



VILLAGE OF PALATINE

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

PLAN COMMISSION AGENDA • MARCH 1, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 18, 2022 7:00 PM

III. PUBLIC HEARING

1. Final Planned Development - Carraig Subdivision - 274 and 286 W. Michigan Avenue

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • JANUARY 18, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Absent	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Dec 7, 2021 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Williams, Bettenhausen, Kolososki
ABSENT:	Noonan, Friedman, Fedota

Minutes Acceptance: Minutes of Jan 18, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 1101 E. Dundee Road - Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the Construction of a New Multi-Tenant Building; and 2. A Special Use to Permit a Restaurant, with Drive-Through, as a Tenant in the New Building. - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on January 3rd, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Project Narrative & Menu
2. Planned Development Amendment
3. Special Use & Variation Application
4. Plat of Survey
5. Cross Access Easement
6. Public Notice
7. Park Place Planned Development

Sworn in Petitioner: Mr. Mario Valentini - MRV Architects on behalf of petitioner Kelsi Hall (Hamra Chicago LLC)

Mr. Valentini explains that the request is proposing to construct a new, approximately 4,000 square foot multi-tenant building with an additional 2,450 square foot restaurant and drive-through on the end cap of the new building. The existing building on the property will be demolished once the utilities have been disconnected. Mr. Valentini presents a site plan, a building grading plan showing the intended landscaping and notes that all trash enclosures would be located in the back of the building. He states that the new building materials would coincide with surrounding storefront establishments. A tentative floor plan is presented and he states that floor plans would be finalized once tenants have been established. Mr. Valentini provides further information regarding the construction for the Wendys restaurant and drive thru construction requirements. He also provides information on the parking and access points. He states that Hamra Chicago LLC worked out a cross access agreement with Einstein Bagels which would allow another access point onto Dundee Road. Vehicles could either access east bound Dundee Road through Einstein's property or connect to a full access point to the east and presents drawings for the proposed cross access at Einstein Bagels.

He states that the existing water service will be disconnected and a new service is proposed. Portions of the existing sanitary and storm will be abandoned and new services are proposed. They intend to reuse as much of the existing utilities as possible. He also states that the photometric plan would exceed what the

Village would normally allow.

Mr. Kolososki asks if the signage would be illuminated?

Mr. Valentini states that the signs would be as per the village ordinance.

Mr. Kolososki asks if there will be mechanical equipment on the roof of the new building.

Mr. Valentini states that there would be.

Mr. Kolososki asks if there is any way to eliminate some of the parking spots in lieu of additional landscaping

Mr. Valentini states that final parking would be based on tenant confirmation and there is no intention at this time to eliminate any of the parking.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the proposed project.

STAFF RECOMMENDATION:

RECOMMENDATION:

The proposed building continues the outlot redevelopment along the Park Place Dundee Road frontage. Panda Express and Sonic are examples of recent redevelopments, in this area. Drive through uses are common along Rand and Dundee Roads. The proposed restaurant and drive through comply with the parking and stacking requirements. Although the existing property is angular, the location of the drive through and proposed traffic patterns will function within the surrounding properties and median along Dundee Road. As noted, the cross access agreement will provide a benefit to the subject and surrounding properties. The proposed new multi-tenant building conforms the underlying Planned Development requirements and adheres to the zoning bulk standards. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, pursuant to the following conditions:

1. **The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering Consultants, dated 12/08/21, and business plan, except as such plans may be changed to conform to Village Codes and Ordinances**
2. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**
3. **Parking lot lighting shall be revised in a manner acceptable to the Village**

Engineer.

- 4. IDOT and MWRD permits are required.
- 5. A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.
- 6. The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
- 7. The Special Use shall be granted to Hamra Chicago LLC.

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Bettenhausen made a motion to accept case #19-73 - 2nd by Mr. Kolososki; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to the Village Council on Monday, January 24th, 2022.

Communications:

Mr. Vyverberg states that Village Council did not recommend approval of the Quentin Road apartments.

There will be no meeting on 2/1/2022

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Rodney Bettenhausen, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Williams, Bettenhausen, Kolososki
ABSENT:	Noonan, Friedman, Fedota

Minutes Acceptance: Minutes of Jan 18, 2022 7:00 PM (Approval of Minutes)

V. COMMUNICATIONS

VI. ADJOURNMENT

Minutes Acceptance: Minutes of Jan 18, 2022 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/01/22 07:00 PM

CASE STAFF STATEMENT (ID # 7404)

Final Planned Development - Carraig Subdivision - 274 and 286 W. Michigan Avenue

CASE NUMBER: 21-101

PETITIONER:

Willie Cronin - Blackwater Valley Development, Inc.

LOCATION:

274 and 286 W. Michigan Avenue

PROPOSAL:

Final Planned Development to reinstate the Carraig Subdivision 6-lot single-family residential Planned Development.

ZONING AND LAND USE:

The subject property contains two vacant and unoccupied single-family residential homes. The requested planned development reinstatement would construct six new single-family homes and complete an approximately 200-foot roadway section (Prestwick Street), which would connect Carraig Subdivision and the Arcadia Subdivisions.

SURROUNDING ZONING AND LAND USES:

North:	R-2; Unit 1 Pleasant Hill Estates
South:	R-1; A.C, McIntosh and Company's Plum Grove Farms Subdivision
East:	Planned Development; Arcadia Subdivision
West:	Planned Development; Arcadia West

BACKGROUND:

The Subject Property is approximately 2.75 acres and was initially platted as two single-family residential lots. In 2017, the property was approved for a 6-lot subdivision and Planned Development. The Subdivision incorporated the vacation of the southern half (33 feet) of the Gilbert Road right-of-way and 3 feet of Michigan Avenue, directly south of the Subject Property. Per Code, the Planned Development expires after 3 years without any activity, issuance of a building permit, or extension of the Planned

Development. Therefore, the Petitioner is requesting:

Final Planned Development to reinstate the Carraig Subdivision Planned Development.

ANALYSIS:

Zoning and Site Design

- The Planned Development expired on March 13, 2020. The Petitioner applied to reinstate the Planned Development in order to construct the required infrastructure improvements and complete the 6 single-family homes. In addition to completing the Prestwick Street connection between Arcadia and Arcadia West Subdivisions, the subdivision would create one stormwater detention outlot.
- As previously approved, the lots conform to the R-1B zoning standards. This was a recommended component of the Michigan Avenue Sub Area Plan, which was adopted as a Comprehensive Plan Amendment in 2007. The table below outlines both the lot area and widths for the subdivision and the minimum R-1 B standards:

Lot #	Lot Area	Lot Width
Lot 1	15,599 sf.	100'
Lot 2	15,599 sf.	100'
Lot 3	15,564 sf.	91'
Lot 4	15,573 sf.	91'
Lot 5	16,033 sf.	100'
Lot 6	16,022 sf.	100'
R-1B Standards	14,000 sf.	85'

- The proposed lots conform the minimum setback requirements and bulk standards of the R-1B district. As before, the plans indicate a 10' side yard setbacks and the R-1B District requires a minimum of 10' on a side and a combined total of 25' combined between both sides. The Petitioner is aware of this requirement and will meet the requirements, but wanted flexibility to determine how to achieve the 25' combined setback, based upon the individual home plans. Sheet C10.0 of the engineering plans confirms this compliance.
- A stormwater detention outlot is proposed and is approximately 17,000 square feet.

It is located on the north side of Lots 1 and 2, with access provided through an 18-foot maintenance/access easement, which terminates into Prestwick Street and is located between Lots 3 and 4.

- With the subdivision approval, a 200-foot by 60-foot section of right-of-way ("Prestwick Street") was approved and the new section of roadway will provide access for lots 3-6 and also connect Arcadia Subdivision and Arcadia West Subdivision. Access to Lots 1 and 2 is provided through their frontage along W. Michigan Avenue.

Engineering

- The proposed detention basin manages on-site stormwater. It drains through a structure into the existing 48-inch storm sewer on the north side of the property. The storm sewer ultimately releases into Salt Creek, east of the Arcadia Subdivision.
- With the approval of Arcadia West Subdivision, the detention basin was oversized to potentially accommodate the Carraig Subdivision. With that in mind, the combined developments may exceed the storm water management requirements for the entire neighborhood.
- While the design of the Carraig Subdivision and the detention basins allow for added stormwater storage for the neighborhood, the Village previously took a neutral position on the detention basin requirement. Staff is presently reviewing the Arcadia West basin capacity and determining the feasibility of eliminating this basin, in conjunction with the Subdivision Ordinance requirements. The elimination of the basin could allow the following changes to the overall plans: 1) A Homeowners Association would not be required and will ultimately reduce the maintenance responsibilities and 2) fencing restrictions would no longer be required. This is ultimately a policy decision for the Village Council and the Petitioner's current Petition (as was the previous request) includes on site detention.
- A sidewalk would be installed along Prestwick Street, with a permanent sidewalk added to Michigan Avenue. The continuous would allow pedestrians to continuously walk through to Cedar Street.
- Parkway trees would be planted, pursuant to the Subdivision Regulations. Sewer and water services would extend from existing mains to service the lots.
- The approved subdivision included the vacation of the southern 33 feet of the

unimproved Gilbert Street right-of-way. This complies with the Sub Area Plan recommendations and the Arcadia Subdivisions.

- The northern 3 feet of the Michigan Avenue right-of-way is proposed to be vacated as part of this proposal. This is consistent with the Village's policy of reducing right-of-way widths to 60 feet and mirrors the adjoining developments.

RECOMMENDATIONS:

The proposed subdivision was previously approved in 2017 and complies with the recommendations of the Michigan Avenue Sub-Area Plan. The infrastructure and roadway improvements will align the surrounding subdivisions and complete the residential redevelopment on the north side of W. Michigan Avenue. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

- 1. The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.**
- 2. All future residences shall follow the Village's R-1B zoning standards.**
- 3. No privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.**
- 4. A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions related to the fencing restrictions noted in this recommendation and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations shall be submitted in a manner acceptable to the Village Attorney. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.**
- 5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be**

stricken.

- 6. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.**
- 7. A Public Improvement letter of credit in the amount of \$385,983.40 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a maner acceptable to the Village Engineer.**
- 8. Review fees, based upon the finally accepted EEOC shall be submitted in a manner acceptable to the Village Engineer shall be submitted.**
- 9. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.**
- 11. MWRD, NPDES, and IEPA permits shall be submitted.**

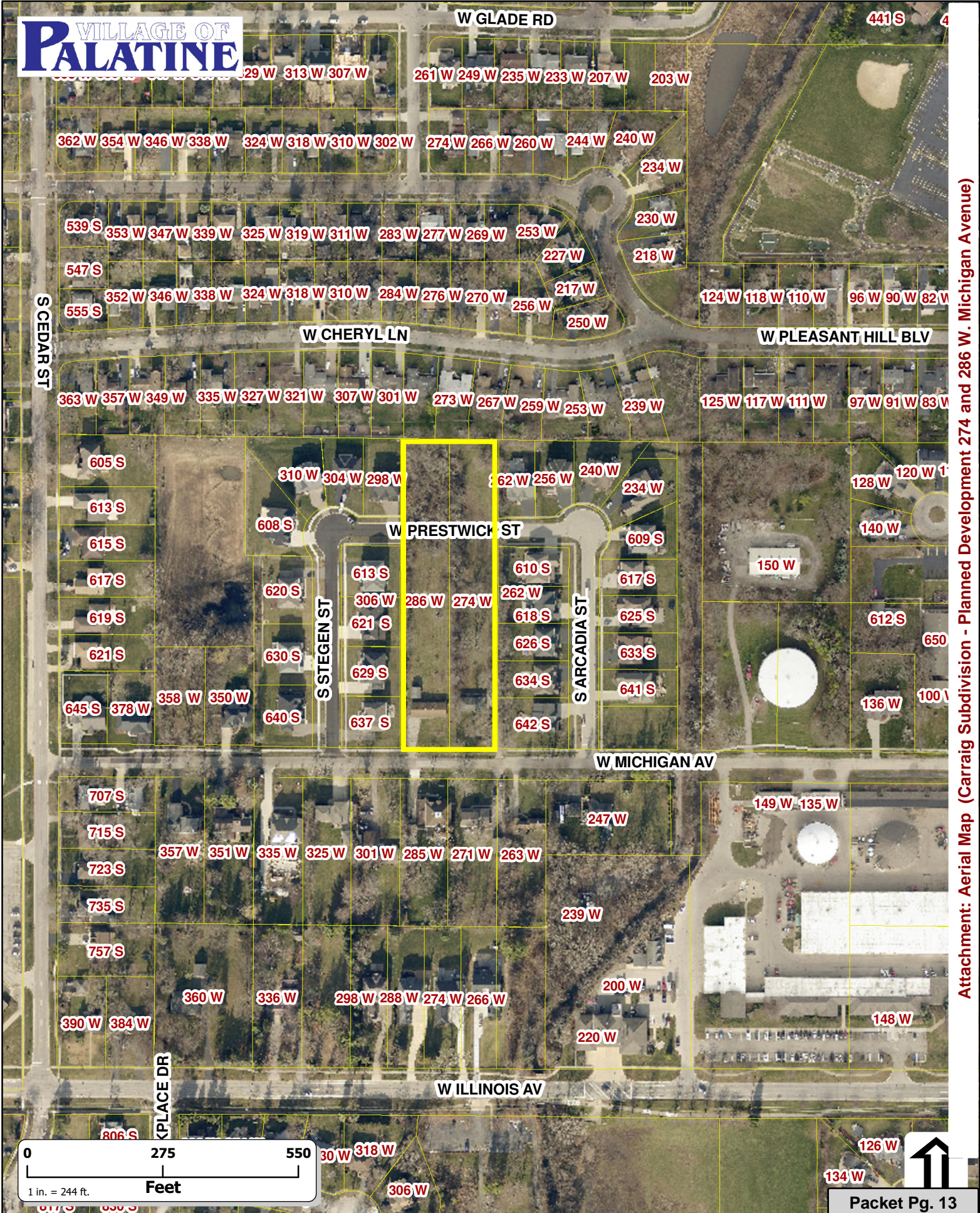
ATTACHMENTS:

