH	COAT HOOK	B-212
SHF	SHELF AND MOP HOLDER (PROVIDE AT EA. MOP BASIN)	B-224 - 36"

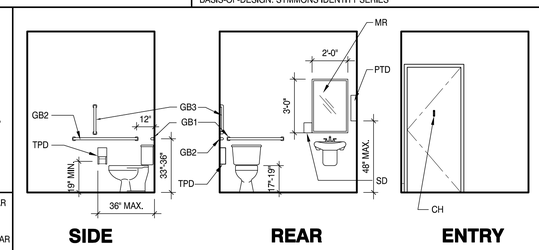
NOTE: FOR EACH RESIDENTIAL UNIT BATHROOM, PROVIDE (1) DOUBLE POST TOILET PAPER HOLDER, (1) 24" TOWEL BAR, (1) ROBE HOOK, (1) TOWEL RING.
BASIS-OF-DESIGN: SYMMONS IDENTITY SERIES



INSTALL 16 GA. SHEET METAL BACKING OR WOOD BLOCKING FASTENED TO STUDS OR FURRING BEHIND ALL GRAB BARS AND OTHER ITEMS AS NEEDED FOR REINFORCEMENT OR ANCHORING ITEMS.

NOTE: OUTLETS NEAR CORNERS IN L-SHAPED AND U-SHAPED KITCHENS SHALL BE 3' MIN. FROM CORNERS.

E1 MOUNTING HEIGHT DIAGRAMS
SCALE: 1/4"=1'-0" NOTE: PROVIDE BLOCKING PER MFR'S RECOMMENDATION



E5 TYP. COMMON AREA SINGLE USER TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"
SEE INTERIOR DESIGN DWGS. FOR ROOM FINISHES

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3	CIVIL/SITE PLAN COORDINATION		02/26/2019

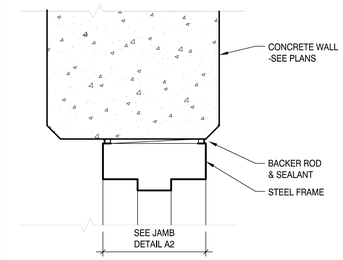
Wall Types & Mounting Heights

date 10/23/2018 drawn by CL checked by MR

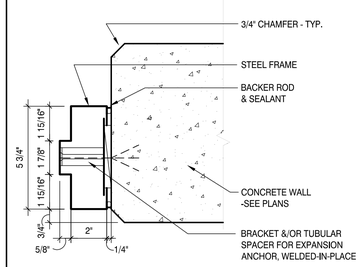
Job No. **18003**

Sheet No. **A400**

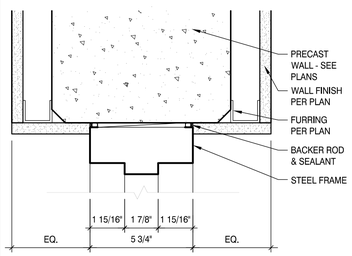
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



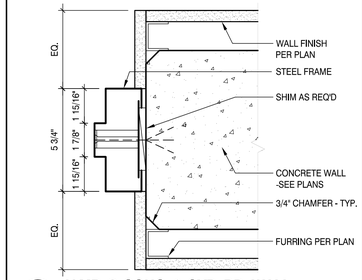
A1 HEAD @ CONCRETE WALL
SCALE: 3" = 1'-0"



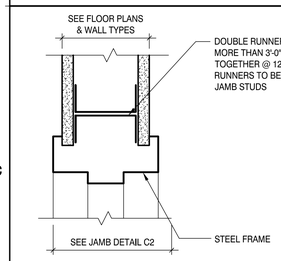
A2 JAMB @ CONCRETE WALL
SCALE: 3" = 1'-0"



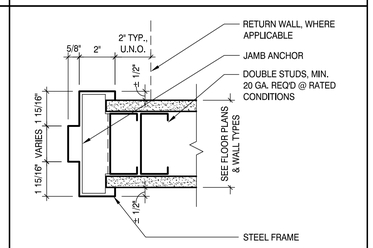
B1 HEAD @ CONC. & GYP. BD. WALL
SCALE: 3" = 1'-0"



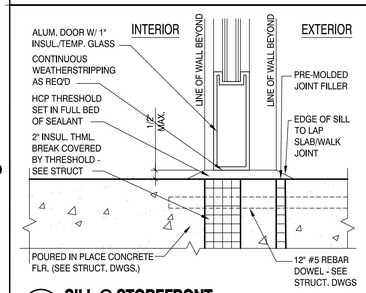
B2 JAMB @ CONC. & GYP. BD. WALL
SCALE: 3" = 1'-0"



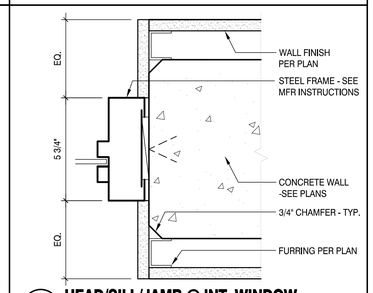
C1 HEAD @ GYP. BD. PARTITION
SCALE: 3" = 1'-0"



C2 JAMB @ GYP. BD. PARTITION
SCALE: 3" = 1'-0"



D1 SILL @ STOREFRONT
SCALE: 3"=1'-0"



D2 HEAD/SILL/JAMB @ INT. WINDOW
SCALE: 3" = 1'-0"

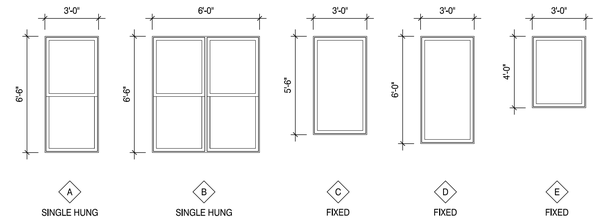
DOORS, FRAMES, & HARDWARE

DOOR #	SPACE	W	H	FIRE RATING	DOOR TYPE	FRAME TYPE	HEAD	JAMB	SILL	COMMENTS
01	RECEIVING/ STORAGE	6'-0"	7'-0"	-	B	F1	A1	A2	D1	
02	RECEIVING/ STORAGE	3'-6"	7'-0"	90	B	F1	C1	C2	-	
03	TELECOM CLOSET	3'-0" (x2)	7'-0"	-	B	F1	C1	C2	-	
04	DRY STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
05, 15, 18	CORRIDOR	3'-0"	7'-0"	-	B	F1	B1	B2	-	
06	DRY STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
07	DINING EXIT	3'-0"	7'-0"	-	A	F1	A1	A2	D1	
08	KITCHEN	3'-0"	7'-0"	-	D	F1	C1	C2	-	
09, 10, 11, 12, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 60, 62, 63, 64, 100, 101, 102, 103	OFFICES	3'-0"	7'-0"	-	B	F1	C1	C2	-	
47, 52, 59, 65, 81, 98, 104	HOUSEKEEPING/STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
35, 36, 49, 61, 67, 68, 70, 72, 74, 75, 78, 79, 85, 86, 88, 90, 92, 94, 96, 99, 105	BATHROOM ENTRY	3'-0"	7'-0"	-	B	F1	C1	C2	-	
13	STAIR	3'-0"	7'-0"	90	B	F1	C1	C2	-	
19, 50, 58, 83, 97	STAIR	3'-0"	7'-0"	90	B	F1	B1	B2	-	
20	STAIR EXIT	3'-0"	7'-0"	-	B	F1	A1	A2	D1	
14, 34, 40, 41, 57	SIDELIGHT DOOR	3'-0"	7'-0"	-	A	F4	C1	C2	-	FIRE-RATED & SAFETY GLAZING
16, 17, 42, 51, 54, 56	CORRIDOR	3'-0"	7'-0"	-	B	F1	B1	B2	-	
21, 37, 48, 82	STORAGE	3'-0"	7'-0"	90	B	F1	C1	C2	-	
38, 39	CONFERENCE	3'-0" (x2)	7'-0"	-	B	F1	C1	C2	-	
43, 44, 53, 55	FAMILY/OVERFLOW	4'-0"	7'-0"	-	B	F1	C1	C2	-	SLIDING BARN DOOR
66, 69, 71, 73, 76, 84, 87, 89, 91, 93, 95	UNIT ENTRY	3'-0"	7'-0"	90	B	F1	B1	B2	-	
45, 46, 80	CORRIDOR	3'-0"	7'-0"	-	B	F1	C1	C2	-	
GLA-01	VESTIBULE	3'-0"(x2)	7'-0"	-	A	F5	-	-	D1	
GLA-02	LOBBY	3'-0"(x2)	7'-0"	-	A	F5	-	-	D1 SIM	
GLA-03	OFFICE LOBBY	3'-0"	7'-0"	-	A	F5	A1	A2	D1	

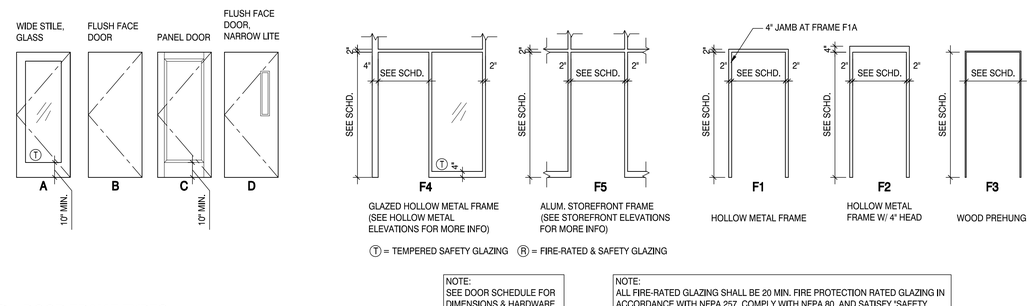
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE SHALL BE MOUNTED 34" TO 48" A.F.F.

WINDOW NOTES

1. ALL DIMENSIONS ARE ROUGH OPENING SIZES, COORDINATE WITH STRUCTURE.
2. GC SHALL CONFIRM QUANTITIES.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING WINDOWS, HARDWARE, ACCESSORIES, AND OTHER COMPONENTS.
4. PROVIDE GALVANIZED FASTENERS TO SET ALL WINDOWS.
5. ALL OPERABLE WINDOWS TO HAVE SCREENS UNLESS NOTED OTHERWISE. SCREEN FRAMES SHALL MATCH THE INTERIOR FINISH OF THE WINDOW/PATIO UNIT.
6. SHIP ALL SCREENS AND CRANKS SEPARATELY AT THE END OF THE PROJECT.
7. ARCHITECT TO APPROVE ALL CAULKING COLORS.
8. SEE SPECIFICATION FOR ALL WINDOW AND GLAZING THERMAL PERFORMANCE CRITERIA.
9. HANDING IS DETERMINED FROM THE EXTERIOR, ALSO SEE FLOOR PLANS FOR HANDING INDICATOR.
10. ALL OPERABLE WINDOW WHERE THE OPENING OF THE SILL IS LOCATED >72" ABOVE GRADE OR THE SURFACE BELOW SHALL INCLUDE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
11. ALL MASONRY OPENINGS OF WINDOWS AND PATIO DOORS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
12. PROVIDE TEMPERED GLASS WHERE SPECIFIED.



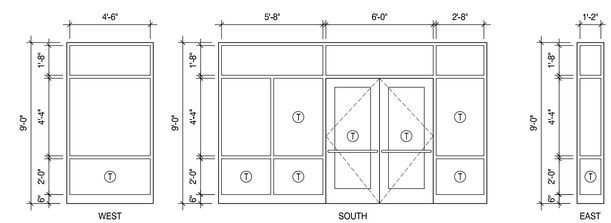
B5 WINDOW TYPES
SCALE: 1/4"=1'-0"



NOTE:
SEE DOOR SCHEDULE FOR DIMENSIONS & HARDWARE REQUIREMENTS.

NOTE:
ALL FIRE-RATED GLAZING SHALL BE 20 MIN. FIRE PROTECTION RATED GLAZING IN ACCORDANCE WITH NFPA 257, COMPLY WITH NFPA 80, AND SATISFY "SAFETY GLAZING" CODE REQ'TS AND COMPLY W/ CPSC 16 CFR 1201; CLASS II.

C4 DOOR FRAME TYPES
SCALE: 1/4"=1'-0"



C4 VESTIBULE STOREFRONT ELEVATIONS
SCALE: 1/4"=1'-0"

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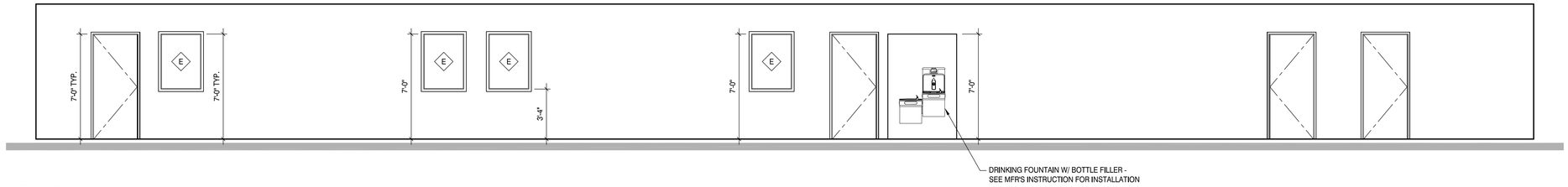
Door and Window Details

date 10/23/2018 drawn by CL MR checked by

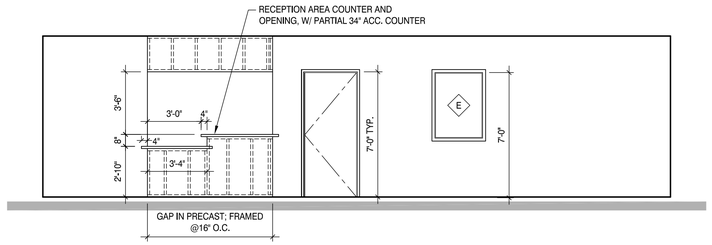
Job No. 18003

Sheet No. A401

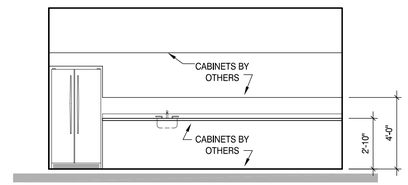
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



A1 CORRIDOR ELEVATION
SCALE: 1/4" = 1'-0"



B1 RECEPTION AREA ELEVATION
SCALE: 1/4" = 1'-0"



B3 COFFEE STATION ELEVATION
SCALE: 1/4" = 1'-0"

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4			
5			
6			
7			
8			
9			
10			

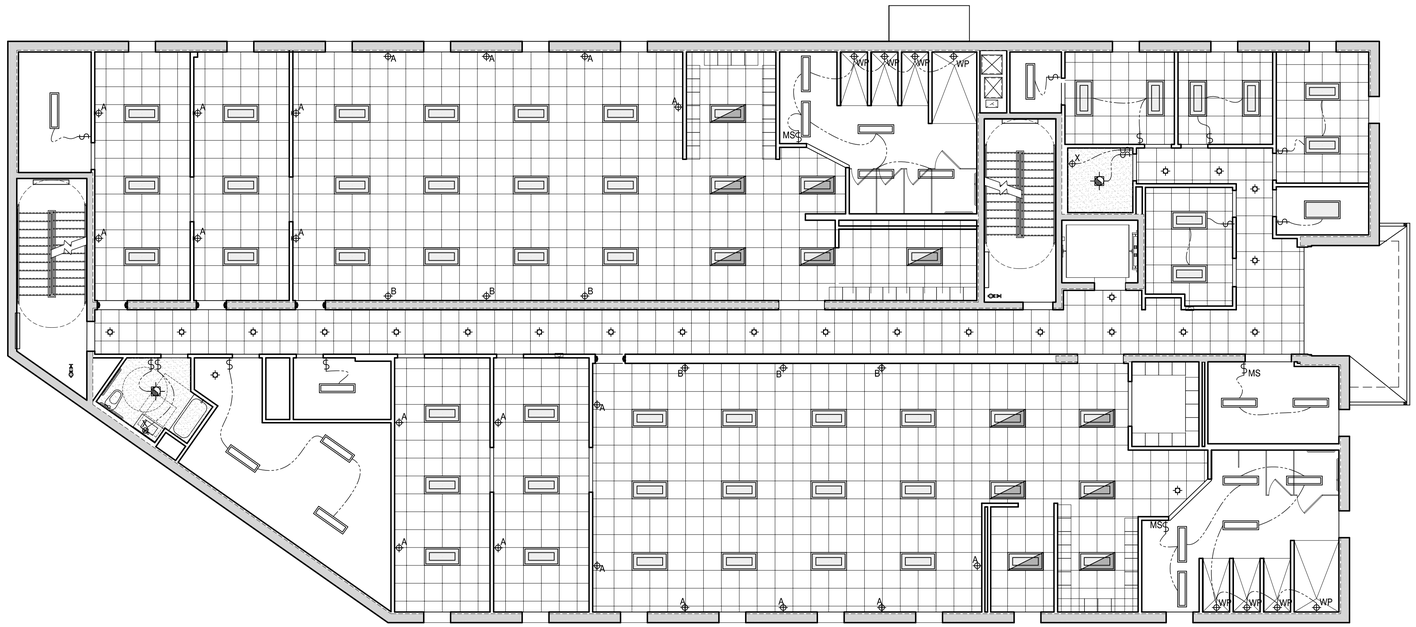
Interior Elevations

date 10/23/2018 drawn by CL MR checked by

Job No. 18003

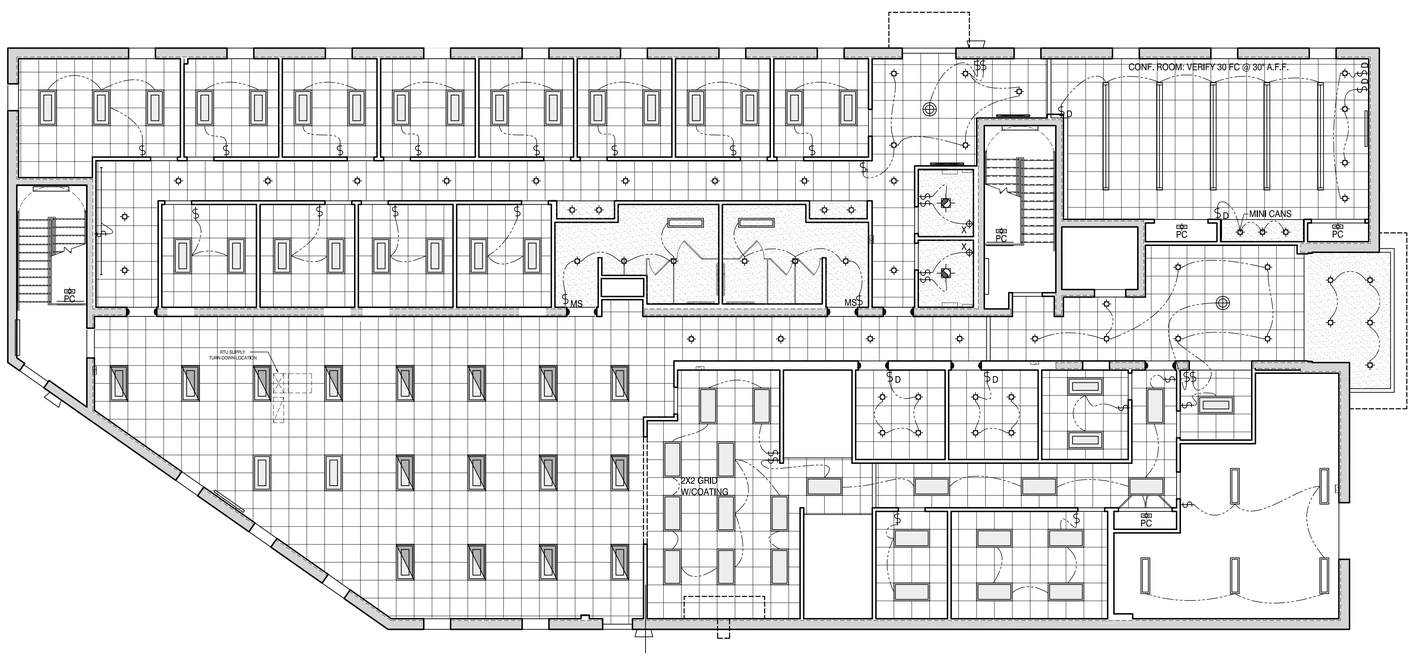
Sheet No. A402

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



C1 SECOND FLR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



E1 FIRST FLR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

REFLECTED CLNG. NOTES

1. ALL SPACES THAT DO NOT INDICATE A CEILING SYSTEM SHALL BE EXPOSED.
2. ALL FIXTURES THAT DO NOT INDICATE A SWITCH SHALL BE CONTROLLED VIA A LIGHT CONTROL PANEL TO BE LOCATED BY OWNER.
3. CEILING TILES UNDER 4", AND SMALL ANGULAR TILES MAY BE CUT FROM 2X4 GRID PIECES.
4. HALF OF ALL HALL LIGHTS (EVERY OTHER FIXTURE) TO BE ON MOTION SENSORS

REFLECTED CLNG. PLAN KEY

$	SWITCH
$MS	SWITCH: MOTION SENSOR
$D	DIMMER SWITCH
$3	3-WAY SWITCH
A	INDIRECT WALL SCONCE LIGHT FIXTURE: 72" A.F.F.
A	WALL SCONCE - INDIRECT UP & DN COMPONENT (NIGHT LT.) FIXT.: 72" A.F.F.
B	WALL SCONCE - INDIRECT UP COMPONENT ONLY (NIGHT LT.) FIXT.: 72" A.F.F.
X	VANITY LIGHT FIXTURE : MOUNT ABOVE MIRROR
WP	WALL SCONCE - INDIRECT DN COMPONENT ONLY FIXT.: 96" A.F.F. : WET RTD
	RECESSED LIGHT FIXTURE
	RECESSED FAN W/ COVERED LIGHT
	SUSP. DECORATIVE FIXTURE: 92" A.F.F.
PC	CEILING LIGHT FIXTURE: PULL CHAIN
	WALL MOUNTED EXTERIOR LIGHT FIXTURE: 80'-96" A.F.F.
	WALL MOUNTED TV, WITH OUTLET; CENTER 60" A.F.F.
	UNDER-CABINET LED STRIP/ PUCK LIGHTING
	SUSP. SYMMETRICAL LINEAR FIXTURE : 92" A.F.F.
	WALL MOUNTED LINEAR LIGHT FIXTURE: 80" A.F.F.
	RECESSED ASYMMETRICAL LINEAR WALL WASH FIXTURE
	RECESSED 1'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)- FUNCTIONS: ON 100%, ON 50%, OFF
	RECESSED 2'X4' FIXTURE W/ PRISMATIC LENS SURFACE MT @ PRECAST CLG)
	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
	DENOTES 2'X2' CEILING GRID @ 9'-0" A.F.F., U.N.O.
	DENOTES DRYWALL CEILING @ 8'-0" A.F.F., U.N.O.

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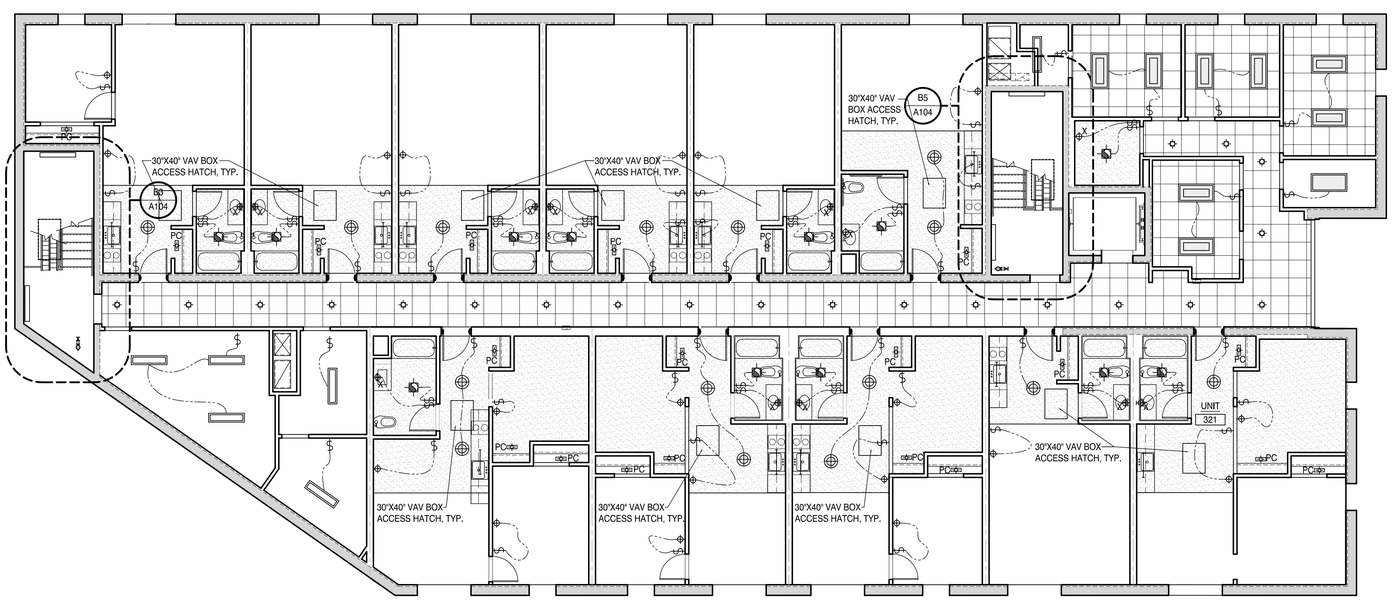
1st Flr Refl Clg Pln
2nd Flr Refl Clg Pln
Refl Clg Pln Notes

date 10/23/2018 drawn by CL checked by MR

Job No. **18003**

Sheet No. **A500**

Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)



E1 THIRD FLR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

REFLECTED CLNG. NOTES

1. ALL SPACES THAT DO NOT INDICATE A CEILING SYSTEM SHALL BE EXPOSED.
2. ALL FIXTURES THAT DO NOT INDICATE A SWITCH SHALL BE CONTROLLED VIA A LIGHT CONTROL PANEL TO BE LOCATED BY OWNER.
3. CEILING TILES UNDER 4", AND SMALL ANGULAR TILES MAY BE CUT FROM 2X4 GRID PIECES.
4. HALF OF ALL HALL LIGHTS (EVERY OTHER FIXTURE) TO BE ON MOTION SENSORS

REFLECTED CLNG. PLAN KEY

$	SWITCH
$MS	SWITCH: MOTION SENSOR
$D	DIMMER SWITCH
$3	3-WAY SWITCH
	INDIRECT WALL SCONCE LIGHT FIXTURE: 72" A.F.F.
A	WALL SCONCE - INDIRECT UP & DN COMPONENT (NIGHT LT.) FIXT.: 72" A.F.F.
B	WALL SCONCE - INDIRECT UP COMPONENT ONLY (NIGHT LT.) FIXT.: 72" A.F.F.
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WP	WALL SCONCE - INDIRECT DN COMPONENT ONLY FIXT.: 96" A.F.F. : WET RTD
	RECESSED LIGHT FIXTURE
	RECESSED FAN W/ COVERED LIGHT
	SUSP. DECORATIVE FIXTURE: 92" A.F.F.
PC	CEILING LIGHT FIXTURE: PULL CHAIN
	WALL MOUNTED EXTERIOR LIGHT FIXTURE: 80'-96" A.F.F.
	WALL MOUNTED TV, WITH OUTLET; CENTER 60" A.F.F.
	UNDER-CABINET LED STRIP/ PUCK LIGHTING
	SUSP. SYMMETRICAL LINEAR FIXTURE : 92" A.F.F.
	WALL MOUNTED LINEAR LIGHT FIXTURE: 80" A.F.F.
	RECESSED ASYMMETRICAL LINEAR WALL WASH FIXTURE
	RECESSED 1'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)- FUNCTIONS: ON 100%, ON 50%, OFF
	RECESSED 2'X4' FIXTURE W/ PRISMATIC LENS SURFACE MT @ PRECAST CLG)
	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
	DENOTES 2'X2' CEILING GRID @ 9'-0" A.F.F., U.N.O.
	DENOTES DRYWALL CEILING @ 8'-0" A.F.F., U.N.O.

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Journeys The Road Home

1140 E Northwest Hwy
Palatine, IL 60074

Building For Hope

1140 E Northwest Highway
Palatine, IL 60074

no.	revision	init.	date
	ISSUED FOR PERMIT		10/23/2018
	REVISED FOR PD SUBMITTAL		02/12/2019
	CIVIL/SITE PLAN COORDINATION		02/26/2019

Third Flr Refl Clg Pln Refl Clg Pln Notes

date 10/23/2018 drawn by CL checked by MR

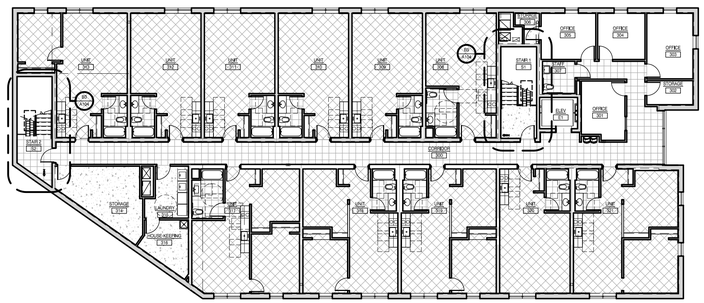
Job No. 18003

Sheet No. A501

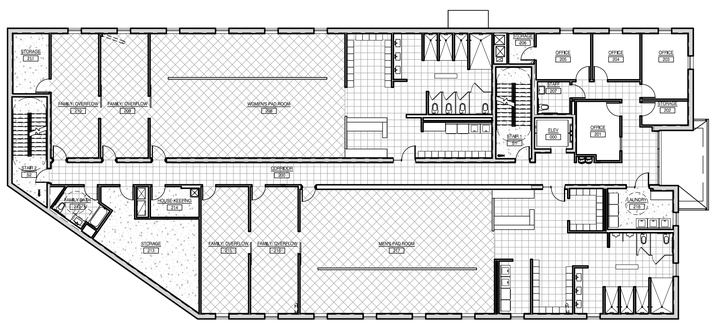
Attachment: EXHIBIT - Journey ARCH plans (1140 E. Northwest Highway - PD Journeys)

FLOORING MATERIALS LEGEND

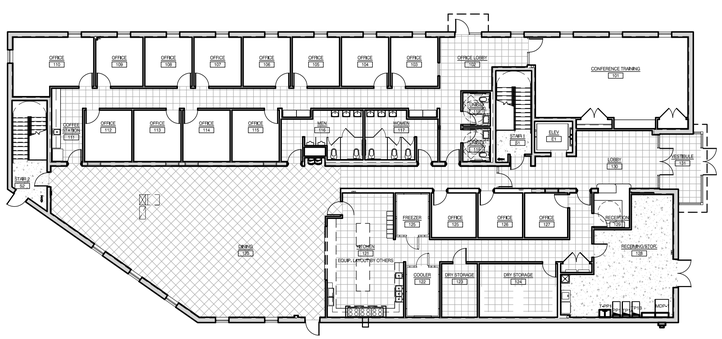
CPT-1 | PT-1 | VT | SC



B1 THIRD FLOOR FINISH PLAN
SCALE: 1/16"=1'-0"



D1 SECOND FLOOR FINISH PLAN
SCALE: 1/16"=1'-0"



E1 FIRST FLOOR FINISH PLAN
SCALE: 1/16"=1'-0"

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOORING FLOOR	FLOORING BASE	WALLS MATERIAL	WALLS FINISH	CEILING MATERIAL	CEILING FINISH	REMARKS
COMMON AREAS								
131	VESTIBULE	PT	PT	EXP	-	GYP	P	
130	LOBBY	PT	PT	GYP	P	DCT	-	
129	RECEPTION	CPT	RB	GYP	P	DCT	-	
116	MEN	PT	PT	GYP	P	DCT	-	
117	WOMEN	PT	PT	GYP	P	DCT	-	
E1	ELEVATOR	-	-			-	-	
S1, S2	STAIR	SC	-	EXP	-	EXP	-	
120	DINING	VPF	RB	EXP	-	DCT	-	
121	KITCHEN	PT	RB	GYP	P	DCT	-	
122	COOLER	-	-	-	-	-	-	
123, 124	DRY STORAGE	PT	RB			DCT	-	
125	FREEZER	-	-	-	-	-	-	
128	RECEIVING/STOR.	SC	RB	EXP, GYP	P	EXP	-	
218, 315	LAUNDRY	SC	RB	EXP	-	EXP	-	
217	MEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
209, 210, 215, 216	FAMILY OVERFLOW	VPF	RB	GYP	P	DCT	-	
214, 316	HOUSE-KEEPING	SC	RB	GYP	P	DCT	-	
211, 213, 314	STORAGE	SC	RB	GYP	P	DCT	-	
208	WOMEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
200, 300	CORRIDOR	PT	RB	GYP	P	DCT	-	
UNIT ROOMS								
	LIVING	VPF	RB	GYP	P	GYP	P	
	KITCHEN	VPF	RB	GYP	P	GYP	P	
	BEDROOM	VPF	RB	GYP	P	GYP	P	
	BATH	PT	RB	GYP	P	GYP	P	
ADMINISTRATIVE								
102	OFFICE LOBBY	PT	RB	GYP	P	DCT	-	
103-110, 112-115	OFFICE	CPT	RB	GYP	P	DCT	-	
201-205, 301, 303-305	OFFICE	CPT	RB	GYP	P	DCT	-	
101	CONFERENCE/TRAINING	CPT	RB	GYP	P	DCT	-	
202, 206, 302, 306	STORAGE	SC	RB	GYP	P	EXP	-	
207, 307	STAFF RESTROOM	PT	RB	GYP	P	GYP	P	
118, 119	UNISEX	PT	RB	GYP	P	GYP	P	
111	COFFEE STATION	PT	RB	GYP	P	DCT	-	

ROOM FINISH SCHEDULE

CMU: CONCRETE MASONRY UNIT
CPT: CARPET
EXP: EXPOSED MATERIAL
GYP: GYPSUM BOARD
P: PAINT
PC: PRECAST
PT: CERAMIC OR PORCELAIN TILE
P: PAINT
PC: PRECAST
PT: CERAMIC OR PORCELAIN TILE
R: TACTILE WARNING SURFACE
RB: RUBBER BASE - 4" RUBBER BASE MOLD WITH STANDARD TOE
RBN: RUBBER NOSING
RST: RUBBER STAIR TREAD
RT RUBBER TILE
SC: SEALED CONCRETE (SEE CONCRETE SPEC)
VCT: VINYL COMPOSITION TILE
VT: SOLID VINYL TILE
FC: 100% ACRYLIC WATER BASED FLOOR COATING ON CONCRETE

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no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018
2	REVISED FOR PD SUBMITTAL		02/12/2019
3	CIVIL/SITE PLAN COORDINATION		02/26/2019

Interior Finish Plan

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A600

F521
JOURNEYS
2/27/19

SITE IMPROVEMENT PLANS

FOR

JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME

LOCATION MAP
NOT TO SCALE

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GEOMETRIC & PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	STORMWATER POLLUTION PREVENTION PLAN
C8	SWPPP DETAILS
C9	GENERAL NOTES & SPECIFICATIONS
C10	MWRD GENERAL NOTES
C11–C12	DETAILS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
842	CONTOUR	701
805.25	SPOT GRADE	+ 701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
UGE	UNDERGROUND ELECTRIC	E
G	UNDERGROUND GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	T
	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	GAS LINE	G

BENCHMARK & LOCATIONS:

REFERENCE BENHMARK(S): ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM BENCH MARK DESIGNATION LD021 OF VILLAGE OF PALATINE, NAVD 88 ORTHO HEIGHT, ELEVATION IS +716.90 FEET.

SITE BENCHMARK(S): EAST FLANGE BOLT ON FIRE HYDRANT
ELEVATION=717.71

TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

WARNING

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811®

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Call before you dig.

PERMITS

DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY
		IEPA WATER
		MWRD

No.	Description	Date
4	Village Comments	2/27/19
3	Revised Driveway	12/20/18
2	Issue for Permit	10/23/18
1	Original Plan Date	8/17/18

REVISIONS

ENGINEER
JASON J. SNYDER
JSNYDER@JACOBANDHEFNER.COM

DATE

ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019
ENGINEER ONLY CERTIFIES SHEETS _____

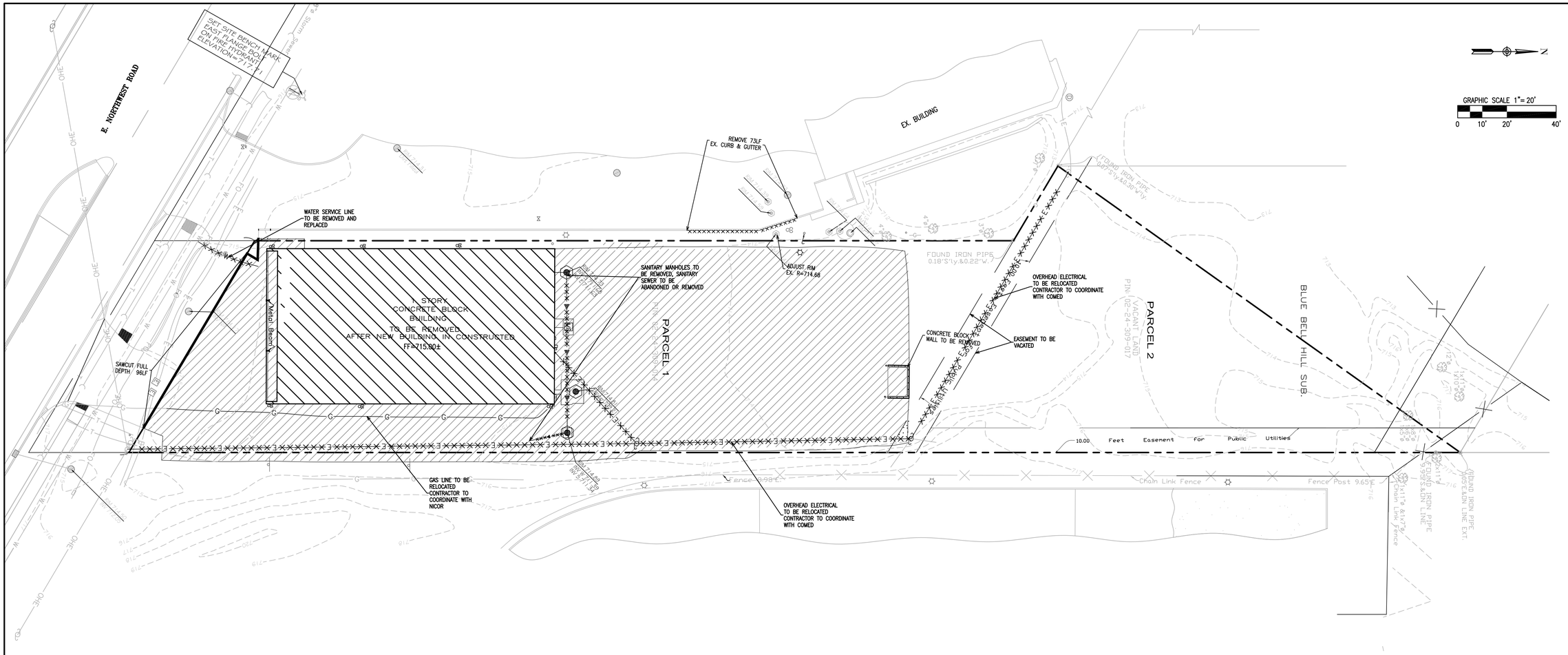
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

Municipality: PALATINE
County: COOK
Township: 24
Range: 10E
Section: 42

FOR REVIEW PURPOSES ONLY

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)



DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT J.U.L.I.E (1-800-832-0123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND CONTINUOUSLY MAINTAINED THROUGHOUT ALL CONSTRUCTION UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE ANY DISCONNECTION OR REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
12. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS WITH TREE PRESERVATION AND LANDSCAPE PLANS.
13. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS AND FILLED WITH FLOWABLE FILL.
17. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
18. THE EXISTING BUILDING IS TO REMAIN IN OPERATION WHILE THE NEW BUILDING IS BEING CONSTRUCTED.

TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

DEMOLITION HATCH LEGEND:

- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

EXISTING CONDITIONS & DEMOLITION PLAN

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
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F521

1" = 20'

C2

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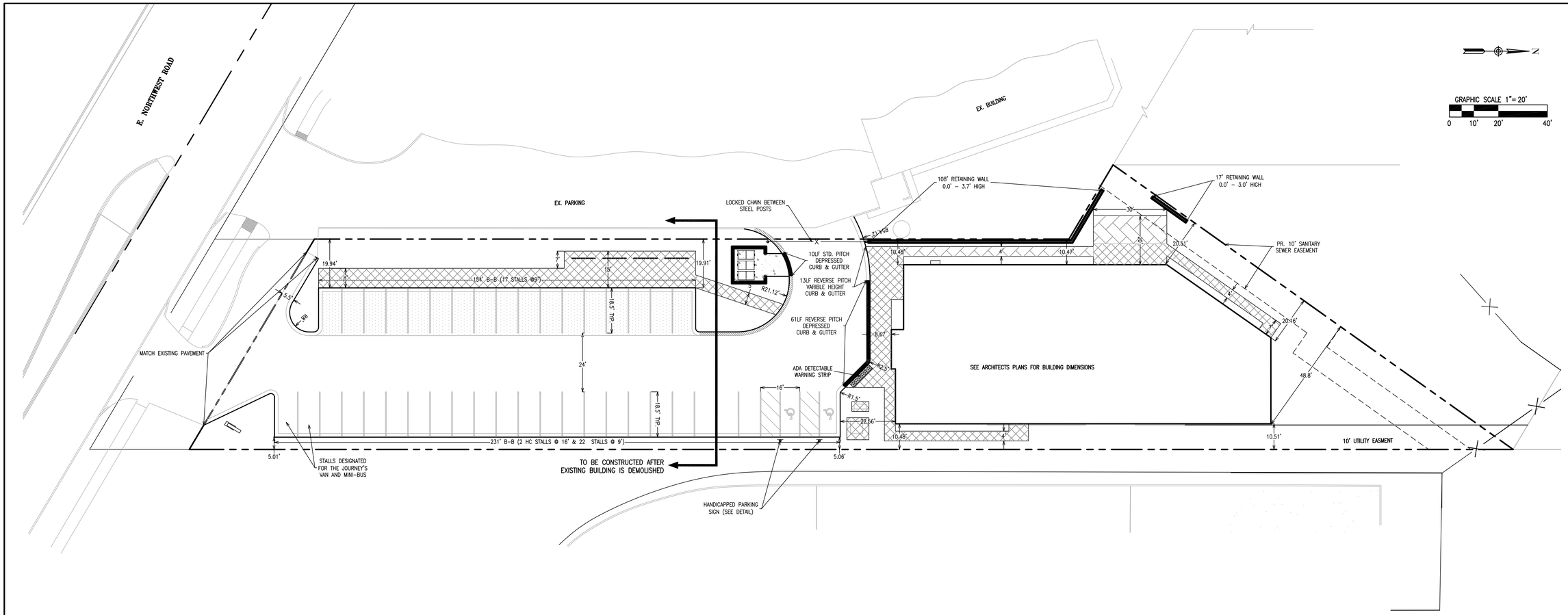

GEOMETRIC NOTES

1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
2) INSTALL REVERSE PITCH B6.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
4) CURB AND GUTTER DENOTED BY:
5) DEPRESSED CURB AND GUTTER DENOTED BY:
6) ALL RADII ARE 1.5-FT UNLESS NOTED OTHERWISE.
7) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
10) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
11) ALL EXISTING MAILBOXES TO BE REPLACED AT EACH RECONSTRUCTED DRIVEWAY.
12) ALL RAISED REFLECTIVE PAVEMENT MARKERS USED WITH SKIP DASHES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
13) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
14) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
15) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

PAVEMENT LEGEND

LIGHT DUTY PAVEMENT
2.0" SURFACE COURSE, MIX "D", NXX
2.25" HMA BINDER COURSE, IL-19,
8.0" CA-6 BASE COURSE

SIDEWALK PAVEMENT
5.0" PCC PAVEMENT (4,000 PSI UNREINFORCED, BROOM FINISH)
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C

CONCRETE PAVEMENT
7.0" PCC PAVEMENT, 4,000 PSI, A/E
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

PERVIOUS PAVERS
SEE WEST WALK DETAIL
SEE NW PATIO DETAIL

PERVIOUS PAVEMENT
SEE DETAIL

No.	Description	Date
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GEOMETRIC & PAVING PLAN

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F521
1" = 20'
C3

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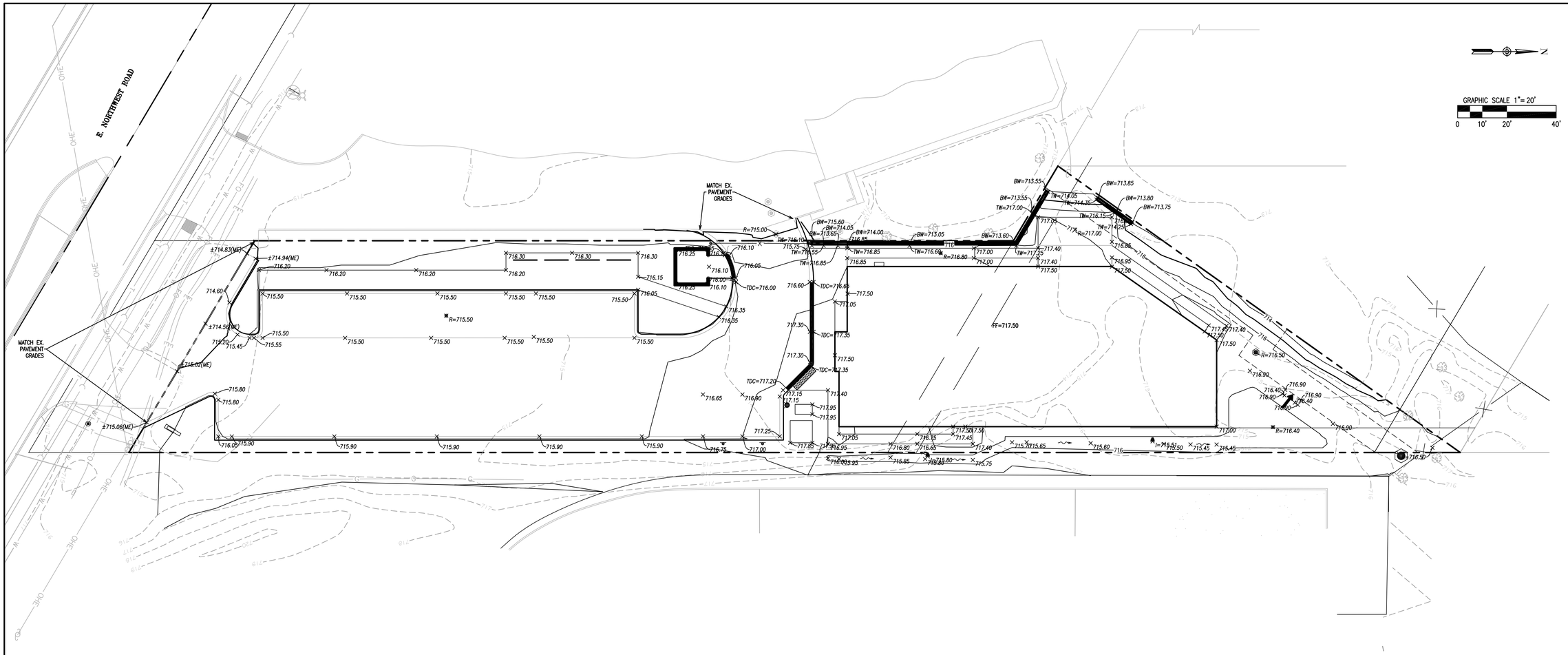

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GEI CONSULTATINS (847-984-3401) AND DATED MAY 29, 2018 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.
3. CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
4. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
5. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
6. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
8. CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
9. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
11. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.
13. TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- TW=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- BW=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
- EP=XXX.XX = PROPOSED EDGE OF PAVEMENT
- BC=XXX.XX = PROPOSED BACK OF CURB
- TDC=XXX.XX = PROPOSED TOP OF DEPRESSED CURB
- EX=±XXX.XX = EXISTING ELEVATION
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION
- = DRAINAGE FLOW ARROWS
- = OVERLAND FLOW ROUTE
- = 100-YEAR DESIGN STORM SEWER

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GRADING PLAN

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1" = 20'

C4

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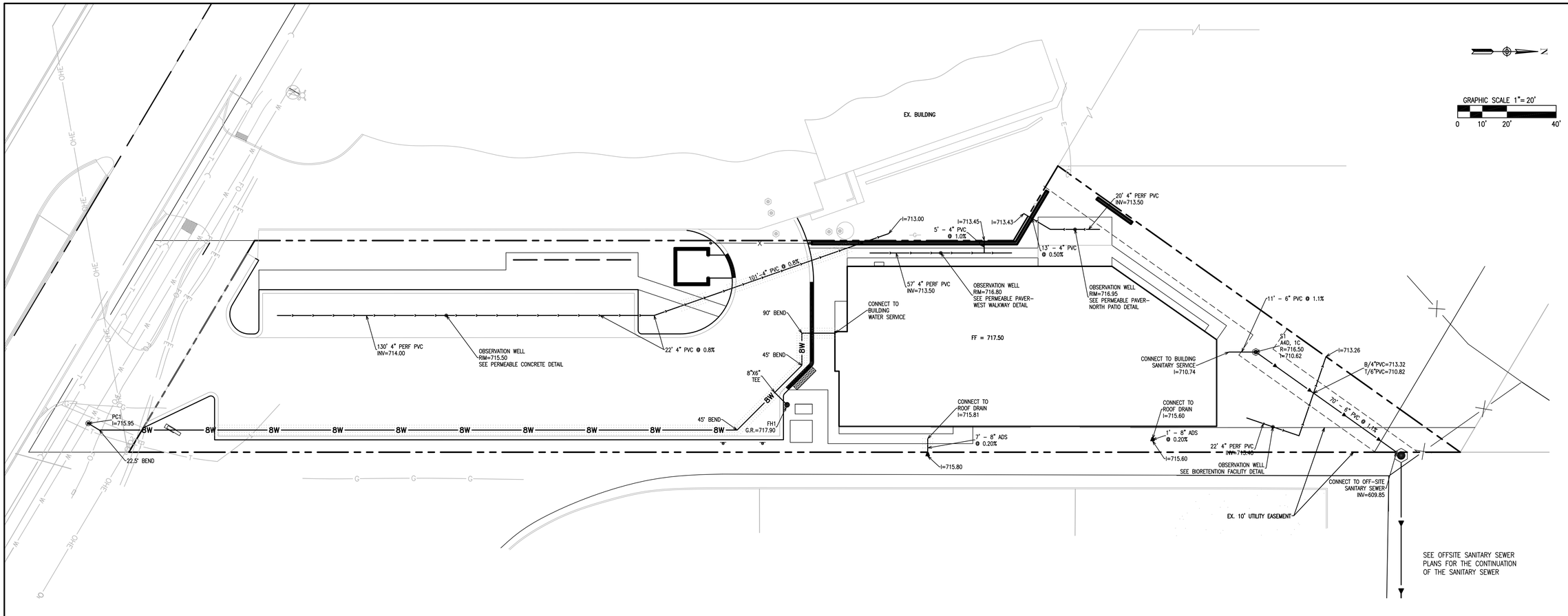
Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)



STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C = IDOT TYPE 1 (CLOSED), NEENAH R-1713
1P = IDOT TYPE 1 (OPEN), NEENAH R-2504-D (R-1713 WITH OPEN LID)
2P = NEENAH R-2557-G

EXAMPLE:
MH3
A4D,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS".
3. ALL CATCH BASIN STRUCTURES NOTED WITH (*) SHALL HAVE A REMOVABLE SNOUT HOOD INSTALLED OVER THE OUTLET PIPE INSIDE THE STRUCTURE (SEE MWRD STANDARD DETAIL ON SHEET C8.4).

WATER MAIN NOTES

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
5. ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST EACH SIDE OF THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID WITH 'SANITARY' AND 'VILLAGE OF PALATINE' CAST ON COVER:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL GREASE INTERCEPTORS SHALL HAVE HS-20 TRAFFIC RATED RIMS AND SHALL BE VENTED TO ADJACENT BUILDING (SEE BUILDING PLUMBING PLANS FOR VENT PIPE SIZE AND ROUTING).
3. ALL SANITARY MANHOLE COVERS SHALL BE BOLT DOWN WATER TIGHT COVERS.

MWRD NOTES:

1. PROPERTY OWNER SHALL OWN AND MAINTAIN THE PROPOSED STORMWATER DETENTION SYSTEM AND SANITARY SEWER SYSTEM.
2. ALL WASTE CONTAINING GREASE SHALL BE DISCHARGED TO A GREASE INTERCEPTOR OR GREASE TRAP BEFORE DISCHARGE INTO THE SANITARY SEWER WITH THE EXCEPTION OF RESTAURANT DISHWASHERS, WHICH SHALL HAVE THEIR DISCHARGE BYPASS THE GREASE SEPARATOR OR GREASE TRAP AND DISCHARGE DIRECTLY OR INDIRECTLY TO THE SANITARY SEWER.

UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY: _____
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
10. BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.
11. SITE LIGHTING WILL REQUIRE A SEPARATE ELECTRICAL PERMIT.

* DENOTES WATERMAIN CROSSING UNDER SEWER – WATERMAIN PROTECTION IS REQUIRED FOR 10 FEET ON EITHER SIDE OF THE CROSSING.

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

UTILITY PLAN

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F521
1" = 20'
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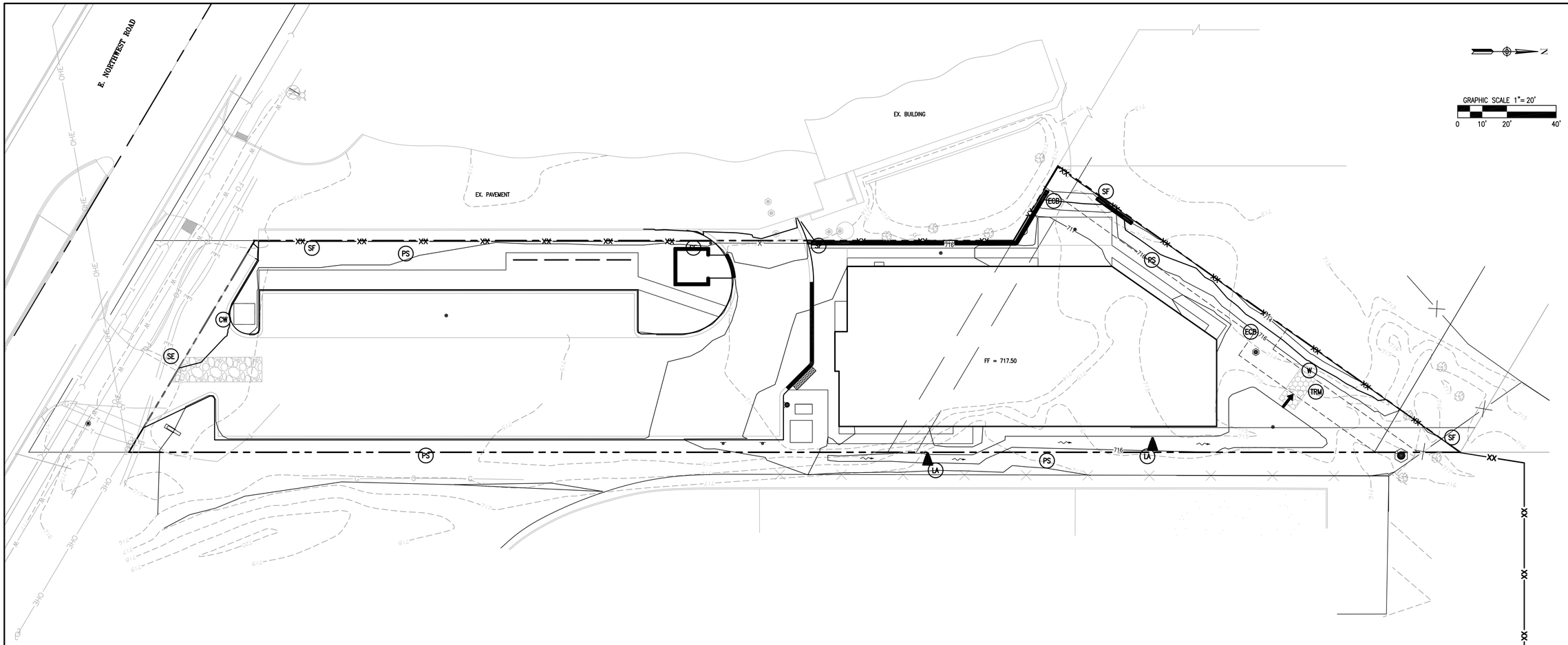

EROSION CONTROL NOTES

1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
3) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
4) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
9) EROSION CONTROL BLANKET SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 6"/12" OF TOPSOIL AND PERMANENT SEEDING.

EROSION CONTROL LEGEND

- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (TRM) TURF REINFORCEMENT MAT
- (LA) LINED APRON
- (ECB) EROSION CONTROL BLANKET
- (CW) CONCRETE WASHOUT
- (PS) PERMANENT SEEDING
- (W) OVERFLOW WEIR

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		GC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		X	N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		AC	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DIC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	X	W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X	RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	X	ECB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.			REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	X	TRM	REINFORCES TURF IN CHANNELS AND SHORELINES.			REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.			REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.			REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.			REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.			REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED FOR PROTECTION OF INLETS.			REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.			CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	X	DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.			CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.			REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.			REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES.			REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.			CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS.			CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

SEEDING CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE
150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
*** MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION–MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION–OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities and Soil Erosion and Sediment Control Ordinance for the County.

1. Site Description.

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

The proposed development consists of construction of Residential Development
The construction activities for site improvements will include:
mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

b. 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:

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) mass grading, 3) underground utilities installation, 4) fine grading in pavement area and 5) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 0.97 acres.

The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is 0.97 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled Stormwater Management for _____ prepared by Jacob & Hefner Associates, Inc. which is hereby incorporated by reference in this plan.
The estimated proposed overall site runoff coefficient is ____

e. Existing data describing soils or quality of discharge (soils report if available) Poor/Fair/Good/Not Available

f. Name of receiving water(s) _____
Name of ultimate receiving water(s) _____

g. Wetland acreage _____

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. 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.

(i) STABILIZATION 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. Except as provided in 2.a.(i).(A) and 2.b., stabilization measures shall be initiated within 1 working day in portions of the site where construction activities have temporarily or permanently ceased and must be completed within 14 calendar days after the construction activity in that portion of the site has ceased on all disturbed portions of the site where construction activity will not occur for a period of 14 or more calendar days.

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

The following interim and permanent stabilization practices, as a minimum, will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Silt filter fence
3. Vegetative Filter
4. Stabilized construction entrance
5. Barrier filter

(ii) 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. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Detention Pond
2. Storm sewer system
3. Rip-rap for outlet protection
4. Permanent seeding

(iii) DUST CONTROL: Dust Control shall be provided per standard 825 of Illinois Urban Manual. Following are the dust control that can be used.

1. Irrigation
2. Spray on adhesive
3. Vegetative cover
4. Mulching

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater 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.

The practices selected for implementation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

1. Silt filter fence
2. Barrier filters
3. Storm sewers
4. Retention/Detention ponds

(ii) 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).

Stormwater Management Control includes:

1. Rip-rap for outlet protection
2. Ditch check

c. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

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

The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards.

d. Approved State or Local Plans.

The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1987, Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plan, and the Municipal Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater 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 this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. Maintenance

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Stabilized construction entrance: The entrance shall be maintained to prevent tracking of sediment onto public streets. This will be done by top dressing with additional stones, remove and replace top layer of stones or washing the entrance. The sediment washed on the public right-of-way will be removed immediately.

Vegetative erosion control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering and fertilizer. The vegetative cover shall be removed and reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more than 1 foot below the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip-Rap outlet protection: It shall be inspected after high flows for any scour beneath the Rip-Rap or for stones that have been dislodged. It shall be repaired immediately.

4. Inspections

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures, and location where vehicles enter or 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 (or by the end of the following business or work day) that consists of 0.5 inches or greater of rainfall or a discharge occurs due to snowmelt.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 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 7 calendar days following the inspection.

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 stormwater pollution prevention plan, and actions taken in accordance with section 4.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 or Resident Technician shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Resident Engineer or Resident Technician 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 report of noncompliance shall be mailed to the following address:

ALL PACKAGES:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1024 North Grand Avenue, East
Springfield, IL 62794

ALL LETTERS
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
Post Office Box 19276
Springfield, IL 62794-9276

5. Non-Stormwater Discharge

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the residential activity addressed in this plan, are described below:

1. Water main flushing
2. Fire hydrant flushing
3. Watering for dust control
4. Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge:

The fire hydrant and water main shall not be flushed directly on the exposed area or subgrade of the pavement. Hoses shall be used to direct the flow into the storm sewer system.

The erosion due to irrigation of seeding shall be considered minor.

NPDES CERTIFICATE

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR00000000, issued by the Environmental Protection Agency on

PROJECT TITLE: JOURNEYS REDEVELOPMENT

PROJECT LOCATION: PALATINE (CITY/VILLAGE) WILL (COUNTY) ILLINOIS (STATE)

DEVELOPER: JOURNEYS THE ROAD HOME

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

Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

Name:	Signature

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (IN)	DISCHARGE Q (CFS)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+La (FT)	DEPTH OF RIP RAP Y (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

STORMWATER POLLUTION PREVETION PLAN

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

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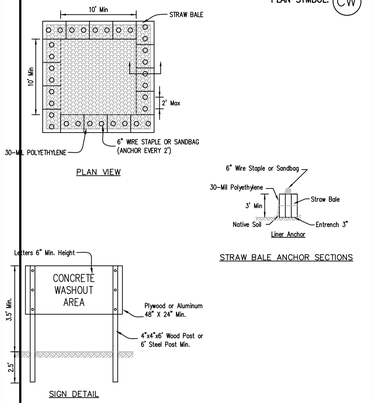
Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

PLAN SYMBOL: CW

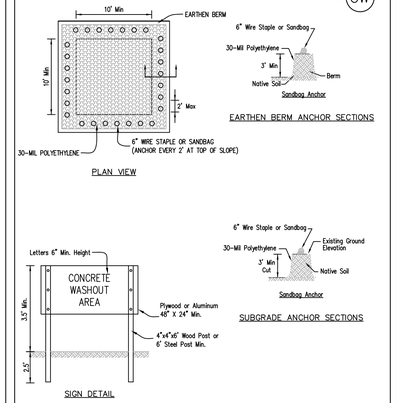


NOTES:

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.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

PLAN SYMBOL: CW

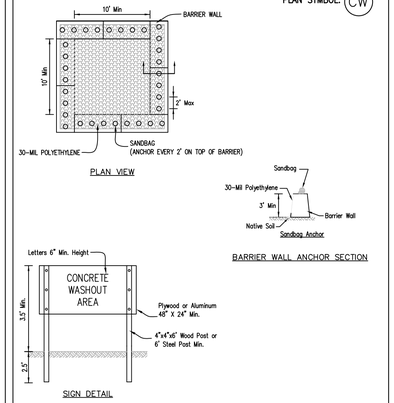


NOTES:

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 – EARTHEN TYPE

PLAN SYMBOL: CW



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

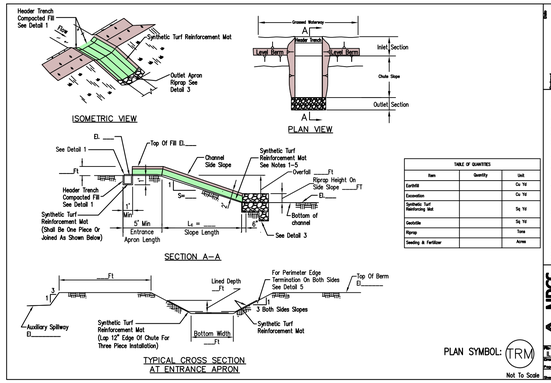
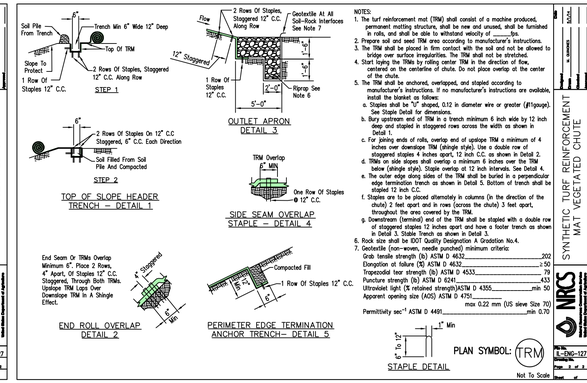


TABLE OF QUANTITIES		
Item	Quantity	Unit
Excavation		Cu. Yd
Compaction		Cu. Yd
Synthetic Turf Reinforcing Mat		Sq. Yd
Geotextile		Sq. Yd
Riprap		Tons
Seeding & Fertilizer		Acres

PLAN SYMBOL: TRM

Not To Scale

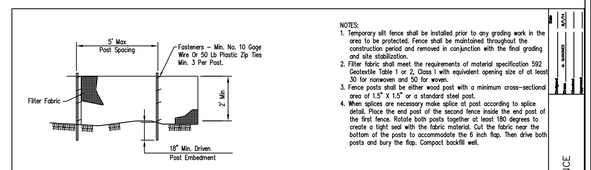
SYNTHETIC TURF REINFORCEMENT MAT VEGETATED CHUTE



NOTES:

1. The turf reinforcement mat (TRM) shall consist of a machine produced, permanent matting structure, shall be new and unused, shall be furnished in rolls, and shall be able to withstand velocity of _____fps.
2. Prepare soil and seed TRM area according to manufacturer's instructions.
3. The TRM shall be placed in firm contact with the soil and not be allowed to bridge over surface irregularities. The TRM shall not be stretched.
4. Start laying the TRMs by rolling center TRM in the direction of flow, centered on the centerline of chute. Do not place overlap at the center of the chute.
5. The TRM shall be anchored, overlapped, and stapled according to manufacturer's instructions. If no manufacturer's instructions are available, install the blanket as follows:
   a. Staples shall be "U" shaped, 0.12 in diameter wire or greater (#11gauge). See Staple Detail for dimensions.
   b. Bury upstream end of TRM in a trench minimum 6 inch wide by 12 inch deep and stapled in staggered rows across the width as shown in Detail 1.
   c. For joining ends of rolls, overlap end of upslope TRM a minimum of 4 inches over downslope TRM (shingle style). Use a double row of staggered staples 4 inches apart, 12 inch C.C. as shown in Detail 2.
   d. TRMs on side slopes shall overlap a minimum 4 inches over the TRM below (shingle style). Staple overlap at 12 inch intervals. See Detail 4.
   e. The outer edge along sides of the TRM shall be buried in a perpendicular edge termination trench as shown in Detail 5. Bottom of trench shall be stapled 12 inch C.C.
   f. Staples are to be placed alternately in columns (in the direction of the chute) 2 feet apart and in rows (across the chute) 3 feet apart, throughout the area covered by the TRM.
   g. Downstream (terminal) end of the TRM shall be stapled with a double row of staggered staples 12 inches apart and have a footer trench as shown in Detail 3. Stable trench as shown in Detail 3.
6. Rock size shall be IDOT Quality Designation A Gradation No.4.
7. Geotextile (non-woven, needle punched) minimum criteria:

Grab tensile strength (lb) ASTM D 4632	202
Elongation at failure (%) ASTM D 4632	≥ 50
Trapezoidal tear strength (lb) ASTM D 4533	79
Puncture strength (lb) ASTM D 6241	433
Ultraviolet light (% retained strength) ASTM D 4355	min 50
Apparent opening size (AOS) ASTM D 4751	max 0.22 mm (US sieve size 70)
Permittivity sec^{-1} ASTM D 4491	min 0.70

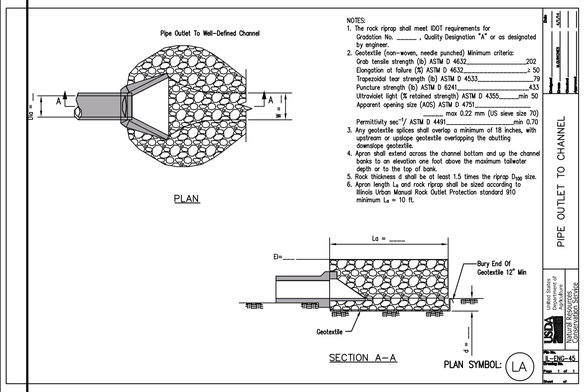


NOTES:

1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence 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 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

PLAN SYMBOL: SF

SILT FENCE



NOTES:

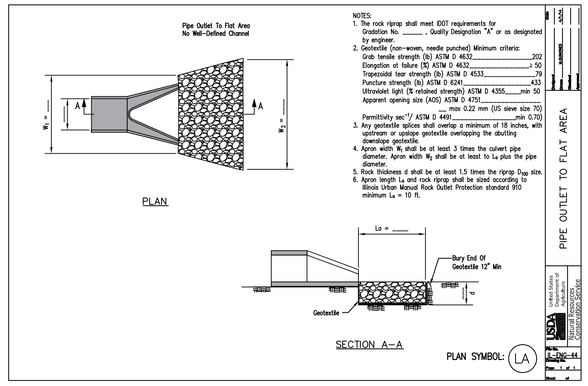
1. The rock riprap shall meet IDOT requirements for Gradation No. _____ , Quality Designation "A" or as designated by engineer.
2. Geotextile (non-woven, needle punched) Minimum criteria:

Grab tensile strength (lb) ASTM D 4632	202
Elongation at failure (%) ASTM D 4632	≥ 50
Trapezoidal tear strength (lb) ASTM D 4533	79
Puncture strength (lb) ASTM D 6241	433
Ultraviolet light (% retained strength) ASTM D 4355	min 50
Apparent opening size (AOS) ASTM D 4751	max 0.22 mm (US sieve size 70)
Permittivity sec^{-1} ASTM D 4491	min 0.70

3. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.
4. Apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tailwater depth or to the top of bank.
5. Rock thickness d shall be at least 1.5 times the riprap D_{100} size.
6. Apron length L_a and rock riprap shall be sized according to Illinois Urban Manual Rock Outlet Protection standard 910 minimum L_a = 10 ft.

PLAN SYMBOL: LA

PIPE OUTLET TO CHANNEL



NOTES:

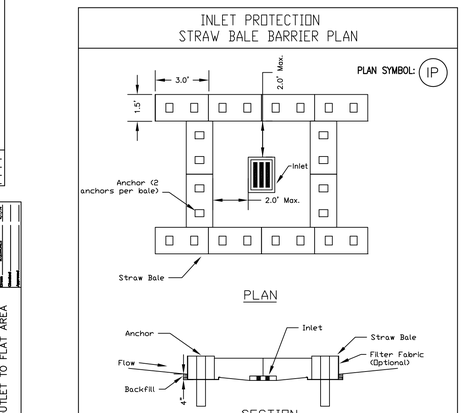
1. The rock riprap shall meet IDOT requirements for Gradation No. _____ , Quality Designation "A" or as designated by engineer.
2. Geotextile (non-woven, needle punched) Minimum criteria:

Grab tensile strength (lb) ASTM D 4632	202
Elongation at failure (%) ASTM D 4632	≥ 50
Trapezoidal tear strength (lb) ASTM D 4533	79
Puncture strength (lb) ASTM D 6241	433
Ultraviolet light (% retained strength) ASTM D 4355	min 50
Apparent opening size (AOS) ASTM D 4751	max 0.22 mm (US sieve size 70)
Permittivity sec^{-1} ASTM D 4491	min 0.70

3. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.
4. Apron width W_2 shall be at least 3 times the culvert pipe diameter. Apron width W_1 shall be at least to La plus the pipe diameter.
5. Rock thickness d shall be at least 1.5 times the riprap D_{100} size.
6. Apron length L_a and rock riprap shall be sized according to Illinois Urban Manual Rock Outlet Protection standard 910 minimum L_a = 10 ft.

PLAN SYMBOL: LA

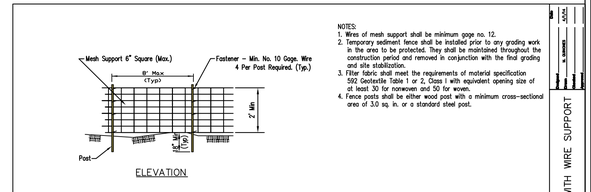
PIPE OUTLET TO FLAT AREA



NOTES:

1. The immediate land area around the inlet should be relatively flat (less than 1% slope) and located so that the accumulated sediment can be easily removed.
2. The inside edge of the bales shall be a maximum of 2 feet from the edge of the inlet.
3. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE Table 1 or 2, Class 1 with ADS of at least 30 for nonwoven and 50 for woven.
4. Anchors shall be rebar, steel pickets or 2" x 2" stakes, and shall be long enough to extend at least 1.5 to 2.0 feet into the ground when the top is flush with the bale.

REFERENCE			STANDARD DWG. NO.
Project			IL-563
Designed	Date	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked	Date		DATE 11-23-01
Approved	Date		

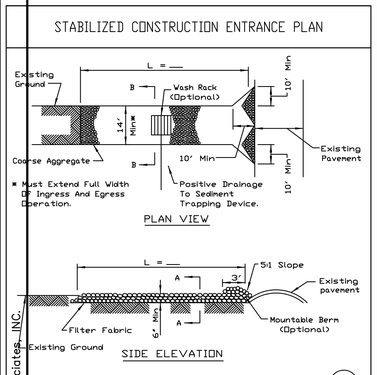


NOTES:

1. Wires of mesh support shall be minimum gage no. 12.
2. 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.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

PLAN SYMBOL: SF

SILT FENCE WITH WIRE SUPPORT

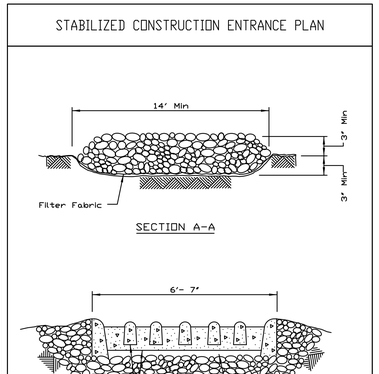


NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, 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.

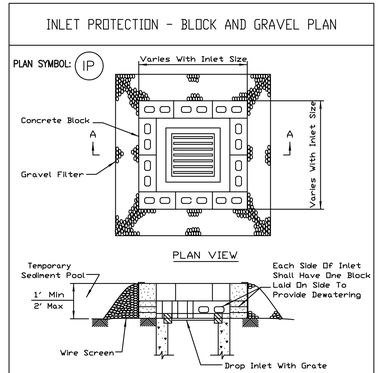
PLAN SYMBOL: SE

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



PLAN SYMBOL: SE

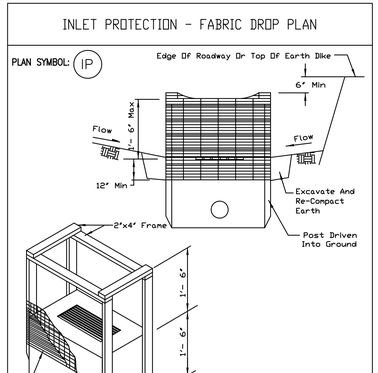
REFERENCE			STANDARD DWG. NO.
Project			IL-630
Designed	Date	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		



NOTES:

1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. The wire screen shall be hardware cloth or comparable wire wesh with 1/2 inch openings.
4. The gravel shall meet requirements for coarse aggregate with IDOT gradations of CA-1, CA-2 or CA-3.

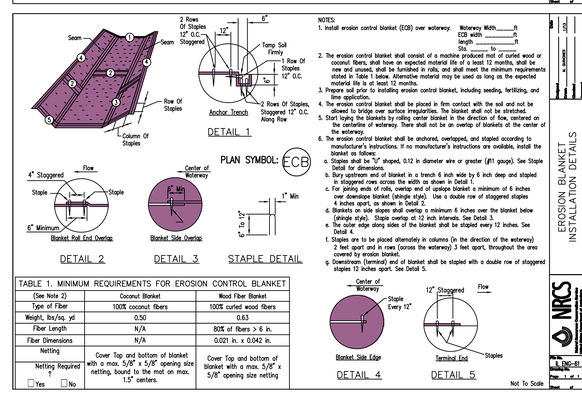
REFERENCE			STANDARD DWG. NO.
Project			IL-550
Designed	Date	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked	Date		DATE 8-17-94
Approved	Date		



NOTES:

1. Filter fabric shall meet the requirement of material specification 592 GEOTEXTILE table 1 or 2, class I, with an EOS of at least 30 for nonwoven and 50 for woven.
2. The wire mesh shall have a maximum opening of at least 6 inches.
3. Limit drainage area to the inlet protection to 1 acre.

REFERENCE			STANDARD DWG. NO.
Project			IL-560
Designed	Date	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked	Date		DATE 6-29-93
Approved	Date		



NOTES:

1. Install erosion control blanket (ECB) over waterway. Waterway Width _____ ft ECB width _____ ft length _____ ft Sta. _____ to _____ ft
2. The erosion control blanket shall consist of a machine produced mat of curled wood or coconut fibers, shall have an expected material life of a least 12 months, shall be new and unused, shall be furnished in rolls, and shall meet the minimum requirements stated in Table 1 below. Alternative material may be used as long as the expected material life is at least 12 months.
3. Prepare soil prior to installing erosion control blanket, including seeding, fertilizing, and lime application.
4. The erosion control blanket shall be placed in firm contact with the soil and not be allowed to bridge over surface irregularities. The blanket shall not be stretched.
5. Start laying the blankets by rolling center blanket in the direction of flow, centered on the centerline of waterway. There shall not be an overlap of blankets at the center of the waterway.
6. The erosion control blanket shall be anchored, overlapped, and stapled according to manufacturer's instructions. If no manufacturer's instructions are available, install the blanket as follows:
   a. Staples shall be "U" shaped, 0.12 in diameter wire or greater (#11 gauge). See Staple Detail for dimensions.
   b. Bury upstream end of blanket in a trench 6 inch wide by 6 inch deep and stapled in staggered rows across the width as shown in Detail 1.
   c. For joining ends of rolls, overlap end of upslope blanket a minimum of 6 inches over downslope blanket (shingle style). Use a double row of staggered staples 4 inches apart, as shown in Detail 2.
   d. Blankets on side slopes shall overlap a minimum 6 inches over the blanket below (shingle style). Staple overlap at 12 inch intervals. See Detail 3.
   e. The outer edge along sides of the blanket shall be stapled every 12 inches. See Detail 4.
   f. Staples are to be placed alternately in columns (in the direction of the waterway) 2 feet apart and in rows (across the waterway) 3 feet apart, throughout the area covered by erosion blanket.
   g. Downstream (terminal) end of blanket shall be stapled with a double row of staggered staples 12 inches apart. See Detail 5.

TABLE 1. MINIMUM REQUIREMENTS FOR EROSION CONTROL BLANKET		
(See Note 2)	Coconut Blanket	Wood Fiber Blanket
Type of Fiber	100% coconut fibers	100% curled wood fibers
Weight, lbs/sq. yd	0.50	0.63
Fiber Length	N/A	80% of fibers > 6 in.
Fiber Dimensions	N/A	0.021 in. x 0.042 in.
Netting		
Netting Required ? ☐Yes ☐No	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting, bound to the mat on max. 1.5" centers.	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting

PLAN SYMBOL: ECB

Not To Scale

EROSION BLANKET INSTALLATION DETAILS

SWPPP DETAILS

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

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Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

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

6. NOTIFICATION OF COMMENCING CONSTRUCTION

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

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

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

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

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

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

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

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

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

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

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

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

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

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

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

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

22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

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

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

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

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

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

29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

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

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

GENERAL NOTES (CONTINUED)

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.

34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND TOP OF FOUNDATION ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

EARTHWORK

1. TOPSOIL EXCAVATION

A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL.

B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. EARTH EXCAVATION

A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/-. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN THE PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED.

3. UNSUITABLE MATERIAL

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

4. THE GRADING CONTRACTORS RESPONSIBILITIES

A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

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

D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS.

G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER.

C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

PAVEMENT

1. FINE GRADING

A. PRIOR TO THE CONSTRUCTION OF CURB AND GUTTER AND PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO FEET BEYOND THE BACK OF CURB.

2. CURB AND GUTTER

A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.

B. THE CURBS SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

C. THE STONE COST UNDER THE CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.

D. DEPRESSED CURBS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER THE PLANS AND IDOT STANDARDS.

E. ALL CONCRETE SHALL MEET 3,500 PSI AT 14 DAYS.

3. PAVEMENT

A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. DEPTHS SPECIFIED SHALL BE CONSIDERED THE MINIMUM COMPACTED THICKNESS.

PAVEMENT (CONTINUED)

1. GENERAL

THE PAVING CONTRACTOR SHALL:

A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.

B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

D. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS.

E. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.

2. TESTING AND FINAL ACCEPTANCE

A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IBR VALUE OF 3.0.

B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

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

3. METHOD OF MEASUREMENT

A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER.

B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION. THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.

5. LONGITUDINAL JOINT CONSTRUCTION

A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT.

B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F.

C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING:
1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING.
2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT.

D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE.

6. LONGITUDINAL JOINT DENSITY SPECIFICATIONS

A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT - DENSITY TESTING OF LONGITUDINAL JOINTS" (BDE) AS FOLLOWS:

LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE; I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES.

1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST.

2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCONFINED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION.

DENSITY CONTROL LIMITS TABLE

MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM
IL-19.0, IL-19.0L, IL-25.0	Ndesign < 90	93.0-97.4%	90%
ALL OTHER	Ndesign = 30	93.0-97.4%	90%

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, IN ADDITION TO THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.

2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP), CLASS IV OR CLASS V PER ASTM C-76 WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

3. HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F-2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212.

4. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL.

5. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM OR ONTO THE GROUND.

6. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE FOUR FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE "O" RING GASKET JOINTS. A MAXIMUM OF SIX INCHES OF ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET WITHIN A FULL MORTAR BED.

7. ALL STORM SEWERS SHALL BE INSTALLED ON TYPE "A" BEDDING, 1/4 TO 3/4 INCH IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR INCHES. USING BLOCKS OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL OF FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

8. THE FRAME AND GRATE OR CLOSED LID TYPE SHALL BE AS SPECIFIED ON THE UTILITY PLAN. THE MANHOLE LIDS SHALL BE A MACHINE SURFACED, NON-ROCKING DESIGN. ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN THE CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

9. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. AFTER THE STORM SEWER STRUCTURE HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION NORMALLY ENTERING THE STORM SEWER SYSTEM FROM ADJECENT AND/OR UPSTREAM DRAINAGE AREAS.

WATER MAIN AND WATER SERVICES

1. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), CLASS 52, CONFORMING TO AWWA C-151 (ANSI A-21.51) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING, CONFORMING TO ANSI-A-21.4 (AWWA C-104). ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE WITH THE MUNICIPAL REGULATIONS.

2. THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH PUSH-ON JOINTS, CONFORMING TO ANSI A21.10 (AWWA C-110).

3. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON ALL WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC.

4. DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE, CONFORMING TO AWWA C-509, LATEST STANDARDS AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NEENAH R-1713-B OR APPROVED EQUAL. LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME.

5. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES.

6. ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF FOUR HOURS. THE ONLY ALLOWABLE LEAKAGE IS AS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

7. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX LID SHALL HAVE WORD "WATER" EMBOSSED ON THE LID.

8. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING FOR ALL NEW WATER MAINS SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE.

10. WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE 'K' COPPER TUBING CONFORMING TO ASTM B88-58. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING.

11. WATER SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP.

12. IEPA WATER MAIN PROTECTION
A. WATER MAINS:
1. HORIZONTAL SEPARATION:
a) WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
b) WATER MAINS MAY BE LAID CLOSER THAN 10 FEET TO A SEWER LINE WHEN:
1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET
2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER
3) THE WATER MAIN IS IN A SEPARATE TRENCH.
c) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET CONDITION (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION:
a) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER, WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
b) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, THEN ONE OF THE FOLLOWING METHODS SHALL BE FOLLOWED:
1) THE STORM DRAIN SHALL BE CONSTRUCTED OF "O" RING JOINTS AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS.
2) THE WATER MAIN MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE AS INDICATED ON THE PLANS AND AS PER THE SPECIAL CROSSING DETAIL SHOWN ON THE DETAIL SHEET.
c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

SOIL EROSION AND SEDIMENT CONTROL

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.

2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS.

3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES.

4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.

5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN.

8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.

9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.

11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS.

B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.

12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.

13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED UNLESS A ½" OR GREATER RAINFALL EVENT IS FORECAST PRIOR TO 7 DAYS. IN THAT CASE THE PROPER SOIL PROTECTION SHALL BE INSTALLED IMMEDIATELY. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION UNLESS GRADING ACTIVITIES ARE RESUMED WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.

16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY.

17. ALL CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.

CONTACTS

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No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

GENERAL NOTES & SPECIFICATIONS

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

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:

1.1. 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;

1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

1.3. VILLAGE OF SCHAUMBURG MUNICIPAL CODE;

1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;

1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

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

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

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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

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

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

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENTED TO 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-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3219
14-INCH TO 48-INCH	AWWA C905	ASTM D-3219

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	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 PIPE MATERIALS.

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

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

11.1. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.

11.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.

11.3. 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 WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

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

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

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

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

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

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE 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:
5.1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
5.2. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

MWRD GENERAL NOTES

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

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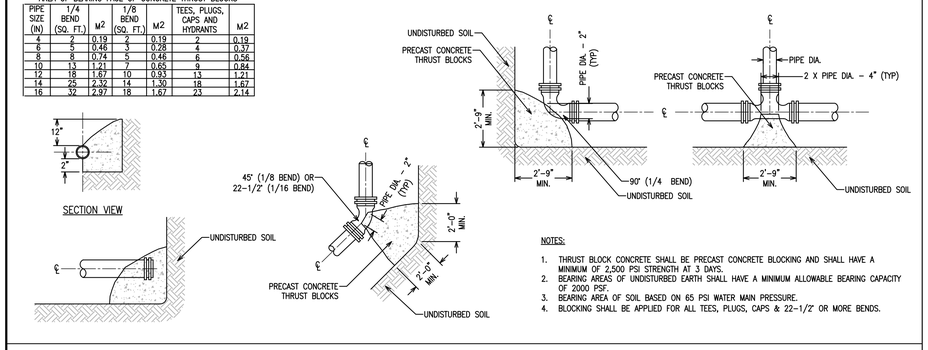
Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS

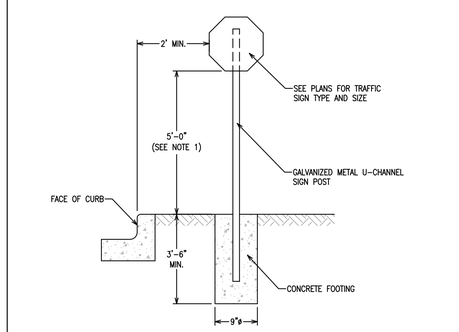
PIPE SIZE (IN)	1/4 BEND (SQ. FT.)	M2	1/8 BEND (SQ. FT.)	M2	TEES, PLUGS, CAPS AND HYDRANTS	M2
4	2	0.19	2	0.19	2	0.19
6	5	0.46	3	0.28	4	0.37
8	8	0.74	5	0.46	6	0.56
10	13	1.21	7	0.65	9	0.84
12	18	1.67	10	0.93	13	1.21
14	25	2.32	14	1.30	18	1.67
16	32	2.97	18	1.67	23	2.14



NOTES:

1. THRUST BLOCK CONCRETE SHALL BE PRECAST CONCRETE BLOCKING AND SHALL HAVE A MINIMUM OF 2,500 PSI STRENGTH AT 3 DAYS.
2. BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.
3. BEARING AREA OF SOIL BASED ON 65 PSI WATER MAIN PRESSURE.
4. BLOCKING SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS & 22-1/2° OR MORE BENDS.

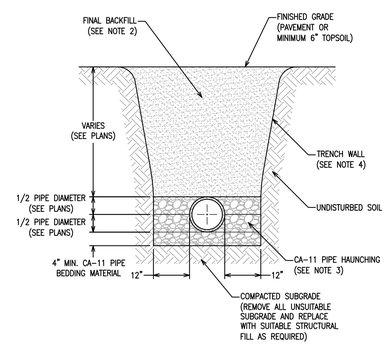
WATERMAIN THRUST BLOCK DETAIL



NOTES:

1. TRAFFIC SIGN POSTS SHALL BE LOCATED A MINIMUM OF 2' FROM FACE OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

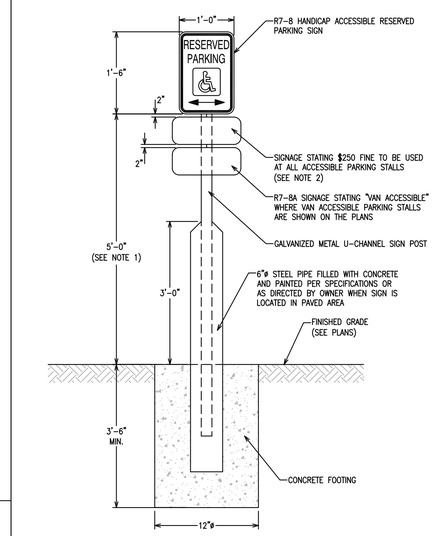
TRAFFIC SIGN DETAIL – GRASS AREA



NOTES:

1. CA-11 INITIAL GRANULAR BACKFILL REQUIRED TO TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

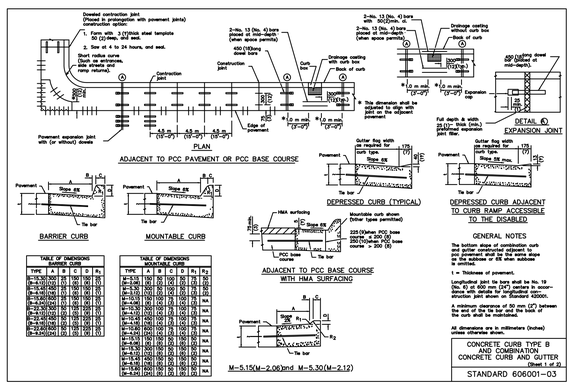
RIGID PIPE TRENCH DETAIL

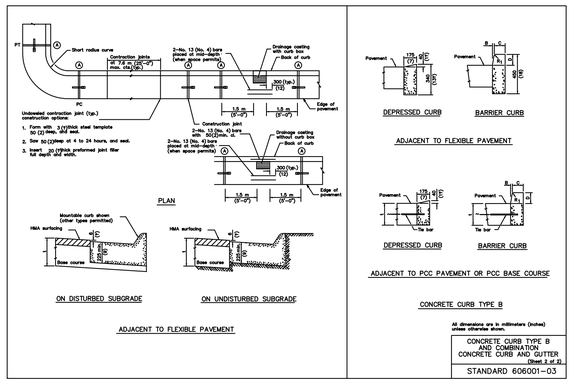


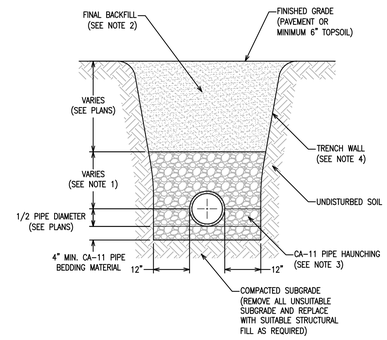
NOTES:

1. ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION IN GRASS AREA AND SEVEN (7) FEET IN PAVED AREAS.

HANDICAP ACCESSIBLE PARKING SIGN DETAIL



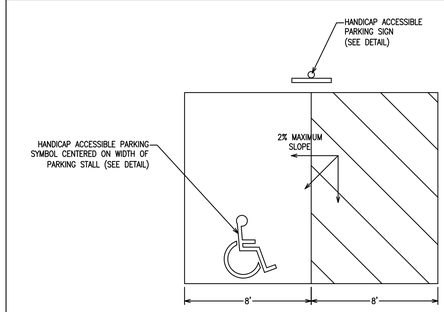




NOTES:

1. 12" MINIMUM CA-11 INITIAL GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

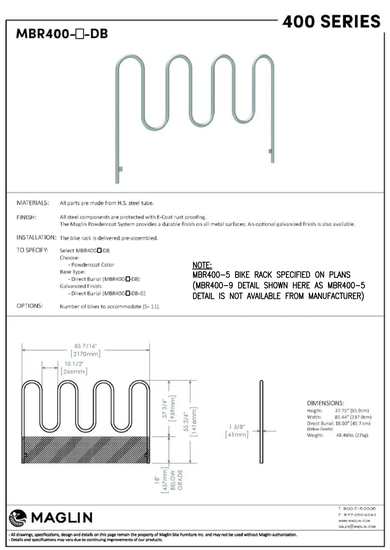
FLEXIBLE PIPE TRENCH DETAIL

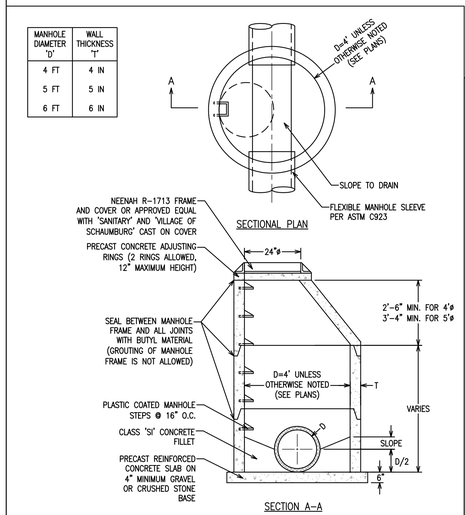


NOTES:

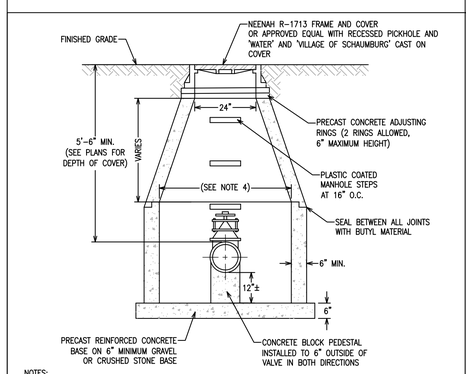
1. ALL PAVEMENT STRIPING SHALL BE YELLOW.
2. MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

HANDICAP ACCESSIBLE PARKING STALL DETAIL





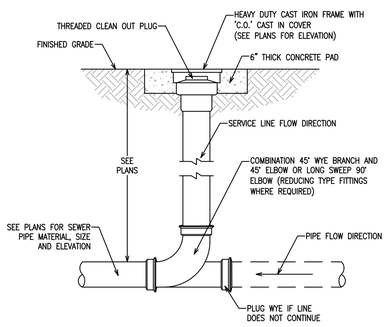
SANITARY SEWER MANHOLE DETAIL



NOTES:

1. VALVES SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY U.S. PIPE, CLOW OR MUELLER.
2. VALVES WITHIN PAVED AREAS SHALL BE INSTALLED WITH A VALVE VAULT.
3. ECCENTRIC CONE SECTION REQUIRED.
4. VALVE VAULT DIAMETERS SHALL BE AS FOLLOWS:
   4.1. 4' DIAMETER FOR VALVES 10" AND SMALLER
   4.2. 5' DIAMETER FOR VALVES 12" AND LARGER

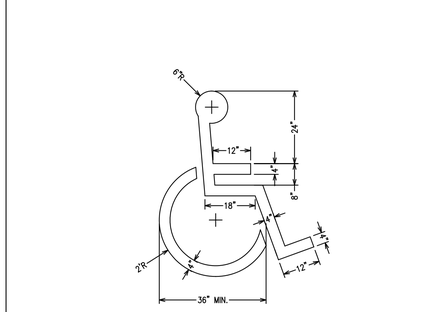
WATER MAIN VALVE VAULT DETAIL



NOTE:

1. SEE FLEXIBLE PIPE TRENCH DETAIL FOR PIPE BEDDING AND BACKFILL REQUIREMENTS.

SEWER CLEAN OUT DETAIL



NOTE:

1. SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED YELLOW.

HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

DETAILS

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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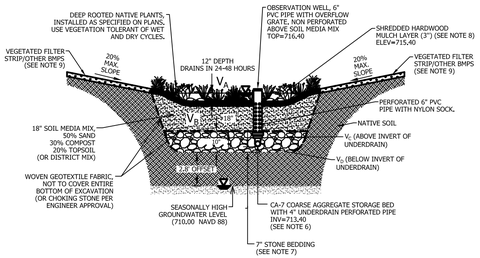
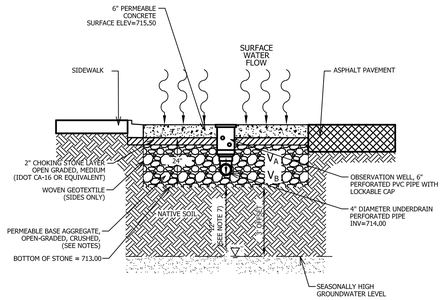


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
SURFACE STORAGE	1.00	V_A	1.00 x V_A	628 CF
SOIL MEDIA MIX	0.25	V_B	0.5 x 0.25 x V_B	56 CF
COARSE AGG. (ABOVE INVERT)	0.36	V_C	0.5 x 0.36 x V_C	10 CF
COARSE AGG. (BELOW INVERT)	0.36	V_D	0.36 x V_D	40 CF
			TOTAL	734 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. 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.
7. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
8. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL, PAGE 17.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
		PAGE NO.1

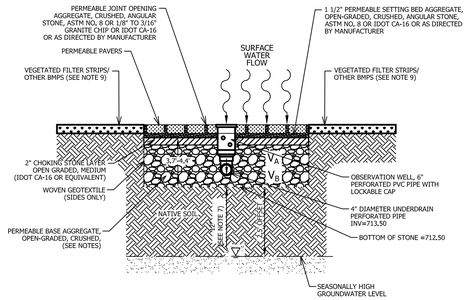


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	0.50 X 0.36 x V_A	403 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	0.36 x V_B	967 CF
			TOTAL	1370 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	PERMEABLE CONCRETE DETAIL	STD. DWG. NO.9
		PAGE NO. 10

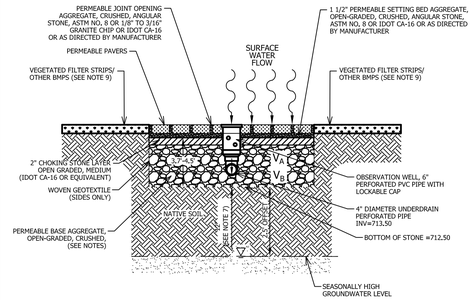


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	0.50 X 0.36 x V_A	179 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	0.36 x V_B	124 CF
			TOTAL	303 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	PERMEABLE PAVERS DETAIL–NW PATIO	STD. DWG. NO.9
		PAGE NO. 10



VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	0.50 X 0.36 x V_A	163 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	0.36 x V_B	112 CF
			TOTAL	275 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	PERMEABLE PAVERS DETAIL–WEST WALKWAY	STD. DWG. NO.9
		PAGE NO. 10

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/17/18

BMP DETAILS

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F521

N.T.S.

C12

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Attachment: EXHIBIT - Onsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

F521
JOURNEYS SANITARY
12/13/18

SANITARY SEWER CONNECTION

FOR

JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME

LOCATION MAP
NOT TO SCALE

SHEET	TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	OVERALL LOCATION MAP
C4	SANITARY PLAN & PROFILE
C5	EROSION CONTROL PLAN
C6	STORMWATER POLLUTION PREVENTION PLAN
C7	MWRD SPECIFICATIONS & DETAILS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
842	CONTOUR	701
805.25	SPOT GRADE	+ 701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
UGE	UNDERGROUND ELECTRIC	E
G	UNDERGROUND GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	T
	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	GAS LINE	G

BENCHMARK & LOCATIONS:

REFERENCE BENHMARK(S): ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM BENCH MARK DESIGNATION LD021 OF VILLAGE OF PALATINE, NAVD 88 ORTHO HEIGHT, ELEVATION IS +716.90 FEET.

SITE BENCHMARK(S): EAST FLANGE BOLT ON FIRE HYDRANT
ELEVATION=717.71

TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

WARNING

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PERMITS

DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY
		IEPA WATER
		MWRD

No.	Description	Date
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18

REVISIONS

ENGINEER
JASON J. SNYDER
JSNYDER@JACOBANDHEFNER.COM

DATE

ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019
ENGINEER ONLY CERTIFIES SHEETS _____

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

Municipality: PALATINE
County: COOK
Township: 24
Range: 10E
Section: 42

FOR REVIEW PURPOSES ONLY

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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Attachment: EXHIBIT - Offsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. NOTIFICATION OF COMMENCING CONSTRUCTION

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

   6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT CONTRACTOR'S COST.
10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY.
14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY.
16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

GENERAL NOTES (CONTINUED)

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND TOP OF FOUNDATION ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

EARTHWORK

1. TOPSOIL EXCAVATION

   A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL.

   B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

   C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. EARTH EXCAVATION

   A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

   B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/-. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN THE PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

   C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED.

3. UNSUITABLE MATERIAL

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

4. THE GRADING CONTRACTORS RESPONSIBILITIES

   A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

   B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

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

   D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

   F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS.

   G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER.

   C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

SANITARY SEWER

1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE, CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905.
2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
3. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT PERMITTED.
4. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE MUNICIPALITY.
5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL, CONFORMING TO ASTM D-2321, CL I.
6. COST FOR PIPE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.
7. PIPE BEDDING SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWER PIPE SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF PIPE, TO A MINIMUM OF 12 INCHES. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-11 AND INSTALLED PER ASTM D-2321 CLASS I.
8. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN THE "WATER MAIN" SECTION.
9. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.
10. THE TESTING OF THE PIPE STRAIGHTNESS AND FIELD TESTING, SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT CODE OF THE MUNICIPALITY.
11. SANITARY SEWER MANHOLES SHALL BE FOUR FOOT INNER DIAMETER, PRECAST REINFORCED CONCRETE RINGS OR MONOLITHIC CONCRETE, CONFORMING TO ASTM C 478. THE STRUCTURE SHALL HAVE AN ECCENTRIC CONE INSTALLED, LINING UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE NEENAH R-1981-I AT 16 INCHES ON-CENTER.
12. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEENAH R-1713-B OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID.
13. ALL MANHOLE JOINTS SHALL BE SEALED WITH "O" RING JOINTS. NO MORE THAN EIGHT INCHES OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL MANHOLES SHALL HAVE MISSION COUPLING TYPE FITTINGS FOR PIPE CONNECTIONS.
14. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.
15. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS. ALL VISIBLE LEAKAGE SHALL BE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.
16. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES, INCLUDING SERVICE LINES, SHALL INCLUDE LOW PRESSURE AIR TEST AND DEFLECTION TEST PER STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY. THE TESTS SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244-02.
17. TELEVISION TESTING OF ALL SANITARY SEWERS SHALL BE TELEVISED. A COPY OF THE RECORDING AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE STUB LOCATIONS, A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND IDENTIFICATION OF LENGTH FROM THE MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE LOCATION OF TELEVISION INSPECTION SHALL BE DESIGNATED BY THE MUNICIPAL ENGINEER.
18. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL MATERIALS AND WORKMANSHIP AS NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.
19. THE CERTIFICATION CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF THE TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD METHOD OF TESTING FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING," ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212, TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.

SOIL EROSION AND SEDIMENT CONTROL

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.
2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS.
3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES.
4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN.
8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.
9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.
11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS.

    B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED UNLESS A ½" OR GREATER RAINFALL EVENT IS FORECAST PRIOR TO 7 DAYS. IN THAT CASE THE PROPER SOIL PROTECTION SHALL BE INSTALLED IMMEDIATELY. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION UNLESS GRADING ACTIVITIES ARE RESUMED WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.
16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY.
17. ALL CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.

CONTACTS

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GENERAL NOTES

JOURNEYS SANITARY SEWER CONNECTION
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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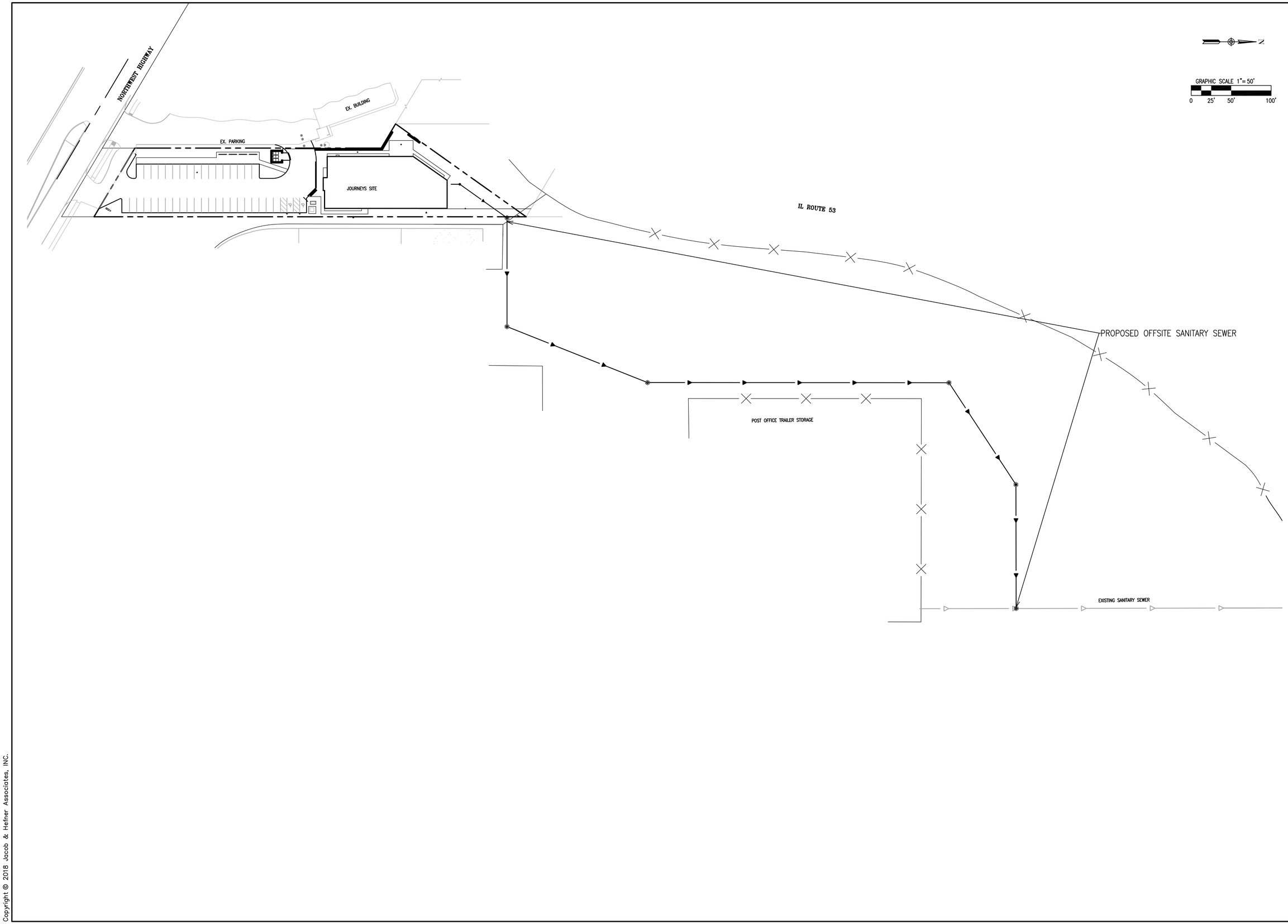

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OVERALL LOCATION MAP

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

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1" = 50'

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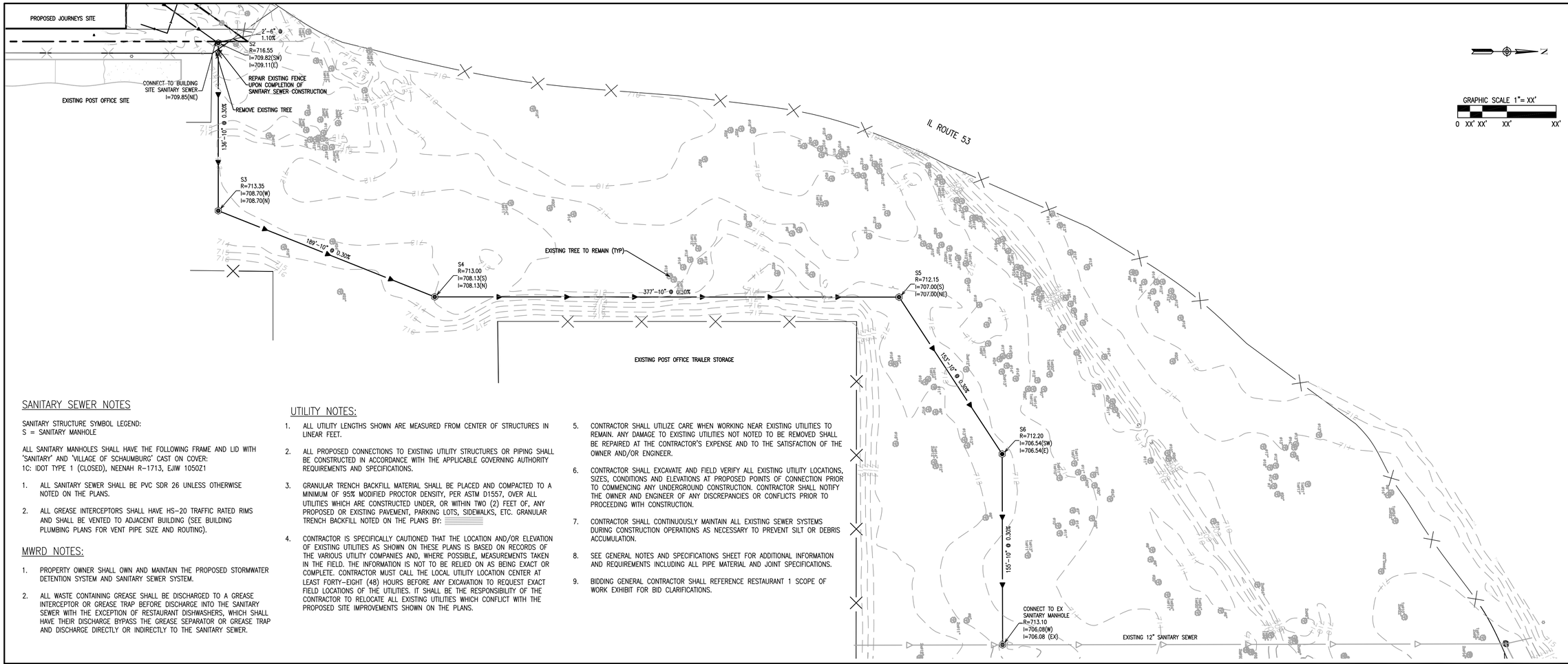


SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID WITH "SANITARY" AND "VILLAGE OF SCHAUMBURG" CAST ON COVER:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

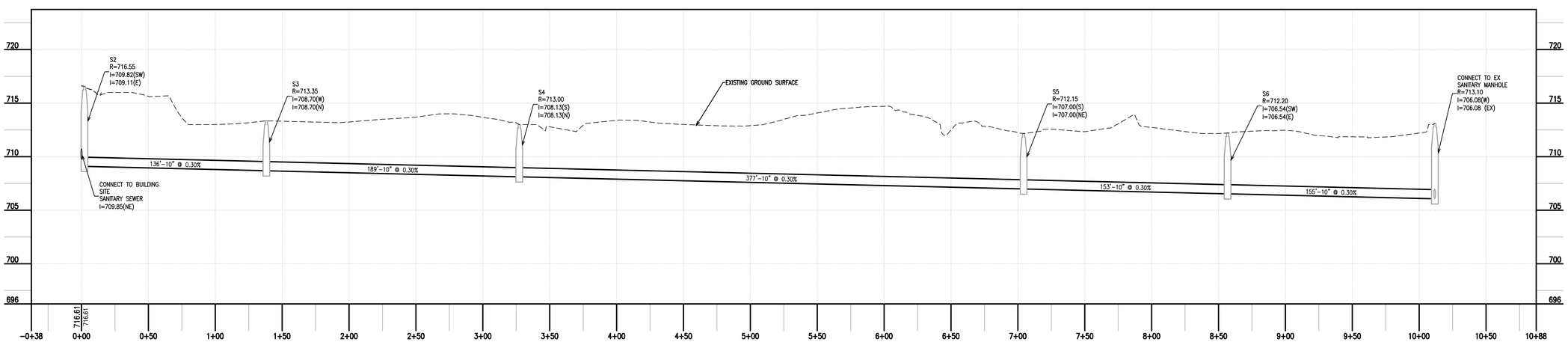
1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL GREASE INTERCEPTORS SHALL HAVE HS-20 TRAFFIC RATED RIMS AND SHALL BE VENTED TO ADJACENT BUILDING (SEE BUILDING PLUMBING PLANS FOR VENT PIPE SIZE AND ROUTING).