- Aerial Map
- Request letter to reinstate
- Proposed Development Description Outline
- Carraig Subdivision - Civil Engineering Plans
- Site Plan Color
- Representational elevations - Sample Home Photos
- Final Planned Development Application
- Plat of Vacation - approved, but unexecuted
- Carraig - Plat of Subdivision - approved, but unexecuted
- Rhee Objection email
- Rhee Objection - CARRAIG
- Albright objection
- Carraig Subdivision - Planned Development - #O-020-17 - 274 & 286 W
- Carraig SUB

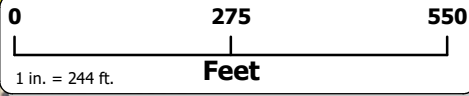
Case Staff Statement (ID # 7404)
Meeting of March 1, 2022

- Plat of Vacation
- Public Notice

Village of Palatine GIS Viewer



Attachment: Aerial Map (Carrig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)



November 18, 2021

Village of Palatine
Engineering Department
200 E. Wood Street
Palatine, IL 60067

Attn: Mr. George Ruppert, P.E.

Re: Carraig Subdivision
274 and 286 W. Michigan Ave.
Palatine, Illinois
GW Job #Z137

Dear Mr. Ruppert:

Our client and our office have been in contact with Mr. Ben Vyverberg regarding the reinstatement of the previously approved Carraig Subdivision. We have reviewed the previously approved civil engineering plans and calculations. The six developable lots that are proposed for this subdivision are nestled within a larger master planned development that was designed and constructed to conform with Village and MWRD ordinances. We would like to complete the development process for this neighborhood. As discussed, we propose to continue to provide the stormwater detention and volume control that was planned for, designed, and originally permitted.

Village stormwater detention requirements are incorporated into the previously approved permit drawings. We are requesting a waiver for any difference that may exist between today's requirements and stormwater detention as shown on the previously approved permit drawings.

We understand that we will be providing updated civil engineering plans with a formal permit submittal, and that these plans will include a revised sanitary sewer connection to the existing sanitary sewer in Michigan Avenue. The preliminary design for the revised sanitary sewer is incorporated into the attached civil engineering drawings. We further understand that revised plans will need to be submitted to MWRD for permit. Also attached is an engineer's opinion of probable construction cost, updated to show these revisions to the sanitary sewer system as well as adjustments for construction pricing increases since our original submittal.

We respectfully request your acceptance of our waiver request.

Please contact us if you need any additional information.

Very truly yours,

GROUNDWORK, LTD.
ARCHITECTS/PLANNERS/ENGINEERS

Marek K. Klonowski, P.E.
Civil Engineering Director

Copy: B. Vyverberg
W. Cronin

Encl.: Civil Engineering Plans
Engineer's Preliminary Opinion of Probable Cost

GROUNDWORK, LTD.
ARCHITECTS / PLANNERS / ENGINEERS
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151 - FAX 847.541.4066
gworkltd@sbcglobal.net



Date: November 18, 2021

Re: Proposed 2.74 AC Single Family Development
Michigan Avenue, Palatine, Illinois

By: Blackwater Valley Development
7510 Oriole Avenue
Chicago, IL 60631

Outline Description of Proposed Carraig Subdivision

The currently proposed development is the same as that previously approved by the Village of Palatine and consists of two (2) lots, totaling 2.74 Acres, commonly known as 274 & 286 W. Michigan Avenue. The proposed project program is intended to combine both existing parcels into the new Carraig Subdivision which would consist of six (6) single-family lots and an area created for the collective Stormwater Management (on-site detention) of the development. The development would include the extension of the W. Prestwick Street Right-of-Way and its appropriate on-site road improvements as well as typical and appropriate limited improvements along the sites Michigan Avenue frontage. No modifications to the previously approved program are contemplated.

The subject site is currently Zoned as R-1 and is located in an area over which the Village currently has a "Sub-Area Plan" (Ord. #0-182-07) in place which recommends rezoning for new development under the R-1B zoning parameters and the Developer seeks to pursue a rezoning to the R-1B District and the plan would be consistent with the R-1B District regulations and the Sub-Area Plan parameters. Each of the six (6) lots is planned to exceed the minimum area and width standards of the R-1B Zoning.

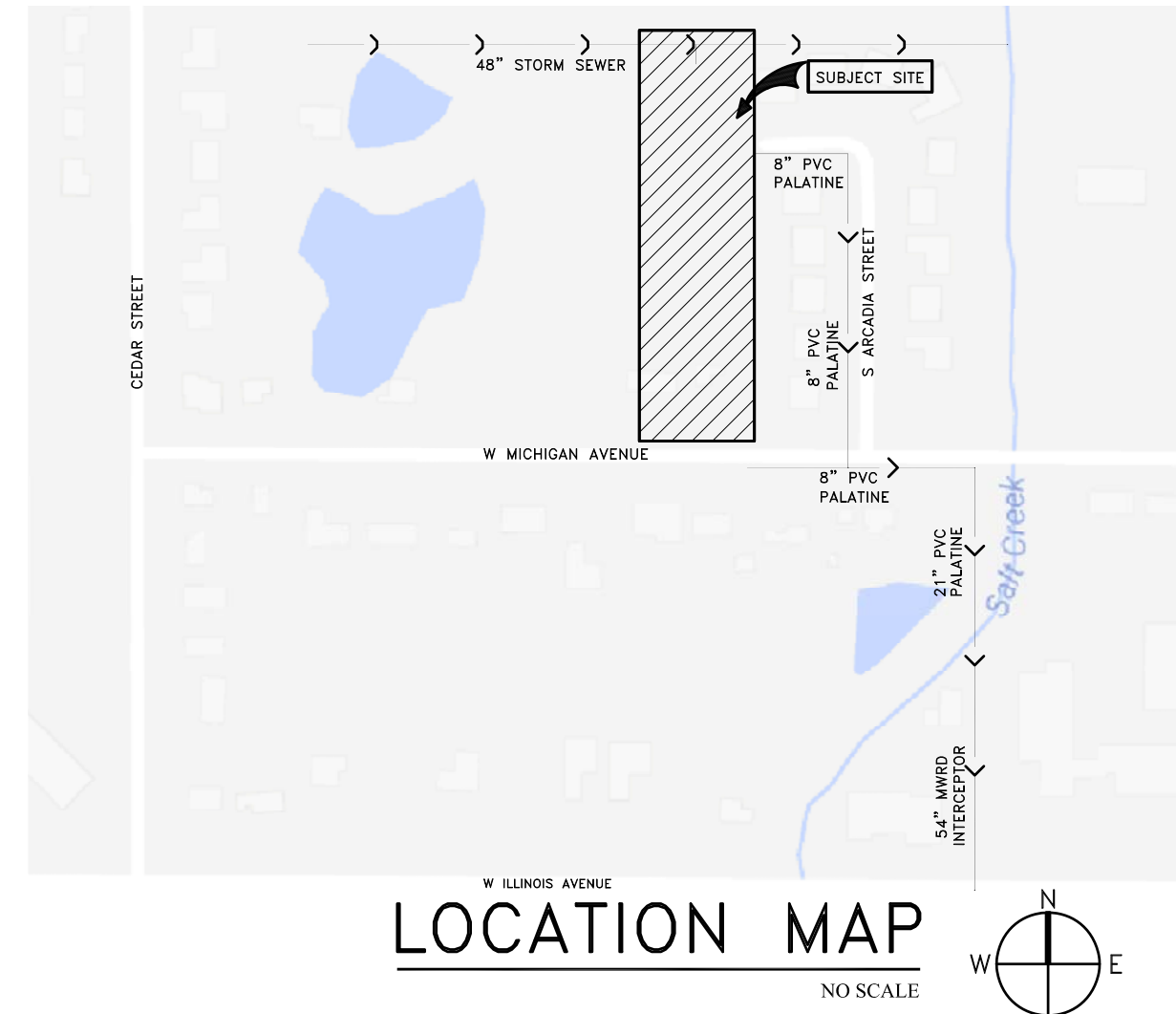
It would be proposed by the Developer that the Village's existing undeveloped 33' wide R.O.W. for "Gilbert Road" north of the property and the abutting existing additional 3' of Michigan Avenue R.O.W. south of the subject property would be vacated and incorporated into the site and the development plan as part of the approval process. These R.O.W. vacations and re-dedications are consistent with the program that has been followed for and with other developments along this section of Michigan Avenue.

ENGINEERING PLAN FOR DEVELOPMENT

274 & 286 W. MICHIGAN AVENUE PALATINE, ILLINOIS

OWNER:

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631



GENERAL NOTES:

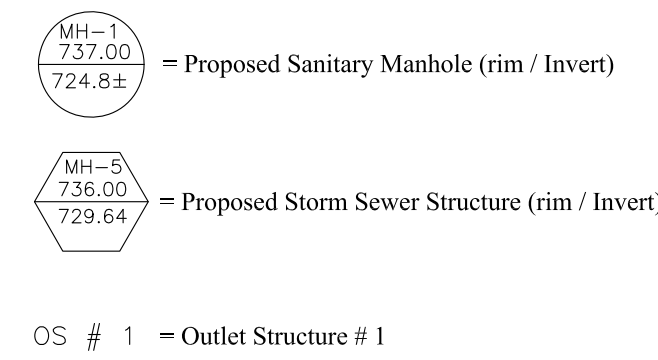
- All work, including the earthwork, paving, water, sewer and underground utility improvements, shall be constructed and tested in accordance with the following Standard Specifications, as applicable, except as modified by these specifications or by the local municipality. These Standard Specifications include, but are not limited to the following:
 - "Standard Specifications for Water and Sewer Main Construction in Illinois", (SSWSMCI) latest edition;
 - "Standard Specifications for Road and Bridge Construction," (SSRBC) and all addenda thereto, as prepared by IDOT (the Illinois Department of Transportation), latest edition;
 - The "Illinois Manual on Uniform Traffic Control Devices" (IMUTCD) as prepared by IDOT, latest edition;
 - the Standard Specifications and construction details and ordinances of the MWRD;
 - American Society for Testing and Materials (ASTM);
 - American Water Works Association (AWWA);
 - Illinois State Plumbing code, latest edition;
 - the Illinois Urban Manual (IUM), as maintained by the Association of Illinois Soil and Water Conservation Districts;
 - the Subdivision and Development Codes / Ordinances, the Standard Specifications and the construction details and notes of the Village of Palatine, as published by the Municipality;
 - Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards; the requirements of the IEPA (Illinois Environmental Protection Agency); and any other applicable codes or ordinances. Contractor to verify additional requirements and standard details directly with the Village prior to construction and incorporate into the project.
- In case of conflict in the ordinances, the Village development ordinance and other Village requirements shall control on site
- The Contractor shall comply with all State and Federal Safety Regulations as outlined in the latest revisions of the Federal Construction Safety Standards (Series 26) and with applicable provisions and regulations of the Occupational Safety and Health Administration.
- Notice shall be given by the Contractor, at least 48 hours prior to commencement of the work, to the following entities:
 - Village of Palatine (847) 359-9049
 - Commonwealth Edison
 - North Shore Gas
 - SBC
 - Groundwork, Ltd. (847) 541-4151
- These contact numbers are provided for convenience purposes only. It is the responsibility of the Contractor to make the proper notification, even if the provided numbers change or become inoperable.
- Electric, telephone, natural gas, cable and other utility companies including the Village of Palatine may have underground and/or overhead service facilities in the vicinity of the proposed work. The Contractor shall be responsible for the location and verification of all existing utilities prior to construction and 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 Contractor shall contact J.U.L.I.E. at (811) or (800) 892-0123 at least 48 hours prior to start of work for utility locations, and shall coordinate all work with any other applicable public utility companies. All other agencies shall also be notified as required. In case of conflict, the Contractor shall contact the Engineer at once.
- Locations of existing underground utilities as indicated on the plans are approximate and are based on existing records and the best available information. The Contractor shall not rely upon the accuracy of the utility information indicated on these plans. Contractor shall field verify all existing utilities (locations, dimensions, elevations, etc.) that are affected by the work prior to the commencement of construction of the improvements and shall be responsible for

- any damage thereto. Contractor shall exercise caution in all locations of existing utilities. Notify the engineer immediately if discrepancies are found.
- Existing information shown on drawing is from the Plat of Survey from information prepared by John M. Henriksen, Surveyor, and is available from Owner. Other topographic and site information is from plans prepared by Spies and Associates, Inc. for plans that were prepared for "Arcadia West" and the "Arcadia Subdivision."
- Contractor shall review geotechnical investigation prepared by Soil Investigation, Itasca, Illinois dated 10/27/2016. Copy of report is available from Owner.
- Existing Conditions are shown as half-toned on the plans.
- All dimensions are to back of curb or edge of pavement unless otherwise noted.
- The work shall be subject to inspection by State and Local Authorities under whose jurisdiction the work falls.
- The Contractor is responsible for obtaining all necessary permits, including from the State, County and Village.
- All areas disturbed by construction shall be restored per Village of Palatine requirements.
- See "Soil Erosion and Sedimentation Control Notes" as part of these plans for additional information.
- The Contractor shall indemnify Groundwork, Ltd., and the Village of Palatine and their agents, from all liability involved with the construction, installation and testing of work associated with this project.
- Errors and omissions in reviewing the plans and or specifications shall not relieve the Contractor from constructing the improvements per Village requirements.
- No material storage / stockpiles within 10' of perimeter lot lines.
- Portable toilet on site shall not be located within 10' of perimeter lot lines.
- Provide lot line staking at 50' intervals.
- Provide construction signs on property, visible from street.
- Provide water tank or water truck for water source during demolition and construction, when needed.

STANDARD LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	Contours			Straw Bale Inlet Protection	
	Sanitary Sewer (Size As Indicated)			Inlet Filter Basket	
	Storm Sewer (Size As Indicated)			Gas Line	
	Watermain (Size As Indicated)			Wood Fence	
	Top of Foundation Elevation	TF XXX.XX		Chain Link Fence	
	Finish Grade Elevation	FG XXX.XX		Wire Fence	
	Spot Elevations			Water Service	
	Power Pole			Sanitary Service	
	Utility Pole			Storm Service	
	Street Light			Silt Fence	
	Utility Crossing			Telephone Line	
	Fire Hydrant with Auxiliary Valve			Electric Line	
	Water Buffalo/Box			Cable TV Line	
	Watermain Valve Vault				
	Gas Valve				
	Electric Manhole				
	Telephone Manhole				
	Catch Basin (Type A)				
	Sanitary Clean Out				
	Sanitary Sewer Manhole				
	Storm Sewer Manhole				
	Storm Sewer Inlet (Type A)				
	Depressed Curb				
	Headwall				
	Flared End Section				
	Deciduous Tree				
	Coniferous Tree				
	Tree to be Saved				
	Tree to be Removed				
	Minor Drainage Route				
	Summit				
	Swale				
	Pond Over Flow				
	Major Flood Route to Pond				

LEGEND



PROJECT BENCHMARK

Provided By: Per Plans by Spies & Associates, Inc.
Source & Job Benchmark:
 Chiseled square on southeast corner of the headwall approximately 75 South of the Public Works Entrance.
 U.S.G.S./ Elevation = 731.71

WARNING



CALL BEFORE YOU DIG
 (48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

NOTE:

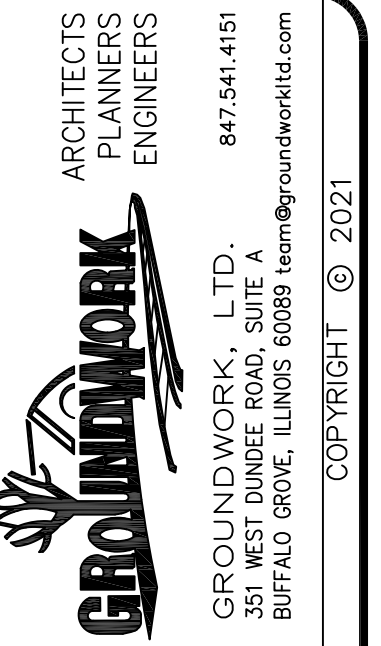
Contractor To Take Special Care To Locate And Avoid Existing Utilities. Engineer Shall Be Notified Of Any Conflict Prior To Construction.

INDEX

LAST REV.	SHEET NO.	DESCRIPTION
11/18/21	C0.0	COVER SHEET
05/01/17	C1.0	DEMOLITION PLAN
01/20/17	C2.0	PAVING PLAN
01/20/17	C3.0	GRADING PLAN
01/20/17	C3.0A	GRADING PLAN ALTERNATE
11/18/21	C4.0	UTILITY PLAN
05/01/17	C7.0	WATER AND SANITARY SEWER PROFILE
11/23/16	C8.0	NOTES
05/01/17	C9.0	DETAILS
05/01/17	C9.1	DETAILS
01/20/17	C9.2	DETAILS
05/01/17	C10.0	EROSION CONTROL PLAN
11/23/16	C10.1	EROSION CONTROL DETAILS

To the best of my knowledge and belief, the drainage of the surface waters will not be changed by the proposed development. If any drainage patterns will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into the public area, or drains approved for the use by the municipal engineer, and such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties.

Groundwork, LTD plans prepared by and/or under the direct supervision of: *Marek Klonowski* 11/18/21
 Marek K. Klonowski
 Licensed Professional Engineer of Illinois
 062-046900,
 Expires : 11-30-21



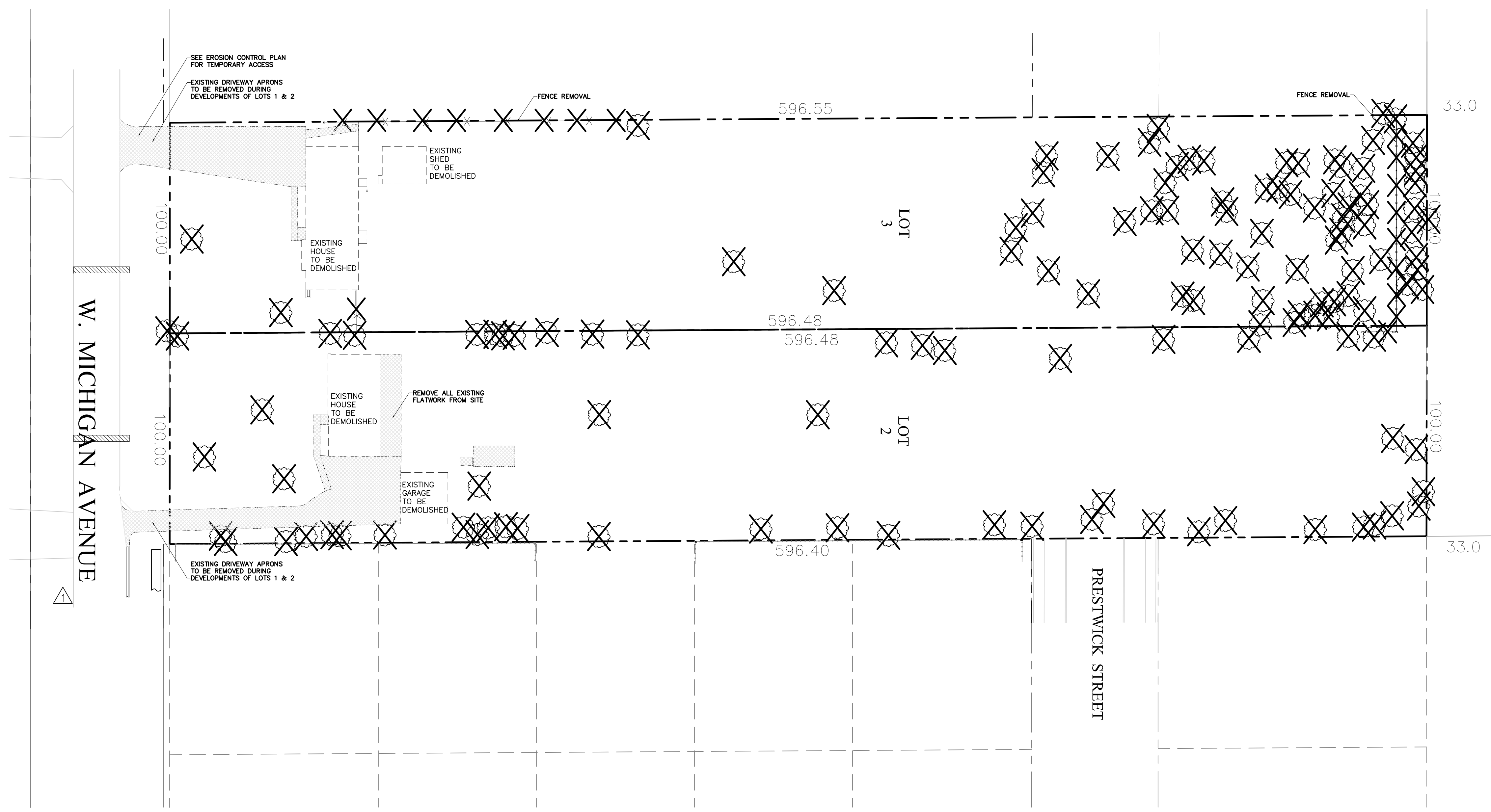
NO	DATE	BY	REVISION / ISSUE
1	11/23/16	RHC	REVISED PER VILLAGE COMMENTS
2	01/20/17	RHC	REVISED PER N. CODIAC SVCD COMMENTS
3	02/03/17	RHC	REVISED PER ILEPA COMMENTS
4	04/26/17	RHC	REVISED PER IAWD COMMENTS
5	05/01/17	RHC	REVISED PER VILLAGE REVIEW
6	11/18/21	RHC	FOR VILLAGE REVIEW

SCOPE DOCUMENTS
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SCALE	AS SHOWN
FILE NAME	COVER SHEET
DATE	JOB NO.
10/03/16	Z137
SHEET NO.	
CO.	



- DEMOLITION NOTES**
1. Remove and cap existing wells and/or septic fields, tanks, etc if any, from site conforming to IEPA and Cook County Department of Health requirements.
 2. Remove all existing structures that are not to be reused from site.
 3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer. Remove all on-site service lines.
 4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
 5. All existing building elements, including foundations, shall be removed from the site.
 6. Remove all trees on site unless specifically noted otherwise.
 7. All abandoned or plugged sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or monitor plug.
 8. Engineer is not aware of any septic on site. Should any septic be found, abandoned tanks shall be filled with granular material or removed.

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2	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
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DRAWN BY RJT	SCALE AS SHOWN	FILE NAME
DATE 10/03/16	JOB NO. Z137	
SHEET NO.		