MWRD NOTES:

1. PROPERTY OWNER SHALL OWN AND MAINTAIN THE PROPOSED STORMWATER DETENTION SYSTEM AND SANITARY SEWER SYSTEM.
2. ALL WASTE CONTAINING GREASE SHALL BE DISCHARGED TO A GREASE INTERCEPTOR OR GREASE TRAP BEFORE DISCHARGE INTO THE SANITARY SEWER WITH THE EXCEPTION OF RESTAURANT DISHWASHERS, WHICH SHALL HAVE THEIR DISCHARGE BYPASS THE GREASE SEPARATOR OR GREASE TRAP AND DISCHARGE DIRECTLY OR INDIRECTLY TO THE SANITARY SEWER.

UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
3. GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
4. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
5. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
6. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
8. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
9. BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.



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SANITARY PLAN & PROFILE

JOURNEYS SANITARY SEWER CONNECTION
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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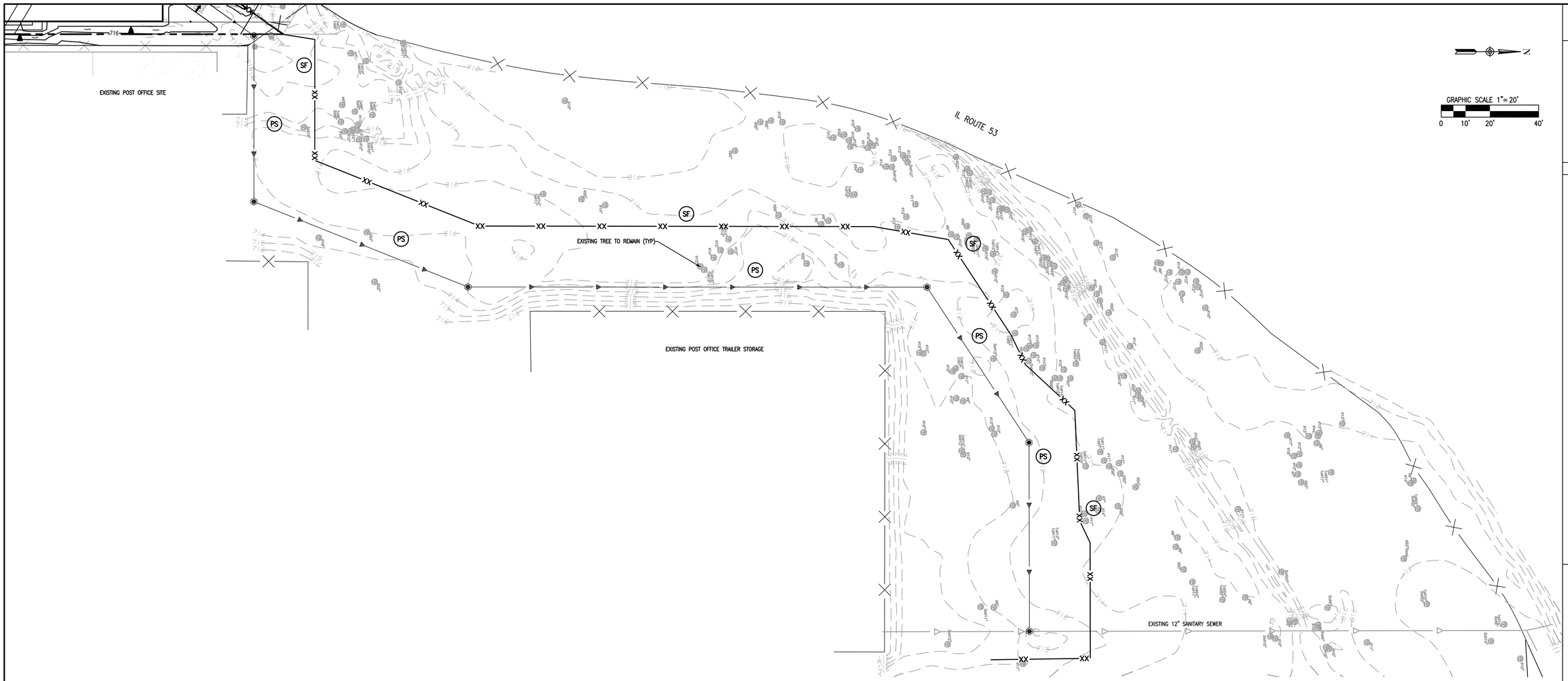

EROSION CONTROL NOTES

1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
3) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
4) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
9) EROSION CONTROL BLANKET SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 6" OF TOPSOIL AND PERMANENT SEEDING.
11) CONSTRUCTION TRAFFIC SHALL ACCESS THE AREA OF CONSTRUCTION VIA THE STABILIZED CONSTRUCTION ENTRANCE AS NOTED ON THE ON-SITE PLANS.

EROSION CONTROL LEGEND

(SF) SILT FENCE

(PS) PERMANENT SEEDING

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

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EROSION CONTROL PLAN

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMNT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		GC	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		X	N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		AC	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DIC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		MS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	X	W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X	RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	X	ECB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.			REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	X	TRM	REINFORCES TURF IN CHANNELS AND SHORELINES.			REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.			REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.			REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.			REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.			REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED FOR PROTECTION OF INLETS.			REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.			CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	X	DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.			CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.			REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.			REPLACE, WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES.			REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.			CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS.			CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

SEEDING CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE
150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

*** MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities and Soil Erosion and Sediment Control Ordinance for the County.

1. Site Description.

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

The proposed development consists of construction of Residential Development
The construction activities for site improvements will include:
mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

b. 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:

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) mass grading, 3) underground utilities installation, 4) fine grading in pavement area and 5) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 1.2 acres.

The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is 2.1 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled Stormwater Management for _____ prepared by Jacob & Hefner Associates, Inc. which is hereby incorporated by reference in this plan.
The estimated proposed overall site runoff coefficient is ____

e. Existing data describing soils or quality of discharge (soils report if available) Poor/Fair/Good/Not Available

f. Name of receiving water(s) _____
Name of ultimate receiving water(s) _____

g. Wetland acreage _____

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. 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.

(i) STABILIZATION 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. Except as provided in 2.a.(i).(A) and 2.b., stabilization measures shall be initiated within 1 working day in portions of the site where construction activities have temporarily or permanently ceased and must be completed within 14 calendar days after the construction activity in that portion of the site has ceased on all disturbed portions of the site where construction activity will not occur for a period of 14 or more calendar days.

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

The following interim and permanent stabilization practices, as a minimum, will be implemented to stabilize the disturbed area of the site:

1. Permanent seeding
2. Silt filter fence
3. Vegetative Filter
4. Stabilized construction entrance
5. Barrier filter

(ii) 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. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1. Detention Pond
2. Storm sewer system
3. Rip-rap for outlet protection
4. Permanent seeding

(iii) DUST CONTROL: Dust Control shall be provided per standard 825 of Illinois Urban Manual. Following are the dust control that can be used.

1. Irrigation
2. Spray on adhesive
3. Vegetative cover
4. Mulching

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater 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.

The practices selected for implementation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

1. Silt filter fence
2. Barrier filters
3. Storm sewers
4. Retention/Detention ponds

(ii) 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).

Stormwater Management Control includes:

1. Rip-rap for outlet protection
2. Ditch check

c. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

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

The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards.

d. Approved State or Local Plans.

The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1987, Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plan, and the Municipal Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater 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 this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. Maintenance

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Stabilized construction entrance: The entrance shall be maintained to prevent tracking of sediment onto public streets. This will be done by top dressing with additional stones, remove and replace top layer of stones or washing the entrance. The sediment washed on the public right-of-way will be removed immediately.

Vegetative erosion control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering and fertilizer. The vegetative cover shall be removed and reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more than 1 foot below the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip-Rap outlet protection: It shall be inspected after high flows for any scour beneath the Rip-Rap or for stones that have been dislodged. It shall be repaired immediately.

4. Inspections

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures, and location where vehicles enter or 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 (or by the end of the following business or work day) that consists of 0.5 inches or greater of rainfall or a discharge occurs due to snowmelt.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 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 7 calendar days following the inspection.

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 stormwater pollution prevention plan, and actions taken in accordance with section 4.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 or Resident Technician shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Resident Engineer or Resident Technician 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 report of noncompliance shall be mailed to the following address:

ALL PACKAGES:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1024 North Grand Avenue, East
Springfield, IL 62794

ALL LETTERS
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
Post Office Box 19276
Springfield, IL 62794-9276

5. Non-Stormwater Discharge

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the residential activity addressed in this plan, are described below:

1. Water main flushing
2. Fire hydrant flushing
3. Watering for dust control
4. Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge:

The fire hydrant and water main shall not be flushed directly on the exposed area or subgrade of the pavement. Hoses shall be used to direct the flow into the storm sewer system.

The erosion due to irrigation of seeding shall be considered minor.

NPDES CERTIFICATE

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR00000000, issued by the Environmental Protection Agency on

PROJECT TITLE: JOURNEYS SANITARY SEWER CONNECTION

PROJECT LOCATION: PALATINE (CITY/VILLAGE) WILL (COUNTY) ILLINOIS (STATE)

DEVELOPER: JOURNEYS THE ROAD HOME

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

Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

Name:	Signature

No.	Description	Date
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18

STORMWATER POLLUTION PREVENTION PLAN

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F521

N.T.S.

OS-C6

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Attachment: EXHIBIT - Offsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

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:
   - 1.1. 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;
   - 1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - 1.3. VILLAGE OF PALANTINE MUNICIPAL CODE;
   - 1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   - 1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALANTINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENTED TO 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-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3219
14-INCH TO 48-INCH	AWWA C905	ASTM D-3219

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

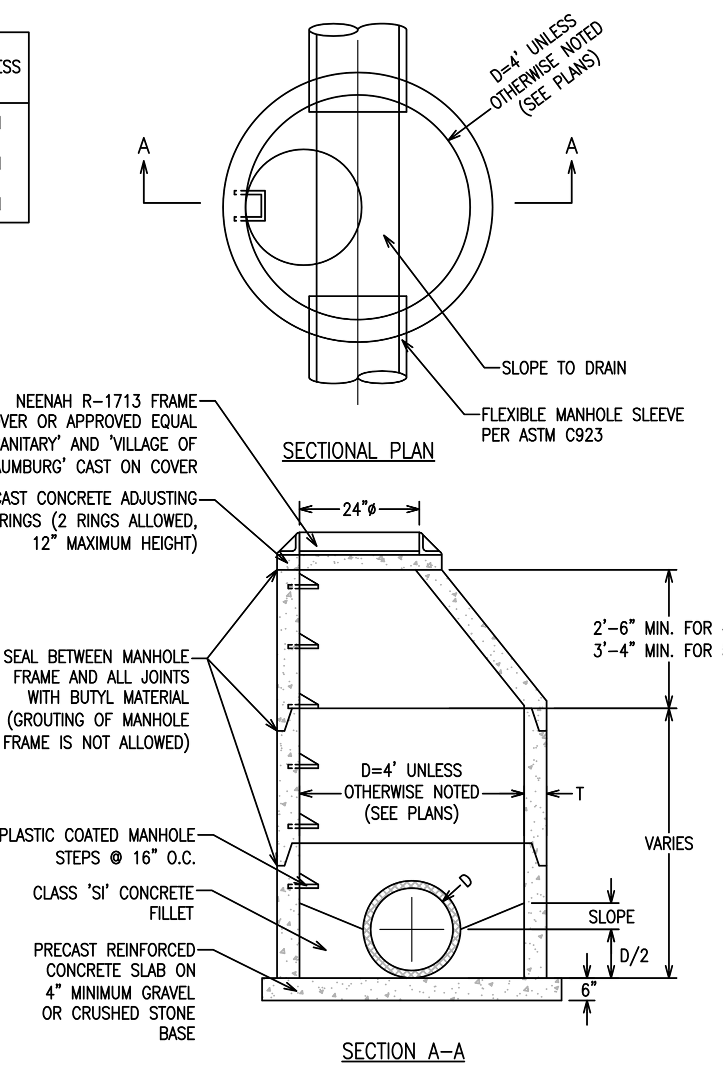
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477

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 PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
   - 11.1. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
   - 11.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
   - 11.3. 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 WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE 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.

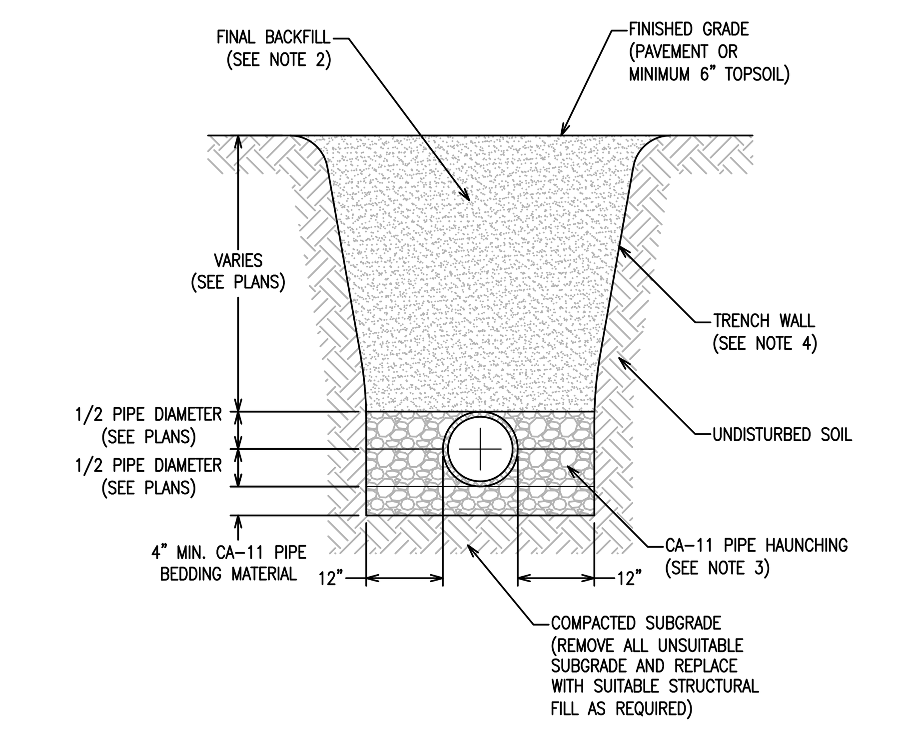
E. EROSION AND SEDIMENT CONTROL

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:
   - 5.1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   - 5.2. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

MANHOLE DIAMETER 'D'	WALL THICKNESS 'T'
4 FT	4 IN
5 FT	5 IN
6 FT	6 IN



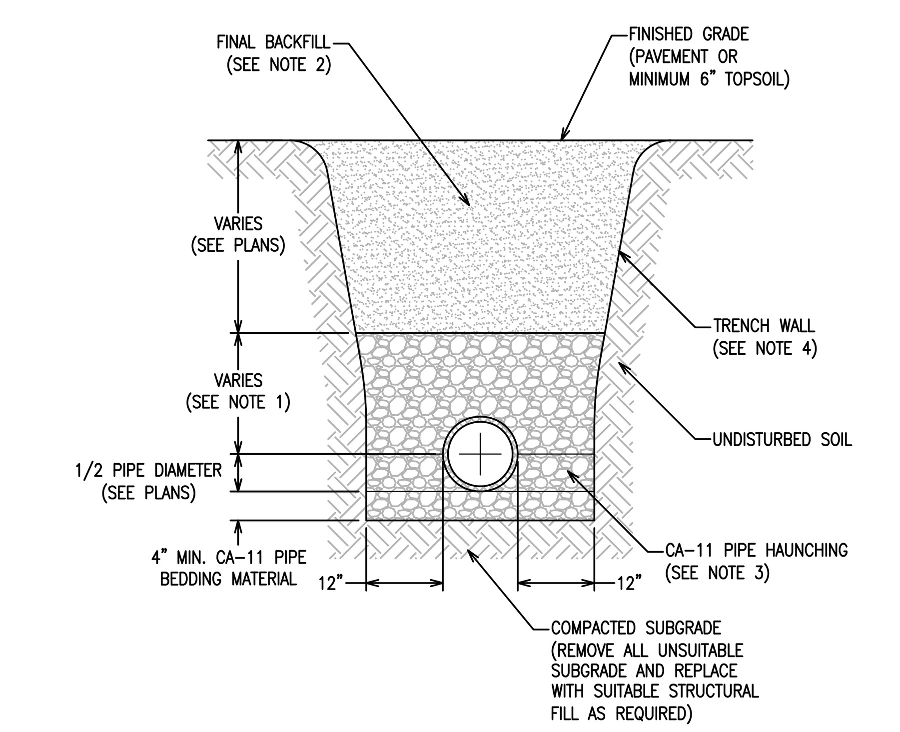
SANITARY SEWER MANHOLE DETAIL



NOTES:

1. CA-11 INITIAL GRANULAR BACKFILL REQUIRED TO TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

RIGID PIPE TRENCH DETAIL

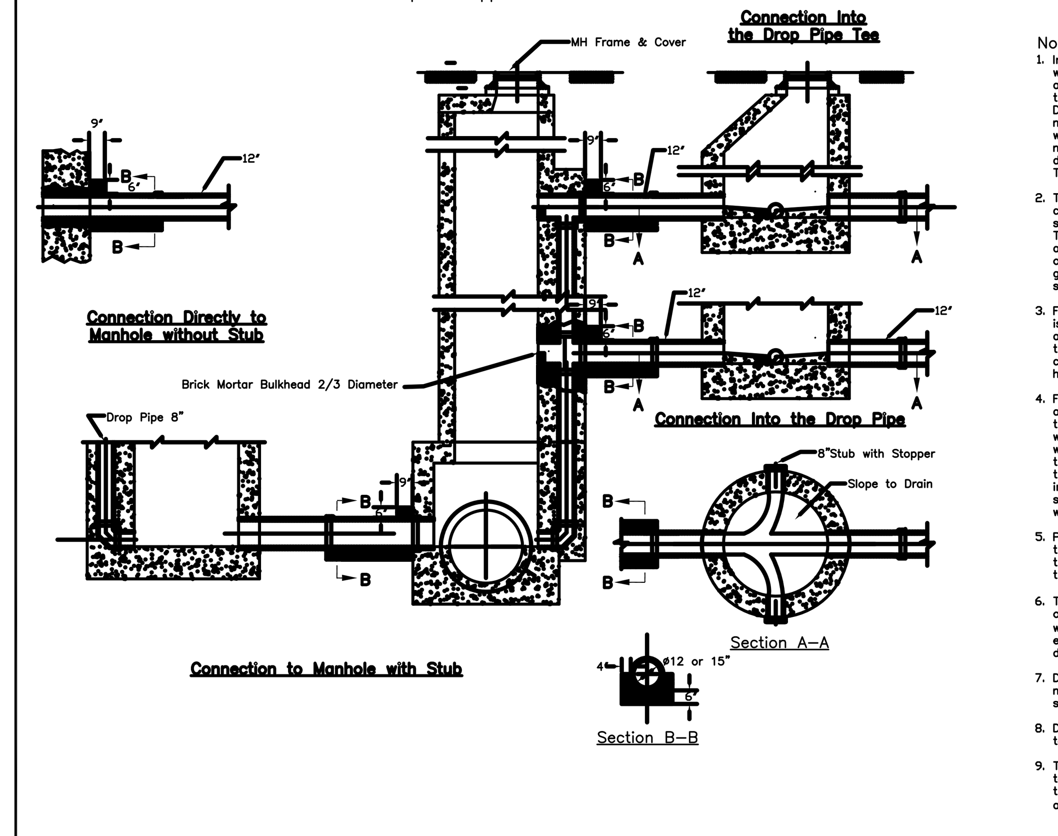


NOTES:

1. 12" MINIMUM CA-11 INITIAL GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

FLEXIBLE PIPE TRENCH DETAIL

Detailed plans drawn to scale with appropriate notes, must be included with the permit application.



Notes:

1. In order that the local sewer may be completely maintained without necessitating entrance into the District manholes a manhole shall be provided on the local sewer adjacent to the District manhole and within the R.O.W. parallel to the District interceptor. The clear space between manholes shall not be less than 3 feet and more than 10 feet. Connections will not be permitted at locations where existing District manholes are not provided. The manhole shall have a minimum diameter of 48 inches. Drop manholes shall be provided where needed. Two bulkheaded stubs of minimum 8 inch diameter shall be provided.
2. The connecting sewer line shall be extra strength vitrified clay pipe of the same size as the size of the existing tee or stub provided so that a proper joint can be formed. The connecting pipe shall be provided with a concrete collar at the District manhole, and a concrete cradle for at least one pipe length, as shown. A structural grade concrete or grout with a minimum 28 day compressive strength of 3000 PSI shall be used.
3. For making connection to a District manhole where a stub is not provided, a hole shall be core-drilled approximately at the springline. The diameter of the hole shall be no more than 1 inch larger than the the outside diameter of the connecting pipe. The annular space between the pipe and the hole shall be filled with non-shrink grout.
4. For connection to a District drop pipe below the stub, a vitrified clay pipe cross shall be used and joined with the existing drop pipe, with pipe stubs and collars, so that a watertight joint results and in such a manner that no concrete will slip into the drop pipe or cross. The connection run of the cross shall be no more than two nominal pipe sizes larger than the drop pipe. Existing reinforcement shall be bent into new concrete. The surface of the exposed concrete shall be sound, free from loose debris, brushed and coated with a suitable bonding compound.
5. Positive steps shall be taken to prevent any debris entering the District manhole during construction. Any debris entering the manhole shall be removed immediately. Any manhole steps that are damaged shall be replaced.
6. The elevations shall be clearly marked. The "Record" elevations of the District facilities may be used. However, the District will not be responsible for the correctness of the "Record" elevations. It is recommended that critical elevations be determined by field survey.
7. During construction of the proposed connection, the District manhole shall be supported as per details prepared, signed and sealed by a Structural Engineer registered in Illinois.
8. Dowels shall be provided connecting concrete collar and cradle to the manhole.
9. The connection details as shown shall be used for sewers up to 15-inch diameter. For sewers of larger than 15 inch diameter, the connection details shall be prepared based upon site conditions and configuration of the existing manhole and/or structure.

Methods of Connecting to MWRD Manholes

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
ENGINEERING DEPARTMENT
02-01 LOCAL SEWERS LL

No.	Description	Date
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18

MWRD SPECIFICATIONS & DETAILS

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F521

N.T.S.

OS-C7

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Attachment: EXHIBIT - Offsite Civil ENG Plans (1140 E. Northwest Highway - PD Journeys)

Entry Drive

Arlington Heights, Illinois 60005
© 2018
HKM ARCHITECTS + PLANNERS, INC.

March 16, 2018

Entry East

Arlington Heights, Illinois 60005
© 2018
March 16, 2018

HKM ARCHITECTS + PLANNERS, INC.

Attachment: EXHIBIT - Project Renderings 021319 (1140 E. Northwest Highway - PD Journeys)

Entry West

JOURNEYS
THE ROAD HOME

Arlington Heights, Illinois 60005
© 2018
March 16, 2018
HKM ARCHITECTS + PLANNERS, INC.

Attachment: EXHIBIT - Project Renderings 021319 (1140 E. Northwest Highway - PD Journeys)

Aerial

JOURNEYS
THE ROAD HOME

Arlington Heights, Illinois 60005
© 2018
March 16, 2018

HKM ARCHITECTS + PLANNERS, INC.

Attachment: EXHIBIT - Project Renderings 021319 (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. 0-141-01

ORDINANCE GRANTING A SPECIAL USE FOR A HOMELESS DAY FACILITY 1140 E. NORTHWEST HIGHWAY

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 8th, 2001

Attachment: Existing 2001 Special Use ORD - Journeys (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. 0-141-01

AN ORDINANCE
GRANTING A SPECIAL USE FOR A HOMELESS DAY FACILITY
1140 E. NORTHWEST HIGHWAY

WHEREAS, hearings were held by the Zoning Board of Appeals of the Village of Palatine on April 24, 2001 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Zoning Board has reported their findings on a petition for a Special Use for a Homeless Day Facility, pursuant to Section 11.03(d)(34) of the Palatine Zoning Ordinance, on the following legally described property:

> That part of the East 1/2 of the Southwest 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, bounded by a line described as follows, to wit: Commencing at a point in the West line of the East 1/2 of the Southwest 1/4 of said Section 24, which is 606.0 feet South of the Northwest corner thereof; thence East along a line 606.0 feet South of and parallel to the North line of the Southwest 1/4 of said Section 24, for a distance of 470.0 feet; thence South parallel to and 470.0 feet East of said West line for a distance of 222.63 feet to a point which is 300.0 feet North of the Northerly right of way line of Northwest Highway as it existed on September 29, 1959 (as measured at right angles thereto); thence Southeasterly along the line parallel to and 300.0 feet North of said Northerly right of way as aforesaid for a distance of 735.29 feet to the Northwest corner and point of beginning of the tract to be herein described; thence continuing along said parallel line for a distance of 100.0 feet to a point in a line drawn parallel to and 2794.84 feet West of the East line of said Section 24; thence South along said parallel line for a distance of 348.80 feet to the Northerly right of way line of Northwest Highway aforesaid; thence Northwesterly along said Northerly right of way line for a distance of 100.0 feet; thence North parallel to the East line of said Section 24, for a distance of 348.80 feet to the place of beginning, excepting therefrom all that part taken for widening of Northwest Highway, in Cook County, Illinois

commonly known as 1140 E. Northwest Highway.

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

Attachment: Existing 2001 Special Use ORD - Journeys (1140 E. Northwest Highway - PD Journeys)

SECTION 1: That a Special Use for a Homeless Day Facility, pursuant to Section 11.03(d)(34) of the Palatine Zoning Ordinance, is hereby granted subject to the following conditions:

1) The Special Use shall substantially conform to the site plans, floor plan and elevation plan by HKM Architects dated 4/9/01 except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions below:

2) Any new signage shall conform to the B-2 standards.

3) The sidewalk shall be installed no later than June 30, 2002 in a manner acceptable to the Village Engineer. An IDOT permit is required.

4) The petitioner shall explore options for the installation of an off-site sidewalk or bike path along Northwest Highway leading to the Arlington Park Train station and a signalized pedestrian walkway across Northwest Highway by working with the US Postal Service, Metra, IDOT and the Salt Creek Park District.

5) A lighting plan including photometrics shall be provided in a manner acceptable to the Village Engineer.

6) The dumpster enclosure shall be constructed of materials and colors similar to the existing building.

7) Two parking spaces shall be eliminated to provide emergency cross access between the subject property and 1136 E. Northwest Highway in a manner acceptable to the Fire Prevention Bureau.

8) The Special Use to operate a homeless day facility is granted solely to Hope Now and Northwest Suburban PADS and shall not be transferable.

9) The petitioner shall provide transportation services, in a form of a minimum of 2 passenger vans, to its clients during all operating hours. The vans shall be registered to either Hope Now or Northwest Suburban PADS or leased by the same and shall have a driver dedicated to the transportation of the their clients.

10) The petitioner shall participate in quarterly meetings with the Village Staff and representatives of the surrounding neighborhoods if requested by the Village Manager.

11) The hours of operation shall be limited to 9am to 5pm Monday thru Friday excluding those holidays for which the facility would be closed.

Attachment: Existing 2001 Special Use ORD - Journeys (1140 E. Northwest Highway - PD Journeys)

12) The Special Use shall be subject to review by the Village Council approximately 9 months from the effective date of the Ordinance. The Village Council reserves the right to amend the conditions of the Special Use and/or to conduct additional reviews as deemed necessary.

13) There shall be no storage of inoperable/unlicensed vehicles on the site. The petitioner shall contract with an automobile company to ensure that inoperable/unlicensed vehicles are not parked on the site overnight.

14) The petitioner shall work with the Palatine Police Department to prevent loitering on the site.

15) The existing pole sign shall be removed.

SECTION 2: That the petition for special use, and a copy of the public notice and minutes of the Zoning Board hearing be attached hereto and form a part of this ordinance.

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

PASSED: This 8th day of October, 2001

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

APPROVED by me this 8th day of October, 2001

Rita P. Mullen

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th day of October, 2001

Margaret Burt

Village Clerk

Attachment: Existing 2001 Special Use ORD - Journeys (1140 E. Northwest Highway - PD Journeys)

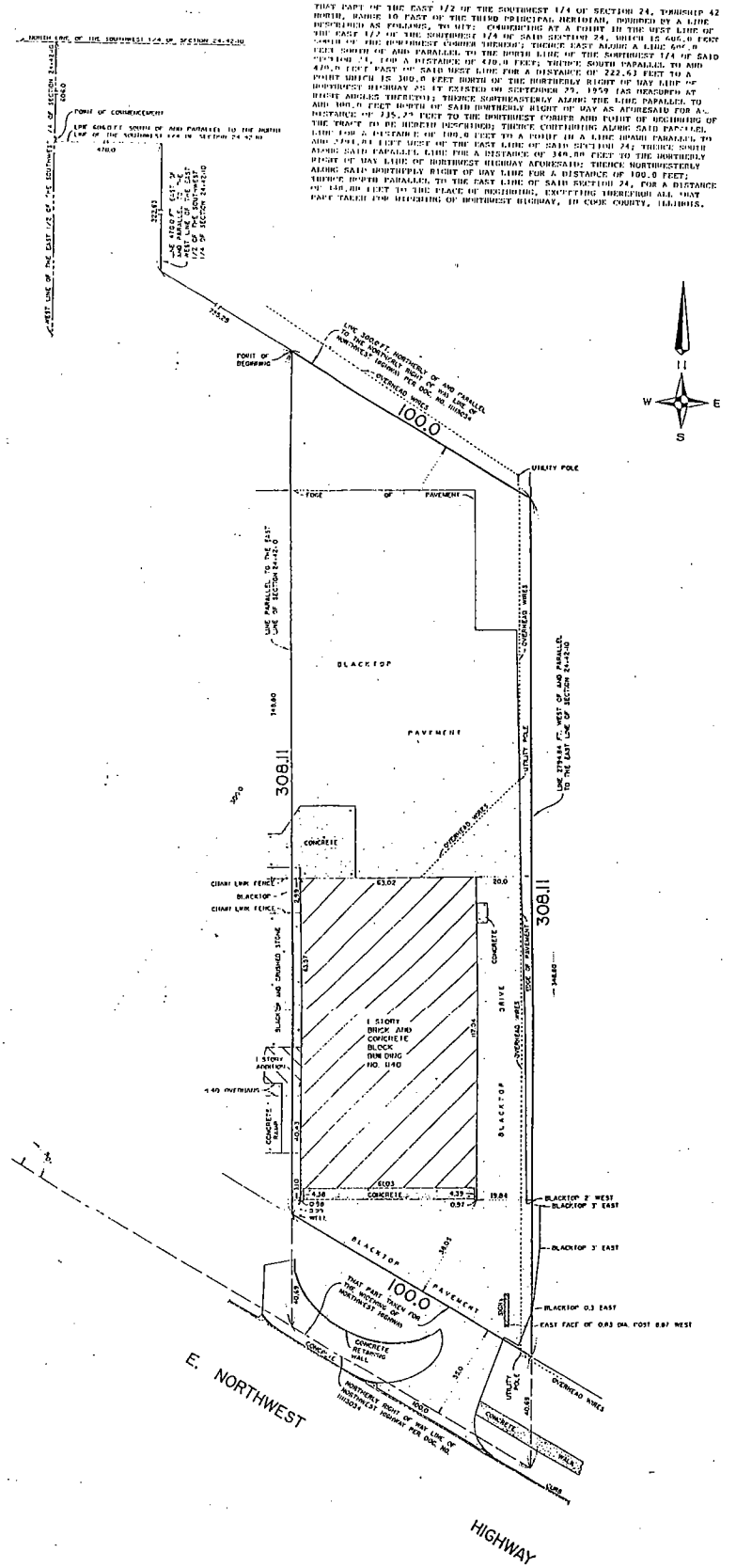
PLAT OF SURVEY

By

JOHN M. HENRIKSEN

OF

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, WHICH IS 646.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG A LINE 646.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24, FOR A DISTANCE OF 470.0 FEET; THENCE SOUTH PARALLEL TO AND 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.0 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THEREOF); THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300.0 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE OF 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 279.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 349.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24, FOR A DISTANCE OF 348.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.



ORDER NUMBER 891486-B

DATE MARCH 20, 1992

SCALE 1 INCH = 20 FEET

ORDERED BY REDMOND P. MURPHY

*BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
*PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
*COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
*DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

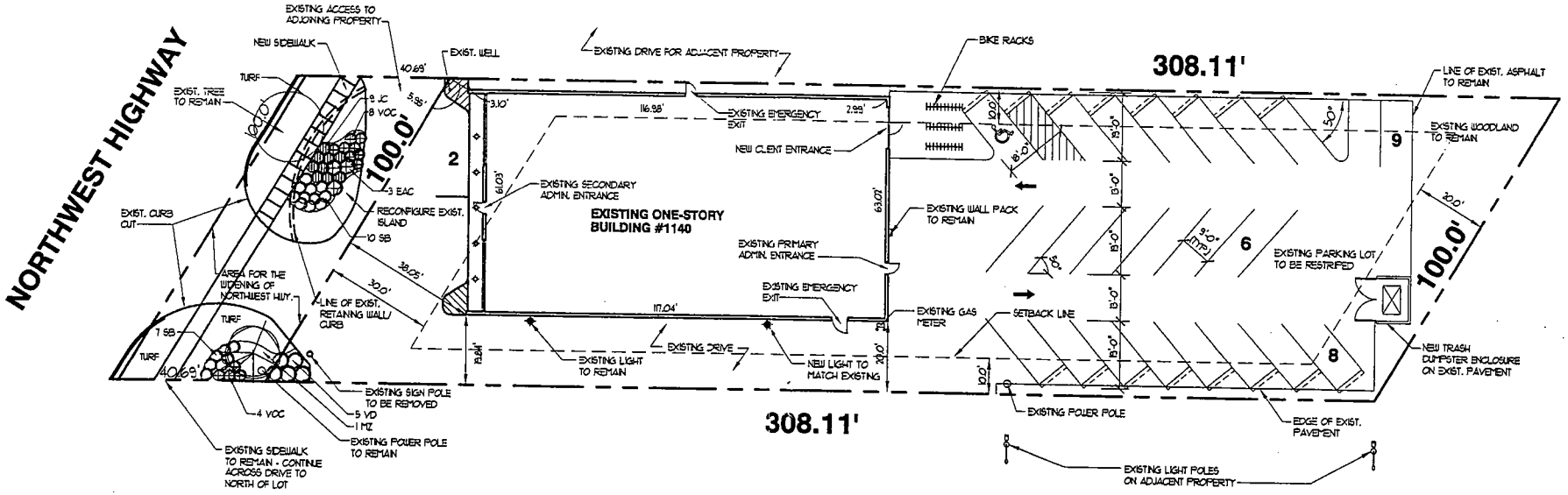
JOHN M. HENRIKSEN 2668 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ARLINGTON HEIGHTS, ILL.

STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN MICHAEL HENRIKSEN, an Illinois Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.
Dimensions are shown in feet and hundredths and are correct at a temperature of 68° fahrenheit.

ILLINOIS REGISTERED LAND SURVEYOR #2668

Attachment: Existing 2001 Special Use ORD - Journeys (1140 E. Northwest Highway - PD Journeys)



PLANT LIST

JC	JUNIPERUS CHINENSIS 'PFITZERIANA'	24" BB
EAC	EUONYMUS ALATUS 'COMPACTA'	4' BB
VOC	VIBURNUM OPULUS 'COMPACTUS'	24" BB
SB	SPIRAEA X BUMALDA 'ANTHONY'	24" BB
MZ	MALUS 'ZUMI'	8' BB
VD	VIBURNUM DENTATUM	3' BB

TOTAL EXISTING BUILDING AREA: 7,095 S.F.
TOTAL PARKING PROVIDED: 25 CARS

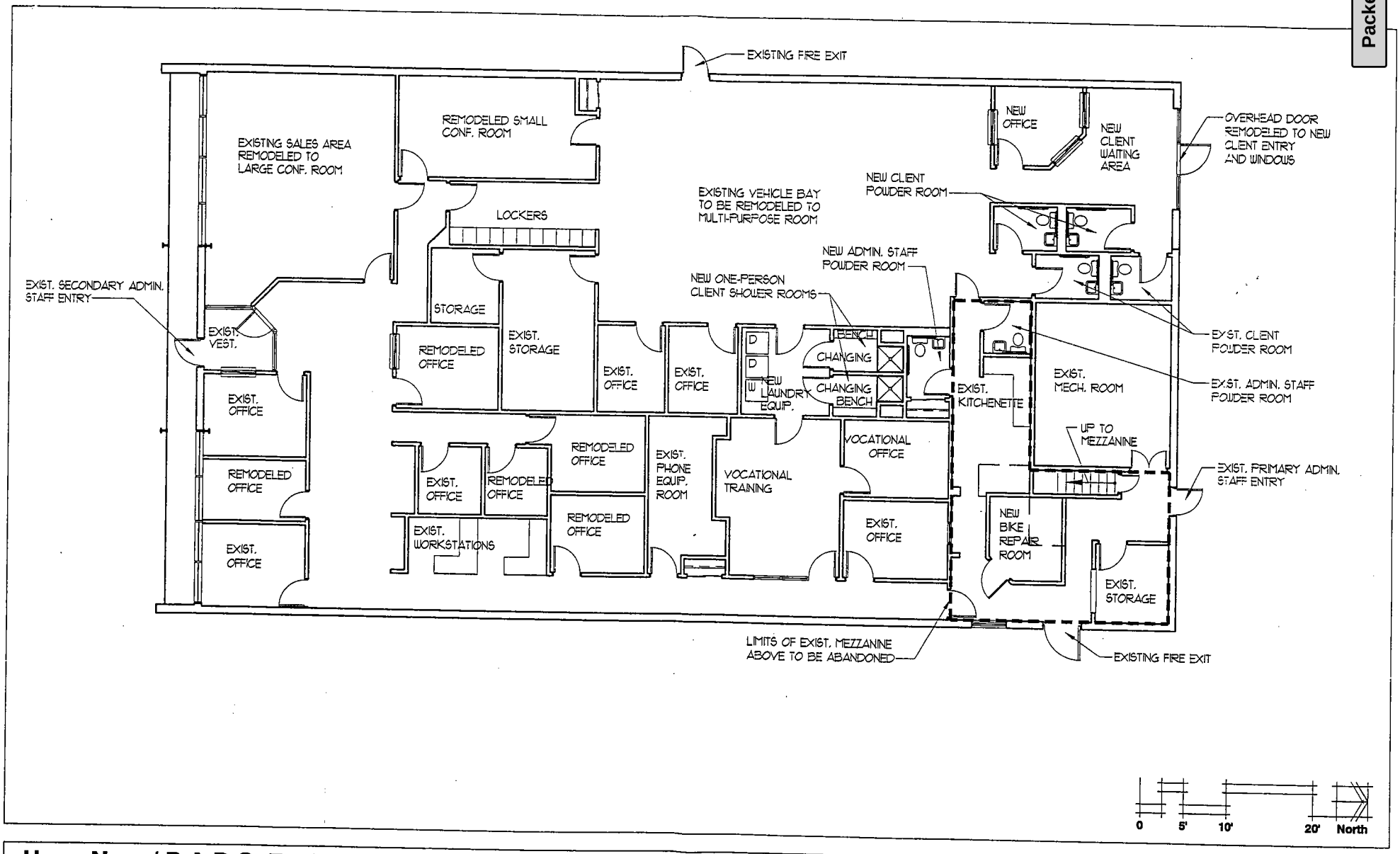
PETITIONER'S EXHIBIT
4

Hope Now / P.A.D.S. Facility

4-9-01
Job No. 99007

Site Plan

HKM ARCHITECTS + PLANNERS, INC.
6 SOUTH VAIL AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005 ©2001



Hope Now / P.A.D.S. Facility 3-16-01 Job No. 99007

Floor Plan

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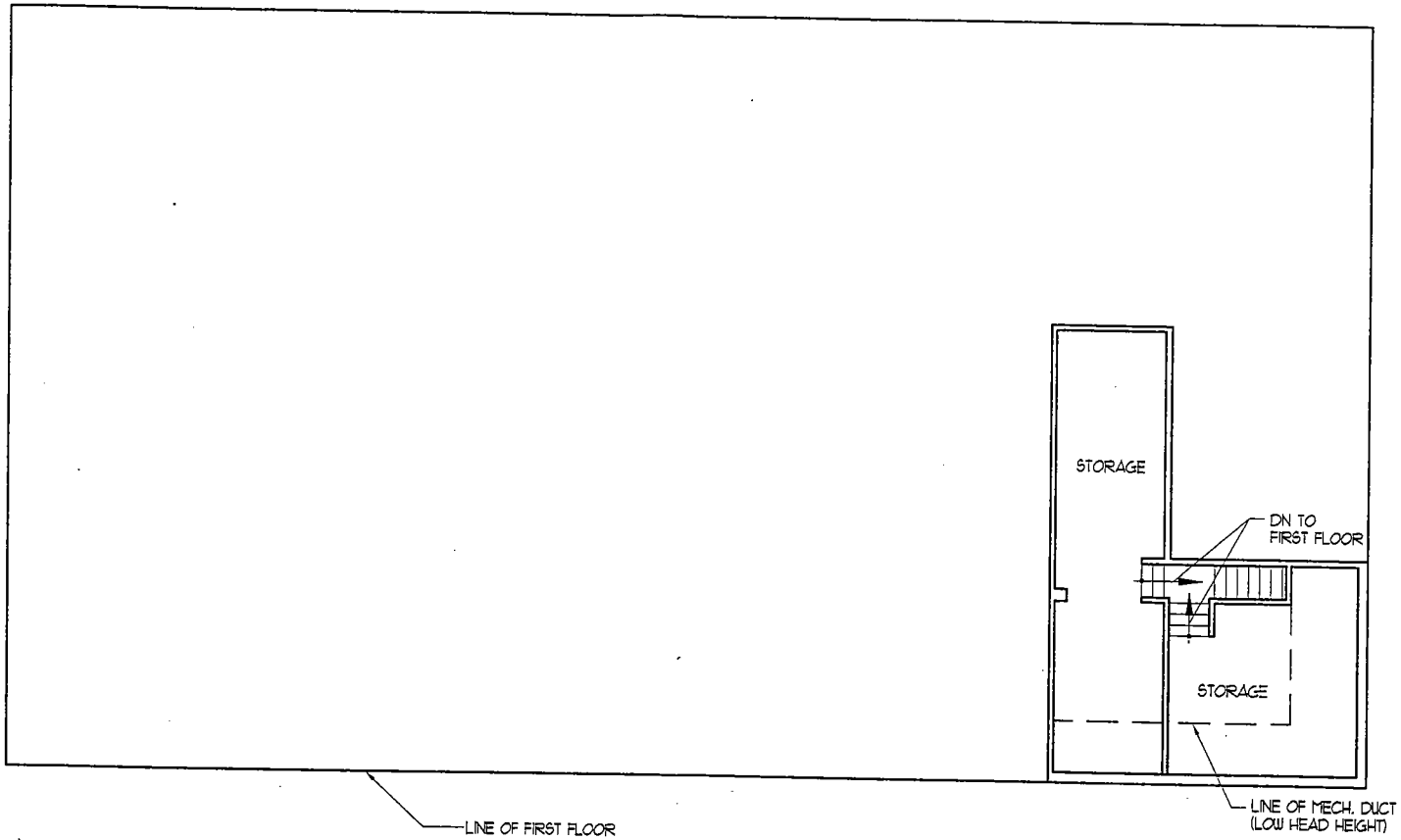
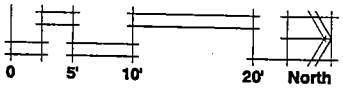


ITEMS TO BE STORED
ON SECOND FLOOR: TOOLS & BICYCLES

ITEMS TO BE STORED
IN A CLOSET
ON FIRST FLOOR: PAINT, CLEANING SUPPLIES, WD40



Hope Now / P.A.D.S. Facility

4-9-01
Job No. 99007

Mezzanine Floor Plan

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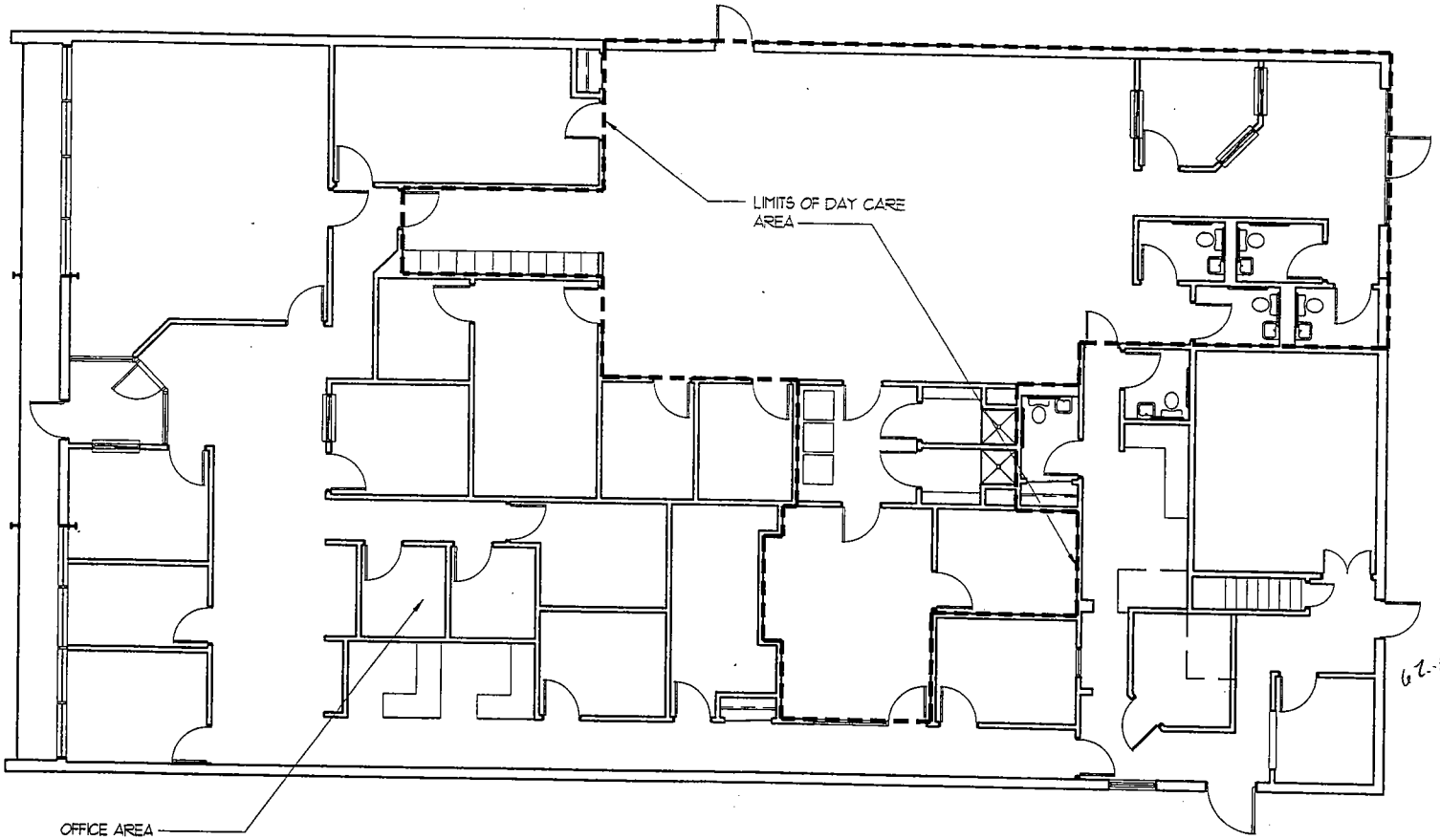

62.5

112
× 62.5
5/2
45
225
700 sq ft

OCCUPANCY CALCULATIONS FOR PLUMBING FIXTURE PURPOSES

DAY CARE USE	2,473	S.F. / 70 S.F. PER PERSON = 36 OCCUPANTS
OFFICE USE	4,622	S.F. / 200 S.F. PER PERSON = 24 OCCUPANTS
TOTAL G.S.F.	7,095 G.S.F.	