G1.0

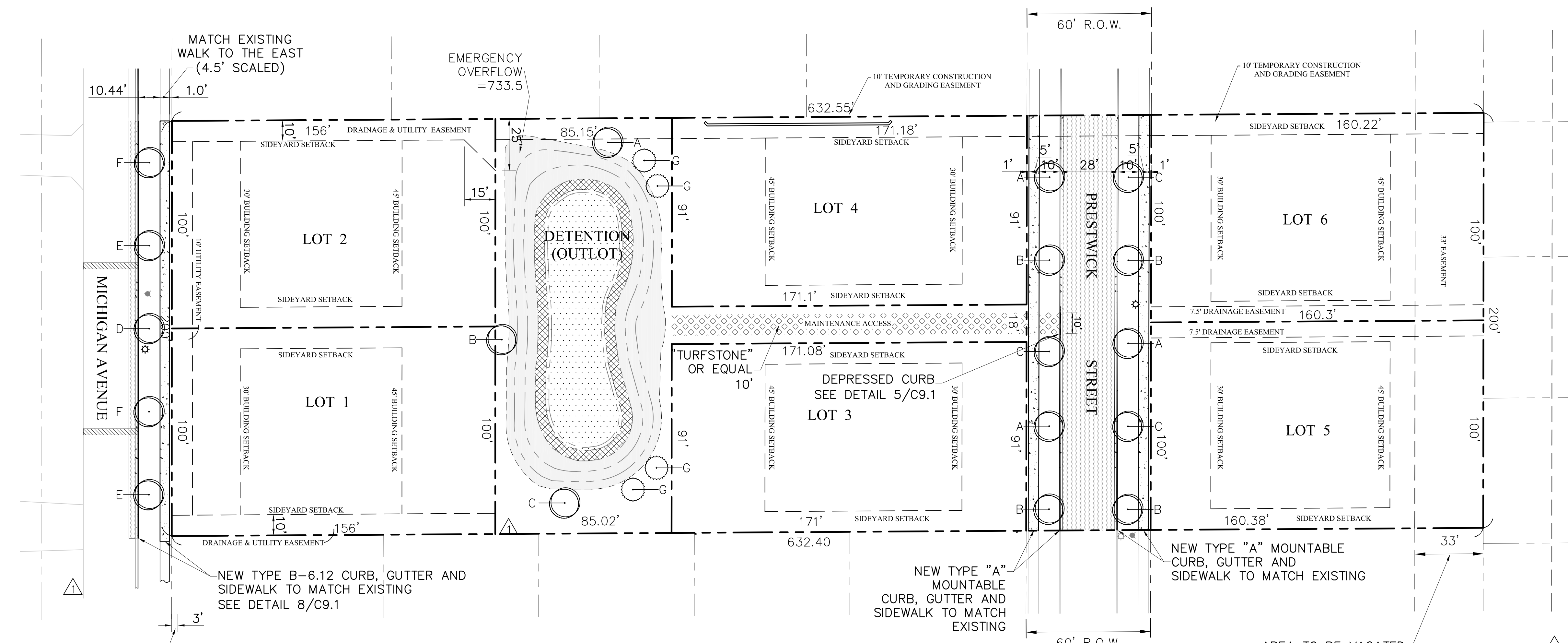
LEGEND

EXISTING OLD PAVEMENT TO BE REMOVED

TREE/FENCE REMOVAL

0 15 30 60
1:30
W
S N
E

ARCADIA SUBDIVISION
RECORDED JUNE 10, 2013
AS DOCUMNET #1316144091



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

LEGEND

- PROPOSED CONCRETE WALK (4" THICK)
- PROPOSED BITUMINOUS PAVEMENT—HEAVY DUTY —SEE DETAIL 6/C9.1
- "TURFSTONE"
- VOLUME CONTROL AREA EMERGENT LIVE PLANTING. —SEE DETAIL 2/C9.0
- EMERGENT SEEDING —SEE DETAIL 2/C9.0
- WET PRAIRIE/PRAIRIE SEEDING —SEE DETAIL 2/C9.0
- DEPRESSIONED CURB

STREET TREE KEY

- A = 2-1/2" STATE TREE MAPLE
- B = 2-1/2" AMERICAN SENTRY LINDEN
- C = 2-1/2" CRIMSON KING MAPLE
- D = 2-1/2" HEDGE MAPLE
- E = 2-1/2" AMUR MAPLE
- F = 2-1/2" TARARIAN MAPLE
- G = 6"-0" BLUE SPRUCE

SCALE: 1:30

0 15 30 60

W
S N
E

- PAVING NOTES:**
- Contractor shall review geotechnical information as listed on the cover page.
 - All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
 - Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards
 - All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
 - The minimum structural number for all pavement design shall be 3.5.
 - The pavement section designs indicated are minimum values only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the project's Soils Engineer and / or the project's Structural Engineer.
 - Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate site access. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
 - Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
 - Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
 - Pavement sections to be as follows:
 - Prestwick Street pavement section shall be:
 - 1-1/2" bituminous surface course, Superpave, Mix C, N50
 - 2-1/2" bituminous binder course, IL-19, N50.
 - 13" CA-6 base course, Grade 8 or 9.
 - Sidewalks for all lots to be completed during development, respectively.
 - Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
 - Protect existing off-site areas, including fencing.
 - Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
 - Direct buried cables placed under pavement shall be sleeved.
 - All signs including installation shall comply with the MUTCD standards.
 - See Plat by others for other general Site Easement information and requirements.
 - Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
 - Parkway is to be replaced with sod and 6" topsoil.
 - Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

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PAVING PLAN

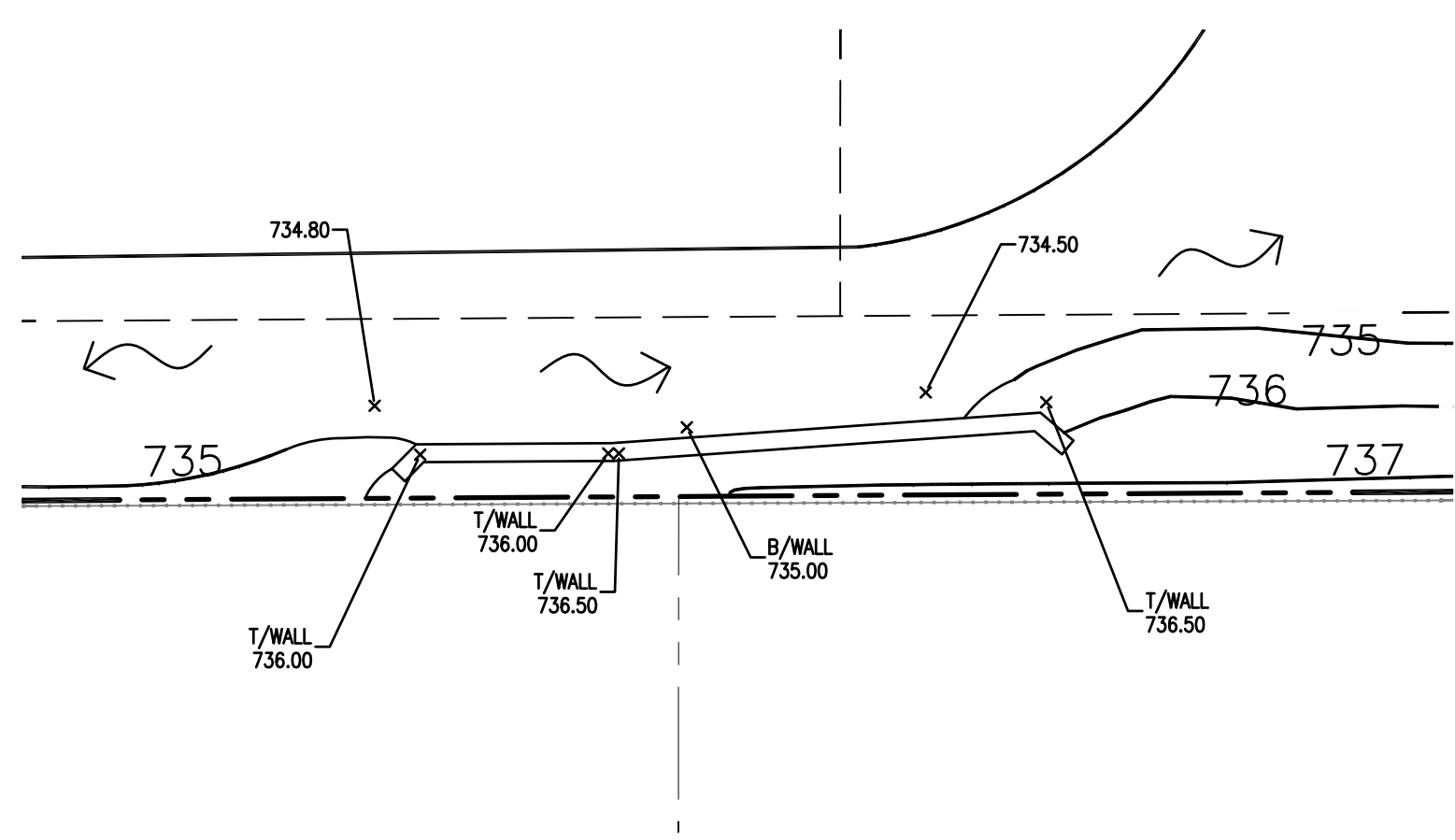
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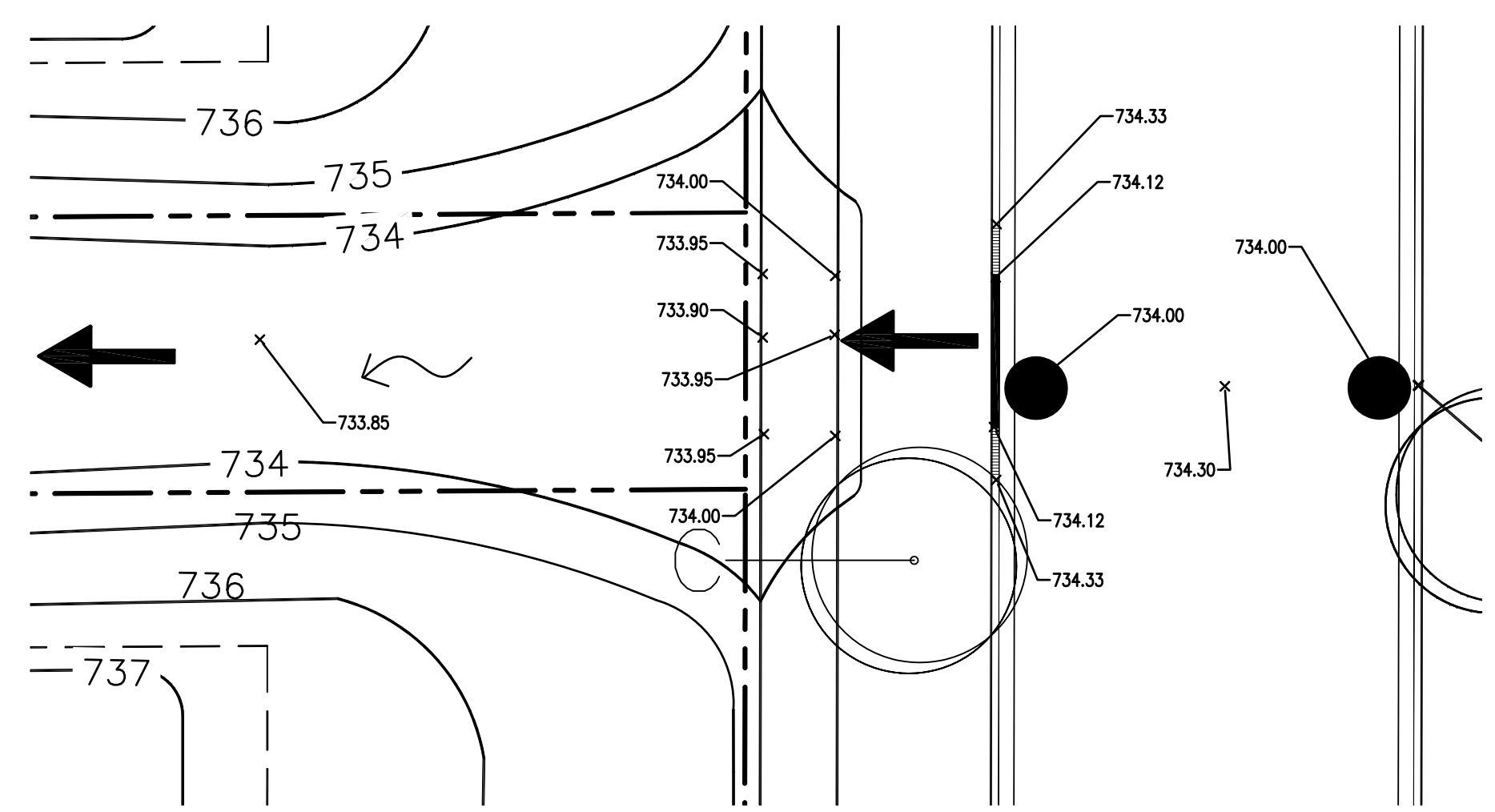
DATE: 10/03/16

JOB NO.: Z137

SHEET NO.: C2.0



2 ENLARGED PLAN - GRADE TRANSITION
SCALE: 1" = 10'



1 ENLARGED PLAN - MAINTENANCE ENTRANCE
SCALE: 1" = 10'

- GRADING NOTES:**
- Contractor shall review geotechnical information as listed on the cover page.
 - Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
 - Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according to ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
 - Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
 - Storm structure rim elevation at curbs refer to flow line elevation.
 - Final grading shall match existing grades at all property lines unless approved otherwise by and with Village Engineer (see Sheet C3.0A).
 - Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
 - Maximum side yard slope shall be 10%.
 - Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
 - Coordinate final individual lot grading with final house designs for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
 - Provide grading for positive drainage with in buildable area.