0 5' 10' 20' North

Hope Now / P.A.D.S. Facility

3-16-01
Job No. 99007

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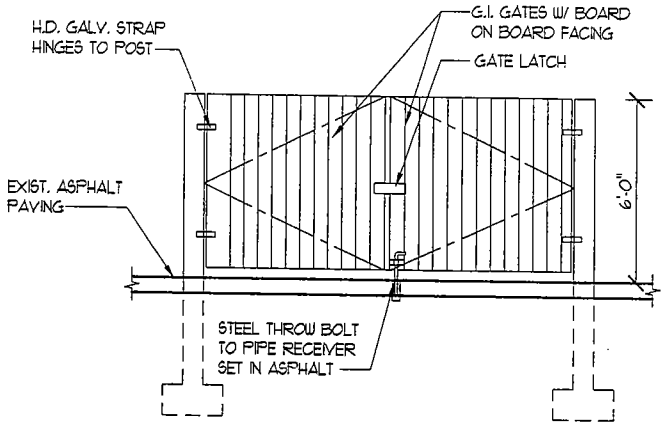
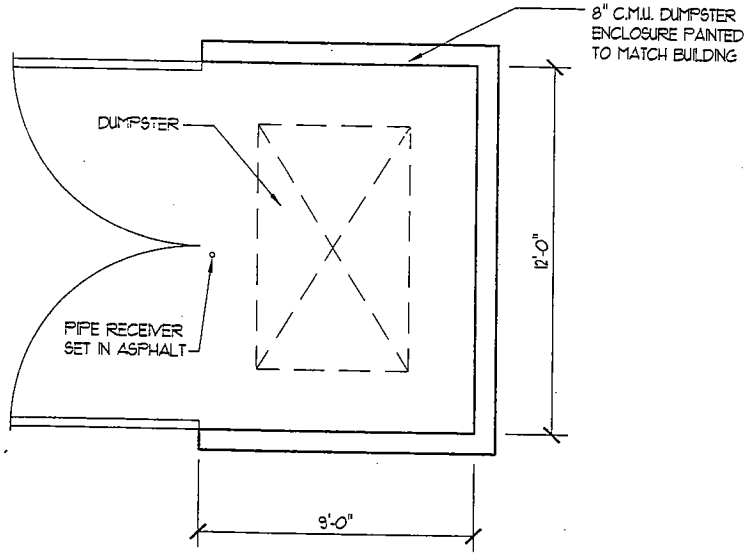
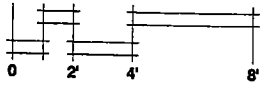


Front Elevation



Plan View



Hope Now / P.A.D.S. Facility

4-9-01
Job No. 99007

Dumpster Enclosure Details

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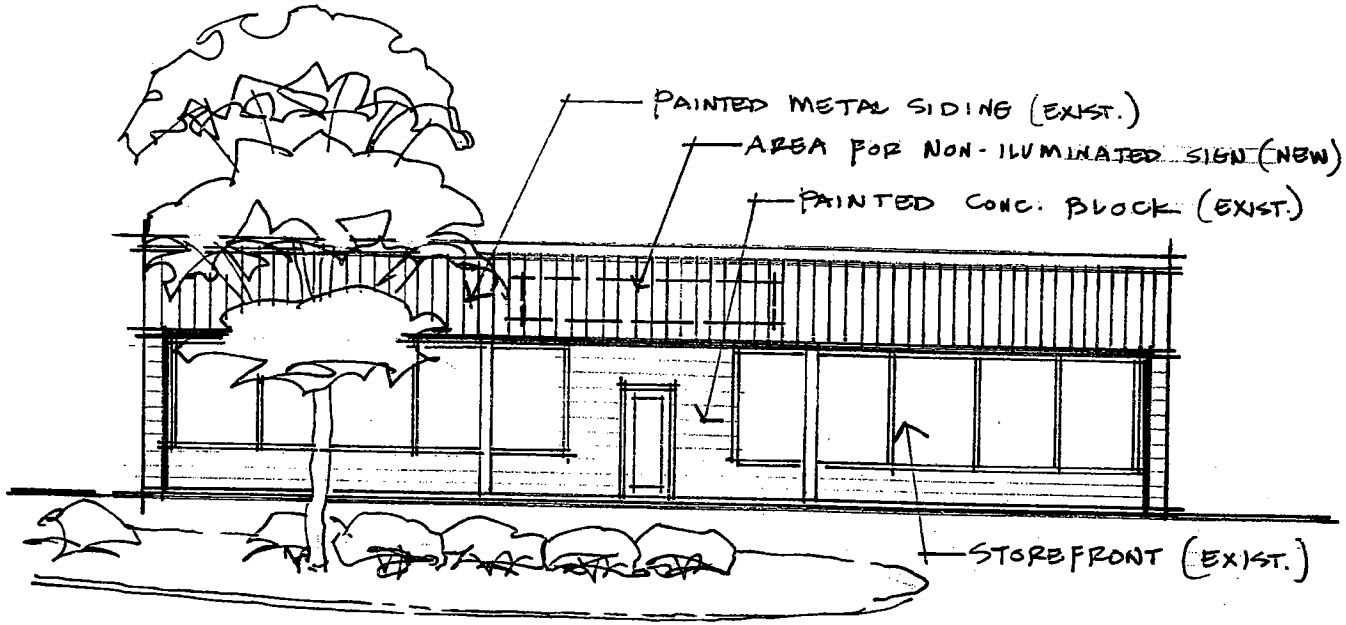

SOUTH ELEVATION
(EXISTING)

0 4' 8' 16'

Hope Now / P.A.D.S. Facility 3-16-01 Job No. 99007

Front Elevation (Existing)

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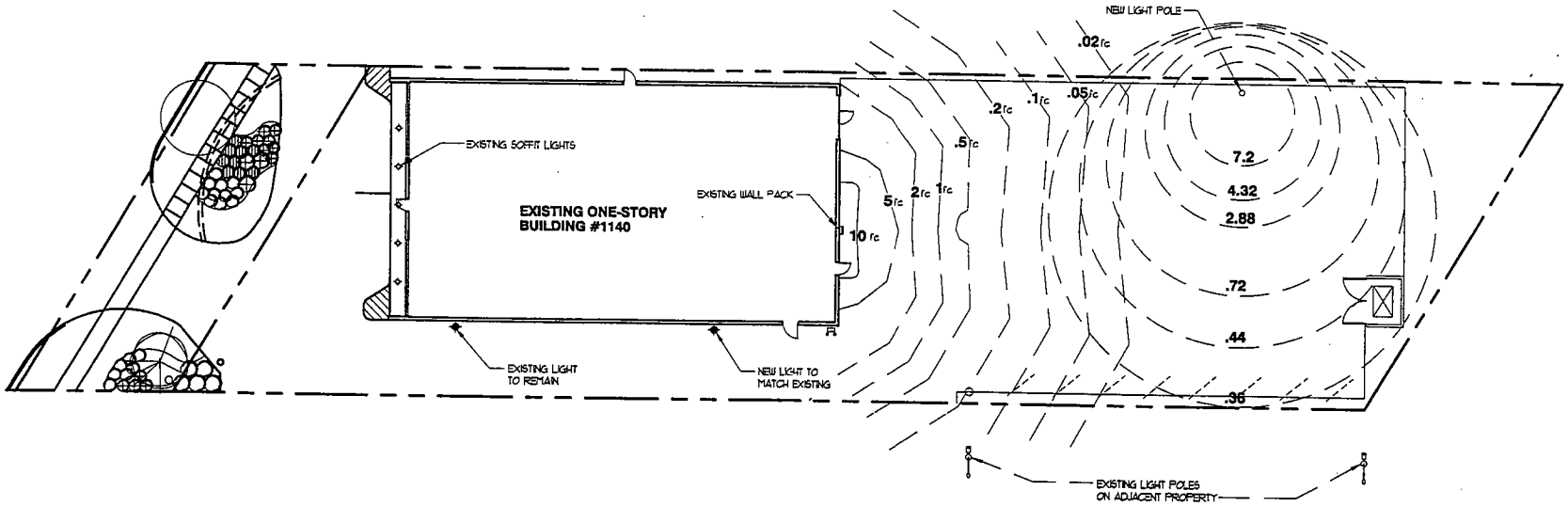

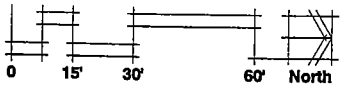

Hope Now / P.A.D.S. Facility 4-9-01 Job No. 99007

Lighting Plan

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6 SOUTH VAIL AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005 ©2001

15' x 3'

Lisa Ecken Design

7/5/06

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLANNED DEVELOPMENT

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): PADS To HOPE, Inc. D/B/A: JOURNEYS | The Road Home

2. Authorized Agent of Petitioner (if different):

   Name: Beth Nabors

   Address: 1140 E. Northwest Highway, Palatine, Il 60074

   Telephone No. 847-963-9163 ext. 112 Business No. 847-963-9163 ext. 112

   Email: b.nabors@journeystheroadhome.org

   Relationship to Petitioner: Executive Director

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

   1140 E. Northwest Highway, Palatine, IL 60074

5. All existing land use(s) on the property are:
   See Attached: Addendum A

6. Current zoning of property: B2 w/Special Use Size of the property: approx .5 - .75 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.:

See Attached: Addendum B

Attachment: Application (1140 E. Northwest Highway - PD Journeys)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development ere to be developed as a traditionally zoned project (if any):

See Attached: Addendum C

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

Attachment: Application (1140 E. Northwest Highway - PD Journeys)

Addendum A

5. All existing land use(s) on the property:

JOURNEYS went through the Special Use process for this property in 1999/2000 and was approved to operate at this location. The current uses on the property are for a social service non-profit business under the B2 Business Zoning with Special Use. The services provided are for northwest suburban community members and are supportive in nature. All services are free of charge for those experiencing homelessness and for those at risk of becoming homeless. The three core programs that provide services at the current facility are:

A. The HOPE Center Program (current Hours of Operation: 7:30a-4p) – First Floor
    a. Administrative Services
    b. Staff Offices
        i. Administrative
        ii. Counseling
        iii. Case Management
    c. Food Pantry
    d. Clothing Closet
    e. Laundry
    f. Showers
    g. Kitchen/Meal Preparation and Distribution
    h. Transportation
B. The PADS Shelter Program – First Floor
    a. Administrative Services
    b. Staff Offices
        i. Administrative
    c. Volunteer Training
    d. On-Call Clinical Support Services
C. The Pathways Housing Readiness Program – First Floor
    a. Administrative Services
    b. Staff Offices
        i. Administrative
    c. On-Call Facility Management Services

Attachment: Application (1140 E. Northwest Highway - PD Journeys)

JOURNEYS | The Road Home
Planned Development

Addendum B

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number of units, development mix, amenities to be provided, etc.:

A) We will be:
- a. Keeping the building footprint relatively the same.
  - i. Current footprint approximately 8,000 square feet
  - ii. New facility footprint 8,865 square foot
- b. Keeping all current programs, the same.
  - i. The HOPE Center
  - ii. The PADS Program
  - iii. Pathways Housing Readiness Program
- c. Serving the same currently approved population.
- d. Uniting all components of our three existing core programs under one roof.

B) The operations/programs will be:
- a. The HOPE Center - First Floor:
  - i. All current program components will remain the same.
  - ii. Hours of Operation will expand to 7a-7p seven days a week
- b. The PADS Program - Second Floor:
  - i. All current program components will remain the same.
  - ii. Added components will be:
    1. 4 staff offices
    2. 8 part-time employees
       - a. 3 part-time security staff
       - b. 2 part-time drivers
       - c. 3 part time case managers
    3. Shelter (7p-7a)
       - a. 21 spaces for men
       - b. 21 spaces for women
       - c. 4 private spaces for families
    4. Laundry
    5. Showers
    6. Washrooms
- c. The Pathways Housing Readiness Program – Third Floor
  - i. All current program components will remain the same
  - ii. 11 Affordable Permanent and Supportive Housing Units
    1. 4 two-bedroom units
    2. 7 one-bedroom units
  - iii. 4 Staff Offices

Attachment: Application (1140 E. Northwest Highway - PD Journeys)

Addendum C

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

We believe that the proposed activities and the proposed clients of this project are in line with the definitions of the current ordinance.

a. Ordinance: 0-115-00 established: 9/25/00: A publicly or privately-operated facility designed for the provision of services to homeless persons ***including but not limited to:***
    1. a central location to obtain transportation,
    2. make telephone calls,
    3. send and receive mail,
    4. wash laundry,
    5. improve hygiene and personal care; and or
    6. receive basic case management,
    7. mental health therapy,
    8. job counseling,
    9. educational services, and assistance with meeting the needs of homeless families with children.
b. Ordinance: 0-115-00 established 9/25/00: Homeless Person: An individual who lacks a fixed, regular, and adequate residence.
c. According to the Housing and Urban Development (HUD) Department of the Federal Government, A Supportive Housing Program is considered a service to the homeless.
    i. HUD Supportive Housing Program Key Components:
        1. Supportive Housing Programs allow for new construction, acquisition, rehabilitation, or leasing of buildings to provide transitional or permanent housing, as well as supportive services to homeless individuals and families as part of the defined services.
        2. Nature of Program: The Supportive Housing Program is designed to promote the development of supportive housing and supportive services to assist homeless persons in transitioning from homelessness, and to promote the provision of supportive housing to enable homeless persons to live as independently as possible.
        3. Legal Authority: Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). Regulations are at 24 CFR part 583.

Attachment: Application (1140 E. Northwest Highway - PD Journeys)

2. 1140 E. Northwest Highway

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 4, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey
5. Business Plan
6. Architectural Plans
7. Onsite Civil Plans
8. Offsite Civil Plans
9. JOURNEYS Renderings
10. ORD# 0-141-01- Journeys existing Special Use

Sworn in petitioner: Ms. Beth Nabors & Mr. John Kenney
Mr. Kenney gave a brief overview of the request explaining they want to keep the existing services on the first floor. He stated the second floor is an opportunity to increase the security for their clients to keep the most disadvantaged as well as family groups in otherwise offsite PADS locations. He referred to the floor plan slides to show layout of 2nd and 3rd floors. He explained the 3rd floor is affordable apartments for those who are able to pay rent and eventually move on to market rate apartments.

Ms. Bremanis gave an overview explaining they are currently in operation and plan on continuing those services on the first floor. She referred to the surrounding zoning map explaining they are currently B2 but are requesting to be part of a Planned Development. She referred to the site plan slide that shows proposed parking and the new building. Ms. Bremanis went through the slides including the utility plan, storm sewer, grading plans, elevations and floor plans. She spoke to the variation they are requesting to allow the parking spaces to be 18.5 ft. instead of the required19 ft. Ms. Bremanis explained part of the conditions is to have a cross access agreement with the property to the west to allow for emergency vehicles the ability to turn around. She stated they will meet all MWRD and IDOT permits as required.

Ms. Robins asked when they plan on beginning demolition.
Mr. Kenney explained there are three different options which include leaving the building in place while construction which has some safety issues for clientele and employees. He stated another option was to setup temporary trailers to allow clients to still come to same location and the 3rd option is for an offsite temporary location. Mr. Kenney explained the pros and cons for each option, which includes issues with MWRD permit if building is left in place.

Attachment: Plan Commission Meeting Minutes 2-19-19 (1140 E. Northwest Highway - PD Journeys)

Ms. Robins asked how long to get up and running once building is demolished.
Mr. Kenney explained the building is 100% precast concrete so they anticipate a quick construction timeline. He stated approximately 12 months but may be able to shorten down to 9 months.

Mr. Bettenhausen asked if based on other locations if 3 part time security staff works well.
Mr. Kenney asked if he is referring to the second floor.
Mr. Bettenhausen clarified it says 3 part time staff mobile throughout the building.
Ms. Nabors explained currently there is no security at any of the PADS sites rather run by volunteers that are between 55-80 years age range. She further explained the security at this site is critical because they are taking on the population that are difficult at the scattered sites including mental health issues, outbursts in middle of night, and survivors of domestic violence. Ms. Nabors stated this will allow the satellite locations to assist more people that just need a brief moment in a shelter.

Mr. Bettenhausen asked if the amount of staff planned will be adequate
Ms. Nabors answered yes explaining they will be staging the full time staff as well to allow 24 hour staffing

STAFF RECOMMENDATIONS:

Journeys has been in operation since 2000 at the current location. The Petitioner is requesting to construct a new 3-story building that would maintain the current operations on the 1st floor and add both an overflow PADS site on the 2nd floor and transitional apartments on the 3rd floor. Staff does not have any concerns with the proposed site or engineering plans for the building and proposed parking lot. The first floor services have been in operation for 19 years, while the introduction to the PADS (overnight stays) and transitional housing are new uses to the site.

The Police and Fire Departments have reviewed the proposed site and operations' plans and made technical recommendations therein. The Petitioner has agreed comply with these recommendations. While Staff does not anticipate any specific issues based upon the proposal, the introduction of the new function is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends Action at the Discretion of the Plan Commission. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 10/23/2018, Offsite Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.

3. The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.
5. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.
6. Any change in the ownership or operating entities shall require Village Council review and approval.
7. The residential use component shall participate in the Village's Crime Free Multi-Housing Program.
8. A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.
9. A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
10. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
11. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. Recording fees in the amount of $300 shall be submitted.
14. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
15. The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
16. Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
17. MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.
18. A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction schedule and contractor parking areas during the construction process.
19. In conjunction with the construction management plan, Journeys shall submit an

operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
Chairman Dwyer asked the petitioner if they have seen staff's conditions and if they are acceptable.
Mr. Kenney answered yes.

Ms. Robins made a motion to close the public hearing; seconded by Mr. Noonan.

DISCUSSION:
Ms. Robins stated she has no concerns pointing out they have taken great care in planning to make it something that serves the community. She stated she has been there to volunteer many times and it is needed. Ms. Robins stated her only concern was with the amount of time it would take to get demolished and built but they have addressed those concerns and seem to be doing what is best for their clientele.

Chairman Dwyer pointed out one of conditions is they need to identify the interim plan.

Mr. Noonan made motion to approve subject staff's conditions; Seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 11, 2019.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Robins, Noonan, Williams, Bettenhausen
ABSENT:	Hansen, Friedman, Kolososki, Fedota

Attachment: Plan Commission Meeting Minutes 2-19-19 (1140 E. Northwest Highway - PD Journeys)

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO: 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL.: (847) 675-3000, FAX: (847) 675-2167
E-mail:pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

OF

NORTH

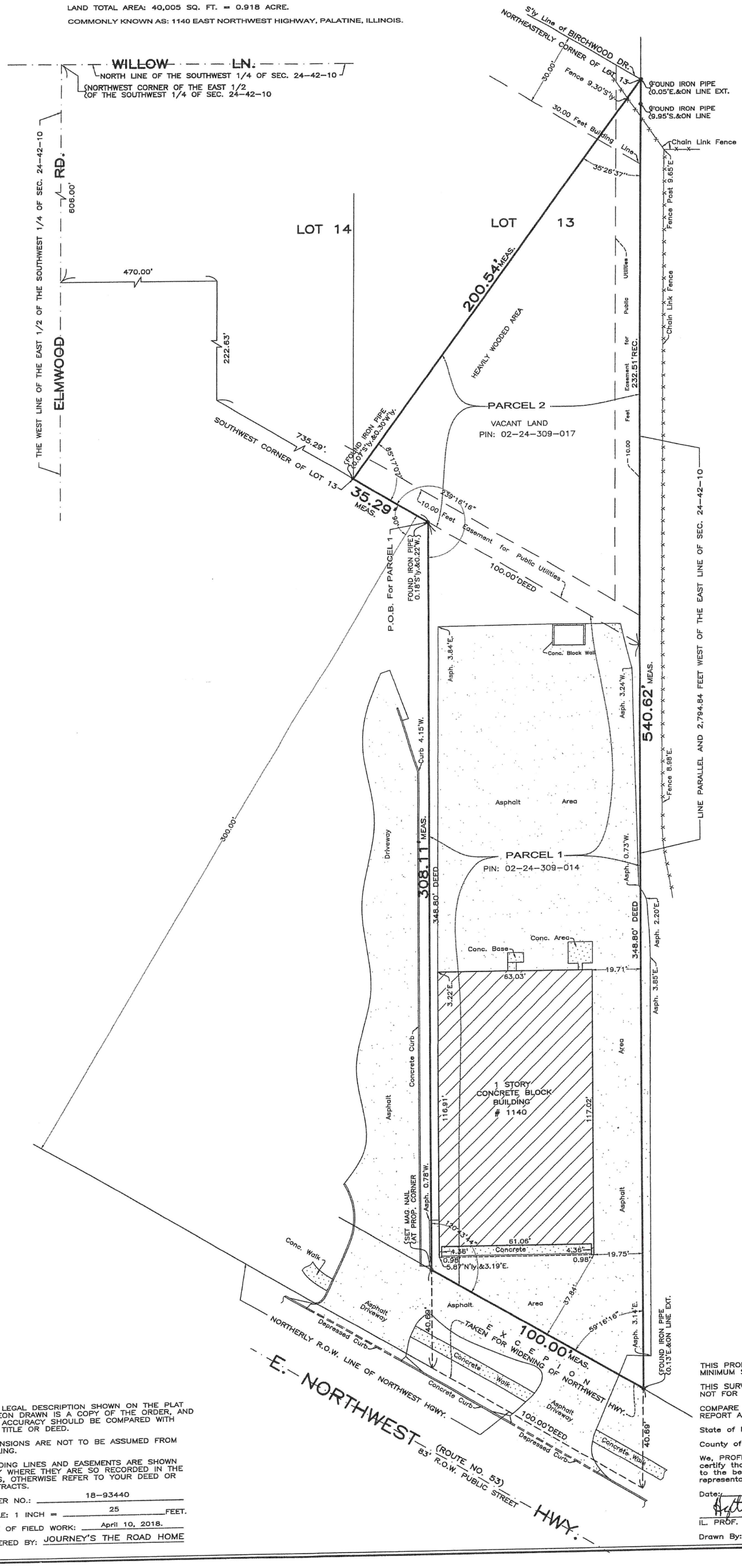
GRAPHIC SCALE
0 25
(IN FEET)
1 Inch = 25 Ft.

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24 WHICH IS 606.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF: THENCE EAST ALONG A LINE 606.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 470.0 FEET; THENCE SOUTH PARALLEL TO AND 470.0 FEET EAST OF SAID WEST LINE FOR A DISTANCE OF 222.63 FEET TO A POINT WHICH IS 300.00 FEET NORTH OF NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AS IT EXISTED ON SEPTEMBER 29, 1959 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTHEASTERLY ALONG THE LINE PARALLEL TO AND 300 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY AS AFORESAID FOR A DISTANCE OF 735.29 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID PARALLEL LINE FOR A DISTANCE OF 100.0 FEET TO A POINT IN A LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 348.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 13 LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13, IN BLUE BELL HILL SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 40,005 SQ. FT. = 0.918 ACRE.

COMMONLY KNOWN AS: 1140 EAST NORTHWEST HIGHWAY, PALATINE, ILLINOIS.



HYLTON E. DONALDSON
035-002619
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 18-93440

SCALE: 1 INCH = 25 FEET.

DATE OF FIELD WORK: April 10, 2018.

ORDERED BY: JOURNEY'S THE ROAD HOME

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: April 11, 2018.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE NOV. 30, 2018.

Drawn By: ZZ

Attachment: Journeys Plat of Survey (1140 E. Northwest Highway - PD Journeys)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, February 19, 2019 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:
1. Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center.
2. Rezoning from B-2 General Business District to Planned Development
The property is commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).
The Petitioner, Beth Nabors, JOURNEYS I The Road Home is requesting to demolish their existing building and reconstruct a new 3-story, 27,000 square foot building, containing the following uses: The Hope Center, overflow PADS shelters, and 11 supportive permanent housing units. The new center will include the existing homeless day center, social service center, and also provide overnight stays for their clients.
The above petition has been filed by Beth Nabors, JOURNEYS I The Road Home, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-41
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 4th day of February 2019.
Feburary 4, 2019 (4517649)

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 publishe 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,North Aurora,Bannockb Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,El East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn V Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island I Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zuri Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Mont Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,N Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round I Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernoı Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wild Wilmette

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 general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined i "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 04-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4517649

Attachment: Public Notice (1140 E. Northwest Highway - PD Journeys)

Consider a Minor Planned Development Amendment to the Providence Planned Development to Allow a Non-Sales Tax Producing Use (Spa)

BACKGROUND:

The Subject Property contains the mixed-use Providence Development. The Providence Development is subject to a Redevelopment Agreement (RDA) which outlined the use of Tax Increment Finance (TIF) funds and required obligations therein in support of this development. Therefore, the Petitioner is requesting approval of the following:

A Minor Planned Development Amendment to allow another non-sales tax generating use (spa) to occupy a tenant space in the Providence building

- In July 2018, the property owner and management representative petitioned the Village Council to assign the redevelopment obligations to the current owner (Palatine Providence Javin Properties LLC) and initially requested to reduce the required 65% sales tax generating uses sales down to 25%. Ultimately, in addition to approving a revised use list, the Village Council approved a Second Redevelopment Agreement Amendment, along with an amended use list for the Providence.

- This amendment maintained the 65% sales tax generating use requirement, but provided that the Village Council may reduce this requirement through the approval of such a use, as either a Special Use or Planned Development Amendment.

- The Petitioner is now working with a spa business that would like to occupy a tenant space in the Providence building. The proposed tenant space was previously occupied by Cornerstone Realty, which was also a non-sales tax producing use. As such, the use is permitted, but Village Council review is required due to the percentage of non-sales tax generating uses within the building. The proposed spa (Pamper Me Spa) would provide head and scalp treatments, in addition to facial and skin offerings. If the proposed amendment is approved, the medical and service uses would remain at 51.54%, the sales tax producing uses would remain at 36.01%, and the remaining 12.45% would be vacant.

- If the proposed use is approved, one vacant tenant space would remain (2,324 square feet), which the property representative is planning for a restaurant.

- With the approval of Evolve Chiropractic, the Providence Building achieved the maximum percentage allowed for non-sales tax generating uses. This was further eclipsed with the Special Use approval for Illinois Bone and Joint Institute (IBJI). After the approval of IBJI, the percentage of sales tax producing uses (restaurants and a portion of the existing spa sales) is 36% (55% of what was required). Additionally, as part of the approval of IBJI, there was a lot of discussion and even compromise by IBJI as it relates to parking and hours of

operation. As IBJI is still in their buildout, the impact of that use has not yet been measured.

- While this is ultimately a policy question for the Village Council, Staff would note that the original 100% sales tax requirement was a significant part of the overall TIF deal. The Village provided $5.6 million in direct TIF assistance as well as provided all the real estate for the project. In exchange for all of this assistance, the sales tax uses was critical.

ALTERNATIVES:

1. Approve the Minor Amendment to the Providence Planned Development to allow a non-sales tax producing spa use.
2. Do not approve the Minor Amendment to the Providence Planned Development allow a non-sales tax producing spa use.

RECOMMENDATION:

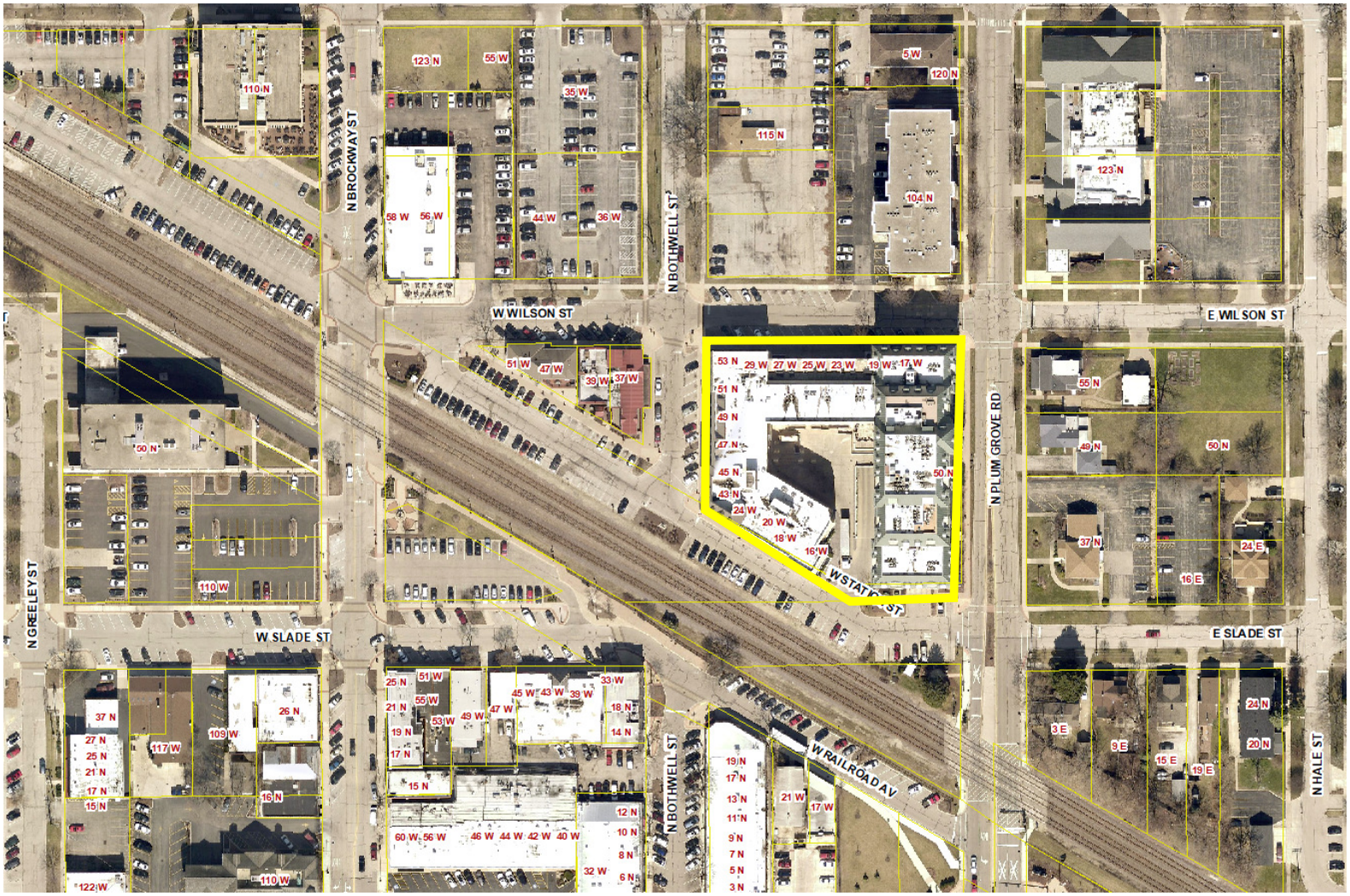
Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Action at the discretion of the Council.

ATTACHMENTS:

- Providence building aerial map
- ORD Providence Minor Amendment - Spa Use
- EXHIBIT - Providence Tenant Summary Table - Prepared By VoP
- EXHIBIT - Business Plan proposed PAMPER ME SPA_Updated Proposal
- Haas - trasmittal email summary spa use - Providence building
- ORD - #O-084-18 - 2nd Amendment Providence RDA
- RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop
- Providence Planned Development ORD #O-18-04
- ORD Providence restautant amendment
- Petition for hearing

Providence Building (Block 31)



ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #O-18-04, AS AMENDED, TO ALLOW A NON-SALES TAX PRODUCING USE WITHIN THE PROVIDENCE BUILDING

WHEREAS, Condition #7 of Planned Development Ordinance #O-18-04 required that the all uses were sales tax generating uses, as amended by Ordinances #O-221-06 and #O-84-18, which reduced the minimum required amount of sales tax generating uses to 65% and subsequently allowed the Village Council to further reduce the percentage of sales tax generating uses through the review and approval of either a Special Use or Planned Development Amendment; and

WHEREAS, the Petitioner is now requesting to allow a spa use at the Providence building, which would be a non-sales tax producing use, as further identified on the attached current tenant spreadsheet; and

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:

SECTION 1: That per Condition #2 of Planned Development Ordinance #O-84-18, the proposed spa use is approved and the overall percentage of sales tax producing uses and tenant combination is further reconciled according to the attached spreadsheet. All other conditions and requirements of Ordinance #O-18-04, as amended shall remained in effect.

SECTION 2: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This _____ day of _____, 2019

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

APPROVED by me this _____day of _____, 2019

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2019

_____

Village Clerk

Attachment: ORD Providence Minor Amendment - Spa Use (Minor Amendment Providence Planned Development - non-sales tax producing

Address	Square Footage	Tenant	Use
18 W. Station St	4,936	Gianni's Café	Restaurant
45 N. Bothwell	1,785	Christie's Dairy Delights	Restaurant
47 N. Bothwell	**1,293**	**Proposed Spa (formerly Cornerstone Realty)**	**Mani/Pedi/Wax/Massage Spa**
49 N. Bothwell	1,481	Salon MMM	Hair Salon (85% Service & 15% Sales)
51 N. Bothwell	2,965	Illinois Bone & Joint	Medical
21-25 W. Wilson	2,324	VACANT	Vacant
19 W. Wilson	2,470	SNAP Fitness	Health Club (Service)
17 W. Wilson	1,410	Evolve Chiropractic	Medical
TOTAL SQUARE FEET:	**18,664**		
Use	**Square Footage:**	**% of Total Square Footage:**	
Total Service:	5,244	28.09%	
Total Restaurant:	6,721	36.01%	(9,045 SF is anticipated, 6,721 is occupied)
Total Medical	4,375	23.44%	
Vacant	2,324	12.45%	
TOTAL SQUARE FEET	**18,664**	**100.00%**	

% Sales Tax Generating	**36.01%**
% Non-Sales Tax Generating	**51.54%**
% Vacant	**12.45%**
TOTAL	**100.00%**

PAMPER ME SPA

Business Proposal

We hope & work to provide you an invigorating experience while giving you the best of Body, hair fashion, skin and spa services. Elegance is what we strive for and hope to bring a smile on your face while we are at it.

We Specialize in Eyebrow Threading, Head Massage, Scalp Treatments Styling, Manicure & Pedicure, Professional Bridal Makeup, Body Waxing, Skin Treatments, Henna, Mehndi ART, Facials and Professional Skin Treatments Plus Ayurvedic SPA Treatments

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Our Special Skin Care Services

Facials, Skin Care & Peels

Pampered and protect your skin by our custom skin care treatments.

Attachment: EXHIBIT - Business Plan proposed PAMPER ME SPA_Updated Proposal (Minor Amendment Providence Planned Development -

Custom Organic Facial
Using natural plant and herbs based ingredients for exfoliating dead skin cells and black heads making it smooth, hydrated & healthy glowing skin for all skin types.

Sensitive Skin Facial
This smoothening facial uses calming & mild products specially formulated for sensitive skin

Deep Exfoliating Facial for Him and Her
Deep por3e cleansing exfoliating and massage emerging with immaculately clean, smooth & glowing skin and an even skin tone

Acne Treatment
Treat, clear and prevent acne while leaving your skin looking healthier

Age Control Facial
A superior treatment that leaves the skin lifted, rejuvenated, detoxified and tightened. For the client who doesn't settle for less when it comes to skin care

Skin Brightening Facial
Includes exfoliation to fade age spots, discoloration from sun damage or hormones using enzymes to reveal long-lasting fresh younger looking and brighter skin. Recommended for all skin types

Quick Turn-Around Peel
Smoother, softer re-texturized skin in a short time through advanced ultimate strength peel to provide a powerful peeling of dulling surface cells

Peel of Masks
An advanced one-step treatment derived from plant-based products for Lightening & Brightening – Rejuvenation – Acne – Firming

Custom Facial
Personalized facial meticulously customized to correct problems with no downtime involved leaving your skin feeling smooth & radiant

Eye Treatment
Treatment that leaves your skin eye contour soft and smooth diminishing fine lines & wrinkles. This treatment can be added to any facial

Acid Peels
For all ages and sensitive skin. This treatment refines lines, minimizes pores, even skin tones and reveals a healthy, smooth and bright skin

Multi-Vitamin Power Treatment
Infuses the skin with antioxidant vitamins to stimulate production of collagen & elastin. A perfect anti-aging facial for firmer, stronger & radiant skin

PAMPER ME's Signature Facial
Rejuvenation customized treatment for all skin types. Re-surfacing of fine lines, age spots of pigmentation, leaving you with a healthy radiant skin

Microdermabrasion
A gentle mechanical way of exfoliation that minimizes wrinkles, scarring, fine lines, acne scars & discoloration revealing a smooth, healthy looking (Includes a face pack)

*** Skin, the largest organ of our body protects us from harmful environment and stresses. For this reason our skin needs to be pampered and protected at all times. Professional skin care can help all skin types delay premature ageing by custom-targeting your unique skin revealing a noticeably healthy appearance by exfoliating, hydrating and rejuvenating using balanced PH products. It is advisable to have a facial every 4-6 weeks for maintaining healthy skin.***

Nail Services

Relax and enjoy a manicure/ pedicure performed by our expert nail technicians.

Attachment: EXHIBIT - Business Plan proposed PAMPER ME SPA_Updated Proposal (Minor Amendment Providence Planned Development -

Makeup Services

Enhance your appearance with the help of our make-up specialists.

Wearing makeup apparently can help. It increases people's perceptions of a woman's likability, her competence and (provided she does not overdo it) her trustworthiness, according to a new study, which also confirmed what is obvious: that cosmetics boost a woman's attractiveness. **All our Make-Up services begin at the listed prices below.**

Waxing and Threading

We also offer Eyebrow Threading & Shaping, Waxing, Henna Tattoos and more…

The Pampered
Stress relief massage for head, neck, and shoulder and back followed by our signature facial with eyebrow threading.

Attachment: EXHIBIT - Business Plan proposed PAMPER ME SPA_Updated Proposal (Minor Amendment Providence Planned Development -

Experience Ayurveda's nourishing, detoxifying & rejuvenating cleansing Treatments...

SHIRODHARA: RELAXATION THERAPY

Because of the profound effects it has upon the consciousness, it has often been called "Bliss Therapy." Shirodhara is a continuous pouring of warm oil in a slow steady stream on the forehead that helps to pacify the subtle aspects of the doshas: nourishing the nervous system, promoting relaxation and tranquility, and improving mental clarity and comprehension.

ABHYANGA: DETOXIFYING WARM OIL MASSAGE

Abhyanga is one of the most popular and recommended therapies in Ayurveda. This Ayurvedic therapy incorporates warm, aromatic oils, rhythmically massaged into your body, which loosen toxins, relax the nervous system, and provide rest, nourishment, and rejuvenation.

Our Team at Pamper ME Spa

We strive to give you the look you desire. Our stylists come from the American, European, Middle Eastern, South Eastern and Asian continents to bring you the best the world has to offer in hair fashion, skin rejuvenation and spa services.

Hours of Operation:

Monday: 11am – 7pm
Tuesday: 10am – 7pm
Wednesday: 10am – 7pm
Thursday: 10am – 7pm
Friday: 10am – 7pm
Saturday: 10am – 6pm
Sunday: 11am – 4pm

We expect 2 people per hour.

Ben Vyverberg

Subject: FW: 47 N Bothwell St
Attachments: petition for hearing.pdf

From: Mperial Asset Management, LLC [mailto:providenceofpalatine@gmail.com]
Sent: Thursday, January 31, 2019 5:03 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Lyn Bremanis <LBremanis@palatine.il.us>
Subject: Re: 47 N Bothwell St

Thank you Ben.

All remains the same. Attached is the completed petition for hearing (let me know if you need me to have it notarized).

With regard to concerns raised at the last meeting regarding the development:

Marketing efforts remain the same - I direct the Village Council to the struggling retail sector, and note that in many small retail centers of similar size, the retail component is at or less than 65% of occupancy. To ask us to "try harder" or "get a study" is just the same as asking us to defy the free market for retail space. There simply isn't a demand for this type of product in today's retail space market.

We have looked for daytime businesses that will add value and traffic to the daytime hours when downtown traffic is at a minimum. IBJI is one, and this Spa is another.

When a retail-tax producing use was proposed (restaurant) at 21 W Wilson recently, we were asked by the Village to find off-street parking for patrons, to which there were no concessions given by local property owners with spaces. We offered to rent them, donate in-kind, etc. to no avail. The proprietor backed out. However, the Village has increased its downtown parking areas since the Block 31 redevelopment, but has rented it mostly to commuters during the day. The Village has also leased a restaurant space (Tap House) and its parking. Proposed uses for Block 31 must have been considered when the redevelopment and retail component was approved with a parking plan over a decade ago. We shouldn't be asked to find new parking for a space that was approved and built to be occupied.

Please note that these restrictions are contrary to any progress in current market conditions, and will further limit any business in these spaces, including those that produce sales tax, as well as property tax. With these spaces vacant, we all lose.

I am an opportunist, and with all due respect, these limitations should be lifted if the Village wants to promote a vibrant downtown, especially during the daytime hours.

Very truly yours,

Charles Hass
Managing Director

Mperial Asset Management, LLC
www.Mperial.com
847.757.7171 x 803

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

ORDINANCE NO. O-84-18

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE PROVIDENCE DEVELOPMENT REDEVELOPMENT AGREEMENT

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on July 16, 2018

ORDINANCE NO. O-84-18

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE PROVIDENCE DEVELOPMENT REDEVELOPMENT AGREEMENT

WHEREAS, the Village of Palatine by Ordinances Nos. #O-224-99, #O-225-99, #O-226-99, and #O-12-00 and passed by the Mayor and Village Council on December 16, 1999 and January 24, 2000, of the Village of Palatine, Cook County, Illinois; and

WHEREAS, pursuant to Ordinance #O-20-04, adopted on February 9, 2004, the Village of Palatine entered into a Redevelopment Agreement with Hummel Development LLC for the property at the southwest corner of Plum Grove Road and Wilson Street, known as the Providence Development – Block 31; and

WHEREAS, the Village Council subsequently assigned the Redevelopment Agreement to Palatine Providence Javin Properties, LLC, with an effective date of December 18, 2008

WHEREAS, the Mayor and Village Council have on July 16, 2018, considered a proposed Second Amendment to Providence Development Redevelopment Agreement and have determined that entering into Agreement furthers the purpose of the Tax Increment Finance District and the Redevelopment Plan for Downtown Palatine and furthers the public interest; and

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 Village of Palatine hereby authorizes the Mayor to execute the Second Amendment to the Providence Development Redevelopment Agreement attached hereto as the "Second Amendment to Redevelopment Agreement", in a

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

manner acceptable to the Village Attorney, and pursuant to the Tax Increment Financing Act, Section 65 ILCS 5/11-744/4-4 (c) and authorizes the Mayor to execute any other supporting documents to the extent permitted by law and subject to the following conditions:

1. The use list, in conjunction with the reduction in retail sales tax generating or restaurant uses, is attached hereto as Exhibit A.

2. The minimum sales tax generating use requirement is 65%. If another non-sales tax generating use is approved through either a Special Use or Planned Development Amendment and exceeds this limitation, the minimum 65% sales tax generating use limitation would be reduced according to the overall percentage of uses and combination of tenants.

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 16 day of July, 2018

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

APPROVED by me this 16 day of July, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 16 day of July, 2018

Village Clerk

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO REDEVELOPMENTAGREEMENT (this "Amendment"), is made and entered into as of the _____day of _____, 2018 ("Amendment Date") by and between the **VILLAGE OF PALATINE, ILLINOIS,** an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), **and PALATINE PROVIDENCE JAVIN PROPERTIES LLC,** an Illinois Limited Liability Company ("Javin"). (The Village and Javin are sometimes referred to individually as a "Party" and collectively as the "Parties").

RECITALS

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to

finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, the Village and **HUMMEL DEVELOPMENT GROUP, LLC**, an Illinois Limited Liability Company (the "Developer") hereto previously entered into that certain Redevelopment Agreement dated as of the ninth day of February, 2004 and amended by the First Amendment to Redevelopment Agreement dated as of the eighteenth day of December, 2006 (together the "Agreement"); and

WHEREAS, the terms of that certain Agreement shall remain and be in full force in effect except as modified in Section 8.7 and 9.8 herein; and

WHEREAS, the Developer had certain privileges, rights, title and interests and obligations ("Interests") owned or held in connection with the Agreement; and

WHEREAS, Developer has assigned to Javin all the respective interests owned or held pursuant to the Agreement and Javin has accepted and assumed the respective interests, all on the terms and conditions provided in the Assignment of Redevelopment Agreement (the "Assignment") between HUMMEL DEVELOPMENT GROUP, LLC, an Illinois limited liability company, an affiliate of and predecessor-in-interest to Shops at Providence Lofts, LLC and SHOPS AT PROVIDENCE LOFTS, LLC, an Illinois limited liability company (together the "Assignor") and PALATINE PROVIDENCE JAVIN PROPERTIES LLC, an Illinois limited liability company (the "Assignee"), dated as of the 12th day of June, 2018; and

WHEREAS, the Village has consented to the Assignment; and

WHEREAS, the parties wish to amend the Redevelopment Agreement as provided herein; and

WHEREAS, this Amendment has been submitted to the corporate authorities of the

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

Village for consideration and review. The corporate authorities have taken all actions required to be taken prior to the execution of this Amendment in order to make the same binding upon the Village according to the terms hereof and any and all actions of the corporate authorities of the Village precedent to the execution of this Amendment have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to Javin for consideration and review, Javin has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon Javin, according to the terms hereof, and any and all actions precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Amendment and are hereby incorporated into and made a part of this Amendment as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and of Javin according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

DEFINITIONS

For the purposes of this Amendment, except where the context clearly requires otherwise, words and terms used in this Amendment shall have the meanings as in the Redevelopment Agreement.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

"Providence Development Use List". In conjunction with the retail tax generating or restaurant uses, the Providence Development Use List is further amended and attached hereto as Exhibit A."

ARTICLE FIVE

NON-CONFLICT

5.1 Non-Conflict or Breach. Neither the execution and delivery of this Amendment by Javin, the consummation of the transactions contemplated hereby by Javin, nor the fulfillment of or compliance with the terms and conditions of this Amendment by Javin conflicts with or results in a breach of any of the terms, conditions or provisions of any offerings or disclosure statement made or to be made on behalf of Javin (with Javin's prior written approval), any organizational documents, any restriction, agreement or instrument to which Javin or any of its partners or venturers is now a party or by which Javin or any of its partners or its venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Javin, any related party or any of its venturers under the terms of any instrument or agreement to which Javin, any related party or any of its partners or venturers is now a party or by which Javin, any related party or any of its venturers is bound.

ARTICLE SIX

MISCELLANEOUS PROVISIONS

6.1 Time of the Essence. Time is of the essence of this Amendment.

6.2 Counterparts. This Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Amendment.

6.3 Recordation of Amendment. The Parties agree to record this Amendment in the appropriate land or governmental records.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

6.4 **Severability**. If any provision of this Amendment, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Amendment shall be construed as if such invalid part were never included herein, and this Amendment shall be and remain valid and enforceable to the fullest extent permitted by law.

6.5 **Successors in Interest**. This Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns.

6.6 **No Joint Venture, Agency or Partnership Created.** Nothing in this Amendment, or any actions of the Parties to this Amendment, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

6.7 **No Personal Liability of Officials of Village or Javin.** No covenant or agreement contained in this Amendment shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Village or Javin, in its individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village or Javin shall be liable personally under this Amendment or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Amendment, or any failure in that connection.

6.8 **Term.** This Amendment shall remain in full force and effect for twenty-three (23) years from the date the Entire Redevelopment Project Area was created, unless the Redevelopment Plan with respect to the Redevelopment Project is extended or until termination of the Redevelopment Project Area or until otherwise terminated pursuant to the terms of this Amendment.

6.9 **Municipal Limitations.** All municipal commitments are limited to the extent required by law.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

6.10 **Conflicts.** Wherever the terms and conditions of this Amendment conflict with the terms and conditions of the Redevelopment Agreement between the Parties, the terms and conditions of this Agreement shall control and govern. All other terms and conditions of the Redevelopment Agreement between the Parties are reinstate herein in their entirety.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on or as of the day and year first above written.

VILLAGE OF PALATINE, an Illinois municipal corporation

By: _____
Name: **Jim Schwantz**
Title: Mayor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ___, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Jim Schwantz**, Mayor of **VILLAGE OF PALATINE**, an Illinois municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of August, 2018.

Doris K. Sadik
Notary Public

OFFICIAL SEAL
DORIS K. SADIK
Notary Public - State of Illinois
My Commission Expires June 21, 2020

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

PALATINE PROVIDENCE JAVIN PROPERTIES LLC, an Illinois limited liability company

By: _____
Name: **Alfredo Linarea**
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ___, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Alfredo Linares**, Manager of **PALATINE PROVIDENCE JAVIN PROPERTIES LLC**, an Illinois municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July, 2018.

Selene Barajas
Notary Public

SELENE BARAJAS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 08, 2018

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

Exhibit A

Permitted uses:

(1) Accountant's and tax consultant offices.

(2) Antique shops; of refurbished and refinished materials.

(4) Art supply stores.

(5) Artist studios.

(8) Bakeries; manufacturing of goods limited to those retailed on the premises.

(10) Barber shops.

(12) Beauty parlors.

(13) Beauty schools; when the service of a beauty parlor is offered to the public.

(14) Bicycle sales and repair shops, not including motorized bicycles.

(16) Book and stationery stores.

(18) Business machine sales and service.

(19) Camera and photographic supply stores.

(20) Candy, confectionery and ice cream stores; with no on-site manufacturing of goods.

(21) Card shops.

(22) Carpet and rug stores; including the cleaning of such items, with fire department approval of all utilized cleaning agents.

(23) Catalog stores.

(24) China and glassware stores.

(26) Clothes and apparel stores.

(27) Clothing repair stores; including tailoring, shoe and hat repair.

(28) Coin and stamp stores.

(31) Drapery stores.

(33) Dry good stores; textiles, clothing and related articles of trade.

(34) Electronic communications equipment sales; including television and radio repair of such items.

(35) Florists.

(37) Furniture stores.

(38) Furrier shops.

(39) Gift shops.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

(40) Hardware stores.

(41) Health Clubs which are 3,000 square feet or less.

(42) Hearing aid stores.

(43) Hobby shops.

(46) Insurance agencies.

(47) Interior decorating and upholstering shops.

(48) Jewelry stores.

(50) Leather goods and luggage stores.

(51) Linoleum and tile stores.

(57) Musical instruction.

(58) Musical instrument sales.

(61) Notion stores.

(63) Offices: Business, professional or governmental.

(64) Office supply stores.

(65) Optician sales; retail.

(66) Paint and wallpaper stores.

(68) Pet shops.

(69) Pharmacies.

(70) Photographic studios.

(71) Picture framing.

(73) Pre-recorded audio or video sales or rental.

(76) Sales and service of the following items; with a retail showroom:

a. Electrical.
b. Flooring.
c. Glass.
d. Heating and ventilation.
e. Painting.
f. Paper hanging.
g. Plumbing.
h. Roofing.

(77) Second hand thrift shops.

(78) Sewing machine sales and service; household machines only.

(79) Shoe stores.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

(80) Sporting good stores.

(83) Ticket agencies; amusement.

(84) Toy stores.

Accessory uses:

(1) Those customarily incidental to the permitted uses.

Special Uses (subject to application procedures in the Village of Palatine's Code of Ordinances):

(19) Live entertainment.

(22) Physical and health services; includes health clubs greater than 3,000 square feet, swimming pools, and masseuses.

(27) Restaurants; with or without drive-through.

(28) Taverns or bars.

(36) Food stores, grocery stores, meat markets and frozen foods.

(39) Liquor Stores; package stores only.

(42) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists.

Attachment: ORD - #O-084-18 - 2nd Amendment Providence RDA (Minor Amendment Providence Planned Development - non-sales tax

ORDINANCE NO. O-74-18

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN ASSIGNMENT OF THE PROVIDENCE DEVELOPMENT REDEVELOPMENT AGREEMENT FROM HUMMEL DEVELOPMENT LLC TO PALATINE PROVIDENCE JAVIN PROPERTIES IN BLOCK 31 OF DOWNTOWN PALATINE

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 18, 2018

ORDINANCE NO. O-74-18

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN ASSIGNMENT OF THE PROVIDENCE DEVELOPMENT REDEVELOPMENT AGREEMENT FROM HUMMEL DEVELOPMENT LLC TO PALATINE PROVIDENCE JAVIN PROPERTIES LLC FOR THE PROVIDENCE DEVELOMENT IN BLOCK 31 OF DOWNTOWN PALATINE

WHEREAS, the Village of Palatine by Ordinances #O-224-99, #0-225-99, and #O-226-99, passed by the Mayor and Village Council on December 16, 1999, established a Tax Increment Finance District, adopted a Tax Increment Redevelopment Plan for Downtown Palatine and designated a Redevelopment Project Area; and

WHEREAS, on January 24, 2000, the Village Council, at a meeting duly held, did adopt Ordinance #O-12-00 correcting certain scrivener's errors in the legal description of said previous Ordinances associated with the Downtown Palatine Tax Increment Finance District and Tax Increment Redevelopment Plan and Project Area, of the Village of Palatine, Cook County, Illinois; and

WHEREAS, the Mayor and Village Council have on June 18, 2018, considered whether to assign the existing Providence Development Redevelopment Agreement from Hummel Development LLC and Shops of Providence Lofts LLC to Palatine Providence Javin Providence LLC, pursuant to an assignment request from Palatine Providence Javin Properties LLC, who is the current property owner. The Assignor and Assignee agree that this assignment shall be effective as of December 18, 2008, which is the date on which the Assignee acquired title to the Subject Property.

The property is commonly known as the Providence Development in Block 31 of Downtown Palatine.

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor 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: The Village of Palatine hereby authorizes the Mayor to execute the Assignment of the Providence Development from Hummel LLC and Shops of Providence Lofts LLC to Palatine Providence Javin Properties LLC, in substantial conformance the attached Assignment of Redevelopment Agreement.

WHEREAS, Article 3 of the Redevelopment Agreement authorizes the Mayor to do all things on behalf of the Village of Palatine regarding the execution of this Agreement and any supporting documents to the extent permitted by law.

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 18th day of June, 2018

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 18th day of June, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 18th day of June, 2018

Village Clerk Deputy

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

1818722026

Doc# 1818722026 Fee $50.00

RHSP FEE:$9.00 RPRF FEE: $1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2018 10:39 AM PG: 1 OF 7

Prepared By:
Patrick T. Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison St., Ste. 5300
Chicago, IL 60602

PIN: 02-15-424-011

ASSIGNMENT OF REDEVELOPMENT AGREEMENT

This Assignment (this "**Assignment**") is executed by **HUMMEL DEVELOPMENT GROUP, LLC**, an Illinois limited liability company ("**HDG**"), an affiliate of and predecessor-in-interest to Shops at Providence Lofts, LLC and **SHOPS AT PROVIDENCE LOFTS, LLC**, an Illinois limited liability company ("**SPL**" together with HDG referred to herein as "**Assignor**"), as of December 18, 2008 (the "**Assignment Date**"), and by **PALATINE PROVIDENCE JAVIN PROPERTIES LLC**, an Illinois limited liability company ("**Assignee**").

Assignor states as follows:

A. This Assignment pertains to the real estate described on Exhibit A attached hereto and commonly known as The Shops at Providence lofts, Palatine, Illinois (the "**Property**").

B. HDG entered into that certain Redevelopment Agreement, dated as of February 9, 2004, by and between HDG as Developer and the Village of Palatine and recorded in the Office of the Cook County Recorder of Deeds on May 12, 2004 as Document No. 0413349005, as amended by that certain First Amendment to Redevelopment Agreement dated as of December 18, 2006, by and between HDG as Developer and the Village of Palatine and recorded in the Office of the Cook County Recorder of Deeds on March 20, 2007 as Document No. 0707949020 (collectively the "**Agreement**")

C. SPL, as affiliate of and successor-in-interest to HDG, has certain privileges, rights, title and interests and obligations ("**Interests**") owned or held in connection with the Agreement.

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

D. Subsequently, SPL transferred any and all interests it had under the Agreement to Assignee in connection with its sale of the Property to SPL.

D. HDG and SPL now wish to assign to Assignee all the respective Interests owned or held pursuant to the Agreement and Assignee desires to accept and assume the respective interests, all on the terms and conditions provided herein.

E. Assignor and Assignee agree that this Assignment shall be effective as of December 18, 2008, the date on which Assignee acquired title to the Property.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

IN WITNESS WHEREOF, in consideration for good and valuable consideration in hand paid, Assignor does hereby assign to, and Assignee hereby assumes all of Assignor's Interests effective as of the Assignment Date.

ASSIGNOR:

HUMMEL DEVELOPMENT GROUP, LLC, an Illinois limited liability company

By: Robert L Hummel
Name: **Robert L. Hummel**
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Beverly J Walle, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert L. Hummel**, Manager of **HUMMEL DEVELOPMENT GROUP, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of June, 2018.

"OFFICIAL SEAL"
BEVERLY J WALLE
Notary Public, State of Illinois
My Commission Expires 3/18/2021

Beverly J Walle
Notary Public

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

SHOPS AT PROVIDENCE LOFTS, LLC, an
Illinois limited liability company

By: Robert L Hummel
Name: **Robert L. Hummel**
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Beverly J Walle, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert L. Hummel**, Manager of **SHOPS AT PROVIDENCE LOFTS, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of June, 2018.

"OFFICIAL SEAL"
BEVERLY J WALLE
Notary Public, State of Illinois
My Commission Expires 3/18/2021

Beverly J Walle
Notary Public

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

ASSIGNEE:

PALATINE PROVIDENCE JAVIN PROPERTIES LLC, an Illinois limited liability company

By: _____
Name: **Alfredo Linares**
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Norma Hernandez a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Alfredo Linares**, Manager of **PALATINE PROVIDENCE JAVIN PROPERTIES LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of June, 2018.

_____
Notary Public

NORMA HERNANDEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 09, 2019

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

Consent of Assignment

The Village of Palatine hereby accepts the above and foregoing assignment.

VILLAGE OF PALATINE, an Illinois municipal corporation

By: _____
Name: **Jim Schwantz**
Title: Mayor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Doris K. Sadik, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Jim Schwantz**, Mayor of **VILLAGE OF PALATINE**, an Illinois municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of June, 2018.

Doris K. Sadik
Notary Public

OFFICIAL SEAL
DORIS K. SADIK
Notary Public - State of Illinois
My Commission Expires June 21, 2020

Attachment: RDA - Javin Prop, Providence Block 31 Assignment of Providence RDA from Hummel to Javin Prop (Minor Amendment

Exhibit A
Legal Description of the Property

Lots 1-7 of the Town of Palatine, being a subdivision of the West 16 2/3 acres of the South 31 acres of the West 1/2 of the Southwest 1/4 of Section 14 and the Southeast 24.12 acres of the South 31 acres of the East 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

Also, the strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the re-recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

Attachment: Providence Planned Development ORD #O-18-04 (Minor Amendment Providence Planned Development - non-sales tax producing

ORDINANCE NO. 0-18-04

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL 56 & 61 N. BOTHWELL AND 46, 52 & 58 N. PLUM GROVE ROAD, TO BE KNOWN AS BLOCK 31 OF PALATINE

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On February 9, 2004

Attachment: Providence Planned Development ORD #O-18-04 (Minor Amendment Providence Planned Development - non-sales tax producing

ORDINANCE NO. 0-18-04

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
55 & 61 N. BOTHWELL AND 46, 52 & 58 N. PLUM GROVE ROAD
TO BE KNOWN AS BLOCK 31 OF PALATINE

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on January 20, 2004 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

> **Lots 1-7 of the Town of Palatine, being a subdivision of the West 16 2/3 acres of the South 31 acres of the West 1/2 of the Southwest 1/4 of Section 14 and the Southeast 24.12 acres of the South 31 acres of the East 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois and**
>
> **Strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street**

extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the re-recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

commonly known as 55 and 61 N. Bothwell and 46, 52 and 58 N. Plum Grove Road.

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The planned development and subdivision of land shall substantially conform to plat of subdivision by Precision land surveying, and to the engineering plans by Precision land surveying dated 12/25/03, last revised 1/13/04, and to the site plan, elevations and floor plans by Tinaglia Architects, dated 8/29/03, last revised 1/13/04 except as they may be changed to conform to Village Codes and Ordinances and the following conditions: (Staff)

2. The Declarations of Covenants, Conditions and Restrictions shall be revised in a manner acceptable to the Village Attorney. (Staff)

3. The planned development shall be subject to the terms and conditions of the Redevelopment Agreement. In the event that the Planned Development Ordinance and the Redevelopment conflict, the more restrictive shall apply. (Staff)

4. The landscape plan shall be revised in a manner acceptable to the Village Manager. (Staff)

5. Balconies shall be kept clean, orderly and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry and similar items shall not be hung, exposed or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph. (Staff)

6. The improvements to Plum Grove Road shall be constructed in a manner acceptable to the Village Council at a future date. (Staff)

Attachment: Providence Planned Development ORD #O-18-04 (Minor Amendment Providence Planned Development - non-sales tax producing

7. Commercial uses shall conform to the Village's B-2 General Business uses. The proposed uses shall be sales tax generating uses. (Staff)

8. "No Parking" signs shall be installed in the alley. (Staff)

9. Temporary access to the Plum Court Condos shall be provided in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)

10. The Village Council may reduce the required residential parking by up to 5 spaces, pending the final unit count to be constructed. This shall proceed as a minor amendment to the Planned Development. (Staff)

11. The engineering plans shall be revised in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)

12. The railwalk improvements shall conform to the Village Standards. (Staff)

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 9 day of February, 2004

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

APPROVED by me this 9 day of February, 2004

James V Wilson

PRO TEM Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9 day of February, 2004

Margaret Duss

Village Clerk

Attachment: Providence Planned Development ORD #O-18-04 (Minor Amendment Providence Planned Development - non-sales tax producing

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

ORDINANCE NO. 0-221-06

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-18-04
THE PROVIDENCE BUILDING LOCATED AT
43-53 N. BOTHWELL, 17-29 W. WILSON STREET, 16-24 W. STATION STREET AND
50 N. PLUM GROVE ROAD (CASE NO. 06-164)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On December 11, 2006**

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

ORDINANCE NO. 0-221-06

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-18-04 THE PROVIDENCE BUILDING LOCATED AT 43-53 N. BOTHWELL, 17-29 W. WILSON STREET, 16-24 W. STATION STREET AND 50 N. PLUM GROVE ROAD (CASE NO. 06-164)

WHEREAS, Ordinance #0-18-04, granted Final Planned Development approval; and

WHEREAS, the Petitioner has requested a Planned Development Amendment to permit up to 12,000 square feet of Restaurant Uses in the first floor commercial space, on the legally described property attached hereto as Exhibit "1".

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

SECTION 1: That the Planned Development Ordinance #0-18-04 be amended to permit up to 12,000 square feet of Restaurant Uses in the first floor commercial space, is hereby granted, subject to the following conditions:

1. **No more than 12,500 square feet of restaurant uses will be permitted within the first floor commercial space of the Providence Building. If any restaurant use(s) results in a total combined restaurant square footage of more than 12,500 square feet, then the specific restaurant(s) resulting in a total restaurant square footage of more than 12,500 square feet shall be required to obtain a Special Use and shall be subject to the standard application and review process.**

2. Any request for a liquor license shall be subject to the standard application and review process.

3. The Developer shall present a uniform signage plan and criteria for this commercial space for review and approval by the Village Manager.

4. The Village Council shall review each restaurant through a plan approval process prior to occupying the tenant space and shall have the ability to impose any restrictions deemed appropriate therein.

SECTION 2: Except as specifically modified herein, all provisions of Ordinance #0-18-04, shall remain in full force and effect.

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

PASSED: This 11 day of December, 2006

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

APPROVED by me this 11 day of December, 2006

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 11 day of December, 2006

Deputy Village Clerk

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

Exhibit 1

Lots 1-7 of the Town of Palatine, being a subdivision of the West 16 2/3 acres of the South 31 acres of the West 1/2 of the Southwest 1/4 of Section 14 and the Southeast 24.12 acres of the South 31 acres of the East 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois and

Strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the re-recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

ORDINANCE NO. 0-18-04

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
55 & 61 N. BOTHWELL AND 46, 52 & 58 N. PLUM GROVE ROAD
TO BE KNOWN AS BLOCK 31 OF PALATINE

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on January 20, 2004 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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Strip of land 25.00 feet wide described as follows: Beginning at a point on the East line of Bothwell Street at the Southwest corner of Lot 7 on the re-recorded plat of survey of Joel Wood's Addition to Palatine in the West half of the Southwest 1/4 of Section 14, and the East half of the Southeast 1/4 of Section 15, all in Township 42 North, Range 10, East of the Third Principal Meridian, Circuit Court Decree recorded November 22, 1937 as Document No. 12085454; thence 29.00 feet Southerly along the East line of Bothwell Street

extended to the South; thence 164.68 feet Southeasterly along a line 25.00 feet as measured Southwesterly at right angles to Southwesterly line of said Lot 7, said line being parallel to said Southwesterly line of said Lot 7; thence 49.11 feet Easterly on a line parallel with the Northerly line of Slade Street, to the Southwesterly line of said Lot 7; thence 221.67 feet Northwesterly along the said Southwesterly line of said Lot 7, to the point of beginning, in the re-recorded plat of Joel Woods Subdivision, all in Cook County, Illinois.

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1. The planned development and subdivision of land shall substantially conform to plat of subdivision by Precision land surveying, and to the engineering plans by Precision land surveying dated 12/25/03, last revised 1/13/04, and to the site plan, elevations and floor plans by Tinaglia Architects, dated 8/29/03, last revised 1/13/04 except as they may be changed to conform to Village Codes and Ordinances and the following conditions: (Staff)

2. The Declarations of Covenants, Conditions and Restrictions shall be revised in a manner acceptable to the Village Attorney. (Staff)

3. The planned development shall be subject to the terms and conditions of the Redevelopment Agreement. In the event that the Planned Development Ordinance and the Redevelopment conflict, the more restrictive shall apply. (Staff)

4. The landscape plan shall be revised in a manner acceptable to the Village Manager. (Staff)

5. Balconies shall be kept clean, orderly and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry and similar items shall not be hung, exposed or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph. (Staff)

6. The improvements to Plum Grove Road shall be constructed in a manner acceptable to the Village Council at a future date. (Staff)

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

7. Commercial uses shall conform to the Village's B-2 General Business uses. The proposed uses shall be sales tax generating uses. (Staff)

8. "No Parking" signs shall be installed in the alley. (Staff)

9. Temporary access to the Plum Court Condos shall be provided in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)

10. The Village Council may reduce the required residential parking by up to 5 spaces, pending the final unit count to be constructed. This shall proceed as a minor amendment to the Planned Development. (Staff)

11. The engineering plans shall be revised in a manner acceptable to the Village Engineer with the approval of the Village Manager. (Staff)

12. The railwalk improvements shall conform to the Village Standards. (Staff)

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 9 day of February, 2004

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

APPROVED by me this 9 day of February, 2004

James V Wilson

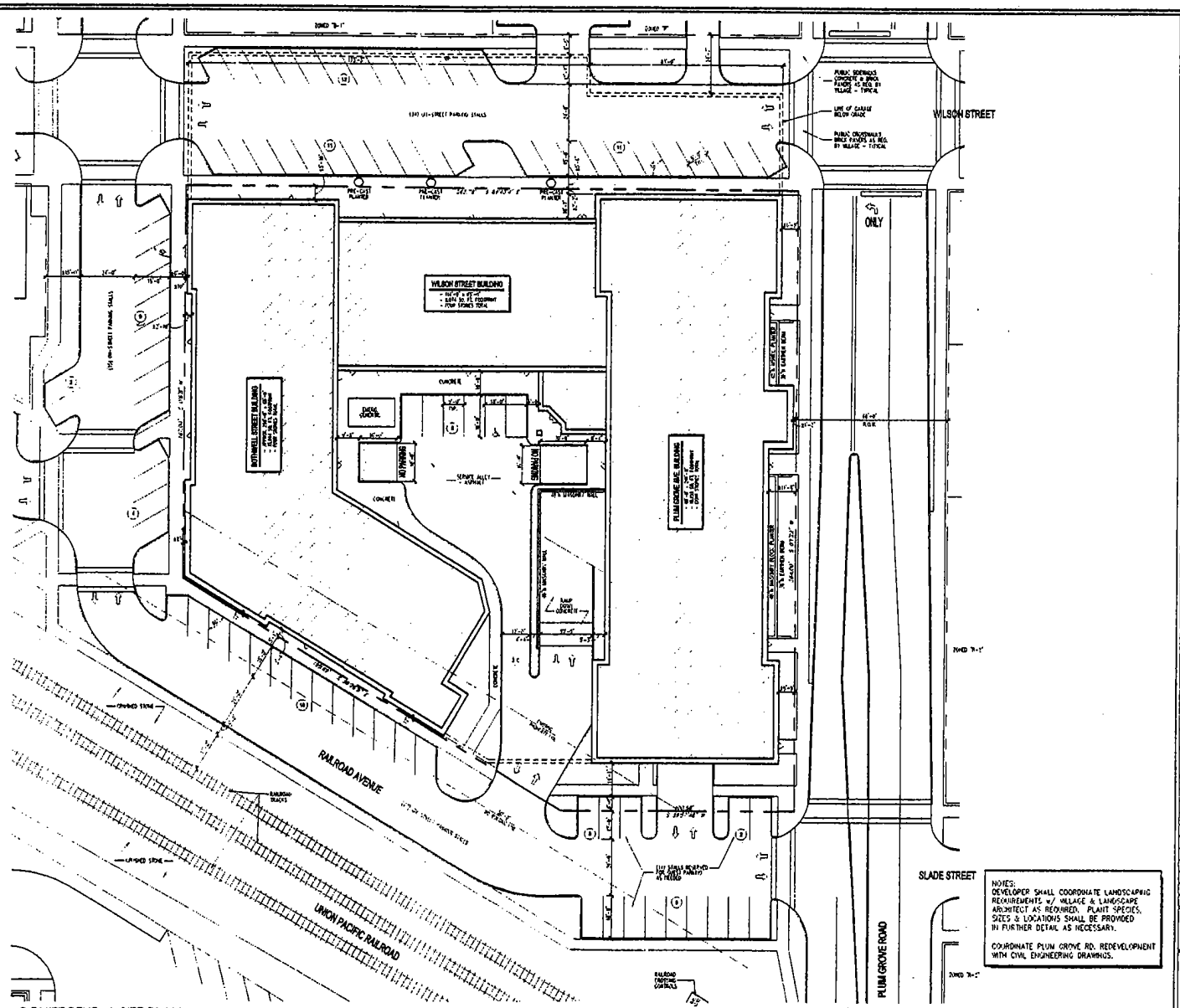
PRO TEM Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9 day of February, 2004

Margaret Dunn

Village Clerk

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)



NOTES:
DEVELOPER SHALL COORDINATE LANDSCAPING REQUIREMENTS w/ VILLAGE & LANDSCAPE ARCHITECT AS REQUIRED. PLANT SPECIES, SIZES & LOCATIONS SHALL BE PROVIDED IN FURTHER DETAIL AS NECESSARY.

COORDINATE PLUM GROVE RD. REDEVELOPMENT WITH CIVIL ENGINEERING DRAWINGS.

TINAGLIA ARCHITECTS • INC
1216 EAST CENTRAL ROAD • SUITE
ARLINGTON HEIGHTS • IL 60005
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA

CLIENT
HUMMEL DEVELOPMENT GROUP, L.L.C.
165 WEST PALATINE ROAD
PALATINE, ILLINOIS 60067

PROJECT
BLOCK #31
WILSON STREET DISTRICT
PLUM GROVE RD. & WILSON ST.

DRAWING TITLE
ARCHITECTURAL SITE PLAN

FILE NAME 283-SP-STE
DRAWN BY MCH DATE 08.29.03

NO.	REVISED PER	DATE	BY
7	DESIGN DEVELOPMENT	12.03.03	MCH
8	DESIGN DEVELOPMENT	12.17.03	MCH

JOB NO. 283303

SHEET NO. 1.Pb
OF

© 2003 TINAGLIA ARCHITECTS, INC.

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

FOR OFFICE USE ONLY
Zoning Docket # _____
Property recorded in Torrens _____
Filing Fee $_____ Date Filed _____

PETITION FOR HEARING

PLANNED DEVELOPMENT AMENDMENT

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROBERT L. HUMMEL, MANAGING MEMBER THE HUMMEL DEVELOPMENT GROUP, LLC.

   Address: 110 N. BROCKWAY ST, SUITE 210 PALATINE IL 60067
   City, State, Zip

   Telephone No. 847.776.9000 Business Telephone No. _____

2. Authorized Agent of Petitioner (if different):

   Name: MICHAEL CASSADY

   Address: 110 N. BROCKWAY ST, SUITE 210 PALATINE IL 60067
   City, State,Zip

   Telephone No. 847-776-9000

3. Property interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 17-29 W. WILSON ST. 43-53 N. BOTHWELL ST. 16-20 W. STATION ST. _____ Palatine, Illinois

5. All existing land uses on the property are: COMMERCIAL AND RESIDENTIAL

6. Current zoning of property in question: P Size of the Property: 1.6 acres

7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.
   THE APPROVED PUD AND DEVELOPMENT AGREEMENT CONTEMPLATED A MIXED-USE PROJECT, WITH CONDO/LOFT/RETAIL/COMMERCIAL AND PARKING. THE AMENDMENT AUTHORIZES RESTAURANTS AS PERMITTED USES RATHER THAN SPECIAL USES.

8. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this petition, unless determined not applicable by the Community Development Department.

10. This applicant'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.

Date: Nov. 21, 06

SUBSCRIBED AND SWORN to before me this 21st day of November, 2006.

Notary Public

OFFICIAL SEAL
JASON MAJERCZAK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/09/10

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

VILLAGE OF PALATINE REAL ESTATE INTEREST DISCLOSURE FORM

Check applicable proceeding:

____	Annexation	____	Rezoning
____	Special Use	____	Variation
____	Condemnation	✓	Other

1. Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):

   THE HUMMEL DEVELOPMENT GROUP, LLC.

2. Address of Disclosing Party:

   110 N. BROCKWAY ST, SUITE 210, PALATINE IL 60067

3. Brief description of the petition:

   PUD AMENDMENT

4. Common street address of real estate or general description:

   PROVIDENCE LOFT RETAIL @ WILSON, BOTHWELL AND STADON

5. Legal description of real estate: ATTACHED

6. The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

Name	Address	Legal Nature and Extent of Interest
ROBERT L. HUMMEL	110 N. BROCKWAY ST - SUITE 210 PALATINE IL 60067	60%
RANDALL CRABTREE	2000 FERNANDEZ, ARL. HTS. IL 60004	40%

(If additional space is required, please use reverse side or attach rider.)

7. I swear (or 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 of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 21st day of November 2006.

OFFICIAL SEAL
JASON MAJERCZAK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/09/10

Notary Public

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

PUBLIC NOTICE

A public hearing will be held before the Palatine Village Council on Monday December 11, 2006, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

An amendment to the Providence (Block 31) Planned Development - Ordinance #O-18-04 – to allow restaurants as permitted uses within the development's commercial space (generally bounded by Wilson Street, Plum Grove Road, Bothwell Street and Station Street).

The property is commonly known as 43 – 53 N. Bothwell Street; 17 – 29 W. Wilson Street; 16 – 24 W. Station Street; and 50 N. Plum Grove Road (Block 31 - The Providence Building)

The petitioner's request would amend the Providence (Block 31) Planned Development to allow restaurants as permitted uses within the development's commercial space.

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

FILE #: 06-164

VILLAGE OF PALATINE

Rita Mullins, Mayor
Village Council

DATED: This 25th day of November, 2006

VILLAGE OF PALATINE

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9050 · Fax (847) 359-9094
www.palatine.il.us · Action Line (847) 705-5200

November 27, 2006

TO WHOM IT MAY CONCERN:

RE: Public Hearing regarding the Providence Building (located on the block bounded by Plum Grove Road, Wilson Street, Bothwell Street, and Station Street), commonly referred to as 16-24 W. Station Street, 43–53 N. Bothwell Street, 17–29 W. Wilson Street, and 50 N. Plum Grove Road

File #: 06-164

The meeting listed below has been scheduled:

Committee/Village Council: **Monday, December 11, 2006** **7:00 p.m.**

(The Council meeting date is tentative. Please call (847) 359-9047 on the Friday before to confirm, or view Channel 6 on Cable TV.)

Location: **200 E. Wood Street**
Village Council Chambers (Use main entrance into building and proceed to the upper level)

The Petitioner, Hummel Development Group, LLC, is requesting approval of the following:

Planned Development Amendment to Planned Development Ordinance O-18-04 (The Providence building) to allow restaurants as a permitted use within the retail portion of the development.

If you have any interest in the subject matter you are welcome to attend the meeting and make comments. If you should have any questions please feel free to contact the Village's Planning Department at (847) 359-9047.

Sincerely,

Kevin Anderson
Planner

mk

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

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The petitioner's request would amend the Providence (Block 31) Planned Development to allow restaurants as permitted uses within the development's commercial space.

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FILE #: 06-164

VILLAGE OF PALATINE

Rita Mullins, Mayor
Village Council

DATED: This 25th day of November, 2006
Published in Daily Herald
November 25, 2006
(3854220)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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 November 25, 2006 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratonich
Authorized Agent

Control # T3854220

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 12/11/2006

DESCRIPTION: Consideration of a Ordinance Amending the Providence (Block 31) Planned Development Plan to permit up to 12,000 square feet of Restaurant Uses in the first floor commercial space for property located at 43-53 N. Bothwell, 17-29 W. Wilson Street, 16-24 W. Station Street and 50 N. Plum Grove Road.
(Hummel Development– Case #06-164) (District: 6)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property, approximately 1.45 acres, is currently zoned P Planned Development and is the site of an existing mixed-use building containing residential units on floors two through eight and 18,350 square feet of commercial uses planned for the first floor. The Petitioner is seeking the following:

Planned Development Amendment to Planned Development Ordinance #O-18-04 to allow up to 12,000 square feet of Restaurant Uses in the first floor commercial space

KEY ISSUES:

- The Providence Building Planned Development and associated Redevelopment Agreement were approved in 2004. There are 112 condominium units and 18,350 square feet of first floor commercial space within this development.
- Restaurants were always intended to be part of the planned commercial space.
- The Planned Development requires that all Commercial Uses shall conform to the B-2 (General Business) District. Restaurants within the B-2 District require Special Use approval.
- In order to streamline the approval process and permit what was originally contemplated within both the Planned Development and Redevelopment Agreement, the Petitioner requests allowing up to 12,000 square feet of restaurant uses in the first floor commercial space.
- Through the plan approval process, the Village Council will review each restaurant prior to occupying the tenant space and shall have the ability to impose any restrictions deemed appropriate therein.
- The Developer shall present a uniform signage plan and criteria for this commercial space, for review and approval by the Village Manager.

ALTERNATIVES:
1. Recommend approval of the Planned Development Amendment
2. Do not recommend approval of the Planned Development Amendment

RECOMMENDATION:
Staff recommends approval of the Amendment to the Providence (Block 31) Planned Development, subject to the attached conditions.

ACTION REQUIRED:
Consideration of an Ordinance Amending the Providence (Block 31) Planned Development to permit up to 12,000 square feet of Restaurant Uses within the first floor commercial space.

Attachment: ORD Providence restautant amendment (Minor Amendment Providence Planned Development - non-sales tax producing use)

VILLAGE OF PALATINE

PETITION FOR HEARING

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)**
Palatine Providence Javin Properties, LLC		
Address		City/State/Zip Code
110 N Brockway St #320		Palatine, IL 60067
Telephone x 803	Fax	Email
(847) 757 7171	(847) 757-7171	providenceofpalatine@gmail.com
Subject Property Address		
247 N. Bothwell St		
Authorized Agent (if applicable)		**Business Name (if applicable)**
Charles Hass		Mperial Asset Management, LLC
Address		City/State/Zip Code
110 N Brockway St #320		Palatine, IL 60067
Telephone x 803	Fax	Email
(847) 757-7171	(847) 757-7171	providenceofpalatine@gmail.com

Attachment: Petition for hearing (Minor Amendment Providence Planned Development - non-sales tax producing use)

VILLAGE OF PALATINE

PETITION FOR HEARING

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

Project Planner	Zoning Case #
Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Palatine Providence Javin Properties, LLC

2. Authorized Agent of Petitioner (if different):

   Name: Mperial Asset Management, LLC - Charles Hass

   Address: 110 N Brockway St #320 Palatine, IL 60067
   City, State, Zip

   Telephone No. (847) 757-7171 Business No. _____

   Relationship to Petitioner: Manager

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
   47 N Bothwell St.

5. All existing land use(s) on the property are: Retail - Vacant

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

7. Current zoning of property: B-2

8. State the specific action requested. Cite ordinance numbers and distances where applicable. (Example: Amend Section 11.02 to allow video store as permitted use and Laundromat as special use; Amend Section 11.02 to allow motorcycle sales as a compatible use, etc.)
   Block 31
   Amend^n Redevelopment Agreement to allow for non-retail use of the Space, below 65% current minimum requirement.

Attachment: Petition for hearing (Minor Amendment Providence Planned Development - non-sales tax producing use)

9. 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.

Date: 01/31/19 _____

SUBSCRIBED AND SWORN to before me this _____ day of _____ 20_____.

Attachment: Petition for hearing (Minor Amendment Providence Planned Development - non-sales tax producing use)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Brockway Street Improvement Project

BACKGROUND:
Brockway Street, from Palatine Road to Wood Street, is scheduled to be improved next year using downtown Tax Increment Financing dollars. Funding was identified in the 2019 budget to allow for design engineering and coordination with properties along the corridor.

KEY ISSUES:

- The scope of services include: a topographic survey of the existing site; full-depth pavement cores to verify pavement thickness; soil borings to evaluate groundwater levels and screening for presence of volatile organic vapors; storm sewer televising; conceptual layouts for the proposed improvements; preparation of final engineering plans, specifications, cost estimate and bidding documents; and coordination with Union Pacific Railroad for right-of-entry permits and IDOT for interfacing with Palatine Road.
- Businesses along the corridor will also be consulted when a preferred layout has been identified so we may review the anticipated work, receive their feedback on any potential improvements to consider, and prepare the work to be completed as soon as spring of 2020.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from Bollinger, Lach & Associates for Design Engineering Services for the Brockway Street Improvement Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the Village Manager be authorized to execute the proposal from Bollinger, Lach & Associates for Design Engineering Services for the Brockway Street Improvement Project.

BUDGET IMPACT:
The cost for the proposed work is $59,247.40. TIF Funds have been appropriated in the Capital Improvement Program to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Bollinger, Lach & Associates of Itasca, Illinois for Design Engineering Services for the Brockway Street Improvement Project in the not-to-exceed amount of $59,248.

ATTACHMENTS:

- BLA Proposal

CONSULTING ENGINEERS
BLA, Inc.
333 Pierce Road, Suite 200 ▪ Itasca, IL 60143
630 438 6400 ▪ FAX 630 438 6444 ▪ www.bla-inc.com

February 22, 2019

VIA EMAIL

Village of Palatine
Attn: Mr. Matt Barry, P.E.
148 W. Illinois Avenue
Palatine, IL 60067

Re: Professional Services Proposal
Brockway Street Design Engineering Services

Dear Mr. Barry:

Thank you for requesting BLA, Inc. (BLA) to provide design engineering services along Brockway Street between Palatine Road and West Wood Street (approximately 0.19 mi.) on behalf of the Village of Palatine. We have the experience that is required for this project, along with the ability to complete the project on time. All work would be performed out of our Itasca office. The following is our proposal which includes all subconsultants to BLA, Inc.

CIVIL ENGINEERING SCOPE OF WORK AND FEES

S.01 – Topographic Survey

BLA shall field verify and measure the existing site condition and prepare a current topographic plan of the area proposed for the project improvements. BLA crews will conduct field survey work to obtain the required survey information of the subject property to establish the existing topographic features within and directly adjacent to the proposed improvements. This survey will show ground surface elevations at a minimum of a 50 ft. grid, spot grade elevations on hard surfaces such as pavements, curbs, walks, utility structures and pavement markings, etc. Accessible municipal utility structures (storm, water main, sanitary sewer) will be measured for invert or top-of-pipe elevations. BLA will locate the front of all adjacent buildings in the project limits in the vicinity of the proposed Right-of-Way and also shoot the elevation of the entrances. BLA will perform the horizontal and vertical control within the project limits and incorporate any known utility information as provided by the Village or through a JULIE design stage ticket.

This work shall be performed for a lump sum fee of.....$5,000.00

G.01 – Exploratory Engineering Services

BLA will obtain six (6) full-depth pavement cores ground surface along Brockway Street. Cores will be backfilled with soil cuttings and surface patched to match existing. The resulting cores will provide verification of pavement thickness for use in design.

Additionally, two (2) soil borings will be taken to a depth of ten (10) feet on either side of the railroad tracks in order to evaluate groundwater levels and/or presence of substandard material which may require subgrade stabilization treatments (undercuts, etc.).

As part of the IEPA requirements for Source Site Certification and Demolition Debris/Uncontaminated Soil Fill Operation, all soil samples obtained as part of this geotechnical evaluation will be field screened for the presence of volatile organic vapors using a photo ionization detector (PID). Visual and olfactory senses will also be used to screen the soil samples for the presence of petroleum hydrocarbons. If no samples display an elevated PID reading, then the soil will be assumed to be, to the best of our knowledge, clean, uncontaminated fill material. This information will be documented on the IEPA LPC-663 form to be included into the project bidding documents.

Fee includes a flagger for traffic protection while cores are being obtained.

This work shall be performed for a budget fee of ……$8,500.00

<u>T.01 – Storm Sewer Televising</u>

BLA will obtain sewer televising videos for approximately 1,000 feet of targeted 15-inch storm sewer trunk line which runs north-to-south along Brockway Street. Each individual line segment (manhole-to-manhole) will be recorded in a narrated DVD format using a 360-degree pan & tilt camera. Light cleaning (2 sweeps) will be performed.

A suitable water source (fire hydrant) will need to be readily and continuously available for the cleaning & flushing.

This work shall be performed for a budget fee of ……$2,600.00

<u>E.01 – Conceptual Geometric Engineering</u>

BLA will prepare at least three (3) conceptual layouts for the proposed improvements. Each alternative will incorporate potential streetscape improvements and parking stall configurations (90, 60, 45-degrees, horizontal spaces, etc.) along with space counts. BLA will meet with Village Staff and discuss the preferred layout and incorporate any revisions prior to selection of the preferred alternative. It is assumed for purposes of this proposal that the previous geometric alternative prepared under the original Brockway Street plans shall be revisited and not utilized as the selected design for that portion of the improvement.

Subsequent to the Village's review, "hybrid" alternatives combining several features of each alternative may be generated. This task item includes combining desired elements into one, overall preferred design.

This work shall be performed for a budget fee of.....$11,040.00

E.02 – Phase II Engineering

BLA will prepare the final engineering contract Plans, Specifications and Estimate of Cost including Pre-final and Final submittals for the proposed improvements to Brockway Street. This task also includes corresponding with the railroad regarding right-of-entry permits/curb as well as IDOT for any interfacing with Palatine Road.

Upon selection of the preferred alternative, BLA will finalize plan preparation for the roadway including pedestrian and motorist enhancement features. BLA will prepare the bidding documents and assist in the procurement of the contractor.

BLA will prepare the following major tasks for the plan preparation:

Cover Sheet with Index, State Standards, Location Map
General Notes
Summary and Schedule of Quantities
Typical Section(s)
Alignment, Ties, & Benchmarks
Removal Plan
Proposed Improvement Plan & Grading Plan
Signing, Striping, and Landscape Area Plan
Maintenance of Traffic Plan/Staging
Drainage & Utility Plan
Cross Sections at Entrances/Side Roads & 50' Intervals
ADA Ramp Grading Plans
IDOT District One Highway Standards
Special Provisions, Bid Documents
Estimate of Cost

This work shall be performed for a budget fee of.....$30,640.00

Z.01 – Project Direct Costs

Direct costs associated with plan set production, bid set printing, and project Vehicle Days have been evaluated for the project. BLA may use all or a portion of this amount.

This work shall be performed for a budget fee of $1,467.40

Total Fee Proposal

The total fee for the project including all tasks identified above is summarized herein.

This work shall be performed for a not-to exceed fee of $59,247.40

Rate Table

Any items not specifically included in the above scope of work will be considered extra work to be performed at your direction. Our fees for professional services are listed below:

Principal	$200.00
Director of Structural Engineering	$170.00
Senior Project Manager	$160.00
Project Manager	$130.00
Project Engineer	$90.00
Design Engineer	$75.00
Structural Engineer	$85.00
Senior Resident Engineer	$155.00
Resident Engineer II	$125.00
Resident Engineer I	$115.00
Construction Engineer II	$85.00
Construction Engineer I	$75.00
Office Engineer	$100.00
Public Outreach Coordinator	$70.00
Clerical Assistance	$60.00
Project Surveyor (PLS)	$125.00
Vehicle (per day)	$48.00

These rates are based on average hourly rates including a multiplier for fixed overhead and profit. Invoices will be based on actual time spent performing the work and will be mailed out monthly.

Thank you for requesting BLA, INC. to do this work. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file. Should you have any questions or require additional information please contact us at (630) 438-6400 or by email at dbruckelmeyer@bla-inc.com.

Sincerely,

BLA, INC.

Dan Bruckelmeyer, P.E.
President/Chief Executive Officer

ACCEPTANCE:

VILLAGE OF PALATINE

BY: _____

TITLE: _____

DATE: _____

Attachment: BLA Proposal (Brockway Street Improvements Design Engineering Services)

Consider an Ordinance Adopting a Recapture for the North Doe Road Water Main Extension

BACKGROUND: The Village of Palatine contracted with Vian Construction to extend the water main from Northwest Highway north to Dundee Road in the North Doe Road Right-of-Way (ROW). The water main extension will benefit the majority of properties on North Doe Road by allowing the ability to connect to the water main.

KEY ISSUES:

- The final construction cost for the water main is $233,624.70.
- The water main installed was a 10 inch as was required for flow and looping. The recapture cost has been reduced in order to reflect the cost to install the minimum size water main allowed (8 inch diameter). The prorated reduction adjusts the recapture cost total cost over the benefiting non-contributing properties to $186,899.76.
- An inflation increment computed at the rate of 1.5% per annum of said apportionment cost will be added to the cost of each recapture for only the first 10 years. This recapture ordinance is proposed to expire 15 years after final construction.
- The start date of the calculation would be the date of passage of this proposed ordinance.
- The beneficiary of the recapture is the Village of Palatine.

ALTERNATIVES:

1. Approve the recapture ordinance.
2. Do not approve the recapture ordinance.

RECOMMENDATION:

Staff recommends approval of the recapture ordinance.

ACTION REQUIRED:

A motion to approve the recapture ordinance for the North Doe Road Water Main Extension.

ATTACHMENTS:

- Doe RD ORD
- EX A Doe Rd
- EX B Doe Rd
- EX C Doe Rd

ORDINANCE NO._____

AN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST OF CERTAIN IMPROVEMENTS – INSTALLATION OF WATER MAIN ALONG DOE ROAD

Non-Contributing Benefiting Properties

PIN	Address	Street
02-08-203-002-0000	1298 N	Doe Road
02-08-203-003-0000	1282 N	Doe Road
02-08-203-004-0000	1266 N	Doe Road
02-08-203-005-0000	Vacant	Doe Road
02-08-203-006-0000	Vacant	Doe Road
02-08-203-007-0000	Vacant	Doe Road
02-08-204-002-0000	1305 N	Doe Road
02-08-204-003-0000	1301 N	Doe Road
02-08-204-004-0000	1275 N	Doe Road
02-08-204-005-0000	1255 N	Doe Road
02-08-204-006-0000	Vacant	Doe Road
02-08-204-007-0000	1237 N	Doe Road
02-08-204-008-0000	1221 N	Doe Road
02-08-406-001-0000	1208 N	Doe Road
02-08-406-002-0000	1174 N	Doe Road
02-08-407-001-0000	1155 N	Doe Road
02-08-407-002-0000	1149 N	Doe Road
02-08-407-003-0000	1141 N	Doe Road

Village of Palatine
Village Clerk's Office
200 East Wood St.
Palatine, IL 60067

Published in pamphlet form by authority of the Mayor and Council of the Village of Palatine

Attachment: Doe RD ORD (Recapture for the North Doe Road Water Main Extension)

ORDINANCE_____

AN ORDINANCE
PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST
OF CERTAIN IMPROVEMENTS

WHEREAS, the Village of Palatine has contracted with Vian construction to install a 10 inch water main on Doe Road from US 14, North west Highway to IL 68, Dundee Road. Pursuant to which the owner will construct the flowing improvements, install a 10 inch village municipal water main to benefit a service area; hereafter referred to as "Improvement" and

WHEREAS, said improvement will benefit properties along the route; and

WHEREAS, the Village of Palatine has determined to recover from other property owners benefiting by the said improvement a pro-rata share of the cost of said improvement.

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

<u>SECTION 1:</u> For the purpose of this said Ordinance, "Non-Contributing Owner" shall mean any person or persons who paid no part of the construction cost of the said improvements to be installed by the Village of Palatine and whose property benefits therefrom, including subsequent purchasers of such property with prior notice to this Ordinance.

<u>SECTION 2:</u> Attached hereto and made part of this Ordinance are:

(a) Depiction of the extent and location of said improvements, labeled as Exhibit "A".

(b) Total cost and apportionment of said improvements, labeled as Exhibit "B".

(c) The legal description of non-contributing owner parcels that will benefit from said improvements, labeled as Exhibit "C".

SECTION 3: Whenever any NON-CONTRIBUTING OWNER applies to the Village for the right to tap into or make connection with said improvement, the Village Director of Community Services shall certify to such applicant the amount due from him under this Ordinance. Said amount shall be determined by adding the cost apportionment for the appropriate parcel, computed pursuant to Section 2, Paragraph (b) above, an inflation increment computed at the rate of one and one half percent (1.5%) per annum of said apportionment cost for the first 10 years and no additional interest shall be computed thereafter, from the date of passage of this ordinance, until payment or expiration of fifteen (15) years. The amount so certified shall be collected from the applicant before issuing any permit to tap into or make connection therewith. The amount so collected shall be remitted by the Village to the owner, less three percent (3%) therefore to cover processing and administrative costs. The amounts to be collected from NON-CONTRIBUTING Owners under this paragraph shall be in addition to and exclusive of fees required and fixed by any other ordinance for inspection of, or permit for connections with taps into sanitary mains.

Attachment: Doe RD ORD (Recapture for the North Doe Road Water Main Extension)

<u>SECTION 4:</u> This ordinance shall be effective upon its passage and approval according to law and shall expire fifteen (15) years from the date passage of this ordinance.

<u>SECTION 5:</u> The Village Clerk of the Village of Palatine hereof is authorized and directed to file with the Recorder of Deeds of Cook County, Illinois, a certified copy of this Ordinance.

PASSED: This _____ day of _____, 20___

AYES:_____ NAYS:_____ ABSENT:_____PASS:_____

APPROVED by me this _____ day of _____, 20___.

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____ , 20__.

_____

Village Clerk

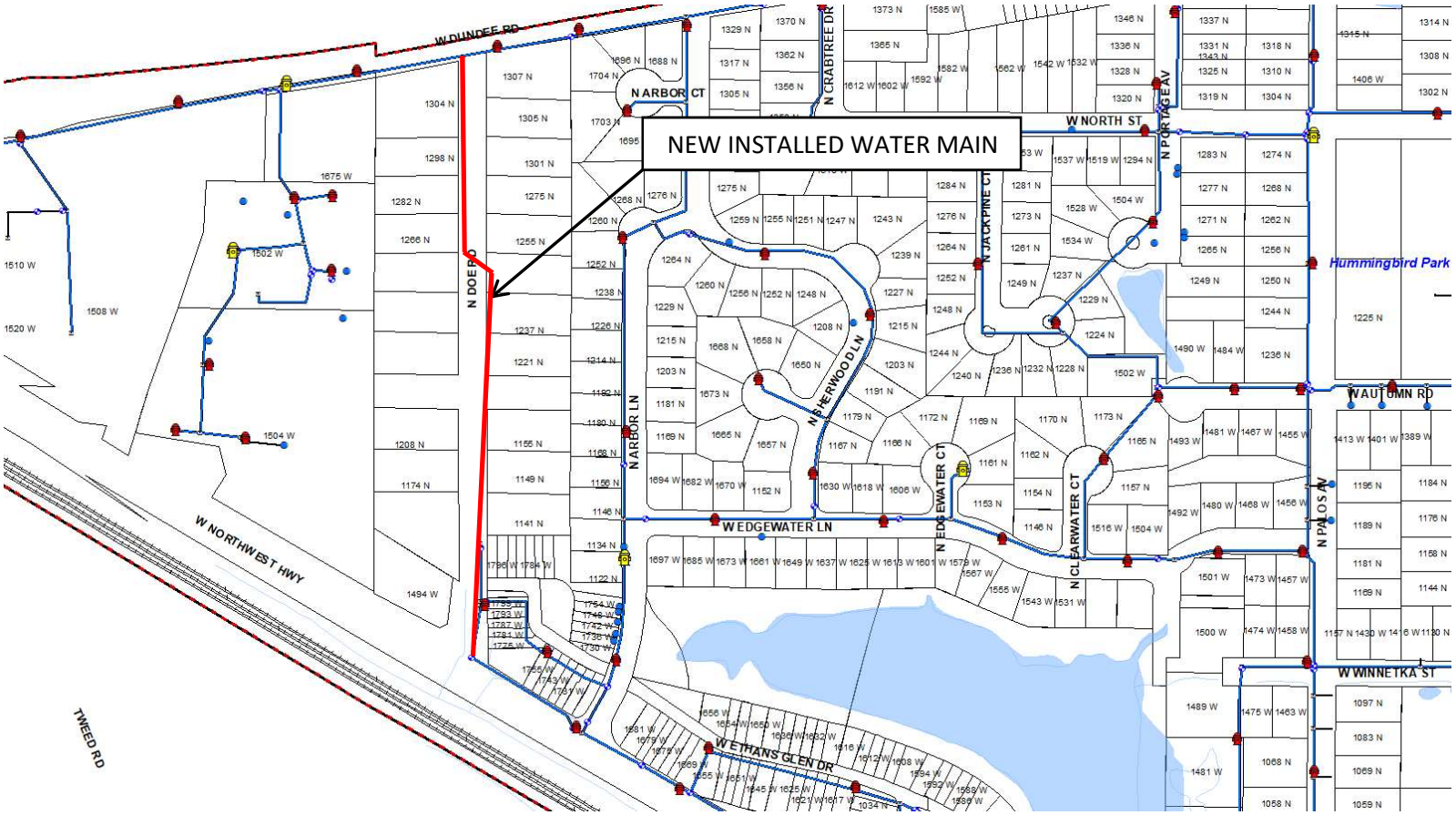
Attachment: Doe RD ORD (Recapture for the North Doe Road Water Main Extension)

EXHIBIT A

DEPICTION OF THE EXTENT AND LOCATION OF SAID IMPROVEMENT

Description and Location of Project

The proposed construction consisted of approximately 1,500 lineal feet of 10-inc horizontal directionally drilled water main; 3 gate valves and vaults; fire hydrant; pavement and ground surface restoration; traffic control; abandonment of existing water main pipe and appurtenances



Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

E ½ NE ¼ SEC 8-42-10
PALATINE

42-10-8B
2-8

"A"
DEER GROVE SUB., the W. 466.0 ft. of the following described property: that part of the E.1/2 of the N.E.1/4 of Sec. 8-42-10 lying S. of the center line of public highway known as Dundee Road, except th N.'ly 50 ft. dedicated, for highway purposes, known as Dundee Road, also the W. 466.0 ft. of that part of the N.E.1/4 of the S.E.1/4 of Sec. 8-42-10 described by beginning at the N.W. corner of the N.E.1/4 of the S.E.1/4 of Sec. 8, thence S.'ly along the W. line of the E.1/2 of the S.E.1/4 of s aid Sec., a distance of 340 ft., thence S.E.'ly and parallel t the N. line of the Northwest Highway, said N.'ly right of way line of said highway dedicated as Doc. 11113025, a distance of 232.35 ft., thence S.'ly and parallel to the W. line of the E .1/2 of said 1/4 Sec., a distance of 174.27 ft.; thence S.E.'ly along the N.'ly right of way of sa Northwest Highway, a distance of 76.80 ft., thence N.'ly and parallel t the W. line of the E.1/2 of said 1/4 Sec., a distance of 174.27 ft., thenc S.E.'ly and parallel to the N.'ly right of way line of said N.W. Highwa a distance of 232.80 ft., thence N.'ly and parallel to the W. line of the E.1/2 of said 1/4 Sec., a distance of 614.90 ft., thence W.'ly along the N. line of the S.E.1/4 of Sec. 8, a distance of 466.0 ft. to place of beginning. Also Rec 6/15/1956 Doc 16611364 Rec. Oct 28, 1955 Doc. 16404903.

"B"
MORGAN'S GATE SUB. of pt. of the E.1/2 of Sec. 8 & pt. of the W.1/2 - S.W.1/4 - Sec. 9-42-10. Rec. Aug 3, 1987 Doc. 87425912.

"C"
FINAL PLAT OF ASPEN MEADOWS SUB. of part of the NE 1/4 of Sec 8-42-10, and of Lots 21 and 22 in Blk 27 in Percy Wilson's Secon Add. To Forest View Highlands (See "A" on map 2-9C) Rec. Aug 3, 2001 Doc. 0010708345.

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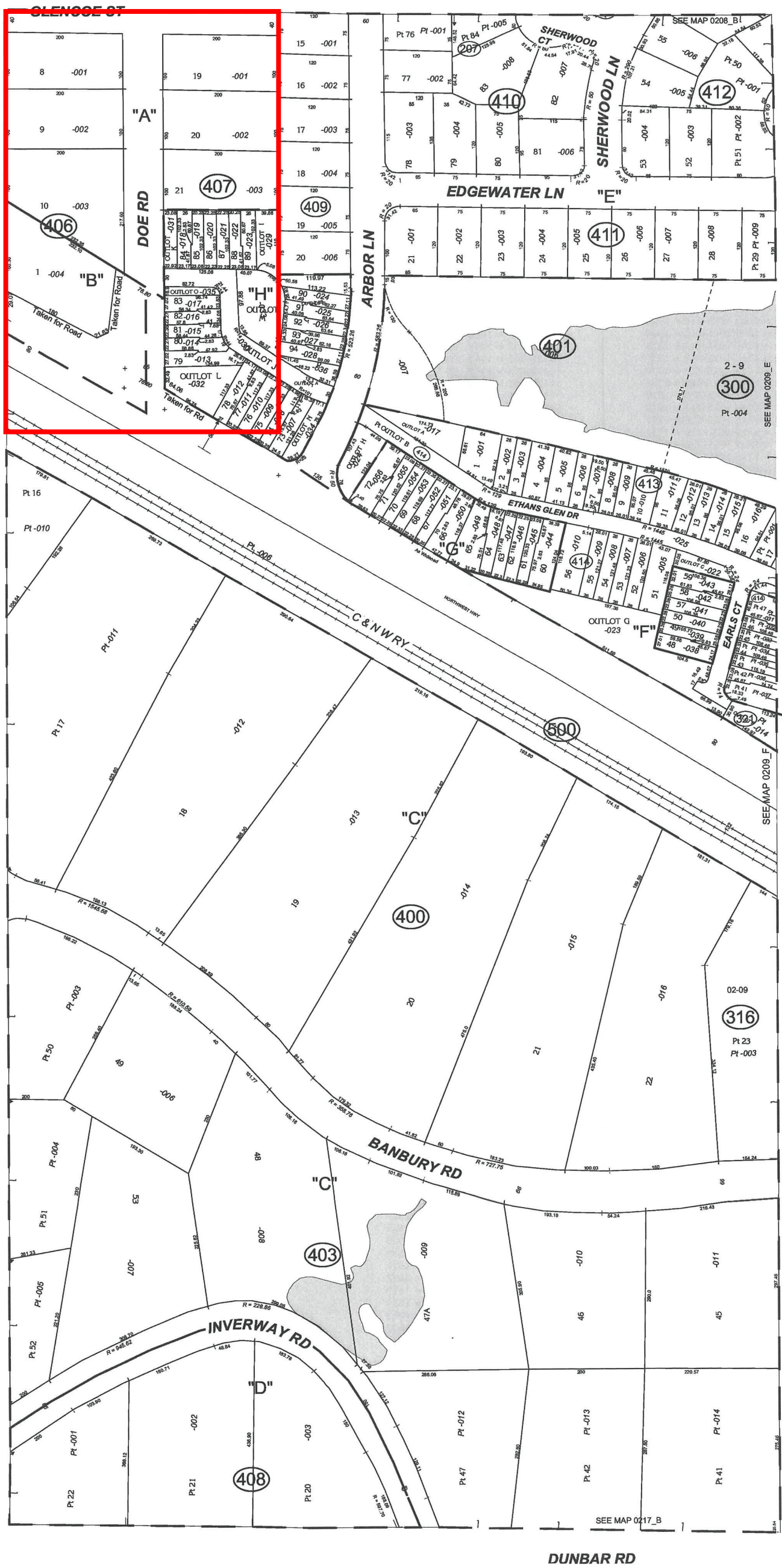
Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

E ½ SE ¼ SEC 8-42-10
PALATINE

42-10-8H
2-8



"A"

DEER GROVE SUB., the W. 466.0 ft. of the following described property: that part of the E.1/2 of the N.E.1/4 of Sec. 8-42-10 lying S. of the center line of public highway known as Dundee Road, except the N.'ly 50 ft. dedicated, for highway purposes, known as Dundee Road, also the W. 466.0 ft. of that part of the N.E.1/4 of the S.E.1/4 of Sec. 8-42-10 described by beginning at the N.W. corner of the N.E.1/4 of the S.E.1/4 of Sec. 8, thence S.'ly along the W. line of the E.1/2 of the S.E.1/4 of s aid Sec., a distance of 340 ft., thence S.E.'ly and parallel to the N. line of the Northwest Highway, said N.'ly right of way line of said highway dedicated as Doc. 11113025, a distance of 232.35 ft., thence S.'ly and parallel to the W. line of the E .1/2 of said 1/4 Sec., a distance of 174.27 ft.; thence S.E.'ly along the N.'ly right of way of said Northwest Highway, a distance of 76.80 ft., thence N.'ly and parallel to the W. line of the E.1/2 of said 1/4 Sec., a distance of 174.27 ft., thence S.E.'ly and parallel to the N.'ly right of way line of said N.W. Highway, a distance of 232.80 ft., thence N.'ly and parallel to the W. line of the E.1/2 of said 1/4 Sec., a distance of 614.90 ft., thence W.'ly along the N. line of the S.E.1/4 of Sec. 8, a distance of 466.0 ft. to place of beginning. Also Rec 6/15/1956 Doc 16611364 Rec. Oct 28, 1955 Doc. 16404903.

"B"

PEACOCK'S SUB. of that part of the W. 466 ft. of the N.E.1/4 of the S.E.1/4 of Sec. 8-42-10 described as follows: Commencing at the S.W.'ly corner of Lot 10 of Deer Grove Sub. as recorded Oct. 28, 1955 Doc. 16404903, point of beginning being at a p oint on the W. line of said 1/4 Sec., that is 340 ft. S. of the N.W. corner thereof, thence S. along the W. line of 1/4 1/4 Sec., 160.3 ft. to the N.'ly right of way line of the Northwest Highway, thence S.E.'ly along said N.'ly right of way line a d istance of 232.1 ft. to the W. line of Doe Road as dedicated for aforesaid sub., thence N. along said W. line of Doe Road, 160.3 ft. to the S.E.'ly corner of Lot 10 in said Sub., thence N.W.'ly along the S.'ly line of Lot 10 and parallel to the N.'ly Rec. Oct 2, 1957 Doc. 17026800.
right of way of highway, a distance of 232.1 ft. to point of beginning. Rec. Oct 2, 1957 Doc. 17026800.

"C"

BALDWIN HILLS, a sub. in Sections 8, 9, 16, & 17-42-10. For correction see Rec 1/11/1956 Doc 16465745. Also T1644046. Rec. Dec 16, 1955 Doc. 16448152.

"D"

NORTH MEADOWS, a sub. of parts of the E. & W.1/2 of Sections 8 & 17-42-10. Doc. T1139851.
Rec. Mar 7, 1947 Doc. 14009292.

"E"

MORGAN'S GATE SUB. of pt. of the E.1/2 of Sec. 8 & pt. of the W.1/2-S.W.1/4-Sec. 9-42-10. Rec. Aug 3, 1987 Doc. 87425912.

"F"

ETHANS GLEN EAST, a subdivision of part of the SE ¼ of Section 8 and the SW ¼ of Section 9-42-10 Rec. Dec 24, 1992 Doc. 92971100.

"G"

ETHANS GLEN EAST RESUB. of part of Ethans Glen East (See "F"). Rec. Apr 20, 2000 Doc. 00276675.

"H"

ETHAN'S GLEN WEST SUBDIVISION, a Resubdivision of Outlots A and B in Morgan's Gate Subdivision (See "E"), Lot 22 in Der Grove Subdivision (See "A") and other unsubdivided land Rec. Sep 23, 2002 Doc. 0021038629.

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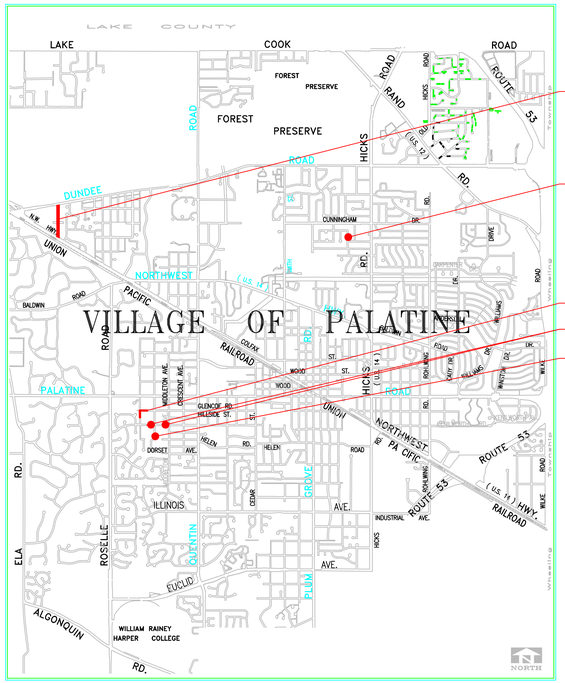
Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

2018 WATER MAIN EXTENSIONS PROJECT DPW-1823

N. DOE RD.
N. COUNTRY LN.
S. HARRISON AVE. - W. GLENCOE RD.
W. KENILWORTH AVE.
S. CLYDE COURT



LOCATION MAP

COUNTY: COOK
MUNICIPALITY: VILLAGE OF PALATINE
PROJECT LOCATED AS FOLLOWS:

N. DOE RD	
E 1/2,	N.E. 1/4, SEC. 8, T 42N. R. 10E
E 1/2,	S.E. 1/4, SEC. 8, T 42N. R. 10E
N. COUNTRY LANE	
E 1/2,	S.W. 1/4, SEC. 11, T 42N. R. 10E
S. HARRISON AVE. – W. GLENCOE RD.	
W 1/2,	N.E. 1/4, SEC. 21, T 42N. R. 10E
W. KENILWORTH AVE	
W 1/2,	N.E. 1/4, SEC. 21, T 42N. R. 10E
S. CLYDE AVE.	
W 1/2,	N.E. 1/4, SEC. 21, T 42N. R. 10E

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ADJUST
- REMOVE
- MANHOLE
- STORM DRAIN
- CURB INLET
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- TRAFFIC SIGNAL VAULT
- X 000.00 EXISTING GRADE
- 000.00 PROPOSED GRADE
- MB MAIL BOX
- SIGN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MWRD INTERCEPTOR
- CONSTRUCTION FENCE
- SIDEWALK REMOVAL AND REPLACEMENT
- PAVEMENT/DRIVEWAY REMOVAL AND REPLACEMENT
- SODDING SPECIAL

FOR UNDERGROUND UTILITY LOCATIONS, CALL J.U.L.I.E TOLL FREE 800–892–0123

VILLAGE OF PALATINE
DEPARTMENT OF PUBLIC WORKS
148 WEST ILLINOIS AVENUE
PALATINE, ILLINOIS 60067

DRAWING INDEX

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SHEET 4 OF 10	N. DOE ROAD STA. 5+50 TO 14+50
SHEET 5 OF 10	N. COUNTRY LANE
SHEET 6 OF 10	S. HARRISON AVE. - W. GLENCOE RD.
SHEET 7 OF 10	W. KENILWORTH AVE.
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SHEET 9 OF 10	DETAILS 1
SHEET 10 OF 10	DETAILS 2

GEORGE S. RUPPERT 062-062263 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

GEORGE S RUPPERT P.E.
VILLAGE ENGINEER

DATE

ILLINOIS REGISTRATION NO. 062–062263
EXPIRATION DATE: 11/30/19

DESIGNED:	G.R.
DRAWN:	M.G.
CHECKED:	G.R.

REVISIONS

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

2018 WATER MAIN EXTENSIONS
TITLE SHEET

VILLAGE OF PALATINE
PUBLIC WORKS DEPARTMENT
148 WEST ILLINOIS AVENUE
PALATINE, ILLINOIS 60067

DATE: JULY 31, 2018

SHEET 1 OF 10

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

GENERAL NOTES

ALL REFERENCES TO "SSIDOT" SHALL BE INTERPRETED TO MEAN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION JANUARY 1, 2012 EDITION. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCION IN ILLINOIS", MAY 1996 EDITION

PUBLIC OR PRIVATE UTILITIES: THE LOCATIONS OF PUBLIC AND PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE, AND THE VILLAGE DOES NOT GUARANTEE THEIR ACCURACY. THE CONTRACTOR WILL BE REQUIRED TO ASCERTAIN THE EXACT LOCATIONS OF SUCH UTILITIES AND EXERCISE CARE DURING HIS CONSTRUCTION OPERATIONS SO AS NOT TO DAMAGE THEM, IN ACCORDANCE WITH ARTICLE 107.20 OF THE "SSIDOT". THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNERS OF ALL EXISTING UTILITIES SO THAT THEIR FACILITIES MAY BE LOCATED AND ADJUSTED OR MOVED, IF NECESSARY, PRIOR TO THE START OF THE CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY OWNERS AS PROVIDED FOR IN THE "STANDARD SPECIFICATIONS".

THE CONTRACTOR SHALL CONTACT THE VILLAGE'S WATER DEPARTMENT TO SECURE A WATER METER COMPLETE WITH BACK FLOW PREVENTER BEFORE ATTEMPTING TO OBTAIN HYDRANT WATER FOR ANY CONSTRUCTION ACTIVITIES.

COMMENCING OF WORK: THE CONTRACTOR SHALL GIVE 48 HOUR ADVANCE NOTICE TO THE ENGINEER AS TO INITIAL STARTUP DATE AND SHALL ALERT THE ENGINEER AS TO ANTICIPATED PROJECT DELAYS AND INTERRUPTIONS. NO STARTUP OR MOVEMENT OF CONSTRUCTION VEHICLES, EQUIPMENT OR MATERIALS WILL BE PERMITTED BEFORE 7:00 A.M. OR AFTER 8:00 P.M. MON – SAT, 12:00 P.M. – 8:00 P.M. SUNDAYS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT A SET OF PROJECT DRAWINGS IS AVAILABLE AT ALL TIMES AT THE WORK SITE.

THE CONTRACTOR, HIS EMPLOYEES AND REPRESENTATIVES SHALL PARK THEIR VEHICLES AS CLOSE TO THE PROJECT WORK AREA AS POSSIBLE WITHOUT CREATING TRAFFIC OR PEDESTRIAL HAZARDS AND IN KEEPING WITH THE "ILLINOIS RULES OF THE ROAD".