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ENGINEERS**

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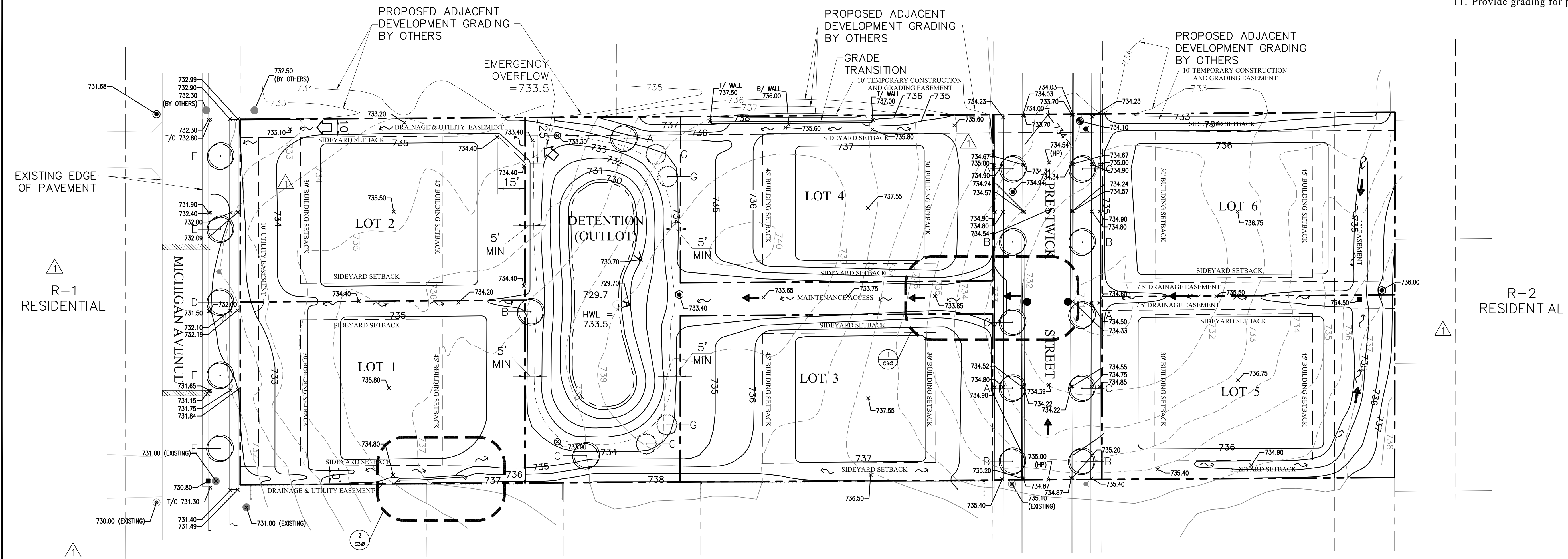
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DRAWN BY	SCALE	AS SHOWN	FILE NAME
RJT	AS SHOWN		
DATE	SCALE	AS SHOWN	FILE NAME
10/03/16			Z137
SHEET NO.			

GRADING PLAN

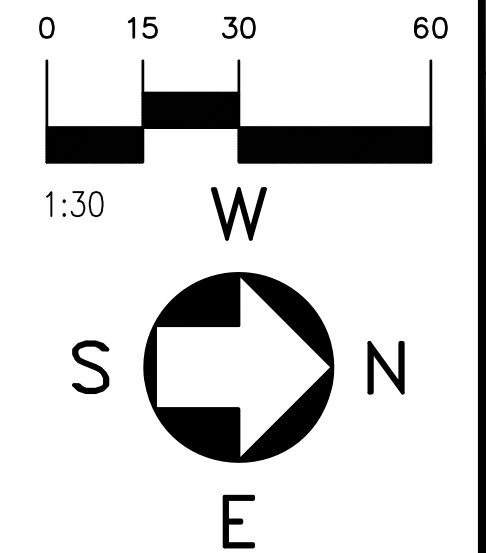
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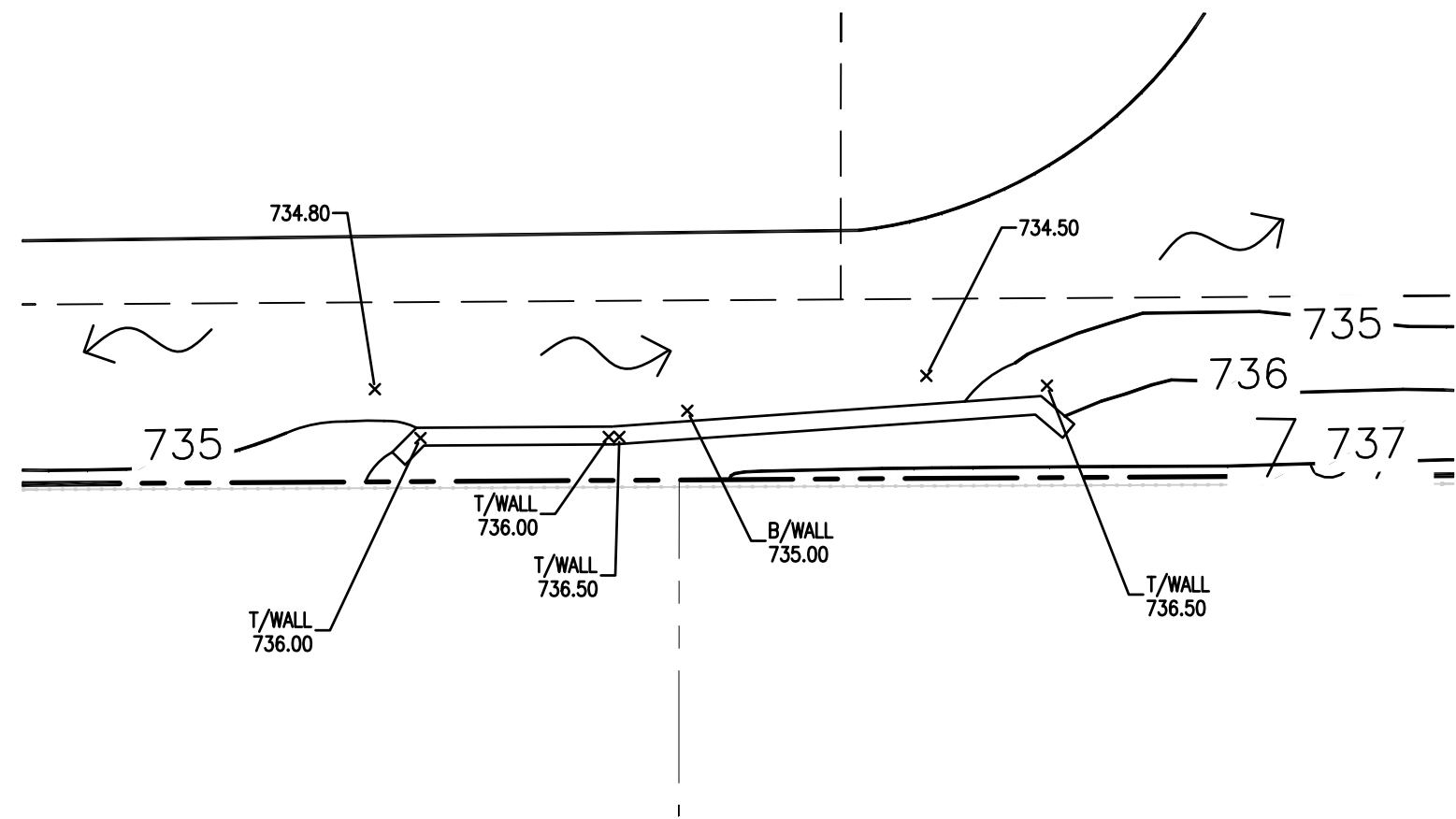
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LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

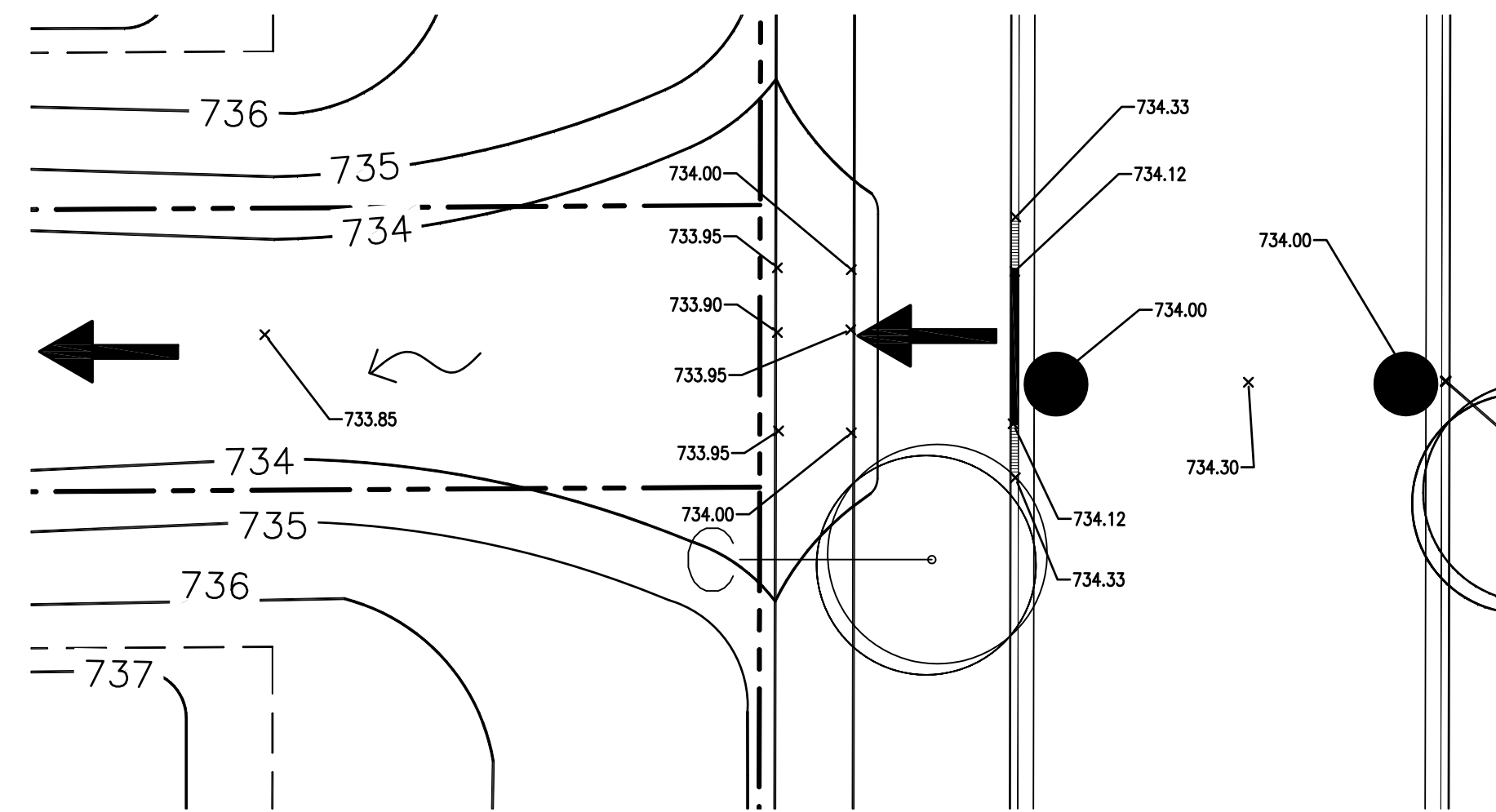
R-1
RESIDENTIAL
PUD



ALTERNATE



2 ENLARGED PLAN - GRADE TRANSITION
SCALE: 1" = 10'



1 ENLARGED PLAN - MAINTENANCE ENTRANCE
SCALE: 1" = 10'

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 - Provide grading for positive drainage within buildable area.

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DRAWN BY: RJT
CHECKED BY: []
DATE: 10/03/16
SHEET NO. []

SCALE: AS SHOWN
JOB NO. Z137

GRADING PLAN ALTERNATE

C3.0A

R-1 RESIDENTIAL

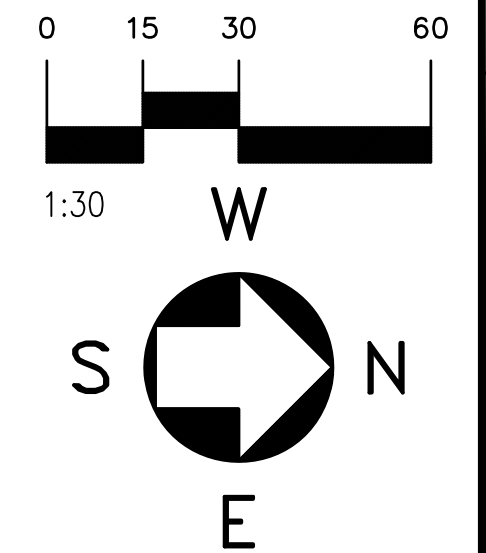
R-1 RESIDENTIAL PUD

R-2 RESIDENTIAL

R-1 RESIDENTIAL PUD

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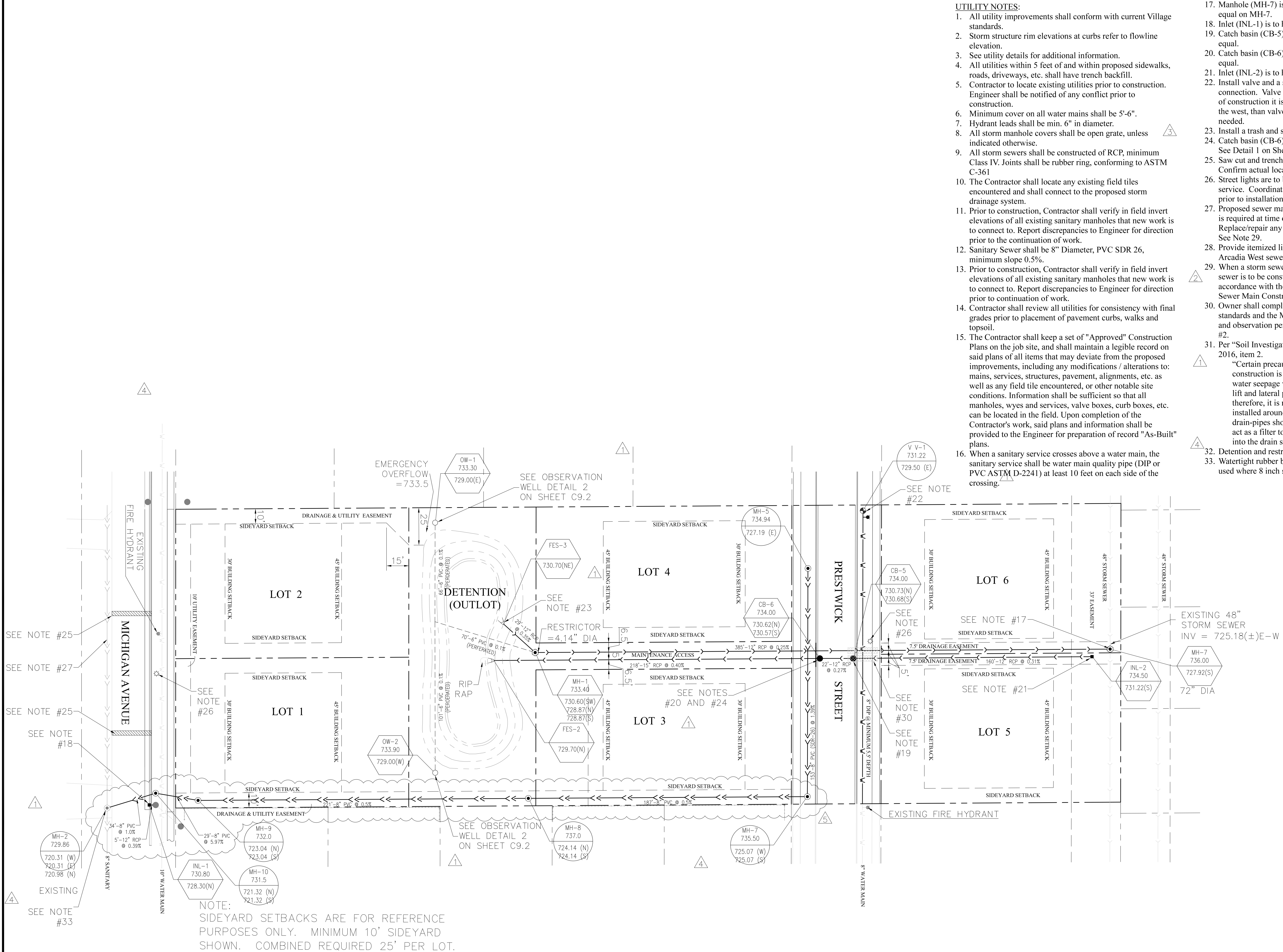
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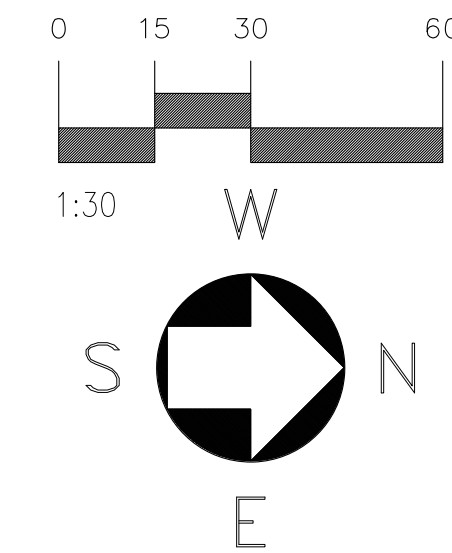
UTILITY NOTES:

- All utility improvements shall conform with current Village standards.
- Storm structure rim elevations at curbs refer to flowline elevation.
- See utility details for additional information.
- All utilities within 5 feet of and within proposed sidewalks, roads, driveways, etc. shall have trench backfill.
- Contractor to locate existing utilities prior to construction. Engineer shall be notified of any conflict prior to construction.
- Minimum cover on all water mains shall be 5'-6".
- Hydrant leads shall be min. 6" in diameter.
- All storm manhole covers shall be open grate, unless indicated otherwise.
- All storm sewers shall be constructed of RCP, minimum Class IV. Joints shall be rubber ring, conforming to ASTM C-361
- The Contractor shall locate any existing field tiles encountered and shall connect to the proposed storm drainage system.
- Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to the continuation of work.
- Sanitary Sewer shall be 8" Diameter, PVC SDR 26, minimum slope 0.5%.
- Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to continuation of work.
- Contractor shall review all utilities for consistency with final grades prior to placement of pavement curbs, walks and topsoil.
- The Contractor shall keep a set of "Approved" Construction Plans on the job site, and shall maintain a legible record on said plans of all items that may deviate from the proposed improvements, including any modifications / alterations to: mains, services, structures, pavement, alignments, etc. as well as any field tile encountered, or other notable site conditions. Information shall be sufficient so that all manholes, wyes and services, valve boxes, curb boxes, etc. can be located in the field. Upon completion of the Contractor's work, said plans and information shall be provided to the Engineer for preparation of record "As-Built" plans.
- When a sanitary service crosses above a water main, the sanitary service shall be water main quality pipe (DIP or PVC ASTM D-2241) at least 10 feet on each side of the crossing.

- Manhole (MH-7) is to have a "Neenah" R-4342 grate or equal on MH-7.
- Inlet (INL-1) is to have a "Neenah" R-3278-A grate or equal.
- Catch basin (CB-5) is to have a "Neenah" R-3270 grate or equal.
- Catch basin (CB-6) is to have a "Neenah" R-3390 grate or equal.
- Inlet (INL-2) is to have a "Neenah" R4340-B grate or equal.
- Install valve and a stub from valve vault to facilitate future connection. Valve is to be "East Jordan" or equal. If at time of construction it is found that the watermain is existing to the west, than valve vault, valve and fire hydrant are not needed.
- Install a trash and safety grate on flared end section (FES-3).
- Catch basin (CB-6) is required to have a removable hood. See Detail 1 on Sheet C9.1.
- Saw cut and trench for sanitary service to lots 1 and 2. Confirm actual location at time of construction.
- Street lights are to be a minimum of 4'-0" from utility service. Coordinate location of water main with street light prior to installation of either.
- Proposed sewer main for Arcadia West. Provide new if main is required at time of construction of lots 1 and 2. Replace/repair any driveway apron and parkway as required. See Note 29.
- Provide itemized line item list for separate bid of proposed Arcadia West sewer main.
- When a storm sewer crosses above a watermain, the storm sewer is to be constructed with watermain quality in accordance with the Standard Specification for Water and Sewer Main Construction in Illinois.
- Owner shall comply with all recommendations of ASTM standards and the MWRDGC as it regards to the monitoring and observation period of on-site observation wells #1 and #2.
- Per "Soil Investigations" report #22311 dated October 27, 2016, item 2.
 - "Certain precautions will be required if a basement construction is contemplated with respect to surface water seepage which could later result in hydrostatic up lift and lateral pressure in walls (time element), therefore, it is recommended that a perimeter drain be installed around the entire exterior of the basement. The drain-pipes should be covered with filter sock which will act as a filter to prevent the migration of clay particles into the drain systems."
- Detention and restrictor is for local detention.
- Watertight rubber boots conforming to ASTM C923 shall be used where 8 inch sanitary sewers enter existing manholes.



NOTE: SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.



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6	11/19/21	MHC	FOR VILLAGE REVIEW