EXISTING SIGNS AND MAILBOXES: THE CONTRACTOR SHALL REMOVE AND RELOCATE TEMPORARILY ALL STREET SIGNS AND MAILBOXES WHICH INTERFERE WITH HIS CONSTRUCTION ACTIVITIES AND SHALL RE–ERECT THEM AT THE PROPER LOCATIONS AFTER CONSTRUCTION IS COMPLETED. ALL REINSTALLED SIGNS AND MAILBOXES SHALL GET NEW POSTS. RELOCATING, MAINTAINING AND REINSTALLATION OF STREET SIGNS AND MAILBOXES SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.

TREES AND SHRUBS: THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ONLY THOSE TREES AND SHRUBS DESIGNATED FOR REMOVAL BY PROJECT DRAWINGS AND AS DIRECTED BY THE ENGINEER. THOSE TREES AND SHRUBS NOT MARKED BUT WHICH DIRECTLY INTERFERE WITH THE SAFETY OR QUALITY OF CONSTRUCTION PRACTICES MAY ONLY BE REMOVED AFTER DISCUSSION WITH THE ENGINEER, THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING NEAR EXISTING TREES AND SHRUBS TO AVOID DAMAGING THOSE NOT SCHEDULED FOR REMOVAL AND SHALL REPLACE ANY SUCH DAMAGED PLANTS AT HIS OWN EXPENSE.

DISPOSAL OF MATERIALS: THE CONTRACTOR SHALL DISPOSE OF ANY AND ALL PAVEMENT, CURB AND GUTTER OR SIDEWALK AND ALL OTHER MATERIALS EXCAVATED OR REMOVED DUE TO CONSTRUCTION ACTIVITIES. THIS MATERIAL SHALL BE DISPOSED OF OFFSITE. THE CONTRACTOR MUST COMPLY WITH ANY VILLAGE OF PALATINE PERMIT REQUIREMENTS PRIOR TO THE PLACEMENT OF FILL ON ANY PARCEL OF LAND WITHIN SAID VILLAGE. NO PAYMENT WILL BE MADE FOR THE EXPENSE OF HAULING THE MATERIALS TO ANY DUMPSITE(S).

LOCATIONS: THE LOCATIONS OF EXISTING DRAINAGE STRUCTURES, STORM SEWERS, SANITARY SEWERS AND WATER LINES ARE APPROXIMATE, AND THEIR SPECIFIC LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT HIS OWN EXPENSE.

DUST AND DEBRIS CONTROL: THE CONTRACTOR IN PROCEEDING WITH HIS DAILY WORK ACTIVITIES SHALL MINIMIZE DUST AND DEBRIS ON AND AROUND THE CONSTRUCTION SITE AT HIS OWN EXPENSE, DUST SHALL BE CONTROLLED BY THE UNIFORM APPLICATION OF SPRINKLED WATER
FAILURE TO RESPOND TO REQUESTS BY THE ENGINEER TO MAINTAIN THE SITE MAY RESULT IN THE VILLAGE INITIATING ACTION TO DO SO. IF THIS ACTION BECOMES NECESSARY, THE CONTRACTOR WILL BE CHARGED FOR ANY AND ALL EFFORTS. DUST CONTROL WATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

PORTABLE SANITARY FACILITIES: THE CONTRACTOR SHALL PROVIDE AND HAVE MAINTAINED ON A REGULAR BASIS A PORTABLE SANITARY FACILITY ON THE PROJECT SITE FOR HIS EMPLOYEES. THE FACILITY SHALL BE PLACED AT A LOCATION APPROVED BY THE ENGINEER. THE COST OF PROVIDING AND MAINTAINING PORTABLE SANITARY FACILITIES SHALL BE INCIDENTAL.

SAW CUTTING: THE LIMITS OF ALL PAVEMENT, CONCRETE CURBING, SIDEWALK AND DRIVEWAY REMOVALS SHALL BE SAWCUT UNLESS OTHERWISE DIRECTED BY THE ENGINEER. COST OF SAWCUTTING SHALL BE CONSIDERED INCIDENTAL.

ALL WET CONCRETE. ANY CONCRETE CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVEMENT THAT IS DEFACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

SUPPLEMENTAL WATERING: WHEN DIRECTED BY THE ENGINEER, SUPPLEMENTAL WATERING SHALL BE APPLIED TO ALL SODDED AREAS PRIOR TO FINAL ACCEPTANCE AT A RATE SPECIFIED BY THE ENGINEER AND IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" AND SPECIAL PROVISIONS.

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

TRAFFIC CONTROL AND PROTECTION: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING ALL LOCAL TRAFFIC AT ALL TIMES IN ACCORDANCE WITH THE SPECIAL PROVISIONS OR AS DIRECTED BY THE ENGINEER.

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

THE CONTRACTOR SHALL MAINTAIN THE SURFACE DRAINAGE OF THE ROAD DURING CONSTRUCTION.

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

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

PERMITS:
IEPA CONSTRUCTION PERMIT MUST BE ISSUED PRIOR TO COMMENCEMENT OF WORK. WATER MAIN MAY NOT BE PUT INTO SERVICE UNTIL IEPA ISSUES OPERATING PERMIT.
TRUCKING PERMITS ARE REQUIRED BY THE VILLAGE OF PALATINE. CONTACT THE PALATINE POLICE DEPARTMENT FOR REQUIREMENTS. PAYMENT OF TRUCKING PERMIT FEES IS THE RESPONSIBILITY OF THE CONTRACTOR.

PERMITS: THIS PROJECT REQUIRES AN IDOT PERMIT. THE CONTRACTOR SHALL PROVIDE BOND AND INSURANCE AS REQUIRED TO OBTAIN THE PERMIT. CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT. BOND AND INSURANCE COSTS ARE CONSIDERED INCIDENTAL TO THE CONTRACT.
ALL LANE CLOSURES WILL REQUIRE AN ARROW BOARD.

WATER MAIN NOTES

1. VALVES: GATE VALVES SHALL BE USED ON ALL WATER MAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON RISING STEMS CONFORMING TO AWWA–509. THE VALVES SHALL HAVE MECHANICAL JOINTS. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

2. VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R–1713, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

3. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

4. A MINIMUM DEPTH OF COVER OF 5'–6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET EXCEPT AT SPECIAL CROSSINGS.

5. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC.

6. I.E.P.A. WATER MAIN PROTECTION (WATER MAINS AND SERVICES):

HORIZONTAL SEPARATION:
A. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTIONS.

B. WATER MAINS MAY BE LAID CLOSER THAN TEN (10) FEET WHEN :
i. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET.
ii. THE WATER MAIN INVERT IS AT LEAST 18" ABOVE THE CROWN OF THE SEWER: AND THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
iii. BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

VERTICAL SEPARATION:
A. WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18" ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
B. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:
C. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE, OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
D. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
E. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF TWO HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

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

SUMMARY OF QUANTITIES

ITEM No.	ITEM DESCRIPTION	UNIT	Doe Rd. QUANTITY	Country Ln. QUANTITY	Harrison Ave Glencoe Rd. QUANTITY	Kenilworth Ave. QUANTITY	Clyde Ave. QUANTITY	TOTAL QUANTITY
1	SOIL TESTING AND LPC-663 FORMS	L. SUM	0.20	0.20	0.20	0.20	0.20	1
2	PRE-CONSTRUCTION VIDEO	L. SUM	0.20	0.20	0.20	0.20	0.20	1
3	TREE REMOVAL	IN DIA		32.00				32
4	TRAFFIC CONTROL AND PROTECTION	L. SUM	0.20	0.20	0.20	0.20	0.20	1
5	MOBILIZATION	L. SUM	0.20	0.20	0.20	0.20	0.20	1
6	SURVEYING, STAKING, AS-BUILTS	L. SUM	0.20	0.20	0.20	0.20	0.20	1
7	TEMPORARY BARRIER FENCE	L. SUM	0.20	0.20	0.20	0.20	0.20	1
8	EXPLORATORY EXCAVATION & RESTORATION	L. SUM	0.20	0.20	0.20	0.20	0.20	1
9	INLET & PIPE PROTECTION	EA.	1		1	9		11
10	DRY CONNECTION TO EXISTING WATER MAIN	EA.	2	1	3	4	2	12
11	6" PRESSURE CONNECTION TO EXISTING 8" WATER MAIN WITH 8X8X6 TAPPING SLEEVE AND 6" TAPPING VALVE	EA.		1				1
12	10" PRESSURE CONNECTION TO EXISTING 10" WATER MAIN WITH 10X10 TAPPING SLEEVE AND 10" TAPPING VALVE	EA.	1					1
13	8" GATE VALVE REPLACEMENT IN EXISTING VAULT	EA.			2	2	1	5
14	8" GATE VALVE	EA.			1			1
15	10" GATE VALVE	EA.	2					2
16	PRECAST CONCRETE VALVE VAULT 48" DIAMETER	EA.			1			1
17	PRECAST CONCRETE VALVE VAULT 60" DIAMETER	EA.	3	1				4
18	FIRE HYDRANT WITH AUXILLIARY VALVE	EA.	3	1	1			5
19	6" C900/RJ DR18 WATER MAIN OPEN CUT	FT		45				45
20	6" C900/RJ DR18 WATER MAIN DIRECTIONALLY DRILLED	FT		159				159
21	8" C900/RJ DR18 WATER MAIN OPEN CUT	FT	14		133	137	39	323
22	8" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT			537	362	77	976
23	10" C900/RJ DR18 WATER MAIN OPEN CUT	FT	66					66
24	10" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT	1405					1405
25	TRACE WIRE #10 AWG COPPER CLAD STEEL WIRE	FT	1471	204	670	499	116	2960
26	TRENCH BACKFILL	CY	56.00	17.00	105.00	90.00	32.00	300
27	REMOVE AND REINSTALL EXISTING INLET	LS				1		
28	SEWER REMOVAL AND REPLACEMENT WITH 6" C-900 PVC	FT	24					24
29	SEWER REMOVAL AND REPLACEMENT WITH 12" C-900 PVC	FT				58		58
30	SEWER REMOVAL AND REPLACEMENT WITH 18" C-900 PVC	FT				25		25
31	RECONNECT EXISTING WATER SERVICE	EA.	1					1
32	REMOVE VALVE AND VALVE VAULT	EA.	1					1
33	ABANDON VALVE AND VALVE VAULT	EA.	1				1	2
34	REMOVE FIRE HYDRANT	EA.	1	1	1	1	1	5
35	CLASS D PATCH 6" (BIT)	SY	15.00	55.00	62.00	39.00		171
36	CLASS C PATCH 8" (PCC)(SPECIAL)	SY	19.00					19
37	PCC DRIVEWAY 6" REMOVAL AND REPLACEMENT	SY		21				21
38	PCC CURB & GUTTER REMOVAL AND REPLACEMENT	FT	25	40	10	50		125
39	PCC SIDEWALK REMOVAL AND REPLACEMENT	SF	650	110		625	250	1635
40	DETECTABLE WARNINGS	SF	8	16		40		64
41	SODDING SPECIAL	SY	518	75	225	464	139	1421

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

2018
WATER MAIN EXTENSIONS
NOTES AND QUANTITIES

VILLAGE OF PALATINE
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
2 OF 10

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

NORTH

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

2018 WATER MAIN EXTENSIONS

N. DOE ROAD

STA. 0+00 TO STA. 5+50

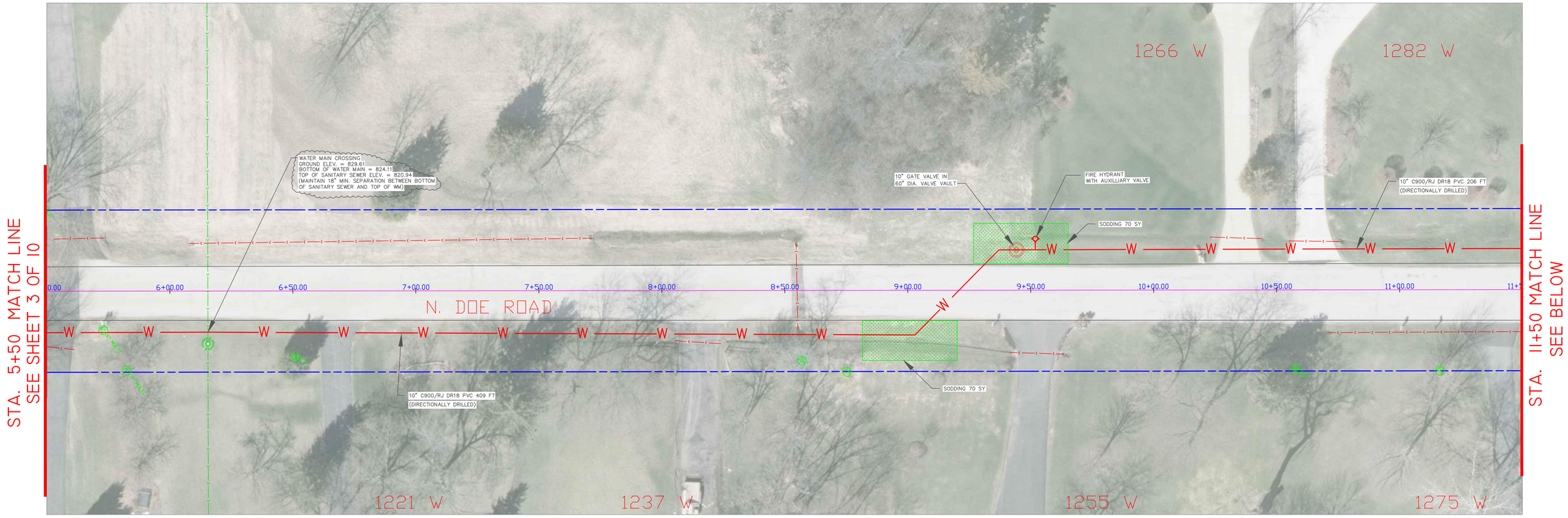
Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

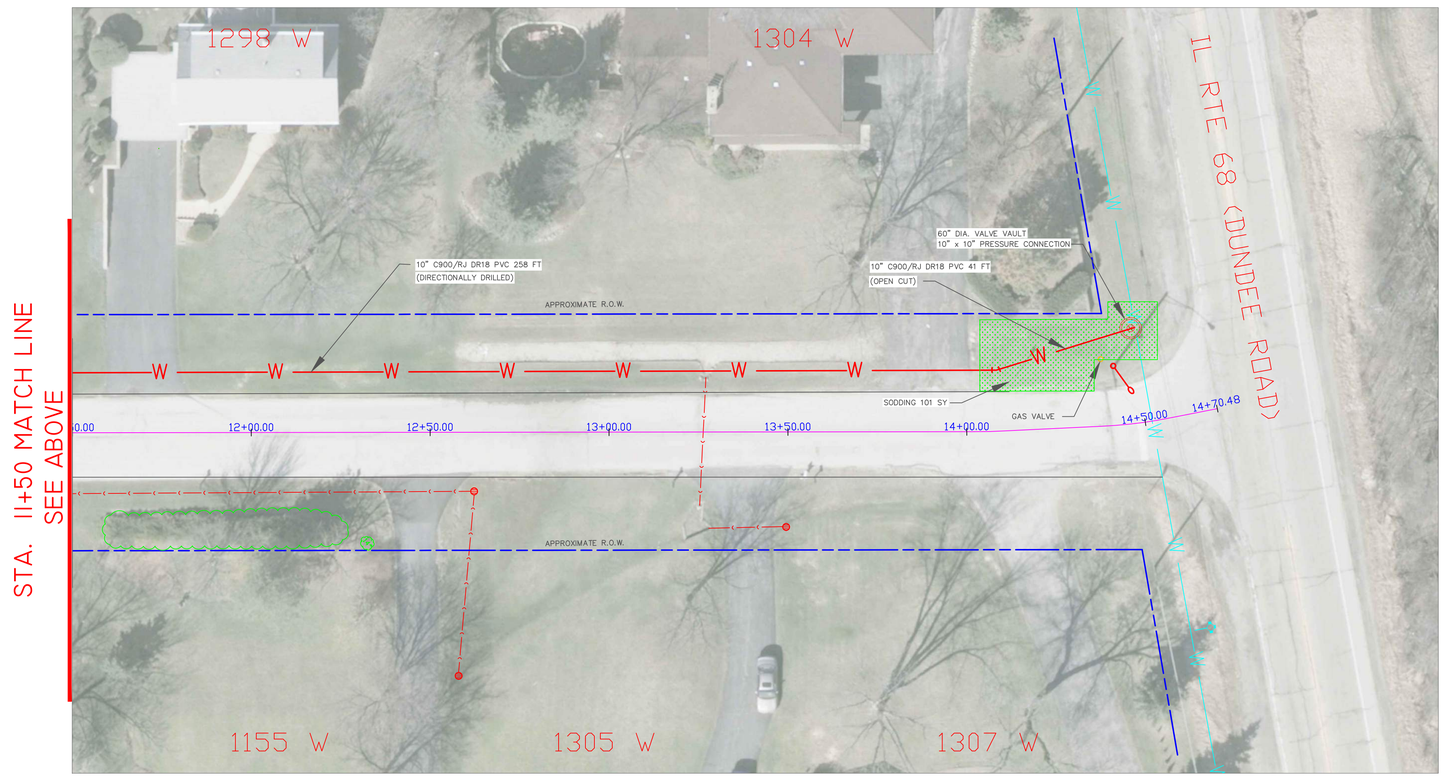
VILLAGE OF PALATINE

DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
3 OF 10





NORTH

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

2018 WATER MAIN EXTENSIONS

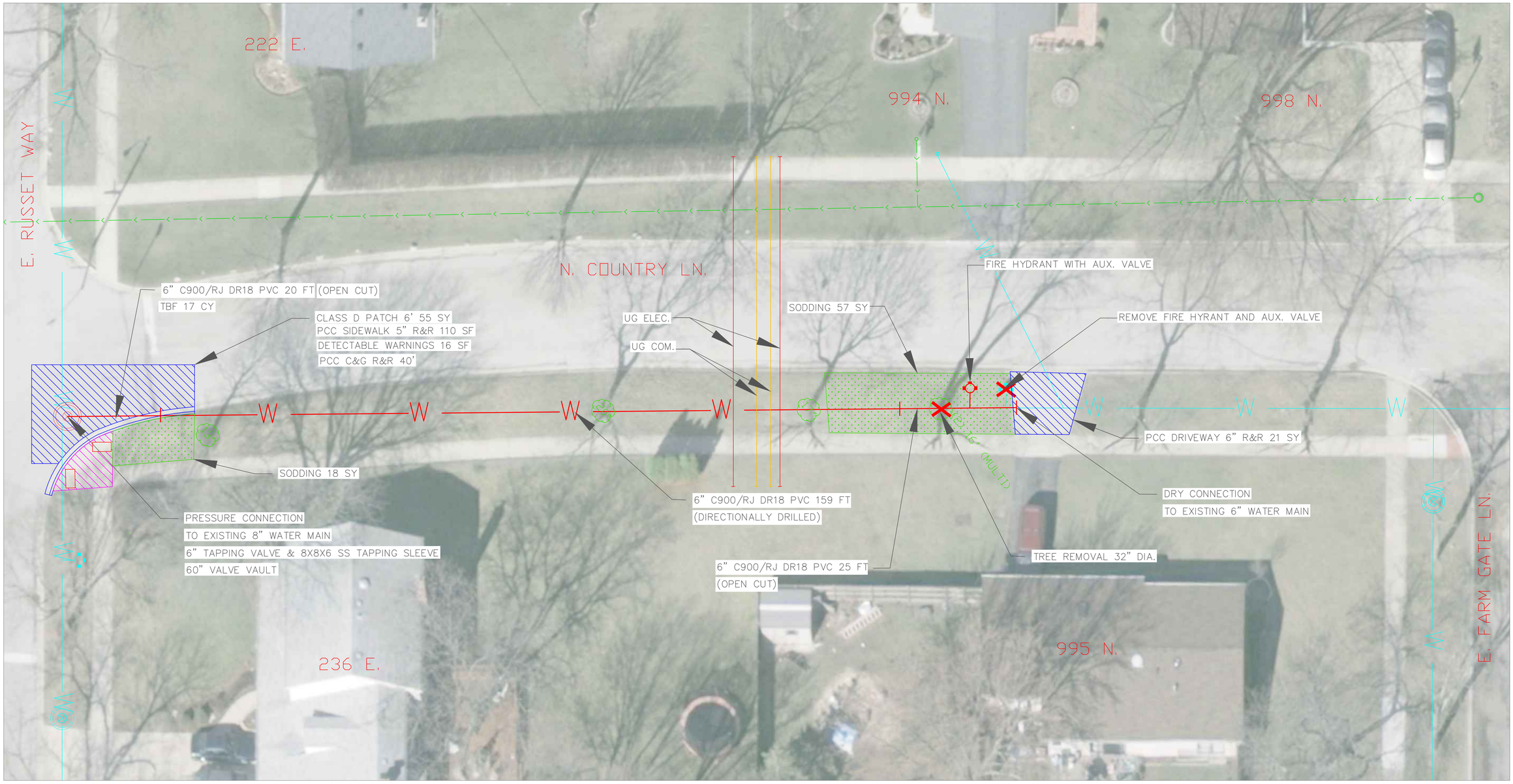
N. DOE ROAD
STA. 5+50 TO STA. 14+50

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

VILLAGE OF PALATINE
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
4 OF 10



NORTH

SCALE: 1" = 10'

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

2018 WATER MAIN EXTENSIONS
N. COUNTRY LANE
995 N. COUNTRY LANE

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

VILLAGE OF PALATINE
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
5 OF 10

NORTH

SCALE: 1" = 20'

DESIGNED:	G.R.
DRAWN:	M.G.
CHECKED:	G.R.

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

2018 WATER MAIN EXTENSIONS

HARRISON AVE., GLENCOE RD.

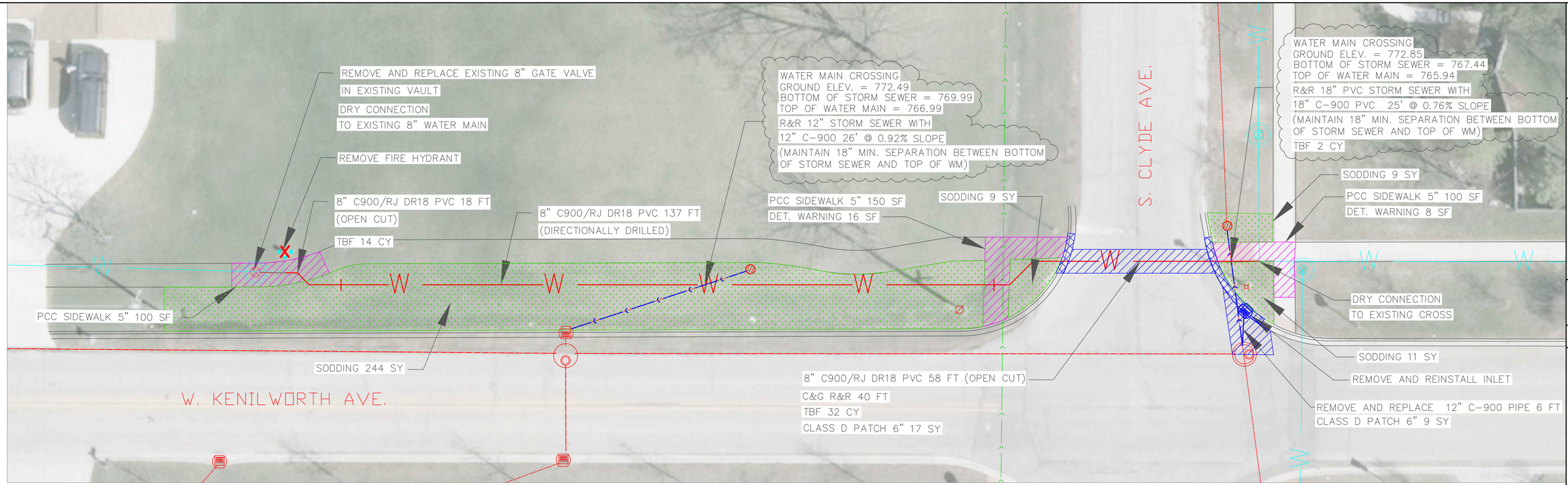
Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

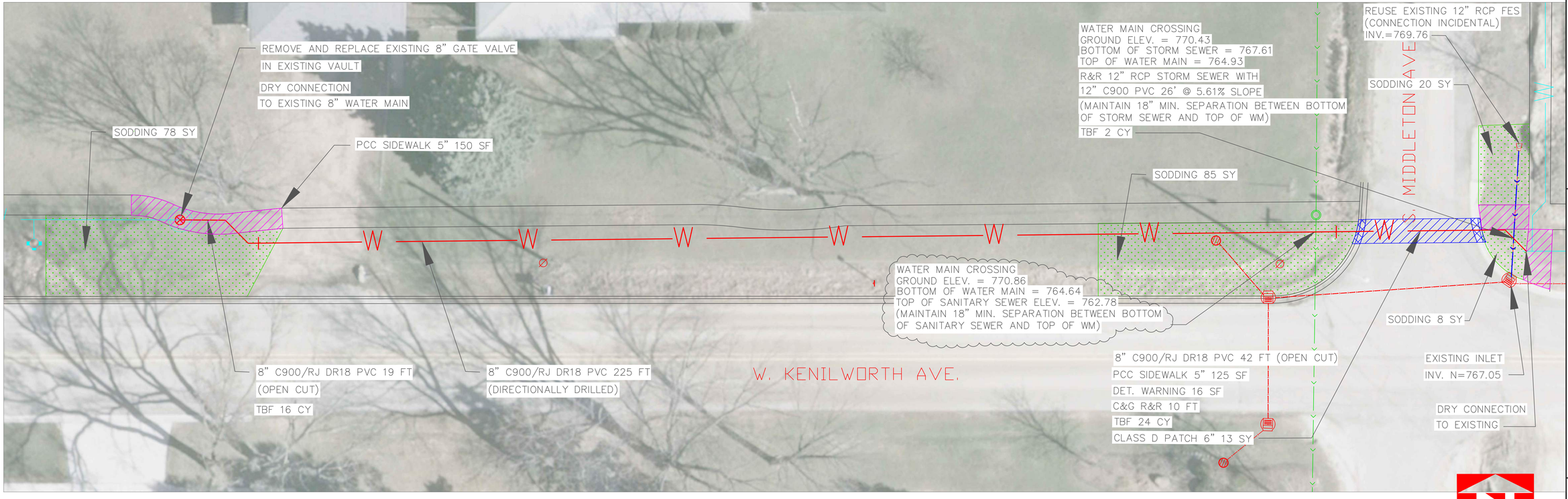
VILLAGE OF PALATINE

DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
6 OF 10





NORTH

SCALE: 1" = 10'

DESIGNED: G.R.			
DRAWN: M.G.			
CHECKED: G.R.			
NO.	DATE	DESCRIPTION	REVISIONS
2	8-14-18	FOR BIDS DUE 8-28-18	
1	8-1-18	IEPA PERMIT SUBMITTAL	

2018 WATER MAIN EXTENSIONS
W. KENILWORTH AVE.
CLYDE AVE. MIDDLETON AVE

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

VILLAGE OF PALATINE
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE: JULY 31, 2018

SHEET 7 OF 10

NORTH

SCALE: 1" = 10'

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

2018 WATER MAIN EXTENSIONS

S. CLYDE AVE.

271 S. CLYDE AVE.

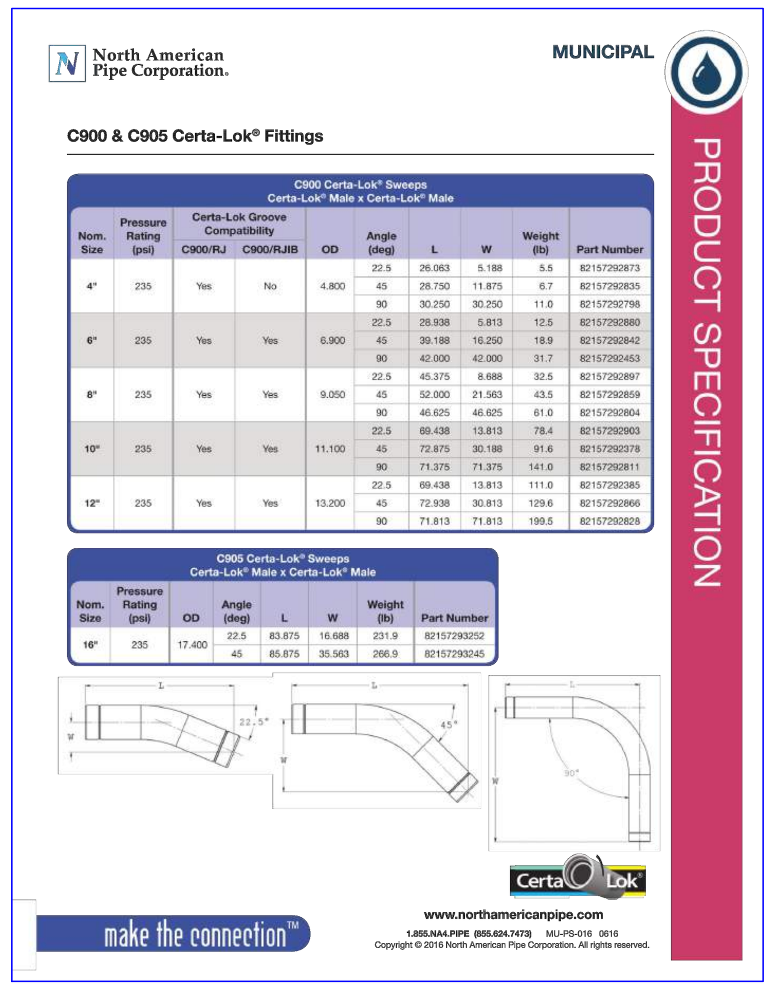
Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

VILLAGE OF PALATINE

DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
JULY 31, 2018

SHEET
8 OF 10


North American Pipe Corporation.

MUNICIPAL

PRODUCT SPECIFICATION

C900 & C905 Certa-Lok® Fittings

C900 Certa-Lok® Sweeps
Certa-Lok® Male x Certa-Lok® Male

Nom. Size	Pressure Rating (psi)	Certa-Lok Groove Compatibility C900/RJ	Certa-Lok Groove Compatibility C900/RJIB	OD	Angle (deg)	L	W	Weight (lb)	Part Number
4"	235	Yes	No	4.800	22.5	26.063	5.188	5.5	82157292873
					45	28.750	11.875	6.7	82157292835
					90	30.250	30.250	11.0	82157292798
6"	235	Yes	Yes	6.900	22.5	28.938	5.813	12.5	82157292880
					45	39.188	16.250	18.9	82157292842
					90	42.000	42.000	31.7	82157292453
8"	235	Yes	Yes	9.050	22.5	45.375	8.688	32.5	82157292897
					45	52.000	21.563	43.5	82157292859
					90	46.625	46.625	61.0	82157292804
10"	235	Yes	Yes	11.100	22.5	69.438	13.813	78.4	82157292903
					45	72.875	30.188	91.6	82157292378
					90	71.375	71.375	141.0	82157292811
12"	235	Yes	Yes	13.200	22.5	69.438	13.813	111.0	82157292385
					45	72.938	30.813	129.6	82157292866
					90	71.813	71.813	199.5	82157292828

C905 Certa-Lok® Sweeps
Certa-Lok® Male x Certa-Lok® Male

Nom. Size	Pressure Rating (psi)	OD	Angle (deg)	L	W	Weight (lb)	Part Number
16"	235	17.400	22.5	83.875	16.688	231.9	82157293252
			45	85.875	35.563	266.9	82157293245

Certa Lok

make the connection™

www.northamericanpipe.com
1.855.NA4.PIPE (855.624.7473) MU-PS-016 0616
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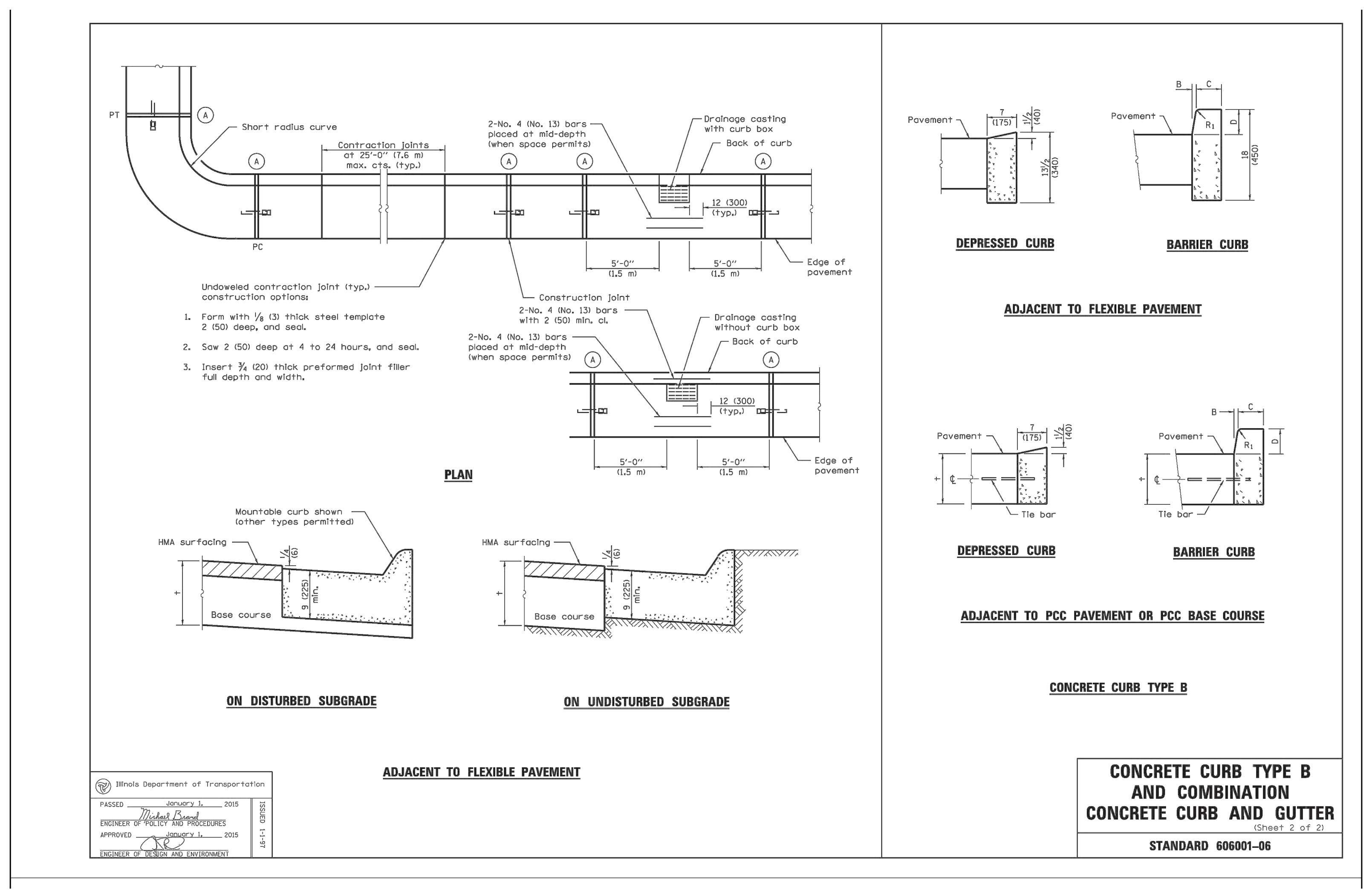
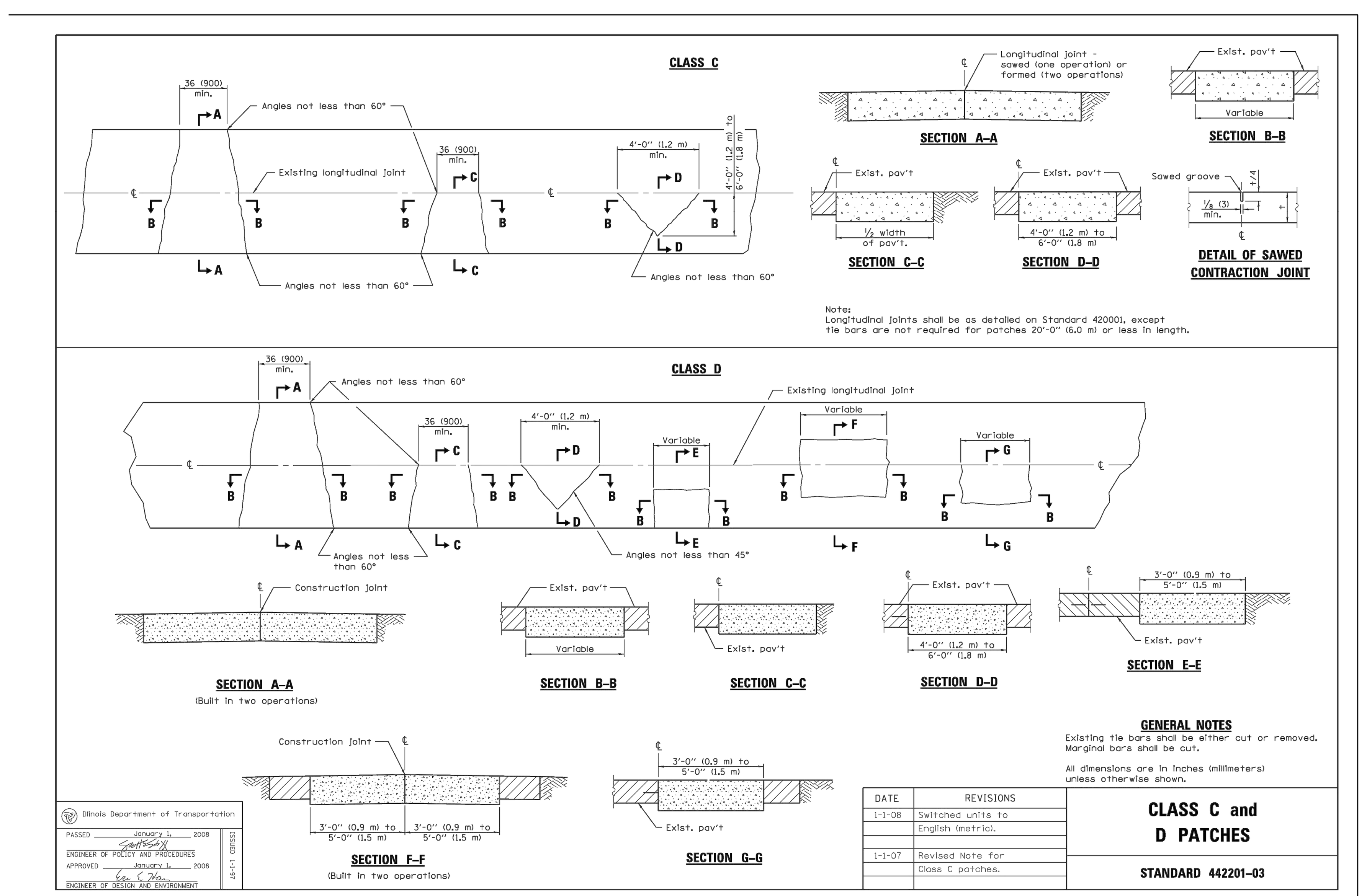
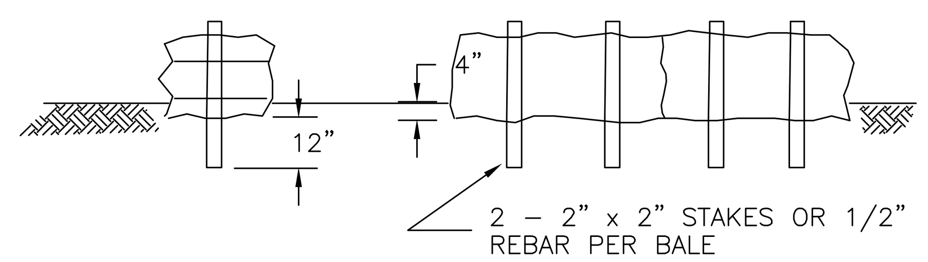
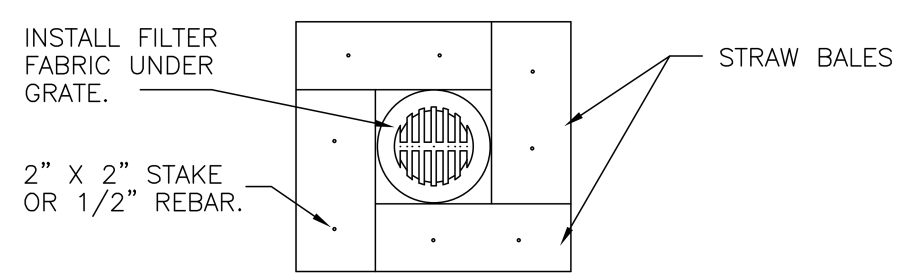




EROSION CONTROL



STRAW BALE PLACEMENT



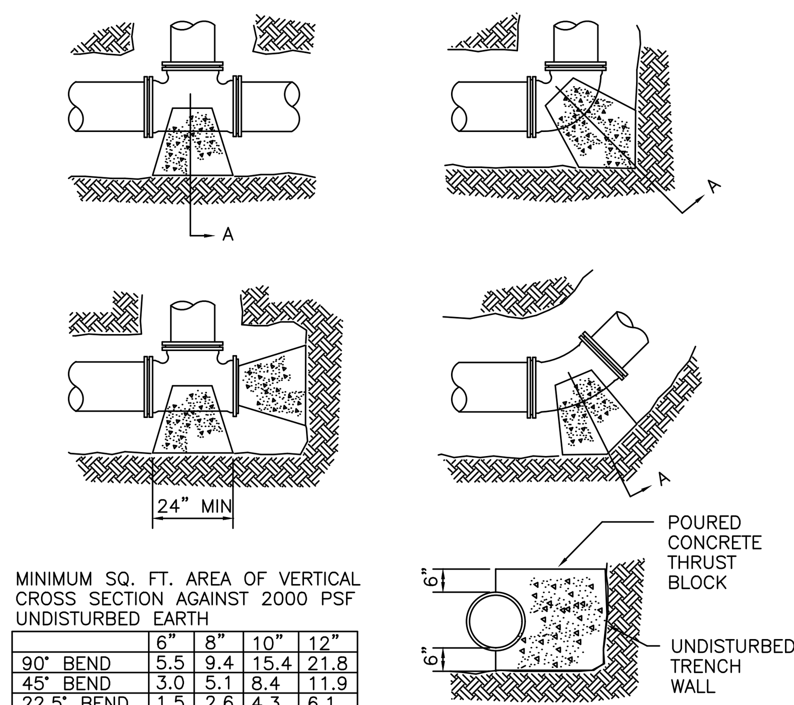
STORM SEWER GRATE SILTATION CONTROL DETAIL

SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION

TOPSOIL STOCKPILES SHALL HAVE DIVERSION DITCHES PLACED AROUND THEM WITH A SILT TRAP BUILT AT THE LOW POINT OF THE DITCHES

SILT FENCE TO BE PROVIDED AROUND ENTIRE PERIMETER OF ALL WETLAND AREAS PRIOR TO MASS EARTHWORK START.

THRUST BLOCK INSTALLATION

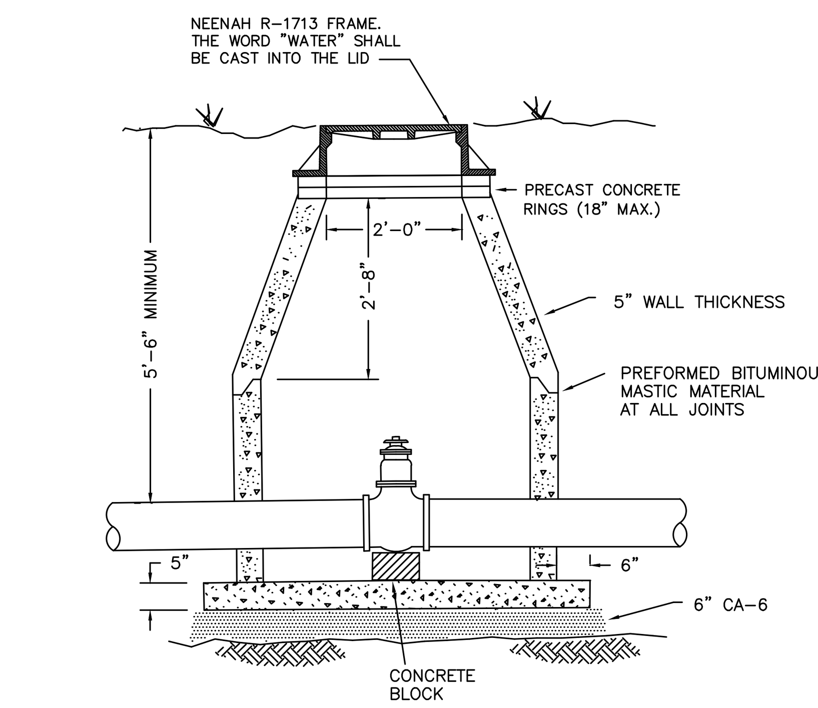


MINIMUM SQ. FT. AREA OF VERTICAL CROSS SECTION AGAINST 2000 PSF UNDISTURBED EARTH

	6"	8"	10"	12"
90° BEND	5.5	9.4	15.4	21.8
45° BEND	3.0	5.1	8.4	11.9
22.5° BEND	1.5	2.6	4.3	6.1
11.25° BEND	1.5	2.6	4.3	6.1
TEE	3.9	6.7	10.9	15.5

THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "X" CONCRETE, A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.

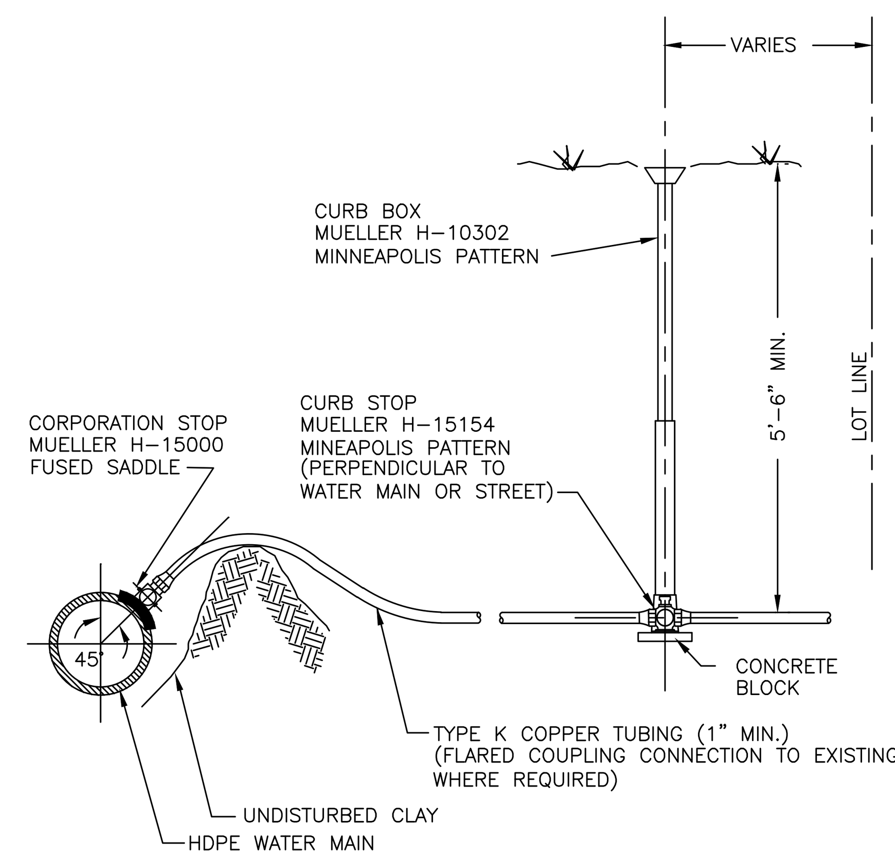
WATER VALVE VAULT



INSIDE DIAMETER SHALL BE 48" FOR WATER MAIN 6" THROUGH 8" AND 60" FOR WATER MAIN 8" AND OVER AND PRESSURE CONNECTIONS

VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509 AND SHALL BE MUELLER OR EJIW

WATER SERVICE DETAIL

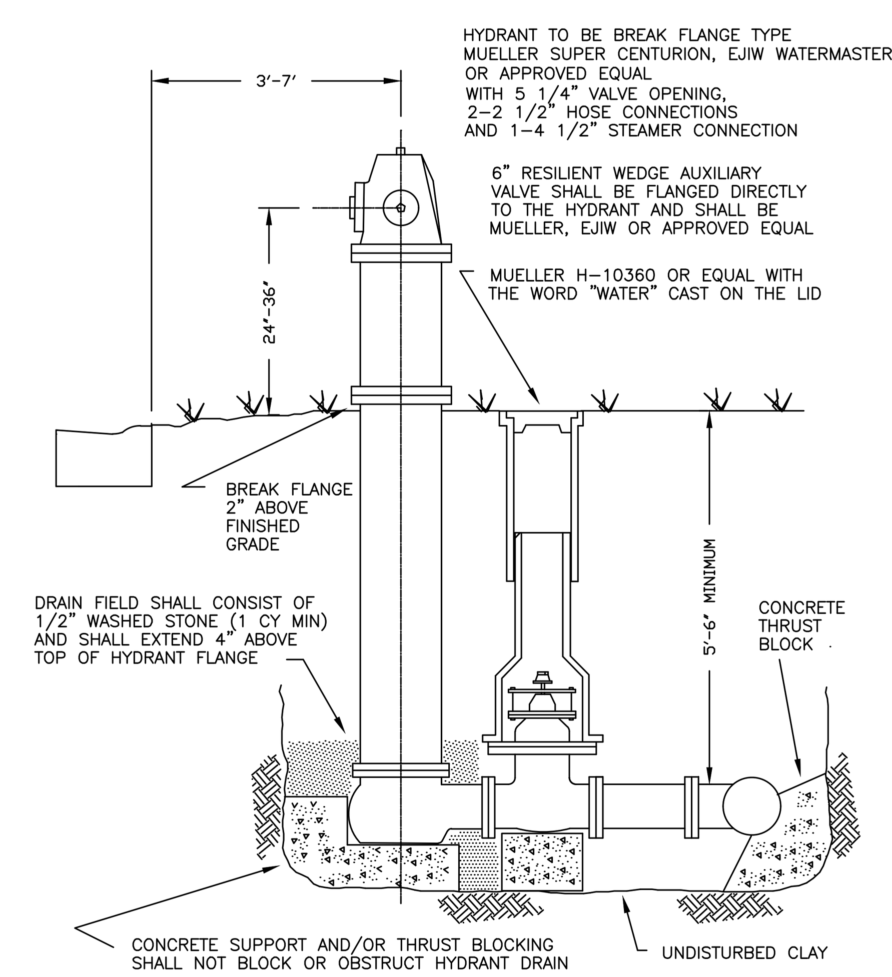


NOTES:

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

FIRE HYDRANT

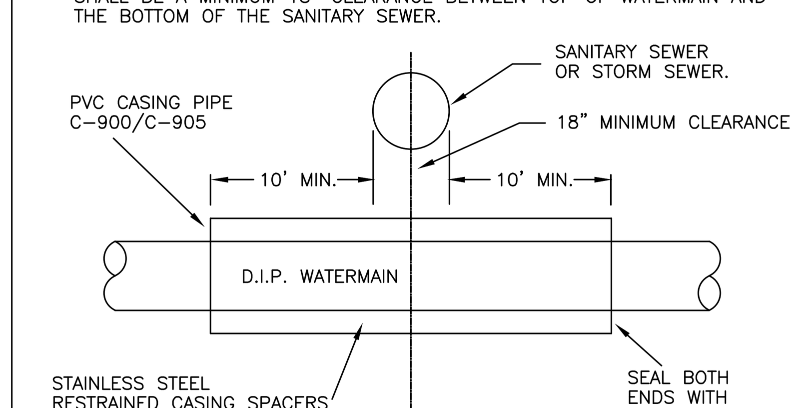


WATERMAIN CONFLICTS

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10 FT. EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS, OR ENCASE WATERMAIN AS SHOWN BELOW. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.



WATERMAIN DIAM.	CASING PIPE DIAM.
6"	12"
8"	16"
10"	18"
12"	18"

STORM SEWER CONFLICTS:

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO ASTM C-443 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

DESIGNED: G.R.
DRAWN: M.G.
CHECKED: G.R.

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

2018 WATER MAIN EXTENSIONS

DETAILS I

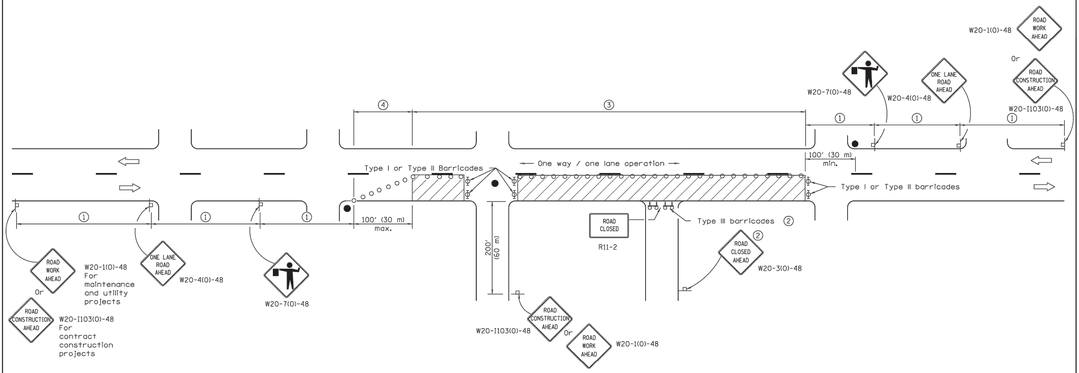
VILLAGE OF PALATINE

DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE: JULY 31, 2018

SHEET 9 OF 10

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)



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

SYMBOLS

- Work area
- Cone, drum or barricade (not required for moving operations)
- Sign on portable or permanent support
- Flagger with traffic control sign
- Barricade or drum with flashing light
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. For approved sideroad closures.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Cones, drums or barricades at 20' (6 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an urban area.

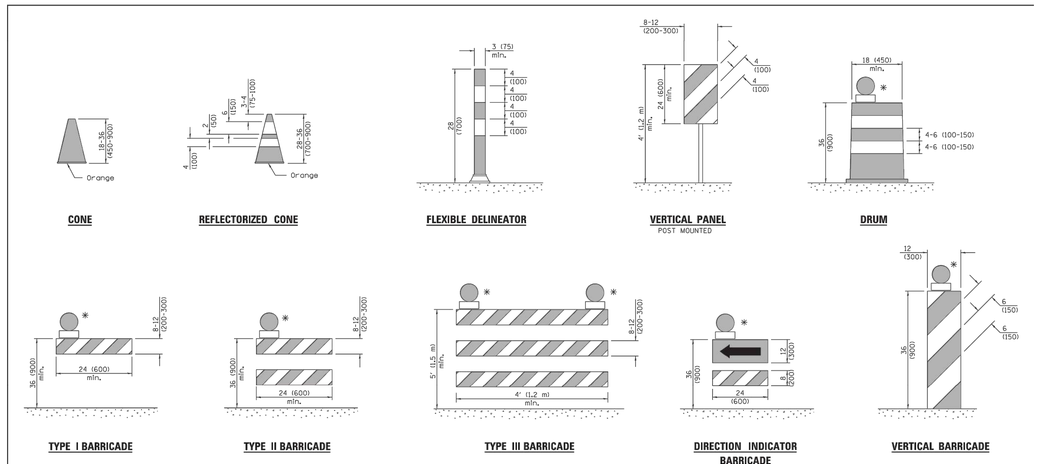
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011 — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
BBS DESIGN 1-1-11

DATE	REVISIONS
1-1-11	Revised flagger sign.
1-1-09	Switched units to
	English (metric).
	Corrected sign No.'s.

URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED

STANDARD 701501-06



* Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

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

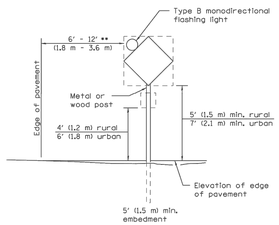
Illinois Department of Transportation
APPROVED January 1, 2015 — ENGINEER OF OPERATIONS
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
BBS DESIGN 1-1-15

DATE	REVISIONS
1-1-15	Revised two sign numbers on
	sheet 2. Added note reg.
	PHOTO ENFORCED plaque.
1-1-14	Modified flagger sign height.
	Added highway construction
	speed zone signs.

TRAFFIC CONTROL DEVICES

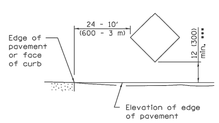
(Sheet 1 of 3)

STANDARD 701901-04



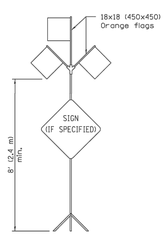
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1,8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1,5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE

ROAD CONSTRUCTION NEXT X MILES	G20-1104(0)-6036
END CONSTRUCTION	G20-1105(0)-6024

This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

WORK ZONE	W21-1i5(0)-3618
SPEED LIMIT XX	R2-1-3648
PHOTO ENFORCED	R10-1108p-3618 ****
$XXX FINE MINIMUM	R2-1106p-3618

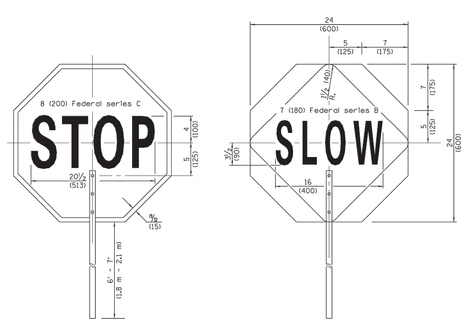
Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT	G20-1103(0)-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-1108p shall only be used along roadways under the jurisdiction of the State.



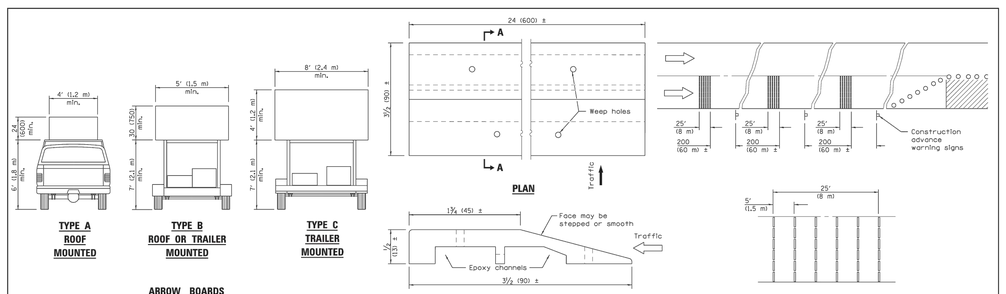
FLAGGER TRAFFIC CONTROL SIGN

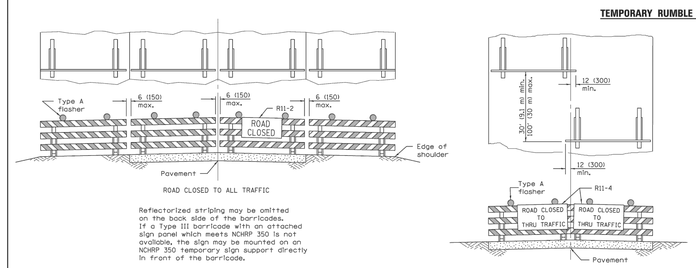
Illinois Department of Transportation
APPROVED January 1, 2015 — ENGINEER OF OPERATIONS
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
BBS DESIGN 1-1-15

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-04





Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TEMPORARY RUMBLE STRIPS

ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

Illinois Department of Transportation
APPROVED January 1, 2015 — ENGINEER OF OPERATIONS
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
BBS DESIGN 1-1-15

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-04

DESIGNED:	G.R.
DRAWN:	M.G.
CHECKED:	G.R.

NO.	DATE	DESCRIPTION
2	8-14-18	FOR BIDS DUE 8-28-18
1	8-1-18	IEPA PERMIT SUBMITTAL

REVISIONS

2018 WATER MAIN EXTENSIONS DETAILS 2

VILLAGE OF PALATINE
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE: JULY 31, 2018

SHEET 10 OF 10

Attachment: EX A Doe Rd (Recapture for the North Doe Road Water Main Extension)

EXHIBIT B

TOTAL COST AND APPORTIONMENT OF SAID IMPROVEMENT

Doe Road Water Main Cost break out per property.

PIN	Street	Address	Lot Width	% of total lot Frontage	Recapture	Benefiting
02-08-203-001-0000	Doe Road	1340 N	182.70	6.56%	$ 12,252.67	No
02-08-203-002-0000	Doe Road	1298 N	100.00	3.59%	$ 6,706.44	Yes
02-08-203-003-0000	Doe Road	1282 N	100.00	3.59%	$ 6,706.44	Yes
02-08-203-004-0000	Doe Road	1266 N	100.00	3.59%	$ 6,706.44	Yes
02-08-203-005-0000	Doe Road	Vacant	100.00	3.59%	$ 6,706.44	Yes
02-08-203-006-0000	Doe Road	Vacant	100.00	3.59%	$ 6,706.44	Yes
02-08-203-007-0000	Doe Road	Vacant	100.00	3.59%	$ 6,706.44	Yes
02-08-204-001-0000	Doe Road	1307 N	94.35	3.39%	$ 6,327.53	No
02-08-204-002-0000	Doe Road	1305 N	100.00	3.59%	$ 6,706.44	Yes
02-08-204-003-0000	Doe Road	1301 N	100.00	3.59%	$ 6,706.44	Yes
02-08-204-004-0000	Doe Road	1275 N	100.00	3.59%	$ 6,706.44	Yes
02-08-204-005-0000	Doe Road	1255 N	100.00	3.59%	$ 6,706.44	Yes
02-08-204-006-0000	Doe Road	Vacant	100.00	3.59%	$ 6,706.44	Yes
02-08-204-007-0000	Doe Road	1237 N	100.00	3.59%	$ 6,706.44	Yes
02-08-204-008-0000	Doe Road	1221 N	100.00	3.59%	$ 6,706.44	Yes
Glencoe ROW			80.00	2.87%	$ 5,365.15	No
02-08-406-001-0000	Doe Road	1208 N	100.00	3.59%	$ 6,706.44	Yes
02-08-406-002-0000	Doe Road	1174 N	100.00	3.59%	$ 6,706.44	Yes
02-08-406-003-0000	Doe Road	Vacant	217.60	7.81%	$ 14,593.21	No
02-08-406-004-0000	Norh West Highway	1494 W	111.57	4.00%	$ 7,482.37	No
02-08-407-001-0000	Doe Road	1155 N	100.00	3.59%	$ 6,706.44	Yes
02-08-407-002-0000	Doe Road	1149 N	100.00	3.59%	$ 6,706.44	Yes
02-08-407-003-0000	Doe Road	1141 N	100.00	3.59%	$ 6,706.44	Yes
Ethans Glen West Frontage			300.65	10.79%	$ 20,162.91	No

Total lot frontage 2786.87 100.00% $ 186,899.76

Recapture Amount $ 186,899.76

Cost per Foot $67

The water main was up-sized to provide better pressure and flow in a effort to better balance the pressure zone. The minimum size water main required to be installed in the Village of Palatine is an 8 inch water main; therefore the recapture cost will be discounted to the minimum size water main for the recapture.

Cost of Water Main $ 233,624.70

Discount to actual Water Main Cost $ 186,899.76 8/10 to cost as a 10 inch water man was installed

VILLAGE OF PALATINE

Contract: 2018 Water Main Extensions
Contractor: Vian Construction
Pay Application: 3 Final
Date:

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
BASE BID (DOE ROAD)										
1		SOIL TESTING AND LPC-663 FORMS	L. SUM	1	1.00	0.00	1.00	$ 480.00	$ -	$ 480.00
2		PRE-CONSTRUCTION VIDEO	L. SUM	1	1.00	0.00	1.00	$ 750.00	$ -	$ 750.00
4		TRAFFIC CONTROL AND PROTECTION	L. SUM	1	1.00	0.00	1.00	$ 3,600.00	$ -	$ 3,600.00
5		MOBILIZATION	L. SUM	1	1.00	0.00	1.00	$ 800.00	$ -	$ 800.00
6		SURVEYING, STAKING, AS-BUILTS	L. SUM	1	1.00	0.00	1.00	$ 800.00	$ -	$ 800.00
7		TEMPORARY BARRIER FENCE	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
8		EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	1.00	0.00	1.00	$ 1,000.00	$ -	$ 1,000.00
9		INLET & PIPE PROTECTION	EA.	1	1.00	0.00	1.00	$ 200.00	$ -	$ 200.00
10		DRY CONNECTION TO EXISTING WATER MAIN	EA.	2	2.00	0.00	2.00	$ 5,000.00	$ -	$ 10,000.00
12		10" PRESSURE CONNECTION TO EXISTING 10" WATER MAIN WITH 10X10 TAPPING SLEEVE AND 10" TAPPING VALVE	EA.	1	0.00	0.00		$ 4,100.00	$ -	
15		10" GATE VALVE	EA.	2	1.00	0.00	1.00	$ 2,000.00	$ -	$ 2,000.00
17		PRECAST CONCRETE VALVE VAULT 60" DIAMETER	EA.	3	2.00	0.00	2.00	$ 3,100.00	$ -	$ 6,200.00
18		FIRE HYDRANT WITH AUXILLIARY VALVE	EA.	3	3.00	0.00	3.00	$ 4,680.00	$ -	$ 14,040.00
21		8" C900/RJ DR18 WATER MAIN OPEN CUT	FT	14	14.00	0.00	14.00	$ 81.00	$ -	$ 1,134.00
23		10" C900/RJ DR18 WATER MAIN OPEN CUT	FT	66	66.00	0.00	66.00	$ 81.00	$ -	$ 5,346.00
24		10" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT	1,405	1,417.00	0.00	1,417.00	$ 98.50	$ -	$ 139,574.50
25		TRACE WIRE #10 AWG COPPER CLAD	FT	1,471	1,483.00	0.00	1,483.00	$ 1.30	$ -	$ 1,927.90

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

2018 Water Main Extensions
Pay Application # 3

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
26		TRENCH BACKFILL	CY	56	31.00	0.00	31.00	$ 28.00	$ -	$ 868.00
28		SEWER REMOVAL AND REPLACEMENT WITH 6" C-900 PVC	FT	24	0.00	0.00		$ 48.00	$ -	
31		RECONNECT EXISTING WATER SERVICE	EA.	1	1.00	0.00	1.00	$ 2,400.00	$ -	$ 2,400.00
32		REMOVE VALVE AND VALVE VAULT	EA.	1	1.00	0.00	1.00	$ 8,754.00	$ -	$ 8,754.00
33		ABANDON VALVE AND VALVE VAULT	EA.	1	1.00	0.00	1.00	$ 875.00	$ -	$ 875.00
34		REMOVE FIRE HYDRANT	EA.	1	1.00	0.00	1.00	$ 300.00	$ -	$ 300.00
35		CLASS D PATCH 6" (BIT)	SY	15	15.10	0.00	15.10	$ 120.00	$ -	$ 1,812.00
36		CLASS C PATCH 8" (PCC)(SPECIAL)	SY	19	0.00	0.00		$ 98.00	$ -	
38		PCC CURB & GUTTER REMOVAL AND REPLACEMENT	FT	25	28.00	0.00	28.00	$ 40.00	$ -	$ 1,120.00
39		PCC SIDEWALK REMOVAL AND REPLACEMENT	SF	650	451.00	0.00	451.00	$ 8.50	$ -	$ 3,833.50
40		DETECTABLE WARNINGS	SF	8	8.00	0.00	8.00	$ 48.00	$ -	$ 384.00
41		SODDING SPECIAL	SY	518	121.00	0.00	121.00	$ 14.00	$ -	$ 1,694.00
ADD ALTERNATE A (COUNTRY LANE)										
1		SOIL TESTING AND LPC-663 FORMS	L. SUM	1	1.00	0.00	1.00	$ 480.00	$ -	$ 480.00
2		PRE-CONSTRUCTION VIDEO	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
3		TREE REMOVAL	IN DIA	32	32.00	0.00	32.00	$ 70.00	$ -	$ 2,240.00
4		TRAFFIC CONTROL AND PROTECTION	L. SUM	1	1.00	0.00	1.00	$ 3,000.00	$ -	$ 3,000.00
5		MOBILIZATION	L. SUM	1	1.00	0.00	1.00	$ 500.00	$ -	$ 500.00
6		SURVEYING, STAKING, AS-BUILTS	L. SUM	1	1.00	0.00	1.00	$ 500.00	$ -	$ 500.00
7		TEMPORARY BARRIER FENCE	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
8		EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	1.00	0.00	1.00	$ 1,000.00	$ -	$ 1,000.00
10		DRY CONNECTION TO EXISTING WATER MAIN	EA.	1	1.00	0.00	1.00	$ 4,200.00	$ -	$ 4,200.00
11		6" PRESSURE CONNECTION TO EXISTING 8" WATER MAIN WITH 8X8X6 TAPPING SLEEVE AND 6" TAPPING VALVE	EA.	1	1.00	0.00	1.00	$ 3,200.00	$ -	$ 3,200.00
17		PRECAST CONCRETE VALVE VAULT 60" DIAMETER	EA.	1	0.00	0.00		$ 2,900.00	$ -	
18		FIRE HYDRANT WITH AUXILIARY VALVE	EA.	1	1.00	0.00	1.00	$ 4,000.00	$ -	$ 4,000.00
19		6" C900/RJ DR18 WATER MAIN OPEN CUT	FT	45	45.00	0.00	45.00	$ 68.00	$ -	$ 3,060.00
20		6" C900/RJ DR18 WATER MAIN DIRECTIONALLY DRILLED	FT	159	159.00	0.00	159.00	$ 80.00	$ -	$ 12,720.00
25		TRACE WIRE #10 AWG COPPER CLAD STEEL WIRE	FT	204	204.00	0.00	204.00	$ 1.30	$ -	$ 265.20

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

2018 Water Main Extensions
Pay Application # 3

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
26		TRENCH BACKFILL	CY	17	17.00	0.00	17.00	$ 30.00	$ -	$ 510.00
34		REMOVE FIRE HYDRANT	EA.	1	1.00	0.00	1.00	$ 300.00	$ -	$ 300.00
35		CLASS D PATCH 6" (BIT)	SY	55	14.40	0.00	14.40	$ 88.00	$ -	$ 1,267.20
37		PCC DRIVEWAY 6" REMOVAL AND REPLACEMENT	SY	21	10.20	0.00	10.20	$ 85.00	$ -	$ 867.00
38		PCC CURB & GUTTER REMOVAL AND REPLACEMENT	FT	40	16.50	0.00	16.50	$ 40.00	$ -	$ 660.00
39		PCC SIDEWALK REMOVAL AND REPLACEMENT	SF	110	112.00	0.00	112.00	$ 8.50	$ -	$ 952.00
40		DETECTABLE WARNINGS	SF	16	8.00	0.00	8.00	$ 48.00	$ -	$ 384.00
41		SODDING SPECIAL	SY	75	159.00	0.00	159.00	$ 14.00	$ -	$ 2,226.00
ADD ALTERNATE B (HARRISON AVE, GLENCOE RD)										
1		SOIL TESTING AND LPC-663 FORMS	L. SUM	1	1.00	0.00	1.00	$ 480.00	$ -	$ 480.00
2		PRE-CONSTRUCTION VIDEO	L. SUM	1	1.00	0.00	1.00	$ 600.00	$ -	$ 600.00
4		TRAFFIC CONTROL AND PROTECTION	L. SUM	1	1.00	0.00	1.00	$ 3,500.00	$ -	$ 3,500.00
5		MOBILIZATION	L. SUM	1	1.00	0.00	1.00	$ 600.00	$ -	$ 600.00
6		SURVEYING, STAKING, AS-BUILTS	L. SUM	1	1.00	0.00	1.00	$ 800.00	$ -	$ 800.00
7		TEMPORARY BARRIER FENCE	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
8		EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	1.00	0.00	1.00	$ 1,000.00	$ -	$ 1,000.00
9		INLET & PIPE PROTECTION	EA.	1	0.00	0.00		$ 200.00	$ -	
10		DRY CONNECTION TO EXISTING WATER MAIN	EA.	3	3.00	0.00	3.00	$ 3,400.00	$ -	$ 10,200.00
13		8" GATE VALVE REPLACEMENT IN EXISTING VAULT	EA.	2	1.00	0.00	1.00	$ 2,400.00	$ -	$ 2,400.00
14		8" GATE VALVE	EA.	1	1.00	0.00	1.00	$ 1,600.00	$ -	$ 1,600.00
16		PRECAST CONCRETE VALVE VAULT 48" DIAMETER	EA.	1	1.00	0.00	1.00	$ 2,800.00	$ -	$ 2,800.00
18		FIRE HYDRANT WITH AUXILLIARY VALVE	EA.	1	1.00	0.00	1.00	$ 4,110.00	$ -	$ 4,110.00
21		8" C900/RJ DR18 WATER MAIN OPEN CUT	FT	133	119.00	0.00	119.00	$ 83.00	$ -	$ 9,877.00
22		8" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT	537	494.00	0.00	494.00	$ 80.00	$ -	$ 39,520.00
25		TRACE WIRE #10 AWG COPPER CLAD STEEL WIRE	FT	670	613.00	0.00	613.00	$ 1.30	$ -	$ 796.90
26		TRENCH BACKFILL	CY	105	96.00	0.00	96.00	$ 28.00	$ -	$ 2,688.00
34		REMOVE FIRE HYDRANT	EA.	1	0.00	0.00		$ 300.00	$ -	

2018 Water Main Extensions
Pay Application # 3

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
35		CLASS D PATCH 6" (BIT)	SY	62	58.00	0.00	58.00	$ 88.00	$ -	$ 5,104.00
38		PCC CURB & GUTTER REMOVAL AND REPLACEMENT	FT	10	49.00	0.00	49.00	$ 90.00	$ -	$ 4,410.00
41		SODDING SPECIAL	SY	225	347.00	0.00	347.00	$ 14.00	$ -	$ 4,858.00
ADD ALTERNATE C (KENILWORTH AVENUE)										
1		SOIL TESTING AND LPC-663 FORMS	L. SUM	1	1.00	0.00	1.00	$ 480.00	$ -	$ 480.00
2		PRE-CONSTRUCTION VIDEO	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
4		TRAFFIC CONTROL AND PROTECTION	L. SUM	1	1.00	0.00	1.00	$ 3,000.00	$ -	$ 3,000.00
5		MOBILIZATION	L. SUM	1	1.00	0.00	1.00	$ 600.00	$ -	$ 600.00
6		SURVEYING, STAKING, AS-BUILTS	L. SUM	1	1.00	0.00	1.00	$ 800.00	$ -	$ 800.00
7		TEMPORARY BARRIER FENCE	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
8		EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	1.00	0.00	1.00	$ 1,000.00	$ -	$ 1,000.00
9		INLET & PIPE PROTECTION	EA.	9	0.00	0.00		$ 160.00	$ -	
10		DRY CONNECTION TO EXISTING WATER MAIN	EA.	4	4.00	0.00	4.00	$ 3,800.00	$ -	$ 15,200.00
13		8" GATE VALVE REPLACEMENT IN EXISTING VAULT	EA.	2	2.00	0.00	2.00	$ 2,400.00	$ -	$ 4,800.00
21		8" C900/RJ DR18 WATER MAIN OPEN CUT	FT	137	118.00	0.00	118.00	$ 83.00	$ -	$ 9,794.00
22		8" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT	362	381.00	0.00	381.00	$ 87.00	$ -	$ 33,147.00
25		TRACE WIRE #10 AWG COPPER CLAD STEEL WIRE	FT	499	499.00	0.00	499.00	$ 1.30	$ -	$ 648.70
26		TRENCH BACKFILL	CY	90	90.00	0.00	90.00	$ 28.00	$ -	$ 2,520.00
27		REMOVE AND REINSTALL EXISTING INLET	LS	1	0.00	0.00		$ 875.00	$ -	
29		SEWER REMOVAL AND REPLACEMENT WITH 12" C-900 PVC	FT	58	0.00	0.00		$ 79.00	$ -	
30		SEWER REMOVAL AND REPLACEMENT WITH 18" C-900 PVC	FT	25	0.00	0.00		$ 90.00	$ -	
34		REMOVE FIRE HYDRANT	EA.	1	1.00	0.00	1.00	$ 300.00	$ -	$ 300.00
35		CLASS D PATCH 6" (BIT)	SY	39	46.00	0.00	46.00	$ 97.00	$ -	$ 4,462.00
38		PCC CURB & GUTTER REMOVAL AND REPLACEMENT	FT	50	55.00	0.00	55.00	$ 38.00	$ -	$ 2,090.00
39		PCC SIDEWALK REMOVAL AND REPLACEMENT	SF	625	422.00	0.00	422.00	$ 8.50	$ -	$ 3,587.00

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
40		DETECTABLE WARNINGS	SF	40	24.00	0.00	24.00	$ 38.00	$ -	$ 912.00
41		SODDING SPECIAL	SY	464	241.00	0.00	241.00	$ 14.00	$ -	$ 3,374.00
ADD ALTERNATE D (CLYDE AVENUE)										
1		SOIL TESTING AND LPC-663 FORMS	L. SUM	1	1.00	0.00	1.00	$ 480.00	$ -	$ 480.00
2		PRE-CONSTRUCTION VIDEO	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
4		TRAFFIC CONTROL AND PROTECTION	L. SUM	1	1.00	0.00	1.00	$ 3,600.00	$ -	$ 3,600.00
5		MOBILIZATION	L. SUM	1	1.00	0.00	1.00	$ 800.00	$ -	$ 800.00
6		SURVEYING, STAKING, AS-BUILTS	L. SUM	1	1.00	0.00	1.00	$ 600.00	$ -	$ 600.00
7		TEMPORARY BARRIER FENCE	L. SUM	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
8		EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	1.00	0.00	1.00	$ 1,000.00	$ -	$ 1,000.00
10		DRY CONNECTION TO EXISTING WATER MAIN	EA.	2	2.00	0.00	2.00	$ 2,200.00	$ -	$ 4,400.00
13		8" GATE VALVE REPLACEMENT IN EXISTING VAULT	EA.	1	1.00	0.00	1.00	$ 2,400.00	$ -	$ 2,400.00
21		8" C900/RJ DR18 WATER MAIN OPEN CUT	FT	39	31.00	0.00	31.00	$ 83.00	$ -	$ 2,573.00
22		8" C900/RJ DR18 WATER MAIN DIRECTIONAL DRILLED	FT	77	85.00	0.00	85.00	$ 95.00	$ -	$ 8,075.00
25		TRACE WIRE #10 AWG COPPER CLAD STEEL WIRE	FT	116	116.00	0.00	116.00	$ 1.30	$ -	$ 150.80
26		TRENCH BACKFILL	CY	32	32.00	0.00	32.00	$ 30.00	$ -	$ 960.00
33		ABANDON VALVE AND VALVE VAULT	EA.	1	1.00	0.00	1.00	$ 400.00	$ -	$ 400.00
34		REMOVE FIRE HYDRANT	EA.	1	1.00	0.00	1.00	$ 300.00	$ -	$ 300.00
39		PCC SIDEWALK REMOVAL AND REPLACEMENT	SF	250	298.00	0.00	298.00	$ 12.00	$ -	$ 3,576.00
41		SODDING SPECIAL	SY	139	114.00	0.00	114.00	$ 14.00	$ -	$ 1,596.00

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

2018 Water Main Extensions
Pay Application # 3

No.	Spec. Section	Description	Unit	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
CO	DOE	Acomadate Gas Main Doe & Dundee	EA.		1.00	0.00	1.00	$ 14,050.00	$ -	$ 14,050.00
CO	DOE	Acomadate 10 ft depth Doe & NW Hwy	EA.		1.00	0.00	1.00	$ 3,962.36	$ -	$ 3,962.36
CO	DOE	Acomadate drain tile Dor Rd	EA.		1.00	0.00	1.00	$ 4,333.52	$ -	$ 4,333.52
CO	DOE	Temp E/C balnket Doe	SY		632.00	0.00	632.00	$ 1.56	$ -	$ 985.92
CO	HAR	Acomadate for WTM change on Harrison	EA.		1.00	0.00	1.00	$ 13,283.56	$ -	$ 13,283.56
CO	KEN	Extra Work on 11/20 to avoid storm sewer	EA.		1.00	0.00	1.00	$ 1,898.84	$ -	$ 1,898.84
CO	KEN	Extra Work on 12/03 for bad T replacement	EA.		1.00	0.00	1.00	$ 4,266.46	$ -	$ 4,266.46
CO	KEN	Restocking fee for unused material	EA.		1.00	0.00	1.00	$ 1,575.60	$ -	$ 1,575.60
CO	COU	Valve box	EA.		1.00	0.00	1.00	$ 561.00	$ -	$ 561.00
CO	CLY	TREE REMOVAL Add Clyde Ave Alt D	IN DIA		15.00	0.00	15.00	$ 70.00	$ -	$ 1,050.00
								BASE BID (DOE ROAD)	$ -	$ 233,624.70
								ADD ALTERNATE A (COUNTRY LANE)	$ -	$ 43,692.40
								ADD ALTERNATE B (HARRISON AVE, GLENCOE RD)	$ -	$ 109,027.46
								ADD ALTERNATE C (KENILWORTH AVENUE)	$ -	$ 87,514.70
								ADD ALTERNATE D (CLYDE AVENUE)	$ -	$ 32,760.80
								*** Total Base Contract**	$ -	$ 468,393.70
								Total Contract and Change Orders	$ -	$ 514,360.96

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

VILLAGE OF PALATINE

Contract: 2018 Water Main Extensions
Contractor: Vian Construction
Pay Application: 3 Final
Date: January 0, 1900

Billing Summary

	Current	To Date
Complete to Date	$0.00	$514,360.96
Less Retainage @ 0.00%	$0.00	$0.00
Balance	$0.00	$514,360.96
Less Previous Payments		($493,786.52)
Retention Release	$20,574.44	
Total Amount Due	$20,574.44	$20,574.44

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS
COUNTY OF COOK } SS

Qty # _____

Escrow # _____

TO WHOM IT MAY CONCERN:

WHERAS the undersigned has been employed by VIAN CONSTRUCTION CO., INC.
to furnish LABOR, MATERIAL AND EQUIPMENT
for the premises known as 2018 WATER MAIN EXTENSIONS (DPW-1823)
of which VILLAGE OF PALATINE is the owner

THE undersigned, for and in consideration of Ninety Thousand Eight Hundred Sixty-Five Dollars and Twelve Cents/100.
($ 90,865.12) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby, waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises. INCLUDING EXTRAS.*

DATE 1/11/2019

COMPANY NAME VIAN CONSTRUCTION CO., INC.

ADDRESS 1041 Martha Street, Elk Grove Village, IL 60007

SIGNATURE AND TITLE Vince Rendina - President.

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) VINCE RENDINA BEING DULY SWORN, DEPOSE
AND SAYS THAT HE OR SHE IS (POSITION) PRESIDENT C
(COMPANY NAME) VIAN CONSTRUCTION CO., INC. WHO IS TH
CONTRACTOR FURNISHING LABOR, MATERIAL AND EQUIPMENT WORK ON THE BUILDING
LOCATED AT 2018 WATER MAIN EXTENSIONS (DPW-1823)
OWNED BY VILLAGE OF PALATINE

That the total amount of the contract including extras* is $ 514,360.96 on which he or she has received payment $ 402,921.40 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnisl material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete s work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS *	AMOUNT PAID	THIS PAYMENT	BALANC DUE
SEE ATTACHED					
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or t done upon or in connection with said work other than above stated.

DATE 1/11/2019 **SIGNATURE:** Vince Rendina - Presid t.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF January, 2019.

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT

ELISA M SCHLIEP
OFFICIAL SEAL
Notary Public, State
NOTARY PUBL
My Commission E
June 05, 2022

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR
TO OWNER AND TO CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS
COUNTY OF COOK

The affiant,Vince Rendina being duly sworn, on oath desposes and says that he is President, of Vian Construction Co., Inc. that has a contract with the Village of Palatine, owner of " 2018 Water Main Extensions (DPW-1823)" on the following described premises in said County, to wit: Village of Palatine, Cook County

That, for the purpose of said contract, the following persons have been contracted with and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvements. That there is due and to become due them, respectively, the amounts set apposite their names for materials or labor stated. That this statement is full, true and complete statement of all such persons, the amount paid and the amounts due or to become due to each.

1	2	3	4	5	6
Name and Address	Kind of Work	Amount of Contract	Net of Previous Payments	Net Amount of This Payment	Balance to Become Due (inc. Retention)
VIAN CONSTRUCTION 1041 MARTHA ST. Elk Grove , Il 60007	GENERAL	$ 263,552.12	$ 204,186.54	$ 38,791.14	$ 20,574.44
Underground Pipe & Valve Co. 221 AMENDODGE DRIVE SHOREWOOD, IL 60431	MATERIAL	$ 76,964.02	$ 76,964.02	$ -	$ -
EJ (EAST JORDAN) P.O. BOX 439 EAST JORDAN, MI 49727	MATERIAL	$ 13,136.00	$ 13,136.00	$ -	$ -
KEIFT BROTHERS 837 RIVERSIDE DRIVE ELMHURST, IL 60126	MATERIAL	$ 4,056.86	$ 4,056.86	$ -	$ -
BEVERLY MATERIALS, LLC 1100 BRANDT DRIVE HOFFMAN ESTATES, IL 60192	GRAVEL	$ 14,086.61	$ 12,559.98	$ 1,526.63	$ -
RJ UNDERGROUND, INC. 5330 50TH STREET KENOSHA, WI 53144	DIRECTIONAL DRILL	$ 92,018.00	$ 92,018.00	$ -	$ -
McGinity Bros., Inc. 3744 Cuba Road Long Grove, IL 60047	Landscape	$ 18,410.00	$ -	$ 18,410.00	$ -
TULLY BROTHERS PAVING P.O. BOX 1000 DOWNERS GROVE, IL 60515	ASPHALT & CONCRETE	$ 32,137.35	$ -	$ 32,137.35	$ -
TOTAL		$ 514,360.96	$ 402,921.40	$ 90,865.12	$ 20,574.44

	$765,169.80
AMOUNT OF ORIGINAL CONTRACT	$511,047.00
ADJUSTMENTS/CREDITS/DEBTS TO CONTRACT	$ 3,313.96
ADJUSTED TOTAL CONTRACT	$514,360.96

WORK COMPLETED TO DATE	$ 514,360.96
LESS RETAINAGE (5%)	$ (20,574.44)
NET AMOUNT EARNED	$ 493,786.52
NET PREVIOUSLY PAID	$ (402,921.40)
NET AMOUNT OF THIS PAYMENT	$ 90,865.12
Balance of Org. Contract Due(Inc.Retention)	$ 20,574.44

I understand that the total amount paid to date plus the amount requested in this application shall not exceed _____% of the cost of work completed to date.

I agree to furnish Waivers of lien for all materials under my contract when demanded.

Vince Rendina - President

President. 1/11/2019.

Vian Construction Co., Inc

Subscribed to me this 11th day of January, 2019

ELISA M. SOLIEP
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 05, 2022

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

PARTIAL WAIVER

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

To Whom It May Concern:

Whereas, the undersigned has been employed by Vian Construction Co., Inc, 1041 Martha Street, Elk Grove Village, Illinois to furnish water mains, storm & sanitary sewers, fire hydrants, and/or drainage materials for the project known as 2018 Water Main Extensions (DPW-1823), located in the Village of Palatine, County of Cook, and State of Illinois.

The undersigned for and in consideration of Seventy Six Thousand Nine Hundred Sixty Four 02/100 ($ 76,964.02) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do (es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished by the undersigned for the above described premises.

Date: January 11, 2019

Company Name: Underground Pipe & Valve Co.
Address: 211 Amendodge Drive, Shorewood, IL

Signature and Title:
Thomas E. Butler, President

SUBSRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF January, 2019.

Theresa M. Danno, Notary Public

THERESA M DANNO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 20, 2022

FULL UNCONDITIONAL WAIVER

Regarding our contract with Vian Construction Co., Inc. to provide water and/or sewer appurtenances for the improvement to the property described as:

Village of Palatine 2018 Water Main Extensions (DPW-1823) Cook County / Paid $13,136.00 on Invoices 110180089452 / 110180100788 / 110180091747

having been fully paid and satisfied, all of our construction lien rights against such property as to material previously furnished and not subsequent material furnished after the following date.

Signed on: 12/11/18
(date)

EJ USA, Inc.

Darrel Van Loo
(Signature)

Credit Analyst
(Title)

Sworn to and subscribed before me this 11th day of Dec, 2018

Tammy K. Raveau
Notary Public

Tammy K. Raveau
Notary Public - State of Michigan
County of Charlevoix
My Commission Expires 10/1/2024
Acting in the County of Charlevoix

Darrel Van Loo
Credit Analyst
tel 231 536 4535 fax 231 536 4477
darrel.vanloo@ejco.com

TAMMY K. RAVEAU NOTARY PUBLIC CHARLEVOIX COUNTY STATE OF MICHIGAN

FINAL WAIVER OF LIEN

State of Illinois,
DuPage County

December 8, 2018

TO ALL WHOM IT MAY CONCERN:

Whereas, we the undersigned **Great Lakes Concrete,LLC**
have been employed by **Vian Construction Co., Inc**.
to furnish Sewer Materials
for the building known as Number

various locations situated on Lot

Job: 2018 Water Main Extensions (DPW-1823)

Owner: Village of Palatine

in Section Township Range
County of Cook State of Illinois

Now, Therefore, Know Ye,
That we the undersigned, for and in consideration of

Four Thousand Fifty-Six Dollars & 86/100,

and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby waive and release any and all lien, or claim, or right of lien on said above described building and premises under the Statutes of the State of Illinois relating to Mechanic's Liens, on account of labor or materials, or both, furnished or which may be furnished by the undersigned to or on account of the said **Vian Construction Co., Inc**.for said building or premises.

Given under my hand and seal this 10th day
of December, 18

Great Lakes Concrete, LLC

(Seal)

Shawn Bradford, General Manager

Subscribed and sworn to before me
this 10th day of December, 18

Boryana Stavreva

Boryana Stavreva, Notary Public

OFFICIAL SEAL
BORYANA STAVREVA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/01/22

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

WAIVER OF LIEN - PARTIAL
MATERIALS OR LABOR (ILLINOIS)

STATE OF ILLINOIS }
COUNTY OF KANE } SS

1/11/2019

TO WHOM IT MAY CONCERN:

WHEREAS, we the undersigned has been employed by **VIAN CONSTRUCTION**

to furnish **AGGREGATE**

for the premises known as **2018 WATER MAIN EXTENSIONS (DPW-1823)**

of which **VILLAGE OF PALATINE (COOK COUNTY)** is the Owner. THE

undersigned, for and in consideration of **$12,559.98** Dollars

Twelve Thousand Five Hundred Fifty Nine Dollars and Ninety Eight Cents

and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien, or claim of, or right to, lien, on said above described building and premises under the statutes of the State of Illinois, relating to Mechanics' Liens, on account of labor or materials, or both, furnished or which may be furnished by the undersigned to or on account of the said building or premises.

COMPANY NAME **BEVERLY MATERIALS**
ADDRESS **1100 BRANDT DRIVE**
HOFFMAN ESTATES, IL 60192

Given under my hand and seal this **1/11/2019**

Anna Rizzo

ANNA RIZZO **CORPORATE CONTROLLER**

SUBSCRIBED AND SWORN
TO BEFORE ME THIS **11TH** DAY OF **JANUARY, 2019**

SIGNATURE Irene Congdon
Notary Signature & Seal

Official Seal
Irene Congdon
Notary Public State of Illinois
My Commission Expires 08/07/2022

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

FINAL WAIVER OF LIEN

STATE OF WISCONSIN
COUNTY OF KENOSHA

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **Vian Construction Co**
to furnish **Directional Drilling**
for the premises known as **2018 Palatine Water Main Extension**
of which **Village of Palatine** is the Owner.

THE undersigned, for and in consideration of **Ninety Two Thousand and Eighteen Dollars with Zero Cents**
(**$ 92,018.00**) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien, or claim of lien, or right to lien, with respect to and on the above described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the monies, funds or other consideration due or to become due from the Owner, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date: 12/7/18 Signature and Seal:

Company Name & Address: **RJ Underground, Inc, 5330 50th Street, Suite 200, Kenosha, WI 53144**

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

CONTRACTOR'S AFFIDAVIT

STATE OF WISCONSIN
COUNTY OF KENOSHA

TO WHOM IT MAY CONCERN:

The undersigned (NAME) **Michael McCormick**
being duly sworn, deposes and says that he is (position) **Vice President**
of the (Company) **RJ Underground, Inc**
who is the contractor furnishing **Directional Drilling**
work on the building located at **2018 Palatine Water Main Extension**
owned by **Village of Palatine**
That the total amount of the contract including extras* is **$ 92,018.00**
on which he has received payment of $ - prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and address of all parties who have furnished material or labor, or both, for said work and all parties having contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESS	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
RJ Underground, Inc	Directional Drilling	$ 92,018.00	$ -	$ 92,018.00	$ -
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		$ 92,018.00	$ -	$ 92,018.00	$ -

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 7 day of December 2018

Signature:

Subscribed and sworn to before me this 7 day of December 2018

Signature: 5/13/19
Notary Signature & Seal

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

Attachment: EX B Doe Rd (Recapture for the North Doe Road Water Main Extension)

EXHIBIT C

LEGAL DESCRIPTION OF NON-CONTRIBUTING OWNER PARCELS THAT WILL BENEFIT FROM THE IMPROVEMENT

Attachment: EX C Doe Rd (Recapture for the North Doe Road Water Main Extension)

EXHIBIT C

NON-CONTRIBUTING BENEFITING PARCELS

Lots 2-9 & 12-21 in DEER GROVE SUBDIVISION, the west 466 Ft. of the following described property: that part of the east ½ of the northeast ¼ of section 8-42-10 lying south of the center line of public highway know as Dundee Road, except the northerly 50 ft. dedicated, for highway purposes, known as Dundee Road, also the west 466.0 Ft. of that part of the northeast ¼ of the southeast ¼ of section 8-42-10 described by beginning at the northwest corner of the northeast ¼ of the southeast ¼ of section 8, thence southerly along the west line of the east ½ of the southeast ¼ of said section, a distance of 340 ft., thence southeasterly and parallel to the north line of the Northwest Highway, said northerly right of way line of said highway dedicated as document 11113025, a distance of 232.35 ft. thence southerly and parallel to the west line of the east ½ of said ¼ section, a distance of 174.27 ft.; thence southeasterly along the northerly right of way of said Northwest Highway, a distance of 76.80 ft., thence northerly and parallel to the west line of the east ½ of said ¼ section, a distance of 174.27 ft., thence southeasterly and parallel to the northerly right of way of said Northwest Highway, a distance of 232.80 ft., thence northerly and parallel to the west line of the east ½ of said ¼ section, a distance of 614.90 ft., thence westerly along the north line of the southeast ¼ of section 8, a distance of 466.0 ft. to place of beginning. Also recorded 6/15/1956 document 16611364. Recorded 10/28/1955 document 16404903

1. 02-08-203-002-0000

Lot 2 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1298 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

2. 02-08-203-003-0000

Lot 3 Lot 2 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1282 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

3. 02-08-203-004-0000

Lot 4 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1266 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

4. 02-08-203-005-0000

Lot 5 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

Vacant Lot North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

Attachment: EX C Doe Rd (Recapture for the North Doe Road Water Main Extension)

EXHIBIT C

5. 02-08-203-006-0000

Lot 6 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

Vacant Lot North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

6. 02-08-203-007-0000

Lot 7 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

Vacant Lot North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

7. 02-08-204-002-0000

Lot 12 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1305 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

8. 02-08-204-003-0000

Lot 13 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1301 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

9. 02-08-204-004-0000

Lot 14 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1275 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

10. 02-08-204-005-0000

Lot 15 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1255 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

EXHIBIT C

11. 02-08-204-006-0000

Lot 16 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

Vacant Lot North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

12. 02-08-204-007-0000

Lot 17 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1237 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

13. 02-08-204-008-0000

Lot 18 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1221 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

14. 02-08-406-001-0000

Lot 8 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1208 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

15. 02-08-406-002-0000

Lot 9 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1174 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

16. 02-08-407-001-0000

Lot 19 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1155 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

17. 02-08-407-002-0000

Lot 20 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

EXHIBIT C

1149 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

18. 02-08-407-003-0000

Lot 21 in DEER GROVE SUBDIVISION, a subdivision of the East ½ of Section 8 Township 42 Range 10 East of the 3rd principal Meridian, Cook County Illinois

1141 North Doe Road
Lot Frontage: 100 Ft
Initial Recapture Amount: $6,706.44

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

BACKGROUND: From time to time it is necessary to review different sections and chapters of the Village's Code of Ordinances. The Village Attorney and Village Manager just completed such an analysis of Chapter 3 - Alcoholic Beverages and are recommending several changes.

KEY ISSUES: The review of the Code identified changes in the following areas:

- Insurance - Update language and clarification as to the insurance policies that must be held by the establishments with provisions for the Village to be Additional Insured on the policies.
- Ownership Change - Adjust the percentage of ownership change requiring new liquor licenses.
- Application Fee - Increases the application fee for first time applicants from $200 to $250. The level of review and processing of applications has exceeded the existing application fee amount.
- Annual Renewal Payments - Provides for a deadline for annual renewal payments and a late fee for those not meeting deadline. Currently, a deadline would be set and there were no consequences of non-payment and a good deal of staff time was spent chasing payments or bad checks up until the day of or several days before renewal. For the few that don't pay on time, this will off set a portion of the administrative burden.

ALTERNATIVES:

1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

ATTACHMENTS:

- ORD - Amend Ch 3 Alcoholic Beverages
- Ord - Amend Chapt 03 Redline Exhibit

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3
ALCOHOLIC BEVERAGES 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 3 Alcoholic Beverages by deleting Chapter 3 in its entirety, and by substituting a new Chapter 3, which shall be read 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 blacklined version of the modifications approved pursuant to 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 _____ of _____, 2019
AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____
APPROVED by me this _____ of _____, 2019

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ of _____, 2019

_____
Village Clerk

Chapter 3 ALCOHOLIC BEVERAGES

State law reference(s)--Liquor Control Act of January 31, 1934, 235ILCS5; for provisions relating to local control see 235ILCS5/4-1 et seq.

Editor's Note: Ordinance 0-73-06, replaced Chapter 3 in its entirety. This Ordinance was passed on April 17, 2006, with an effective date of June 1, 2006.

Editor's Note: Ordinance 0-34-12, approved on March 19, 2012, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance 0-11-17, approved on February 21, 2017, replaced Chapter 3 in its entirety.

Art. I. In General, §§ 3-1--3-25
Art. II. Licenses, §§ 3-26--3-48

ARTICLE I. IN GENERAL

Sec. 3-1. Definitions.

For the purposes of this chapter the following words shall have the meanings indicated unless their context clearly requires otherwise; provided that, any terms used in this chapter which are not defined herein shall have the meaning as provided in the Liquor Control Act, 235 ILCS 5/1-1:

Alcohol means the product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

Alcoholic Liquor means any alcohol, spirits, wine, beer, or other liquid containing more than one-half of one per cent of alcohol by volume, which is capable of being consumed as a beverage by a human being. Includes alcohol, spirits, wine and beer, and every liquor or solid, patented or not, containing alcohol, spirits, wine or beer, and in the judgment of the Commission, capable of being consumed as a beverage by a human being.

Beer means a beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

Club means a corporation organized under the laws of this state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of annual dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that such club files with the local liquor control commission at the time of its application for a license under this article two (2) copies of a list of names and residences of its members, and similarly files within ten (10) days of the election of any additional member his name and address; and, provided further, that its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting; and that no member or any officer, agent, or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the club or the members of the club or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the club.

Commission means Palatine Local Liquor Control Commission.

Committee means the Palatine Local Liquor Control Hearing Committee, which shall consist of 3 members appointed by the Commission and may include ex officio members who may be any member of the Commission.

Corporation means any corporate, domestic or foreign, qualified to do business in the state of Illinois under the Business Corporation Act of the Illinois Compiled Statutes, including a limited liability company as defined in said Act.

Keg means any original package container capable of holding more than three gallons of beer.

Licensee means any person issued a license under this chapter.

Limited Liability Company means a legal business entity created and recognized under the Illinois Liability Company Act of the Illinois Compiled Statutes.

Live Entertainment shall be defined pursuant to Chapter 11, Licenses, Permits and Business Regulations. (Ord. #0-1-10, §1, 1/11/10)

Manager or *Agent* means any individual of a licensed place of business provided the individual possesses the same qualifications required of the licensee. Satisfactory evidence of such employment shall be furnished to the Commission in the form and manner as the Commission shall, from time to time, prescribe.

Manufacturer shall include every person who, in the process of filling or re-filling an original package with alcoholic liquors purchased by such person, changes the degree or quality of such alcoholic liquors by any manner or means whosoever.

Microbrewery, Any public place or establishment that engages in the production, manufacturing, or brewing of beer on the premises by means of adequate and sanitary equipment designed and maintained to facilitate the brewing process and dispenses that beer produced on the premises for consumption on the premises and packaged for retail sale.

Peddling shall be defined pursuant to Chapter 11 Article VI. Solicitors

Person includes a corporation, co-partnership(s), association(s), club(s), individual(s), trustee(s), receiver(s), assignee(s), executor(s), administrator(s), or other personal representatives of decedent(s).

Premises or Place of Business, as used in this chapter, means the place or location where alcoholic beverages are manufactured, stored, displayed or offered for sale, or where drinks containing alcoholic beverages are mixed, concocted and served for consumption including the interior of the building, sidewalks, streets, parking areas and grounds adjacent to any such place or location or any other area within the control of the licensee.

Retail sale means the sale for use or consumption, and not for resale in any form.

Sale of Keg means any sale of beer in a keg, even though the keg is to be returned by the purchaser to the seller.

Spirits means any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

Restaurant means any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

Wine means any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, as above defined.

Sec. 3-2. Local liquor control commission - duties generally.

The Mayor and Village Council of the Village shall be the local liquor control commission of the Village. The Mayor shall serve as the Chairman of the local liquor control commission. The local liquor control commission is charged with the administration of the Liquor Control Act 235 ILCS 5, and or such ordinances and resolutions relating to alcoholic liquor as may be enacted by the Village. The local liquor control commission may appoint a person or persons to assist them in the exercise of the powers and performance of the duties herein provided for the local liquor control commission.

Sec. 3-3. Same--Right of entry.

The local liquor control commission hereby is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter, the Liquor Control Act 235 ILCS 5, or any rules or regulations adopted by them or by the Illinois Liquor Control Commission have been or are being violated, and at such time to examine the premises of said license in connection therewith.

Sec. 3-4. Public indecency.

(a) No person who is the owner or occupant of any premises open to the public shall permit on the premises any person to:

(1) Expose his or her genitals, pubic hair, buttocks, perineum and anal region or pubic hair region; or

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, perineum, anal region or pubic hair region; or

(3) Expose any portion of the female breasts at or below the areola thereof, or

(4) Commit an act which constitutes public indecency under Section 12-6 hereof.

(b) No person holding a liquor license under this chapter shall permit any officer, associate, member, representative, agent, entertainer or employee of such licensee to:

(1) Solicit, induce or request any patron of the licensed establishment to purchase any alcoholic or nonalcoholic beverage for himself or any other employee of the licensed establishment; or

(2) Knowingly serve any employee any alcoholic or nonalcoholic beverage which was purchased by any patron; or

(3) Allow any employee, entertainer or other agent of the license to remain on the premises of the licensed establishment who solicits, induces or requests a patron to purchase an alcoholic or nonalcoholic beverage for any employee.

Sec. 3-5. Peddling prohibited.

It shall be unlawful to peddle alcoholic liquor in the Village.

Sec. 3-6. Condition of premises.

All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

Sec. 3-7. Employees.

It shall be unlawful to employ in any premises used for the retail sale of alcoholic liquor any person who is afflicted with, or who is a carrier of, any contagious, infectious disease; except to the extent that denial of employment on such ground would be a violation of state or federal law, and it shall be unlawful for any person who is afflicted with or a carrier of any such disease to work in or about any such premises or to engage in any way in the handling, preparation or distribution of such liquor.

Sec. 3-8. Restricted areas.

It is hereby determined that the following described portions of the Village are predominately

residential in character: all of the area of the Village except that portion now zoned as manufacturing zones, business zones or which hereafter may be zoned as business or manufacturing zones.

Sec. 3-9. Location restrictions.

(a) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval station, provided, that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops or other places where sale of alcoholic liquors is not the principal business carried on; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within such 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(b) For purposes of this Section, a "banquet facility" is any part of a building that caters to private parties and where the sale of alcoholic liquors is not the principal business. Nothing in this Section shall prohibit the issuance of a license to a church or private school to sell at retail alcoholic liquor if any such sales are limited to periods when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquors.

Sec. 3-10. Promotional restrictions; happy hours prohibited.

All promotions and/or happy hour periods shall be conducted in accordance with Illinois State law.

(a) A violation of this section shall be grounds for suspension or revocation of the retailer's license as provided by section 3-44.

Sec. 3-11. Premises to be in full view and lighted.

In premises upon which the sale of alcoholic liquor for consumption upon the premises or package sales is licensed, (other than as a restaurant, hotel or club) no screen, blind, curtain, partition, article or thing shall be permitted in the windows or upon the doors of such licensed premises nor inside such premises which shall substantially prevent a clear view into the interior of such licensed premises from the street, road or sidewalk at all times, and no booth, screen, partition, or other obstruction nor any arrangement of lights or lighting shall be permitted in or about the interior of such licensed premises which shall prevent a full view of the entire interior of such premises from the street, road or sidewalk, and said premises must be so located that there shall be a full view of the entire interior of such premises from the street, road or sidewalk. All rooms where liquor is sold for consumption upon the premises shall be continuously lighted during business hours by natural light or artificial white light so that all parts of the interior of the premises shall be clearly visible. In case the view into any such licensed premises required by the foregoing provisions shall be obscured by the licensee or by him suffered to be obscured or in any manner obstructed, then such license shall be subject to suspension or revocation in the manner herein provided. In order to enforce the provisions of this section, the local liquor control commission shall have the right to require the filing with them of plans, drawings and photographs showing the clearance of the view as above required.
(Ord. No. 0-146-10, §1, 12/6/10)

Sec. 3-12. Persons under the age of twenty-one.

(1) It shall be unlawful for any person within the Village to sell alcoholic liquor to any person under

the age of twenty-one (21) years, for the purpose of preventing the violation of this section, any licensee, or his agent, or employee, may refuse to sell or serve alcoholic beverages to any person who is unable to produce not less than two (2) forms of adequate written evidence of identity, at least one of which shall evidence the fact that he or she is over the age of twenty-one (21) years, and it shall be presumed that any licensee, or his agent, or employee, who does not require at least two (2) such forms of identification has failed to require adequate evidence of age and identity. Adequate written evidence of age and identity of the person is a document issued by a federal, state, county or municipal government, or subdivision or agency thereof, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act, or an identification card issued to a member of the armed forces.

(2) It shall be unlawful for any person under the age of twenty-one (21) years to purchase or obtain any alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(3) It shall be unlawful for any person under the age of twenty-one (21) years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(4) Any place in the Village where alcoholic liquor is sold there shall be displayed at all times in a prominent place a printed card which shall be displayed and which shall read substantially as follows:

"Warning to persons under the age of twenty-one,

You are subject to a fine up to one thousand five hundred dollars ($1,500.00) under the Code of Ordinances of the Village of Palatine if you are under the age of twenty-one (21) and you purchase alcoholic liquor, or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(5) It shall be unlawful for any holder of a retail liquor dealers license, or its agent or employee, to suffer or permit any person, including agents and employees, under the age of twenty-one (21) years to be or remain in any room or place where such licensed premises is located at any time such premises is open for business and while alcoholic beverages are being served or are permitted to be served; provided that this paragraph shall not apply to any person under the age of twenty-one (21) years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale or service of other commodities than alcoholic liquor.

(6) It shall be unlawful for any person under the age of twenty-one (21) years to serve or sell liquor in establishments where alcoholic liquor is sold and it shall be unlawful for the holder of a retail dealer's license, his agent or employee, to suffer or permit any such person to serve or sell alcoholic liquor of any kind, except as permitted pursuant to the holder liquor license classification.

(7) It shall be unlawful for any person under the age of twenty-one (21) years to carry, transport, consume, or to have in such person's possession any alcoholic liquor anywhere in the Village; provided however that nothing herein shall be construed to prevent any person under the age of twenty-one (21) from carrying, transporting or possessing sealed alcoholic liquor when the carrying, transporting or possession shall be directly related to said person's employment by a transport or trucking company engaged in the cartage, delivery, or storage of alcoholic liquor for hire.

(8) It shall be unlawful for any person, after purchasing or otherwise obtaining alcoholic liquor, to sell, give or otherwise deliver such alcoholic liquor to any other person under the age of 21 years except in the performance of a religious ceremony or service.

(9) In addition to all other fines and penalties, the local liquor control commission may suspend or revoke the retail dealer's license for any violation of this section.

(10) It shall be unlawful for any parent or guardian to permit any minor child of which he may be parent or guardian to violate any provision of this section.

(11) Notwithstanding anything hereinabove to the contrary, the Village hereby adopts the provisions of Section 6-16.1 of the State Liquor Code (235 ILCS 5/6-16.1) which allows the Palatine Liquor Control Commission to employ or direct a “person under 21 years” of age to assist in investigations of possible sale to minors.

Sec. 3-13. Sale to intoxicated persons.

It shall be unlawful for the holder of an alcoholic liquor dealer's license to sell, deliver or give any alcoholic liquor to any intoxicated person

Sec. 3-14. Gambling prohibited.

There shall be no card games or gambling allowed on any premises licensed to sell alcoholic liquor unless otherwise exempted by law.

Sec. 3-15. Transporting of alcoholic liquor into restaurant prohibited.

It shall be unlawful for any person to bring, carry, transport or otherwise convey alcoholic liquor into a restaurant establishment or other eating establishment for purposes of consumption in such restaurant or other eating establishment, whether or not consumed with a meal, and regardless of whether such restaurant or other eating establishment has been issued a liquor license. Nothing herein shall prevent the bringing in, carrying, or transporting of alcoholic liquor into a restaurant or other eating establishment in connection with the holding of a private party, with the permission of the owner or manager of said establishment, if otherwise authorized pursuant to the provisions of this Code.

Sec. 3-16. Complaint of violation.

Any resident of the Village shall have the right to file a complaint with the local liquor control commission that any licensee has been or is violating the provisions of this chapter or the rules or regulations issued pursuant thereto. Such complaint shall be in writing and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provisions, rule or regulation believed to have been violated and the facts in detail upon which belief is based. If the local liquor control commission is satisfied that the complaint substantially charges a violation, it shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charges in the complaint in the manner hereinafter provided.