SCOPE DOCUMENTS
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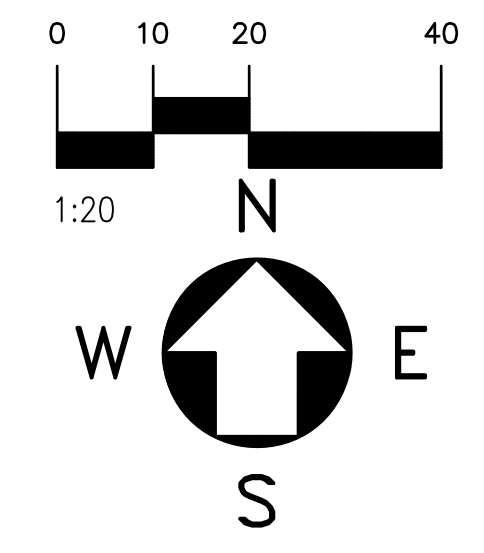
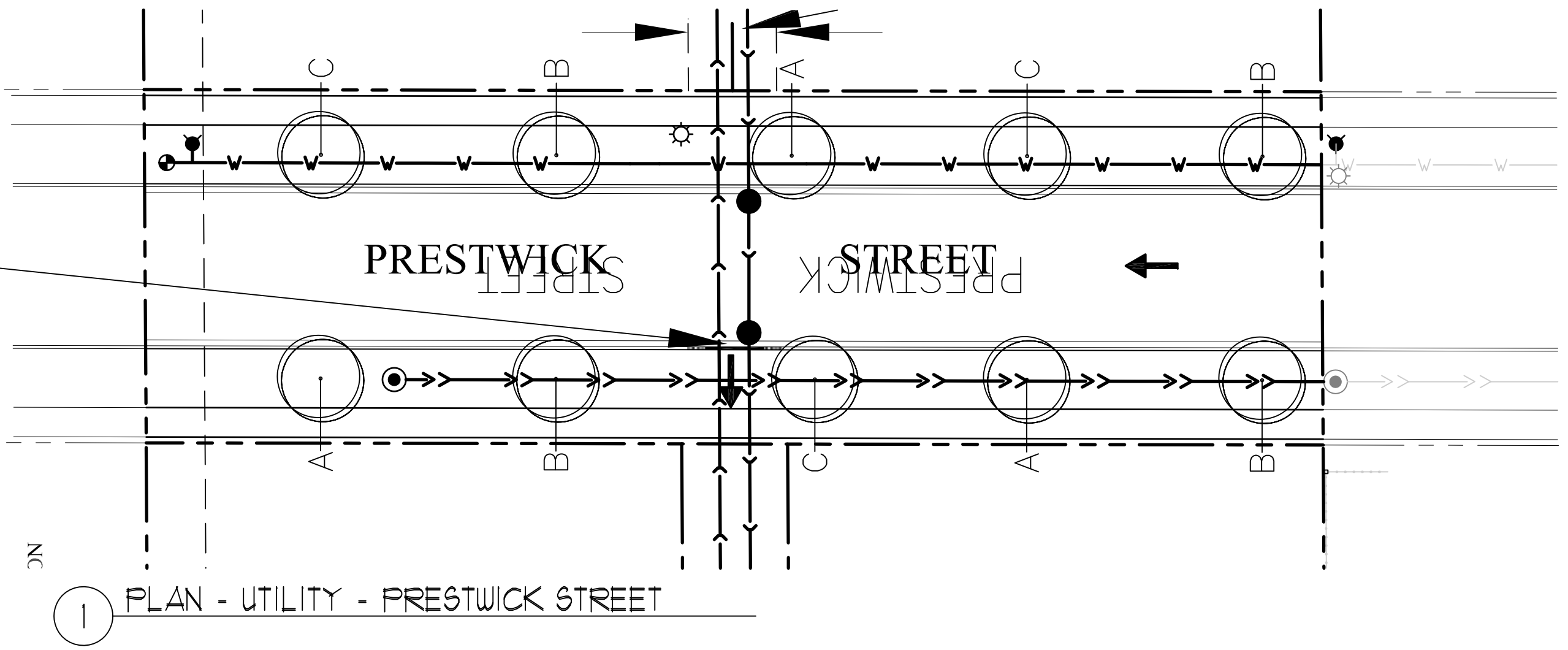
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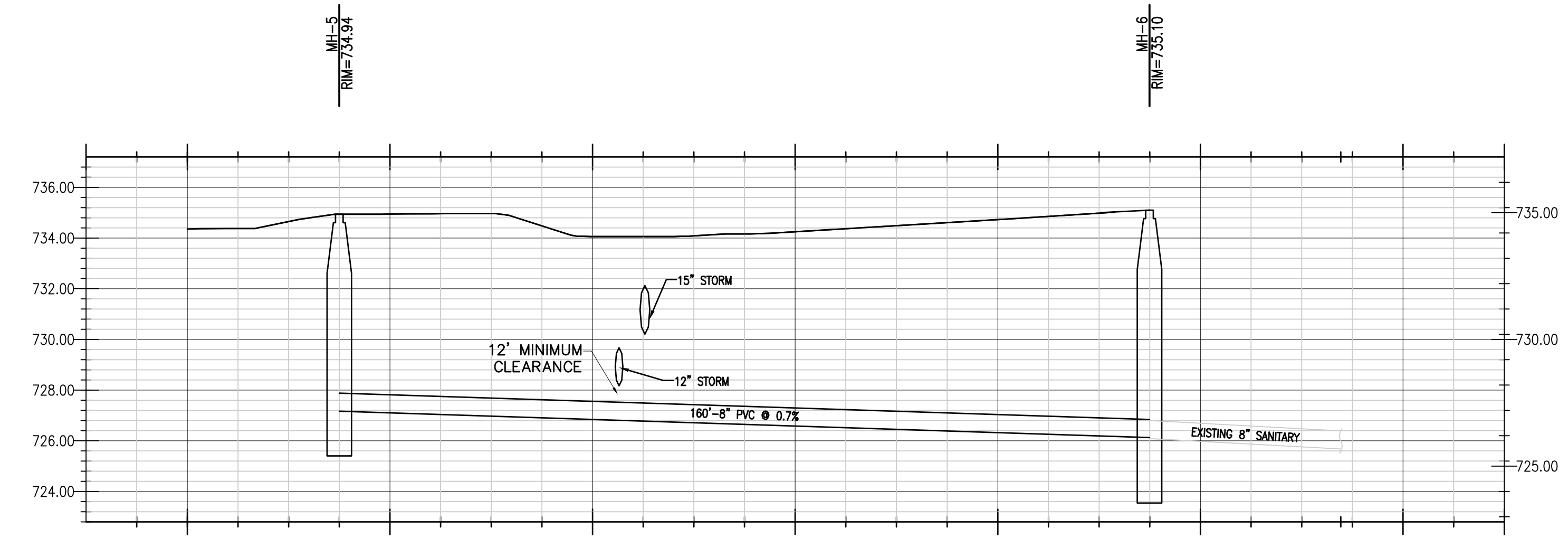
BLACKWATER VALLEY DEVELOPMENT, INC.
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CHICAGO, ILLINOIS 60631

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SCALE	FILE NAME
DRAWN BY RJT	CHK'D BY
DATE 10/03/16	JOB NO. 2137
SHEET NO.	

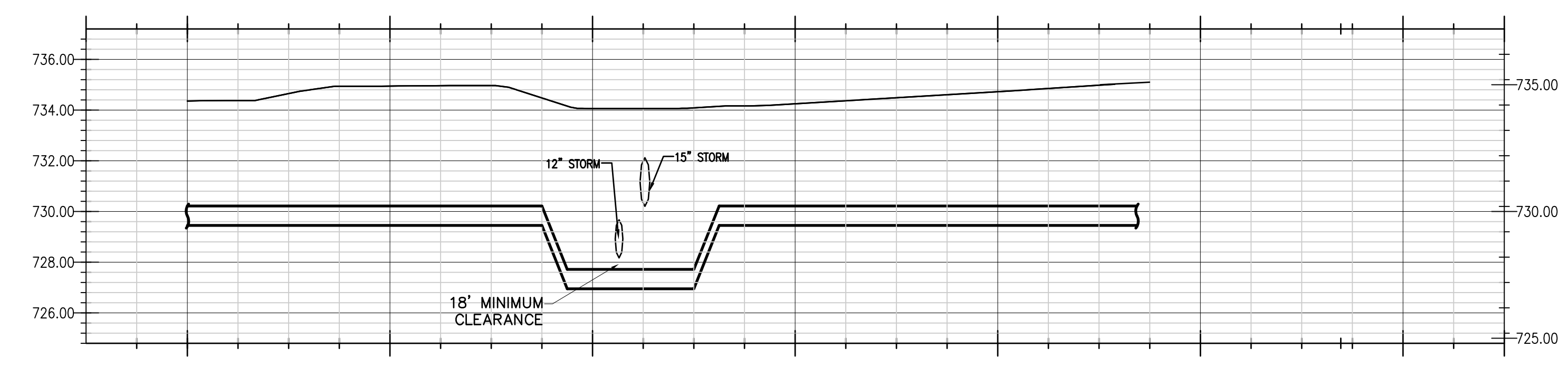
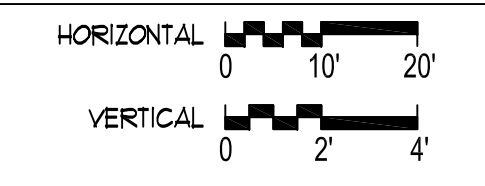
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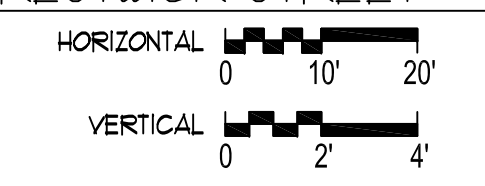
1 PLAN - UTILITY - PRESTWICK STREET



3 PROFILE - SANITARY - PRESTWICK STREET



5 PROFILE - WATER - PRESTWICK STREET



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3	05/01/17	MHC	REVISED PER MWRD COMMENTS

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7510 ORIOLE AVENUE
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SCALE	AS SHOWN
WATER AND SANITARY SEWER PROFILES	FILE NAME
DATE	JOB NO.
10/03/16	Z137
SHEET NO.	

C7.0

GENERAL NOTES - ALL TRADES

- The Standard Specifications listed on the cover sheet, these construction plans, the special provisions, general conditions and subsequent details are all to be considered as part of the Contract Documents. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- The Contractor shall be responsible for obtaining all required permits for construction along or across existing streets.
- Contractor shall make arrangements for the proper bracing, shoring and other required protection of all roadways before construction begins. Contractor shall be responsible for any damage to streets; roadways; driveways; associated structures; etc. and shall make repairs as necessary to the satisfaction of the Village Engineer and Owner.
- The Contractor shall not install any sanitary sewer pipe or structures until Contractor has a copy of the permit and permit drawing issued by the appropriate reviewing authorities.
- All requests for clarification or additional information relative to: construction methods; items; equipment; etc. prior to bidding shall be directed to the Engineer who will furnish in writing such information or clarification required.
- Any discrepancies or conflicts on the plans, quantities, or specifications, discovered by the Contractor, either prior to or after the award of the contract shall be brought to the Engineer's attention before work is begun so that the proper corrections can be made.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed. The scope of work is as shown on the plans and as reasonably inferable therefrom to provide an appropriate installation.
- Contractor shall be responsible for reviewing all site conditions in order to determine all take-offs and shall estimate all quantities required for full execution of their work. Contractor shall not rely upon civil engineering estimates as a basis of their bid. The lump sum amount shall be for the complete project. No claims for extra work will be recognized unless ordered in writing by the Owner.
- All work performed under this contract by any Contractor and/or Subcontractor shall be guaranteed to the Village of Palatine and Owner against all defects in materials and workmanship, of whatever nature, by the Contractor and its Surety for a period of twenty-four (24) months after the date of final acceptance of the work by the Village of Palatine, other applicable governmental agencies, and the Owner.
- The Contractor, by using these plans for his work, agrees to indemnify and hold harmless the Owner, Groundwork, Ltd. (the Engineer), and the Village of Palatine, their employees and agents, etc., while acting within the scope of their duties from and against any and all liability, claims, damages, and the cost of defense arising out of the Contractor's or Subcontractor's performance of the work described herein, but not including the sole negligence of the Owner, his agents, the Engineer, his employees and agents. Every Contractor and Subcontractor shall provide all required insurance to the limits required by the Owner and Village of Palatine prior to the start of construction and shall name the Owner, the Village of Palatine, Groundwork, Ltd., and its employees and agents, and as additional insured.
- Prior to commencement of construction, the Contractor shall verify all dimensions, elevations and conditions affecting their work with the actual conditions at the job site. If there are any discrepancies from what is shown on the construction plans, Contractor shall immediately report same to the Engineer before doing any work, otherwise the Contractor assumes full responsibility. In the event of disagreement between the construction plans, Standard Specifications and/or special details, the Contractor shall secure written clarifications from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such clarification, the Contractor will be considered to have proceeded at his own risk and expense. Commencement of work shall indicate acceptance of existing conditions as both suitable and acceptable for successful completion of work. In the event of any doubt or question arising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way as may be shown on the plans are according to available records. All information pertaining to the location and elevations of underground facilities is approximate and is included for the convenience of the Contractor. The Contractor, at his own expense, shall be responsible for furnishing all labor and material to verify and substantiate the actual locations and elevations of these facilities and for their protection from damage due to construction. The Engineer and Owner assume no responsibility whatever to the sufficiency or accuracy of the information shown on the plans relative to the location and elevations of the underground facilities, nor the manner in which they are to be removed or adjusted. The Contractor shall obtain from the respective utility companies detailed information relative to the location and elevation of their facilities and the working schedules of the utility companies for removing or adjusting them. It shall be the Contractor's responsibility to notify all utility companies of the construction schedule. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer immediately so that the conflict may be resolved. If the Contractor damages existing utilities, Contractor shall pay the cost of repair.
- Pre-construction meetings shall be arranged through the Village of Palatine Engineering and Public Works Department.
- The Contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to beginning work.
- The Engineer and Owner are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs, or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the Contract Documents and specifications.
- Safety of Work:** Each Contractor and Subcontractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. Each Contractor and Subcontractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
 - All employees on the work and other persons and organizations who may be affected thereby;
 - All the work and materials and equipment to be incorporated therein, whether in storage on or off the site; and
 - Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities and underground facilities not designated for removal, relocations or replacement in the course of construction.
- Special attention is drawn to the fact that the Standard Specifications requires the Contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the Contractor.
- The construction of this project requires the Contractor to coordinate work shown on this drawing with that of all other trades. The Contractor shall be responsible for any changes resulting from conflicts with other trades and work. In the event of any conflicts the Contractor shall immediately notify the Owner or their representative in writing for clarification before proceeding.
- Unless indicated otherwise in the Owner's bidding documents, the Contractor shall, at his expense, employ a licensed surveyor to establish elevation, line and grade for the proposed work.
- Before beginning construction, the Contractor and each Subcontractor shall verify all elevations and the line and grade stakes. If there are any discrepancies from what is shown on the plans, they shall be reported immediately to the Engineer before doing any work, otherwise the Contractor and Subcontractor assumes full responsibility. No work shall begin/continue until the discrepancy is resolved.
- It is understood by the Contractor that the Owner shall not be responsible for the accuracy of marks made or stakes set. The Contractor shall be responsible for proper protection and continued accuracy of the marks or stakes after being set. All work shall be constructed at the elevations given on the plans attached and specified thereon. Any mistakes or errors arising from tampering with or the removal of marks or stakes shall be corrected by the Contractor at no additional expense to the Owner. The Contractor shall be provided by Owner with an AutoCAD disk of the site, showing the proposed improvements.
- The Contractor or Owner shall hire an Illinois licensed Soils Engineer who will supervise and certify that all roadways are constructed in accordance with the Village of Palatine's requirements or Specification "Field Quality Control Procedures for Pavement Area Subgrade" or recommendations of the project soils report as listed on the cover page
- The Contractor will be responsible for ensuring that all unsuitable materials are removed, all structural fill materials are properly placed and compacted, all pavement subgrades are properly prepared, proof rolling sub-grades and base courses, and ensuring that all water retaining embankments are properly constructed.
- All independent testing to be paid for by the Owner. Testing to be at the discretion of the Village.