Sec. 3-17. Transportation of alcoholic liquor.

No person within the Village shall transport, carry, possess or have any alcoholic beverage within the passenger area of any motor vehicle except in the original package and with the seal unbroken.

Sec. 3-18. Sale of alcoholic liquor from drive-up windows, in drive-through facilities or to persons within the passenger areas of motor vehicles; penalty.

(a) It shall be unlawful for any person, retail licensee or employee or agent of such licensee to sell or deliver alcoholic liquor, including, but not limited to, the sale or delivery of alcoholic beverage in the original package with the seal unbroken and alcoholic beverage in a glass or cup:

(1) From a drive-up window or in a drive-up manner;

(2) From a drive-through facility; or

(3) To a person within the passenger area of a motor vehicle.

Nothing herein shall prevent the person or licensee from assisting in loading a vehicle where the sale was otherwise consummated in compliance with Village ordinances.

Sec. 3-19. Penalty.

Except as may be imposed pursuant to Section 3-44, any person, firm or corporation violating any provision of this chapter shall be fined not less than one hundred twenty-five dollars ($125.00) nor more than one thousand five hundred dollars ($1,500.00) for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Sec. 3-20. Sale of Kegs

A licensee who sells a keg shall keep a logbook of all kegs sold showing the purchaser's name, address, telephone number, driver's license/state identification number, date of birth, and signature. The logbook shall be available for inspections by the Village Police Department during normal business hours.

Secs. 3-21-3-25. Reserved.

ARTICLE II. LICENSES

Sec. 3-26. Required.

It shall be unlawful to sell or offer for sale at retail, in the Village any alcoholic liquor either without a valid retail liquor dealer's license, or other than as is specifically permitted in the terms of such a license.

It shall be unlawful to serve, deliver, or to permit the consumption of alcoholic liquor on any premises for which a retail liquor dealer's license is required, other than as is specifically permitted in the terms of such a license.

No licensee under this Code shall sell or distribute alcoholic beverages outside the licensed premises.

Sec. 3-27. Alcoholic beverage seller and server permit required.

(a) It shall be unlawful for any liquor license holder to employ any person that has not obtained a permit to sell or serve alcoholic beverages pursuant to the granted liquor license requirements in Section 3-35.

(b) A permit shall be issued by the Village Manager or his designee to such applicant upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77

Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department) and upon receipt from the Police Department of a background check of the applicant. The Village Manager or his designee shall prepare an appropriate form which all such applicants must fill out.

(c) No permit shall be issued to:

(1) A person who has been convicted of a felony under the laws of the State of Illinois or any other state or of the United States, unless the Village Manager determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person's application and the Village Manager's investigation. The burden of proof of sufficient rehabilitation shall be on the applicant.

(2) A person who has been convicted of being the keeper of or is keeping a house of ill repute;

(3) A person who has been convicted of pandering; and

(4) A person whose permit issued under this Code has been revoked for a cause.

(d) The Village Manager or his designee shall issue to the applicant a permit. A facsimile of such permit is to be kept on the premises of the employer at all times.

(e) New employees or managers of an establishment licensed to sell alcoholic beverages are required to secure a permit from the Village Manager within thirty (30) days from the beginning of their employment. Until receipt of such a permit, the new employee or manager shall work under the supervision of a person who has been licensed by the Village.

(f) All employees and managers who have not yet obtained a permit from the Village Manager or his designee must register with the Police Department within 72 hour upon becoming employed at such an establishment. To register, such individual shall obtain from the Police Department a registration card. The employee registration card will expire thirty (30) days from the date of issuance at which time the employee must have completed a BASSET or equivalent program approved by the Police Department.

(g) Each permit shall be valid for three (3) years from the date of issuance. Renewal licenses shall be issued upon completion of the background check by the Police Department.

(h) The fee for such permit or renewal permit shall be as provided for in the Fee Supplement Ordinance. The Village Manager shall keep or cause to be kept a complete record of all such permit issued.

Sec. 3-28. Applications.

No application for a liquor license may be considered by the Palatine Liquor Commission unless the number of licenses authorized under section 3-33 of this Code for the class of liquor license for which such application is made is greater than the number of such licenses then issued and outstanding, except that a person or persons holding a signed contract to purchase an already licensed establishment may make application for a license of the same class regardless of the number of licenses issued and outstanding. A copy of the contract to purchase must accompany such application.

All applications for liquor licenses shall be made to the local liquor control commission in writing, signed by the applicant, if an individual, by all the partners, if a partnership, or by a duly authorized officer thereof, if a club or corporation, verified by oath or affidavit, accompanied by a non-refundable two hundred

fifty dollar ($25~~00~~.00) filing fee and shall contain the following information and statements:

(1) The name, age and residence address of the applicant, if an individual or in the case of a copartner, of each person entitled to share in the profits thereof and, in the case of a corporation for profit or a club, the date and state of incorporation, the objects for which organized, the names and addresses of the officers and directors, and the name and address of each stockholder owning in the aggregate more than five (5) per cent of the total issued and outstanding stock of such corporation;

(2) The same information in regard to the manager or agent, if any, by whom such business will be conducted;

(3) The citizenship of each person mentioned in sub-paragraph (1) of this section, his place of birth and if a naturalized citizen, the time and place of his naturalization;

(4) The type of business then conducted by the applicant and his co-partners, if any, and also the length of time that said applicant or his co-partners, if any, has been in business of that character;

(5) The location and description of the premises or place of business which is to be operated under such license and that the licensee owns said premises or has a lease thereon for the full terms for which the license is requested.

(6) A statement whether applicant, his co-partners, if any, corporation or club has made application for a liquor license on premises other than described in said application, and the disposition thereof.

(7) The name and address of the landlord if the premises are leased;

(8) A statement that applicant and each of his co-partners, if any, have never been convicted of a felony and are not disqualified to receive a license by reason of any matter or thing contained in this Code, laws of this state, or other ordinances of this Village.

(9) Whether a previous license by any state or subdivision thereof, or by the federal government has been revoked, and the reasons therefor;

(10) A statement whether the applicant and each of his co-partners have ever owned and/or operated another liquor licensed establishment that has ever had any violations related to the liquor license.

(11) A statement that the applicant will not violate any of the laws of the state or of the United States, or any provision of this Code or other ordinance of the Village in the conduct of his business.

(12) All applicants for Class "E" licenses shall submit concurrently with the filing of their license application a layout of the premises wherein alcoholic liquor service will be provided, including a detailed sketch of screening or other physical barriers to be placed around the serving area.

(13) Certificate of Dram Shop insurance evidencing coverage for the full term of the Palatine Liquor License, ~~with a provision therein for 30 days prior notice to the Village, should coverage be cancelled~~ in compliance with the following.

a. The certificate shall insure the applicant and the owner or lessor of the premises for not less than the amount in this section $500,000.00 per occurrence.

b. The Village of Palatine shall be named as an additional insured on the policy of comprehensive general liability insurance.

c. Such certificate shall also on its face name the Village of Palatine as a certificate holder and provide that the Village of Palatine shall be entitled to thirty (30) days advance written notice of cancellation before expiration of such policy.

d. Said coverage shall be from an insurer licensed to do business in the State of Illinois and shall be kept current at all times. Licensees shall have certificates of insurance immediately provided to the Village at the time or renewal and/or within ten (10) days of the date when at such time as a change in insurance carriers occurs. Upon request of the Village, a Licensee shall provide evidence of current coverage at times other than initial application and renewal. All required insurance shall be required to provide coverage for the Premises and Building where a liquor license is maintained, and also to any Permitted Area for any Sale of Alcoholic Liquors (including any outdoor seating area or the area where any Outdoor Special Event, Caterer Event, Nonprofit Special Event or similar event is to be conducted).

A. For purposes of this Section, the required insurance shall be defined to include:

a. Dram shop insurance with policy limits at or in excess of the statutory minimum required under Illinois law.

b. Comprehensive General Liability insurance with policy limits of not less than one million dollars per person/per occurrence.

B. In addition to the foregoing requirements, applicant and Licensees are also required to maintain workers compensation, automobile liability and any other insurance required under applicable Illinois law as a condition of being eligible to obtain or maintain a liquor license. The Village may demand proof of such coverage, in the form of a current certificate of insurance or other proof of insurance acceptable to the Village, at any time a license is in place, or at any time while processing a license application or renewal application.

C. Both the comprehensive general insurance policy and the dram shop insurance policy required hereunder shall name the Village as additional primary and non-contributory insured, without right of subrogation, and without any limiting clauses other than those which may be acceptable to the Village. Upon request, the policy and any endorsements must be tendered to the Village.

(14) Previous year's State of Illinois Liquor License number.

(15) Any other requested information that is listed in 235 ILCS 5/7-1, or as requested by Village

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Manager.

(16) A statement as to whether any federal, state, county or local official or law enforcement public official owns any interest in the applicant.

Upon issuance of a state liquor license, Licensee shall submit proof of said issuance to the Village of Palatine within thirty (30) days of issuance of the State Liquor License. Failure to file proof of issuance of the state license within thirty (30) days of the issuance of the Village of Palatine license shall constitute a violation of Section 3-44(b) of this Code.

Sec. 3-28(B). Incomplete or Inaccurate Applications

(1) Applications for liquor licenses which are incomplete, inaccurate or fail to contain the statements or information required by this Chapter shall be rejected by the Village. The Village shall issue a written rejection of such application, setting forth the deficiencies in said application within sixty (60) days of its receipt. Prior to such rejection, the applicant may submit the additional information or statements required to complete such application.

(2) Administrative or legal expenses incurred in reviewing incomplete or inaccurate liquor license applications, advising the applicant of such deficiencies, and rejecting such applications shall be paid by the applicant exclusive of the $2500.00 application fee. A bill or invoice shall be submitted to the applicant specifying the additional administrative or legal expenses incurred in processing the applicant's incomplete or inaccurate liquor license application, which shall be paid by the applicant, together with the annual license fee prior to the issuance of such license.

Sec. 3-29. Examination of applicant for local license.

The local liquor control commission shall have the right to examine, or cause to be examined, under oath, any applicant for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for the information of the members of the commission in the performance of their duties, and for such purpose any member of the commission may issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the local liquor control commission, under this section, it may authorize its agent to act on its behalf, as provided by statute.

Each applicant as determined by the Village Manager shall submit his or her fingerprints to the Palatine Police Department in the form and manner prescribed by the Department of State Police or Palatine Police Department. These fingerprints shall be checked against the fingerprint records now and hereafter filed in the Department of State Police and Federal Bureau of Investigation criminal history records databases. The Village shall charge a fee for conducting the criminal history records check. The Palatine Police Department shall furnish pursuant to positive identification, records of conviction to the local liquor control commissioner.

Sec. 3-30. Restrictions.

No such license shall be issued to:

(1) A person who is not a resident of the Village of Palatine;

(2) A person who is not of good character and reputation in the community in which he resides or operates a business;

(3) A person who is not a citizen of the United States;

(4) A person who has been convicted of a felony under the laws of the State of Illinois or of any other state or of the United States;

(5) A person who has been convicted of being the keeper of or is keeping a house of ill fame;

(6) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality;

(7) A person whose license issued under this Code has been revoked for a cause;

(8) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application;

(9) A copartner, if any general partner thereof, or any limited partner thereof, owning more than five (5) per cent of the aggregate limited partner interest in such copartner would not be eligible to receive a license hereunder for any reason other than residence within the Village.

(10) A corporation, if any officer, manager or director thereof, or any stockholder or stockholders owning in the aggregate more than five (5) per cent of the stock thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the political subdivision;

(11) A corporation unless it is incorporated in Illinois, or unless it is a foreign corporation which is qualified under the Illinois Business Corporation Act to transact business in Illinois;

(12) A person whose place of business is conducted by a manager or agent unless said manager or agent possesses the same qualifications required of the licensee;

(13) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, subsequent to January 31, 1934 or shall have forfeited his bond to appear in court to answer charges for any such violation;

(14) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued;

(15) Any federal, state or local law enforcing public official, any Mayor of the Village, any member of a Village council, or any president or member of a county board; and no such official shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor, except that a license may be granted to such official in relation

to premises that are not located within the territory subject to the jurisdiction of that official if the issuance of such license is approved by the State Liquor Control Commission

(16) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(17) A person who does not submit proof that all coin operated amusement devices in the establishment have been licensed by the Village of Palatine and the fee paid. Failure to submit said proof as required will be grounds for denying the issuance of the license or the renewal of the same.

(18) A person who is not a beneficial owner of the business to be operated by the licensee.

(19) A person who has been convicted of a gambling offense as proscribed by any of subsections (a) (3) through (a) (11) of Section 28-1 of, or as proscribed by Section 28-1.1 or 28-3 of, the Criminal Code of 1961, or as proscribed by a statute replaced by any of the aforesaid statutory provisions.

(20) A person or entity to whom a federal wagering stamp has been issued by the federal government, unless the person or entity is eligible to be issued a license under Illinois State Law.

(21) A person or corporation that has outstanding, past due financial obligations owed to the Village, including but not limited to fines, fees, utility charges and property taxes.

(22) Any person or entity where the owner of the proposed licensed premises or any person from whom the licensee derives the right of possession of such premises or the agent or corporate officer of such person or owner is ineligible to hold a liquor license.

In the event there is a violation of any of the foregoing restrictions by a person, corporation or partnership holding a license or any officer, manager, director, stockholder, or partner thereof, while said license is in effect, such license may be revoked by the local liquor control commission upon proof of such violation established at a hearing called by the local liquor control commission in the manner hereinafter provided.

Sec. 3-31. Conditions to the issuance of liquor licenses.

(a) All new licensees shall be required to comply with section 3-27 as a condition to the issuance of any new liquor license. A copy of the Alcoholic Beverage Seller and Server Permit of all such employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand. Upon request, a licensee shall provide a list of all employees which required to hold an Alcoholic Beverage Seller and Server Permit. Included on the list shall be the employee's date of hire and the expiration date of the Alcoholic Beverage Seller and Server Permit. The Village Manager shall make available to the retail dealer liquor license holder or the Alcoholic Beverage Seller and Server Permit holder a duplicate original copy of the license.

(b) In addition to any other requirements in this Chapter or conditions associated with the type of license obtained, the local liquor control commission may impose reasonable conditions on the issuance or renewal of a liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

(c) At all times when the premise is open, the licensee shall have no less than one manager or assistant manager on duty with an alcoholic beverage seller and server permit issued by the Village.

(d) A licensed establishment shall have on file with the Liquor Commission a current site plan of the premises indicating the location of the display, selling, and serving of alcoholic beverages, including but not limited to bars, lounges, shelving, and registers. (Ord. No. 0-34-10, §1, 4/19/10)

Sec. 3-32. Term; prorating fee.

Each license shall terminate on June 30 next following its issuance, excepting a temporary license provided that this section shall not affect the period of termination of any license issued before the effective date of this article. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the fiscal year prior to the issuance of the license.

Sec. 3-33. Failure to operate; lapse of license.

In the event that the operation of any business for which a liquor license is granted hereunder shall close down, terminate or cease for a period of thirty (30) consecutive days, such license shall forthwith lapse and be of no further force, effect or validity.

The Village Manager may grant a grace period for failure to operate related to construction, remodeling, or other circumstances deemed to be beyond the control of the liquor establishment.

Sec. 3-34. Acquisition of more than five per cent of licensee's stock; report.

Each corporation holding a liquor license and each person who shall acquire in excess of five (5) per cent of the total issued and outstanding stock of the corporation shall report to the local liquor control commission in writing, not less than thirty (30) days prior to such acquisition, the name and address of the proposed stockholder together with a completed application form and disclosure statement containing the information and statements required under section 3-28 of this Code, together with the intended date of such acquisition.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation ~~in excess~~ of fifty (50) per cent or more of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, the acquisition shall be deemed and is hereby declared to be a transfer of the license, and if completed shall cause the license to cease and terminate unless, prior to such completion, an application for a new license if filed with, and a new liquor license is issued by, the local liquor control commission.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation in an amount less than fifty (50) per cent of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, following receipt of such application and disclosure statement, the local liquor control commission shall have the same rights with respect to the proposed stockholder as are set forth in section 3-29 of this Code. On or before the expiration of the aforesaid thirty-day period, the local liquor control commission shall complete their review of the qualifications of the proposed stockholder and advise the proposed stockholder and the corporation in writing as to whether they have determined that any grounds exist for revocation of the corporation's liquor license in the event the proposed transfer is consummated.

Failure to report to and file the required application and disclosure statement with the local liquor control commission as above required, or any transfer of stock in violation of the determination of the local

liquor control commission shall be grounds for revocation of the corporation's liquor license by the local liquor control commission upon proof of such violation established at a hearing called by the local liquor control commission in the manner hereinafter provided.

In addition to the above requirements, each corporation holding a liquor license shall report the name and address of any person previously holding in excess of five (5) per cent of the issued and outstanding stock of the corporation who acquires additional stock in excess of five (5) per cent of the total issued and outstanding stock of the corporation. The aforesaid report(s) shall be made within five (5) days following such acquisition. Failure to report to the local liquor control commission, as above required, shall be grounds for the revocation of the corporation's liquor license by the local liquor control commission upon proof of such violation established at a hearing called by the local liquor control commission in the manner hereinafter provided.

Nothing herein shall prevent the local liquor control commission from suspending a license or imposing a fine upon a licensee for violation of any provision of this section.

Sec. 3-35. Classification; fees

Licenses shall be and are hereby divided into the following classes:

(1) *Class "A" License* (Tavern) shall authorize the retail sale of alcoholic liquor on the premises designated therein, not operated as a restaurant, for consumption on such premises only; provided, however, nothing herein shall be deemed to prohibit the licensee from offering limited food service, so long as such food service is incidental to and not a major part of the primary business of the licensee.

It shall be unlawful for a holder of a Class "A" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 3:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplemental to the Palatine Code of Ordinances. Except for renewal of existing licenses issued prior to January 1, 2016, there shall be no further Class “A” license issued.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverages.

(2) *Class "A-1" License* (Sports and Recreation Facilities) shall authorize the retail sale of alcoholic liquor on the premises only to Sports and Recreation Facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

It shall be unlawful for a holder of a Class "A-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 3:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplemental to the Palatine Code of

Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverages.

(3) *Class "B" License* (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent (10%) of its shelf space used for consumable goods ("consumable goods" does not include tobacco and soft drinks), derive more than ten percent (10%) of its gross income from consumable goods, and derive more than ten percent (10%) of wholesale purchases of consumable goods.

In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the Village Manager's office) providing that no one under the age of 21 may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 unless accompanied by a parent or guardian 21 years of age or over.

It shall be unlawful for a holder of a Class B license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

(4) *Class "B-1" License* (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifteen thousand (15,000) square feet of retail floor space, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the Liquor Commission. Any change to the primary liquor display area on the approved floor plan shall require Liquor Commission approval.

In addition to the primary liquor display area, a holder of a Class B-1 license shall be permitted up to three (3) incidental display areas for beer and wine only subject to the Village Manager's review and approval and shall be indicated on a plan on file with the Liquor Commission.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-1 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell alcoholic beverages.
(Ord. No. 0-146-10, §2, 12/6/10)

(5) *Class "B-2" License* (General Merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifty thousand (50,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A General Merchandise store holding a B-2 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-2 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell alcoholic beverages. (Ord. No. 0-159-12, §1, 12/3/12)

(6) *Class "B-3" License* (Drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of ten thousand (10,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A Drug Store holding a B-3 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-3 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(7) *Class "C" License* (Club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(8) *Class "D" License* (Restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be issued and retained by those restaurant establishments which:

(a) Are in fact operated as restaurants; and

(b) Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday, provided such modified menu includes a variety of sandwiches of similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant. Without limiting the generality of the foregoing, limited food service such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

It shall be unlawful for a holder of a class "D" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

Waiters and waitresses aged 19 and 20 shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said waiters and waitresses hold a valid Alcoholic Beverage Seller and Server Permit pursuant to Section 3-27; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have obtained the requisite an Alcoholic Beverage Seller and Server Permit from the Village Manager pursuant to Section 3-27.

(9) *Class "D-1" License* (Restaurant with extended hours) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be issued and retained by those restaurant establishments which:

(a) Are in fact operated as restaurants; and

(b) Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D-1" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday, provided such modified menu includes a variety of sandwiches of similar hot and cold foods and hot

and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant. Without limiting the generality of the foregoing, limited food service such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

It shall be unlawful for a holder of a Class "D-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 3:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Holder of a Class "D-1" License which contain and use banquet facilities as an incidental use may serve and sell at retail alcoholic liquor for consumption in said banquet hall facilities (as defined in section 3-35 (14) by invited guests. Such restaurants shall not be required to purchase a Class "H" license.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

Waiters and waitresses aged 19 and 20 shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said waiters and waitresses hold a valid Alcoholic Beverage Seller and Server Permit pursuant to Section 3-27; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have obtained the requisite an Alcoholic Beverage Seller and Server Permit from the Village Manager pursuant to Section 3-27.

(10) *Class "E" License* (Temporary Special Event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid Palatine liquor license, for a specific function or occasion and for a limited period of time to be set by the local liquor control commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this paragraph (11) "premises" shall mean the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

In the event the Village Manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the Police Department as required under section 3-27(11) of this Code, and because of unavoidable conflicts or other reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full local liquor control commission, a Class "E" license may be issued upon the signatures of any four (4) commissioners, with a report of said approval and copies of the

application and all supporting documents being mailed or delivered promptly to each commissioner.

Temporary licenses may be issued by the local liquor control commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the local liquor control commission. Such special licenses shall be issued for a period not to exceed seven (7) days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the local liquor control commission.

It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the Village other than as is specifically permitted in the license.

It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the Village of Palatine Liquor Ordinance Compliance Training Course.

(11) *Class "F" License* (Park District) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by Park Districts, duly established under the Park District Code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the Village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective Park District site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least forty-eight (48) hours prior notice to the Village Manager.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(12) *Class "G" License* (Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of

Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(13) *Class "G-1" License* (Seasonal Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold and in conjunction with a sidewalk café license agreement between the restaurant and Village of Palatine. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

(c) Have a valid Outdoor Seating License Agreement with the Village of Palatine allowing for the use of Village right of way for the purpose of food service.

It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The license shall be valid only during the dates allowed by the Outdoor Seating License Agreement. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(14) *Class "H" License* (Banquet Hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use; provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

"Banquet hall facility" shall mean a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services; provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any

alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 3:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(15) *Class "K" License* (Hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class K licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room provided each such cabinet shall be securely locked with a separate key from the room key. Only guests 21 years or older at the time of registration shall be issued the separate cabinet key.

A Class “K” license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of five o’clock (5:00) p.m. and ten o’clock (10:00) p.m. Hors d’oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages. (Ord. #0-21-09, §1, 3/2/09)

The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(16) *Class “M” License* (Institutional Conference Center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an Institutional Conference Center establishment; provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the Institutional Conference Center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an Institutional Conference Center.

“Institutional Conference Center” shall mean an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

It shall be unlawful for a holder of a Class "M” license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on

the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be $10.00.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverages.

(17) *Class "N" License* (Microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been brewed and produced on site for consumption off the premises and in packaged form only. Holders of a Class N license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday, provided such modified menu includes a variety of sandwiches of similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats. (Ord. No. 0-64-13, §1, 6/3/13)

It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 3:00 a.m. on the first day of January of every year. The annual fee for such -license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages.

(18) *Class "O" License* (Temporary Commercial Special Events, Daily Fee)
Authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

Such licenses shall be authorized on a day to day basis, but for not more than three (3) consecutive days. Such licenses shall permit not more than twenty (20) days of events per calendar year. Such licenses shall only be authorized to a single user premises.

In conjunction with the license application a list of event(s) shall be submitted to the Village. Any proposed changes to the approved event(s) following the issuance of a license shall be

submitted in writing to the Village Manager at least seven (7) days prior to the proposed event. The Village Manager shall be authorized to either approve or deny any proposed changes to the event(s) following the issuance of the license.

It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server permit to sell or serve alcoholic beverages.

The fee for such licenses shall be two hundred and fifty dollars ($250) for five (5) event days or less, or five hundred dollars ($500) for six (6) event days or more.
(Ord. #0-28-09, §1, 3/9/09)

(19) *Class "P" License* (Caterer) shall authorize an establishment to provide catering services. A "Caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the Village of Palatine. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the Village of Palatine. Such licenses shall be issued and retain by those establishments which:

(a) The primary business is located in the Village's corporate limits.
(b) Hold a valid Food Dealer Permit issued by the Village.
(c) Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to Village Code of Ordinances. The Department of Community Services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the Local Liquor Control Commissioner.

1. "Outside Caterer" which means a caterer whose primary business is located outside of the Village's corporate limits, may register with the Village by supplying the following information to the Village Manager for approval:

a. Location, date, and time of the Catering Event; and
b. Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and
c. Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by the Village Code of Ordinance; and
d. Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and
e. Proof of dram shop insurance in an amount equal to that required by the license under this Chapter; and
Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an Outside Caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the Catering Event.
f. Any additional information as required by the Village Manager.

A registered outside caterer may engage in the sale and service of alcoholic liquor on the same

terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each Outside Caterer shall be on a per event basis, with no event exceeding five (5) consecutive days.

Any person desiring an Outside Caterer registration shall file an application therefor with, no less than fourteen (14) days before the intended date of the event, to the Village Manager or his designee, upon a form provided by him. The Village Manager may include additional restrictions or conditions to the approved registration.

The annual fee for Class "P" license and registration fee for Outside Caterer shall be as provided in the fees schedule supplement of the Palatine Code of Ordinances.

Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the Village for at least three (3) years after the event.

A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on his person a copy of the caterer's liquor license or Outside Caterer's registration.

It shall be unlawful for any person to be employed by a holder of a Class "P" License as a bartender, server, bouncer, identification checker, manager, unless such person obtains an Alcoholic Beverage Seller and Server Permit to sell or serve alcoholic beverages from the Village Manager. (Ord. No. 0-45-10, §1, 5/3/10)

(20) *Class "LC" License* (Late closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 4:00 a.m. and 6:00 a.m., however, that these hours do not exceed those permitted by the Cook County late closing liquor license, in which case the hours will automatically be decreased to be the same. Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator.

The holder of a Class "LC" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday, provided such modified menu includes a variety of sandwiches of similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to January 5, 2005, there shall be no further new Class "LC" licenses issued.

The annual fee for such permit shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

(21) *Class "PS" License* (Product sampling) shall authorize product sampling. Only those establishments holding a Class B and Class B-1 liquor license may apply for the Class PS license. (Ord. 0-148-06, §1, 8/21/06)

Holders of a Class "PS" License may conduct product sampling for consumption at the licensed retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.

Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for offsite events in accordance with the following conditions:

a. Approval to conduct product sampling outside the licensed retail premises must be granted by the Village Manager in writing with whatever conditions the Village Manager deems appropriate. In addition, the granting of this license shall not give the establishment the right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's B or B-1 license. Request for approval must be submitted in writing to the Village Manager not less than fourteen (14) days prior to the event.

b. All sampling must be held within the corporate limits of the Village of Palatine.

c. All servers at the events must have a valid Palatine Beverage Servers and Sellers license.

Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the B or B-1 liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.
(Ord. No. 0-122-08, §1, 9/2/08)

Any holder of a Class A, Class A-1, Class C, Class D, Class D-1, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, and St. Patrick's Day of every year when such days fall on a Monday through Friday, upon request, provided that two weeks notice be given to the Village Manager.

Sec. 3-36. Disposition of fees.

All license fees shall be non-refundable and paid, annually in advance of ~~on or before~~ July 1 in each year on or before the specific date set forth by the Village Manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee of $75. The license holder may elect to pay in equal semi annual installments on or before the renewal date set forth above ~~July 1~~ and January 1 in each year. This method of payment is subject to a $100.00 administration fee on the second installment. Failure to tender good funds for full payment for the proportionate amount due by January 1 shall constitute grounds for suspension or revocation of the license under Section 3-44.

A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within twenty-four (24) hours of notice from the Village of the returned check shall constitute grounds for suspension or revocation of the license under Section 3-44.

If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

Sec. 3-37. Number.

There shall be in force in the Village of Palatine, no more of each classification of Liquor License as designated by Village ordinance from time to time, a complete listing of which shall be maintained at all times by the Village Manager's office and the Village Clerk's office, and no license shall be issued in excess of these limitations. Nothing in the Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

Sec. 3-38. List required.

The Village Manager shall keep or cause to be kept a complete record of all such licenses issued, and shall furnish the clerk and chief of police each with a copy thereof; upon the issuance of any new license, or the revocation of any old license, the Village Manager shall post notice of such action.

Sec. 3-39. Transfer.

(a) A license shall be purely a personal privilege, good for not to exceed one year after issuance, unless sooner revoked or terminated as in this chapter provided, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee, provided that executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the expiration of such license but not longer than six months after the death, bankruptcy or insolvency of such licensee.

(b) Any licensee may renew his license at the expiration thereof, provided he is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purpose; and provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the Mayor and Village Council from decreasing the number of licenses to be issued within its jurisdiction. No retailer's license shall be renewed if the Department of Revenue has reported to the Illinois Liquor Control Commission that such retailer is delinquent in filing any required tax returns or paying any amounts owed to the State of Illinois until the applicant is issued a certificate by the Department of Revenue stating that all delinquent returns or amounts owed have been paid by guaranteed remittance or the payment agreement to pay all amounts owed has been accepted by the Department. No retailer's license issued by the local liquor control commissioner shall be renewed unless the applicant provides documentation that any tax

owed to by the applicant has been satisfied by payment in the form of a cashier's check, certified check, money order, or cash.

Sec. 3-40. Live entertainment on the premises.

Issuance of a retail liquor dealer's license under the terms of this article shall not carry with it the right or privilege for any form of live entertainment as defined in this Chapter to be conducted or performed on the premises described in the application and license. Authorization for any such live entertainment shall be obtained separately pursuant to the provisions of the zoning ordinance of the Village of Palatine, by securing any necessary zoning relief as well as a live entertainment license pursuant to section 11-63 and upon payment of the annual fee as provided in Section 11-63 of Article II, Division 2 of Chapter 11. For those establishments that have a liquor license, only those portions of the premises in which the consumption of alcohol is permitted may seek approval for live entertainment. (Ord. 0-1-10, §2, 1/11/10)

Sec. 3-41. Change of location.

A retail liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Liquor Commission. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of this state, provisions of this Code and other ordinances of the Village.

Sec. 3-42. Renewal of license.

(a) In all establishments seeking renewal of their existing liquor license(s), all renewal licenses shall be required to comply with all applicable sections of this Chapter including but not limited to Secs. 3-27, 3-28 and 3-30. A copy of the Alcoholic Beverage Seller and Server Permit of all such employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand. The Village Manager shall make available to the retail dealer liquor license holder or the Alcoholic Beverage Seller and Server Permit holder a duplicate original copy of the license or permit.

(b) In addition to any other requirements in this ordinance or conditions associated with the type of license obtained, the liquor control commission may impose reasonable conditions on the issuance of a renewal liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

Sec. 3-43. Prohibited licenses.

(a) No license shall be issued to any person for the sale at retail of any alcoholic liquor at any store or other place of business where the majority of customers are minors of school age.

(b) No license shall be issued to any establishment which also delivers gasoline for automotive vehicles on the same premises.

Sec. 3-44. Revocation or suspension of license.

No person holding a license issued by the local liquor control commission shall, in the conduct of the licensed premises or upon the licensed premises:

1. Violate or suffer or permit a violation of any Federal or State statutes regulating the sale of alcoholic liquors or any other Federal or State statute.
2. Violate or suffer or permit a violation of any Village, county, or other local ordinance or resolution regulating the sale of alcoholic liquors or any other such ordinance or resolution.
3. Violate or suffer or permit a violation of the conditions of the license or of any other ordinance of the Village.
4. Commit any fraud or misrepresentation or make a false statement in the application for the license
5. Be convicted of any felony or of a misdemeanor involving moral turpitude.
6. Fail to pay any fee, tax, fine or penalty owing to the Village
7. Refuse to permit an inspection of or interfere with a duly-authorized Village officer or employee while in the performance of his duties in making such inspections as provided in the Village of Palatine Code of Ordinances
8. Cause nuisance or danger to public health, safety or welfare
9. Suffer or permit disorderly conduct on the premises or in the parking lot, serving the premises or for such other acts that occur on adjoining land or in any other area within the control of the licensee attributable to patrons or employees of the license holder.
10. Commit fraudulent or unfair business practices
11. Cessation of business for more than thirty (30) consecutive days.
12. Failure to hold a valid Palatine Business License
13. Failure to hold a valid State of Illinois Liquor License
14. Failure to carry valid Dram Shop insurance

A license may be revoked or suspended if the licensee violates any of the above provisions of this chapter, or any applicable rules or regulations established by the local liquor control commission or the Illinois Liquor Control Commission which are not inconsistent with law. However, no such license shall be so revoked or suspended except after a public hearing in the manner hereinafter provided.

License revocation and suspension hearings provided for hereunder shall be conducted by a local liquor control hearing committee consisting of three (3) members appointed by the local liquor control commission, but who need not be members of the local liquor control commission. The local liquor control hearing committee shall elect a chairman to preside at all its meetings and hearings. Any two (2) members of the local liquor control hearing committee shall constitute a quorum. When a quorum is present, any decision, recommendation, fine, penalty, revocation, suspension or other action by the local liquor control hearing committee shall require a majority vote of those present. In cases of hearings on violation charges, a majority vote of those present shall be required for a finding of guilty.

All hearings shall be held after not less than a five-day written notice to the licensee, served either personally or by registered or certified mail, affording the licensee an opportunity to appear and defend. A count reporter shall be present at all hearings and shall record all proceedings. The expenses of such court reporter shall be paid for by the Village, except that the cost of any copies of the record as transcribed by the court reporter which are desired by a party to the proceedings shall be paid for by that party.

Upon the conclusion of any hearing, the local liquor control hearing committee shall issue written findings and an order with respect to the evidence presented at the hearing, signed by all members on the prevailing side of the decision and participating in the hearing. A copy of said findings and order shall be delivered as promptly as possible to the Village Manager for transmission to all members of the local liquor control commission, and also shall be sent by registered or certified mail or served personally upon the licensee within five (5) days of the termination of the hearing. If the local liquor control hearing committee determines

that the licensee is guilty of any violation charged, the order shall state the penalty to be imposed upon the licensee. The local liquor control hearing committee may revoke the license of any licensee found guilty of any charges brought before it.

If the license is not revoked, the local liquor control hearing committee may impose any one or any combination of the following penalties:

(a) Suspension of the liquor license for a period not to exceed thirty (30) days.

(b) Require that the licensee and any or all of its employees as designated by the committee (including the authority to designate job types) obtain certification from a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Illinois Public Health Department of Alcoholism and Drug Abuse (DASA) title 77, chapter 10, section 2056 or its equivalent (to be determined by the Palatine Police Department) and obtain a seller's or server's license from the Village Manager as a condition to the continued operation of the establishment.

(c) Require the submission of written procedures, reasonably satisfactory to the local liquor control hearing committee established by the licensee for the training of his employees in proper age identification evaluation.

(d) Require that appropriate signs be posted with respect to age requirements on the premises. This may be in addition to any signs that may be required under section 3-12 of this chapter.

(e) The payment of a fine not to exceed five thousand dollars ($5,000.00) per violation for a first violation within a 12 month period, ten thousand dollars ($10,000.00) for a second violation, and fifteen thousand dollars ($15,000.00) for a third or subsequent violation within a 12 month period.

Any appeal from a decision of the local liquor control hearing committee shall be made in accordance with the Illinois Liquor Control Act shall be based on the record made at the hearing before the Local Liquor Control Hearing Committee.

Twenty-four (24) hours before the commencement of any suspension or revocation, the Police Department shall have the right to post on all entrances to the licensed establishment a notice that the premises is prohibited from selling or delivering alcoholic beverages by order of the Village of Palatine Local Liquor Control Hearing Committee.

(f) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling to a person under the age of 21, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the pay the fine or requests a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with unlawful sale to a person under the age of 21.

(g) In the event that the Mayor or a majority of the Liquor Control Commission has reason to believe that the continued operation of a particular licensed premises will immediately threaten the welfare of the community, the Mayor shall have the power to issue a written order requiring the licensed premises closed for not more than seven (7) days, giving the Licensee an opportunity to be heard during that period by the Local Liquor Control Hearing

Committee.

(h) Any additional section or conditions deemed appropriate by the Local Liquor Control Hearing Committee.

The notice shall be in letters not less than one-half inch high and shall, in the case of a suspension, give the times of the suspension and in the case of a revocation state the exact time which the revocation goes into effect.

The removal of such notice before the suspension ends by any person is prohibited and shall subject the person to a fine of not less than two hundred dollars ($200.00) nor more than one thousand dollars ($1,000.00).

Sec. 3-45. Commission rules.

The local liquor control commission may promulgate such rules of procedure from time to time to govern hearings and other proceedings as it deems appropriate.

Sec. 3-46. Owner of Premises Permitting Violation – Penalty.

If the owner of the licensed premises or any person from whom the licensee derives the right to possession of such premises, or the agent of such owner or person, shall knowingly permit the licensee to use said licensed premises in violation of the terms of this Ordinance, said owner, agent or other person shall be deemed guilty of a violation of this Ordinance to the same extent as said licensee and be subject to the same punishment and restrictions on issuance of any new licenses to the same extent as said licensee.

Sec. 3-47. Acts of Agent or Employee – Liability of Licensee – Knowledge.

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this Ordinance, by any officer, director, manager or other agent or employee of any licensee, shall be deemed and held to be the act of such employer or licensee, and said employer or licensee shall be punishable in the same manner as if said act or omission had been done or omitted by him personally.

Sec. 3-48. Granting Licenses after Revocation; Waiting Period; Discretion.

When any license shall have been revoked for any cause, no license shall be granted to any person for the period of one year thereafter for the conduct of the business of manufacturing, distributing, or selling alcoholic liquor in the premises described in the revoked license unless the revocation order has been vacated, unless relief is given by the Local Liquor Control Commission.

Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire within a Portion of the Arlington Crest Neighborhood

BACKGROUND:
AT&T has applied for a permit to install overhead wire within the Arlington Crest neighborhood. Pursuant to Section 16.20 of the Village Code, the Village Council shall approve any addition of overhead utility line in excess of 2,600 lineal feet to determine if it shall be required to be buried.

KEY ISSUES:

- AT&T proposes to wrap 5,974 feet of small diameter cable around their existing small diameter cable. Approximately every 300 feet in length, they further propose to install a port to connect new customers which would be approximately 4 inches in diameter and one foot long.
- AT&T explored the possibility of burying the new wire instead of placing it overhead. As the majority of the neighborhood is now overhead for power and communication, they request expanding their overhead facilities. The diameter of their existing cable is 1.7 inches in diameter and the new cable they propose to lash around the existing is 0.7 inches in diameter.
- An existing above ground utility box in the Northwest Highway right-of-way, west of Williams Drive, would be modified to support the proposed wire installation.
- The proposed work is in order to provide AT&T's "ultra fast Internet platform with 100% fiber optic cable network".
- The new wire allows for an enhanced online experience with increased speeds, more reliable connection, and expanded bandwith.

ALTERNATIVES:

1. Approve the ordinance granting a variation to AT&T for the installation of aerial wire within a portion of the Arlington Crest neighborhood.
2. Do not approve the variation.

RECOMMENDATION:
It is recommended that the ordinance granting AT&T a variation from the Village Code be approved to allow the installation of aerial wire in excess of 2,600 feet in rear yard easements east and west of Williams Drive, between Northwest Highway and Olive Street, as well as the Olive Street right-of-way west of Warren Avenue.

ACTION REQUIRED:
Motion to approve the ordinance granting AT&T a variation from Chapter 16 of the Village’s Code of Ordinances to allow the installation of an aerial wire in excess of 2,600 feet in rear yard easements east and west of Williams Drive, between Northwest Highway and Olive Street, as well as the Olive Street right-of-way west of Warren Avenue.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Brockway Street Improvement Project

BACKGROUND:
Brockway Street, from Palatine Road to Wood Street, is scheduled to be improved next year using downtown Tax Increment Financing dollars. Funding was identified in the 2019 budget to allow for design engineering and coordination with properties along the corridor.

KEY ISSUES:

- The scope of services include: a topographic survey of the existing site; full-depth pavement cores to verify pavement thickness; soil borings to evaluate groundwater levels and screening for presence of volatile organic vapors; storm sewer televising; conceptual layouts for the proposed improvements; preparation of final engineering plans, specifications, cost estimate and bidding documents; and coordination with Union Pacific Railroad for right-of-entry permits and IDOT for interfacing with Palatine Road.
- Businesses along the corridor will also be consulted when a preferred layout has been identified so we may review the anticipated work, receive their feedback on any potential improvements to consider, and prepare the work to be completed as soon as spring of 2020.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from Bollinger, Lach & Associates for Design Engineering Services for the Brockway Street Improvement Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the Village Manager be authorized to execute the proposal from Bollinger, Lach & Associates for Design Engineering Services for the Brockway Street Improvement Project.

BUDGET IMPACT:
The cost for the proposed work is $59,247.40. TIF Funds have been appropriated in the Capital Improvement Program to accommodate these services.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Bollinger, Lach & Associates of Itasca, Illinois for Design Engineering Services for the Brockway Street Improvement Project in the not-to-exceed amount of $59,248.

Consider an Ordinance Adopting a Recapture for the North Doe Road Water Main Extension

BACKGROUND: The Village of Palatine contracted with Vian Construction to extend the water main from Northwest Highway north to Dundee Road in the North Doe Road Right-of-Way (ROW). The water main extension will benefit the majority of properties on North Doe Road by allowing the ability to connect to the water main.

KEY ISSUES:

- The final construction cost for the water main is $233,624.70.
- The water main installed was a 10 inch as was required for flow and looping. The recapture cost has been reduced in order to reflect the cost to install the minimum size water main allowed (8 inch diameter). The prorated reduction adjusts the recapture cost total cost over the benefiting non-contributing properties to $186,899.76.
- An inflation increment computed at the rate of 1.5% per annum of said apportionment cost will be added to the cost of each recapture for only the first 10 years. This recapture ordinance is proposed to expire 15 years after final construction.
- The start date of the calculation would be the date of passage of this proposed ordinance.
- The beneficiary of the recapture is the Village of Palatine.

ALTERNATIVES:

1. Approve the recapture ordinance.
2. Do not approve the recapture ordinance.

RECOMMENDATION:

Staff recommends approval of the recapture ordinance.

ACTION REQUIRED:

A motion to approve the recapture ordinance for the North Doe Road Water Main Extension.

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

BACKGROUND: From time to time it is necessary to review different sections and chapters of the Village's Code of Ordinances. The Village Attorney and Village Manager just completed such an analysis of Chapter 3 - Alcoholic Beverages and are recommending several changes.

KEY ISSUES: The review of the Code identified changes in the following areas:

- Insurance - Update language and clarification as to the insurance policies that must be held by the establishments with provisions for the Village to be Additional Insured on the policies.
- Ownership Change - Adjust the percentage of ownership change requiring new liquor licenses.
- Application Fee - Increases the application fee for first time applicants from $200 to $250. The level of review and processing of applications has exceeded the existing application fee amount.
- Annual Renewal Payments - Provides for a deadline for annual renewal payments and a late fee for those not meeting deadline. Currently, a deadline would be set and there were no consequences of non-payment and a good deal of staff time was spent chasing payments or bad checks up until the day of or several days before renewal. For the few that don't pay on time, this will off set a portion of the administrative burden.

ALTERNATIVES:

1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

Consider an Ordinance Granting a Preliminary & Final Planned Development and Rezoning from B-2 General Business to Planned Development for the Proposed Journey's Facility at 1140 E. Northwest Highway

BACKGROUND:

The Subject Property, zoned B-2 General Business, contains the Petitioner's facility (Journeys) that operates under an existing Special Use (ORD # #O-141-01) as a shelter and social service provider to the homeless.

The Petitioner recently acquired a vacant triangular property located to the north of the existing Journeys' facility. The Petitioner is proposing to demolish the existing building and construct a new 3-story shelter and supportive housing facility on the roughly 1 acre site through the consolidation of both properties. Therefore, the Petitioner is seeking:

1. **Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing facility; and**
2. **Rezoning from B-2 - General Business District to Planned Development**

KEY ISSUES:

Zoning and Business Operations:

- The Petitioner is requesting to a Preliminary and Final Planned Development to facilitate the proposed development and use. In addition to the current services and uses provided at the existing Journeys' building, the Petitioner intends to expand the scope of services offered at this location to include the following:
    - 1 PADS overnight shelter location (42 beds); and
    - 11 Permanent Affordable Housing Units (residential apartments)
- The new building will accommodate both the current operations and include overnight stays for their clients. The table below identifies the existing and **proposed** operations.

	Current	**Proposed**
Facility Size	Approximately 7,000 sf One-story facility	**Approximately 27,000 sf** **Three-story facility**
Activities and Services Provided	PADS Administration HOPE Center Pathway Housing Readiness Support Services	PADS Administration Hope Center Pathway Housing Readiness Support Services **1 PADS Shelter Location (42 beds); 11 Permanent Affordable Housing Units (apartments)**
Hours of Operation	1st Floor 7:30 AM - 4 PM	**1st Floor 7AM - 7 PM Daily**

	Monday thru Friday	**2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily**
Staff	20 staff (15 full-time 5 part-time)	**28 staff (**15 full-time; **13 part-time)**
Clients	50 Clients per day	**1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents**
Parking	24 parking spots 1 handicap parking spot	**41 parking spots 2 handicap parking spots**
Transportation	1 van 1 mini-bus	1 van 1 mini-bus

- The business plan identifies all of the proposed functions and uses for the new shelter and supportive housing resource center. The Police Department reviewed the proposed plan of operations and made several building security recommendations, which were accepted by the Petitioner. Also, Staff is recommending a condition that the 11 residential apartments participate in the Village crime free multi-family housing requirements.

- The proposed building complies with the setbacks and floor area ratio for the B-2 District.

- The required parking section of the zoning ordinance does not contemplate parking requirements for the proposed use. The Planned Development process allows the Petitioner to establish appropriate parking requirements for the intended use, subject to Staff review and any proposed conditions to address. Based upon the proposed uses, the Zoning Ordinance would recognize the required parking, as follows.

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	8,865	1 per 300	30
2nd Floor	PADS	8,865	1 per 300	30
3rd Floor	Housing	8,865	2 per residence	22
			Total **Provided**	**82** **41**

- A parking variation to allow 41 spaces instead of the required 82 is noted, in conjunction with the Planned Development. Based upon the needs of the clients served and the functionality of the proposed use, Staff believes that the proposed parking is likely sufficient. Also, Staff is recommending a condition that requires the submission of a parking management plan, including tenant leasehold restrictions relative to parking, in a manner acceptable to the Director of Planning and Zoning.

- The dimensions of the drive aisle meet the requirements of the Zoning Ordinance. However, the parking stall lengths do not shallower by 6 inches that the Code

Requirements. Therefore, the parking stalls are proposed to be 18.5 feet in length, instead of the required 19 feet.

- In order to accommodate an adequate emergency vehicle turnaround and access, a cross assess agreement will be required between the Subject Property - JOURNEYS - and the property to the west, Safeguard Properties. The Petitioner is aware of this requirement and has already had initial discussions with Safeguard about this requirement.

Architecture and Signage:

- The proposed building will be constructed of precast concrete panels, with a mixture of brick finish and horizontal siding finish on all sides. The consistency of materials would meet the requirements of the building code.
- The building is 3 stories tall and 40 feet in height. The maximum height in the underlying B-2 district is 45 feet, not to exceed 3 stories. This complies with the restrictions of the underlying Zoning district.
- The plans show a proposed freestanding monument sign at 10 feet tall and 60 square feet, which also complies with Code.

Site Plan and Engineering:

- A new water service for potable and fire service would be extended from the south connecting to the existing water main that currently exists along the frontage of this property.
- As required, the new building will be a fully sprinkled building and the pre-cast building materials are also fire suppressive.
- An offsite sanitary sewer is proposed, which will connect to an existing sanitary line located northeast of the proposed project. This line will be extended through the neighboring USPS property. An easement agreement between Journeys and the USPS will be required. Both parties are aware of this requirement and have already met and discussed these requirements.
- MWRD and IDOT permits shall be required.

ALTERNATIVES:

1. Approve the Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development
2. Do not approve the Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development

RECOMMENDATION:

Public Hearing:	Plan Commission - February 19, 2019
Residents testifying:	None
Vote:	The Plan Commission voted 6-0 to approve this request. Staff completed a technical review of the site and engineering plans and does not have any additional changes or amendments, outside of the proposed conditions. And, the existing uses and activities at Journeys have been functioning, without any identified issues. Nevertheless, the proposed introduction of the new functions is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Motion to approve the proposed Preliminary and Final Planned Development for a 3-story shelter and supportive housing center and Rezoning from B-2 General Business to Planned Development at 1140 E. Northwest Highway.

Consider a Minor Planned Development Amendment to the Providence Planned Development to Allow a Non-Sales Tax Producing Use (Spa)

BACKGROUND:

The Subject Property contains the mixed-use Providence Development. The Providence Development is subject to a Redevelopment Agreement (RDA) which outlined the use of Tax Increment Finance (TIF) funds and required obligations therein in support of this development. Therefore, the Petitioner is requesting approval of the following:

A Minor Planned Development Amendment to allow another non-sales tax generating use (spa) to occupy a tenant space in the Providence building

- In July 2018, the property owner and management representative petitioned the Village Council to assign the redevelopment obligations to the current owner (Palatine Providence Javin Properties LLC) and initially requested to reduce the required 65% sales tax generating uses sales down to 25%. Ultimately, in addition to approving a revised use list, the Village Council approved a Second Redevelopment Agreement Amendment, along with an amended use list for the Providence.

- This amendment maintained the 65% sales tax generating use requirement, but provided that the Village Council may reduce this requirement through the approval of such a use, as either a Special Use or Planned Development Amendment.

- The Petitioner is now working with a spa business that would like to occupy a tenant space in the Providence building. The proposed tenant space was previously occupied by Cornerstone Realty, which was also a non-sales tax producing use. As such, the use is permitted, but Village Council review is required due to the percentage of non-sales tax generating uses within the building. The proposed spa (Pamper Me Spa) would provide head and scalp treatments, in addition to facial and skin offerings. If the proposed amendment is approved, the medical and service uses would remain at 51.54%, the sales tax producing uses would remain at 36.01%, and the remaining 12.45% would be vacant.

- If the proposed use is approved, one vacant tenant space would remain (2,324 square feet), which the property representative is planning for a restaurant.

- With the approval of Evolve Chiropractic, the Providence Building achieved the maximum percentage allowed for non-sales tax generating uses. This was further eclipsed with the Special Use approval for Illinois Bone and Joint Institute (IBJI). After the approval of IBJI, the percentage of sales tax producing uses (restaurants and a portion of the existing spa sales) is 36% (55% of what was required). Additionally, as part of the approval of IBJI, there was a lot of discussion and even compromise by IBJI as it relates to parking and hours of

operation. As IBJI is still in their buildout, the impact of that use has not yet been measured.

- While this is ultimately a policy question for the Village Council, Staff would note that the original 100% sales tax requirement was a significant part of the overall TIF deal. The Village provided $5.6 million in direct TIF assistance as well as provided all the real estate for the project. In exchange for all of this assistance, the sales tax uses was critical.

ALTERNATIVES:

1. Approve the Minor Amendment to the Providence Planned Development to allow a non-sales tax producing spa use.
2. Do not approve the Minor Amendment to the Providence Planned Development allow a non-sales tax producing spa use.

RECOMMENDATION:

Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Action at the discretion of the Council.

Consider an Ordinance Granting a Parking Variation to Permit an Expansion of an Existing Health Club at 345 N. Eric Drive

BACKGROUND:

The Petitioners are proposing a business expansion of an existing fitness and training facility, Ball4Training, within the Subject multi-tenant building. This expansion would increase the Code required parking for this use. Therefore, the Petitioners are seeking:

- **Variation to permit 44 parking spaces, instead of the minimum required 75 parking spaces.**

KEY ISSUES:

- The Subject Property is zoned Manufacturing District. Health clubs are a permitted use in the Manufacturing District, subject to compliance with the minimum parking requirements.

- The Petitioners presently occupy 7,983 square feet for their health club. When the business initially was established at this location, the floorplan and square footage complied with the minimum parking requirements. The business would like to expand into an adjacent vacant tenant space, which increases the total square footage to 10,717 square feet and requires a parking variation.

- The existing hours of operation are 5 AM - 8 PM, with peak hours of 5 AM - 8 AM and 5 PM - 8 PM. There are no proposed changes to the hours of operation.

- The health club offers 6-8 classes a day, as well as one-on-one and private group training appointments. There are approximately 50-70 clients per day with 2 owners and 4-5 trainers. Ball4Training is not a typical health club, in that all of the classes and sessions are scheduled and there are no open gym times or unscheduled events. This provides control over occupancy and use of the training facility.

- The expanded use will provide more space for current classes. There are classes geared towards kids and specific sports teams, which are held in conjunction with the regular fitness classes. Per the schedule and business plan, these classes are held in the early evening, when the other uses in the building are closed.

- The other uses in the building are office and warehouse space, with the exception of Paxem, which is an online consignment business, with limited hours by appointment only (Thursday - Saturday from 11 AM - 4 PM).

- The Petitioners are proposing to occupy a space that was previously used for warehouse space. The change in use from warehouse to service increases the required parking and, therefore, requires a Variation.

- Based on the existing tenants and health club expansion, 75 parking spaces

would be required. In 2017, the subject property received a parking variation of 7 parking spaces to allow Paxem. Therefore, a variation for 24 parking spaces would be required. The table below identifies the tenant space square footage and associated require parking:

User	**Square Footage**	**Parking Required**	**Parking Requirement**
Paxem Retail	1,200	4	1/300
Paxem Storage	1,223	1	1/1000
U.S. Casino Rental and Adrenaline Office Uses	6,582	22	1/300
Warehouse	12,595	13	1/1000
Dock	2,000	0	0
Ball4Training	10,717	36	1/300
	34,317	**75**	**Total Required**
		-44	Total Available
		-7	Previous Variation
		24	**Variation Required**

- As part of the review for this Petition, Staff conducted parking counts on various days, at various times throughout the day. These counts indicated that the peak parking space utilization was 30 spaces (mid-morning), which still left 14 parking spaces open. Based upon the parking analysis Staff completed, and the functionality of the Subject business, Staff believes that the parking can accommodate the proposed expansion of the business.

- As part of the business plan, the building owner has signed and designated 16 parking spaces on the north side of the building for this use and has the capacity to further designate parking areas elsewhere on the Subject Property. Also, in reviewing the existing parking lot and property, Staff identified an area on the east side of the parking lot where 6 additional parallel parking spaces could be added.

ALTERNATIVES:

1. Approve the Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces, based upon a previous parking variation of 7 spaces for another use.
2. Do not approve the Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces, based upon a previous parking variation of 7 spaces for another use.

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RECOMMENDATION:

Public Hearing:	February 26, 2019
Residents testifying:	2 - concerns about parking along south side of Cornell and west of Eric Drive associated with another business. 1 letter expressing concerns about the business doubling in size and recommending a parking lot expansion to the east to alleviate any parking conflicts.
Vote:	The Zoning Board of Appeals voted 7-0 to recommend approval of the request. Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variation of an additional 24 parking spaces to allow 44 parking spaces instead of the minimum required 75 parking spaces at 345 N. Eric Drive.