- Any items that are not specifically shown on the plans or in the summary of quantities but can reasonably be interpreted to be included in the work described shall be incidental to the cost of the contract.
- The Contractor shall refer to landscape plans for complete information regarding planting locations.
- Definition of terms:
 - The Contractor is the individual, firm, partnership or corporation contracting with the Owner for performance of the prescribed work.
 - The Owner is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
 - The Engineer where specifically referred to in the Special Provisions shall be the Owner's representative.
 - The Village is the Village of Palatine.
- The Contractor shall be responsible for the installation and maintenance of: all necessary signs, traffic control devices, barricades, fences, warning devices, equipment, personnel, etc. to inform and protect the public during all phases of construction. Barricades and warning signs shall be provided in accordance with Article 107.14 of the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the Village Engineer. All traffic control work shall be done in accordance with the Standard Specifications.
- Traffic Control and Safety: Any temporary road closures shall be completed with proper traffic control as mandated by Illinois Department of Transportation (IDOT).
- Cost of traffic control shall be incidental to the contract.
- Contractor to provide, at a minimum, unit costs for basic quantities including: earthwork (for each type of specified fill); removal of unsuitable soil; curb and gutter; paving and flatwork; seeding and sodding; etc.
- All permanent type pavements or other permanent improvements which abut the proposed improvement and must be removed, shall be sawed as directed prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of by the Contractor at his own expense at an offsite dump site [locations outside the Village of Palatine].
- During construction operations the Contractor shall ensure positive site drainage at the conclusion of each day and in conformance with the Storm Water Pollution Prevention Plan (SWPPP) and with the Illinois Urban Manual.
- Any holes or trenches excavated during the construction of site improvements may not be left open in the pavement or parkway over a holiday, weekend, or after 3:00 p.m. on the day preceding a holiday or a weekend.
- It shall be the responsibility of each respective Contractor to remove from the site and properly dispose of any and all excess or unsuitable materials and debris which result from their construction operations at no additional expense to the Owner upon completion of mass grading.
- The Contractor shall maintain roadways adjoining the project site free from mud, dirt and debris at all times. If mud and/or debris is/are carried onto the roadways from either the Contractor's trucks, his employees vehicles, or his material suppliers, the Contractor shall immediately remove said mud and/or debris. The Contractor shall keep adjacent streets clean of mud/dirt. This may include sweeping of streets multiple times per day.
- An iron pipe shall be found and located or set at each lot corner.
- All septic and/or well abandonments shall be in accordance with the requirement of the Village Engineer.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the Contractor's work has been approved and accepted, and in accordance with the Contract Documents.
- In the event of a conflict between statements which apply to the construction work, the statement contained within the document first enumerated below shall govern:
 - Special Provisions
 - General Notes
 - Notes and Details on the Engineering Plans
 - Standard Specifications, as defined in Paragraph 1 above.
- All Contractors shall be responsible for the following, which shall also be incidental to the cost of construction:
 - Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the Engineer at once of any discrepancies.
 - The obtaining of any necessary permits not previously applied for by the Owner, and posting of the necessary bonds.
 - The notification of the start of construction to all jurisdictional agencies, utility companies, and the Engineer, at least two (2) working days prior to said start. All existing utilities shall be staked prior to construction.
 - Calling attention to the Owner of any errors or discrepancies which may be suspected in lines and grades which are established by the Owner. The Contractor shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the Owner. Additional staking that may be required due to the Contractor negligence, shall be paid for by the Contractor.
 - The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades, and the keeping of public street pavements clean of construction dirt and debris.
 - The restoration to the original condition or better of any offsite areas that are damaged by the Contractor during construction.
 - The testing of materials, if required by the Owner and/or the jurisdictional agencies.
 - The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the Owner and the jurisdictional agencies.
- The Owner shall be responsible for the following:
 - Scheduling the necessary pre-construction meeting(s) with the jurisdictional agencies.
 - Providing the Contractor with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper execution and control of the work.
 - Applying for IEPA permits. Other necessary permits shall be the responsibility of the Contractor.
- The Engineer shall be responsible for the following:
 - To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the Owner.
 - The Engineer shall not, during such visits or as a result of such observations of the Contractor(s)' work in progress, supervise, direct or have control over the Contractor(s)' work nor shall the Engineer have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s)', for safety precautions and programs incident to the work of the Contractor(s) or for any failure of the Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the Contractor(s) furnishing and performing their work. Accordingly, the Engineer can neither guarantee the performance of the construction contracts by the Contractor(s) nor assume responsibility for the Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

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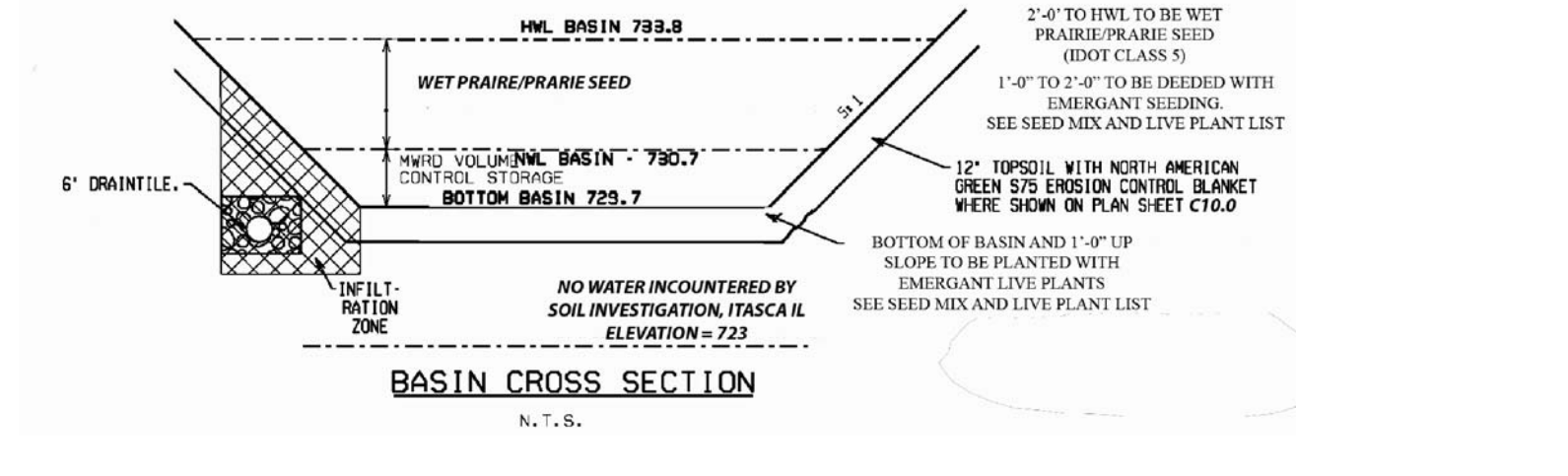
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DATE	JOB NO.	
10/03/16	Z137	

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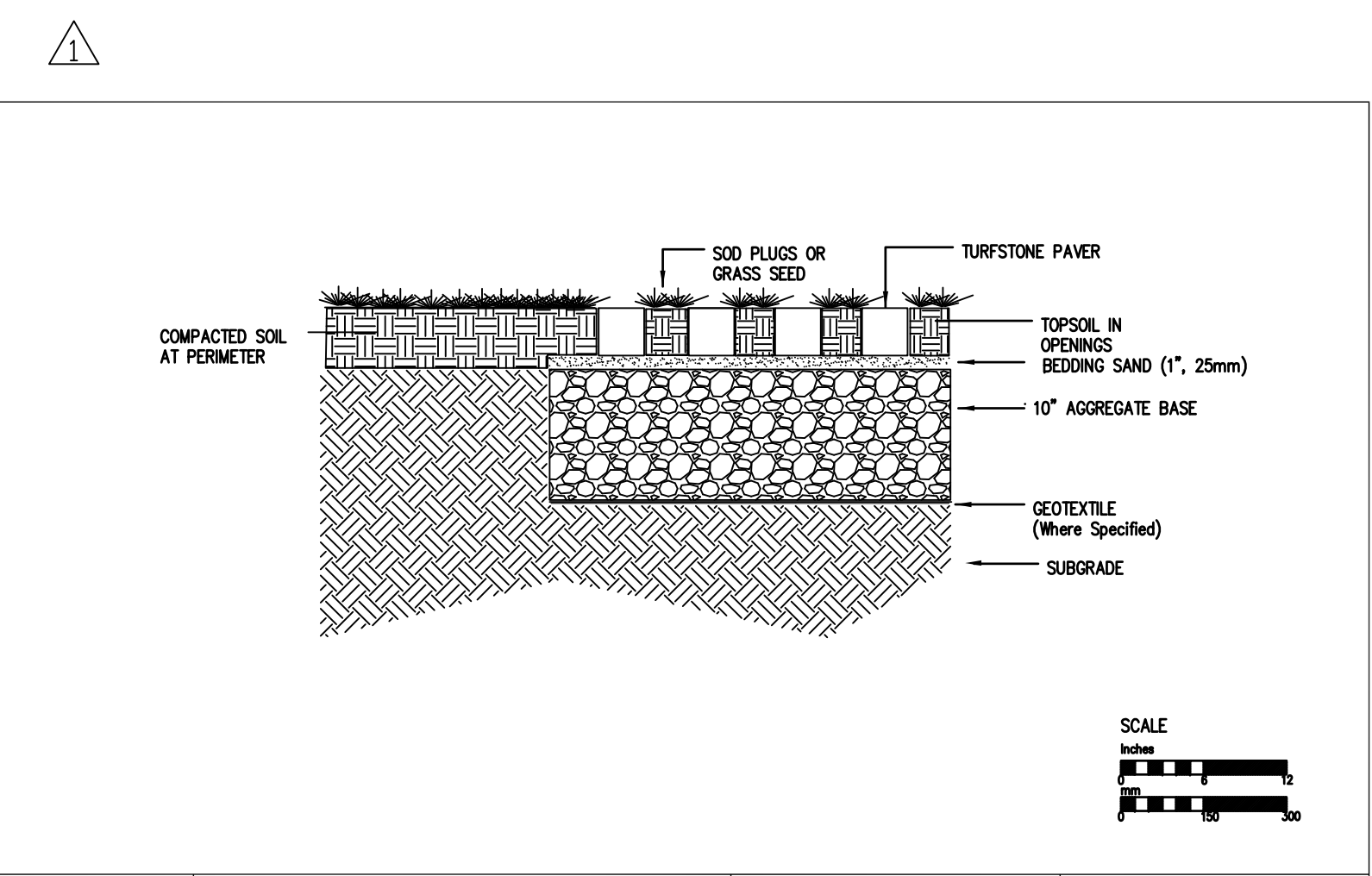
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PIPE MATERIAL	PIPE SPECIFICATIONS	JUNTS SPECIFICATIONS
WET PRAIRIE CLAY PIPE	ASTM C-400	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON DUCTILE IRON PIPE	ASTM A-154	ASTM A-154
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.51
POLYETHYLENE GLYCOL (PE) PIPE	ASTM D-3024	ASTM D-3212
5 INCH TO 18 INCH DIAMETER SDR 26	ASTM D-3024	ASTM D-3212
3 INCH TO 48 INCH DIAMETER (SDR 41)	ASTM D-3024	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3212
WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-1339
4 INCH TO 18 INCH	ASTM D-2241	ASTM D-1339
18 INCH TO 36 INCH	ASTM D-2241	ASTM D-1339

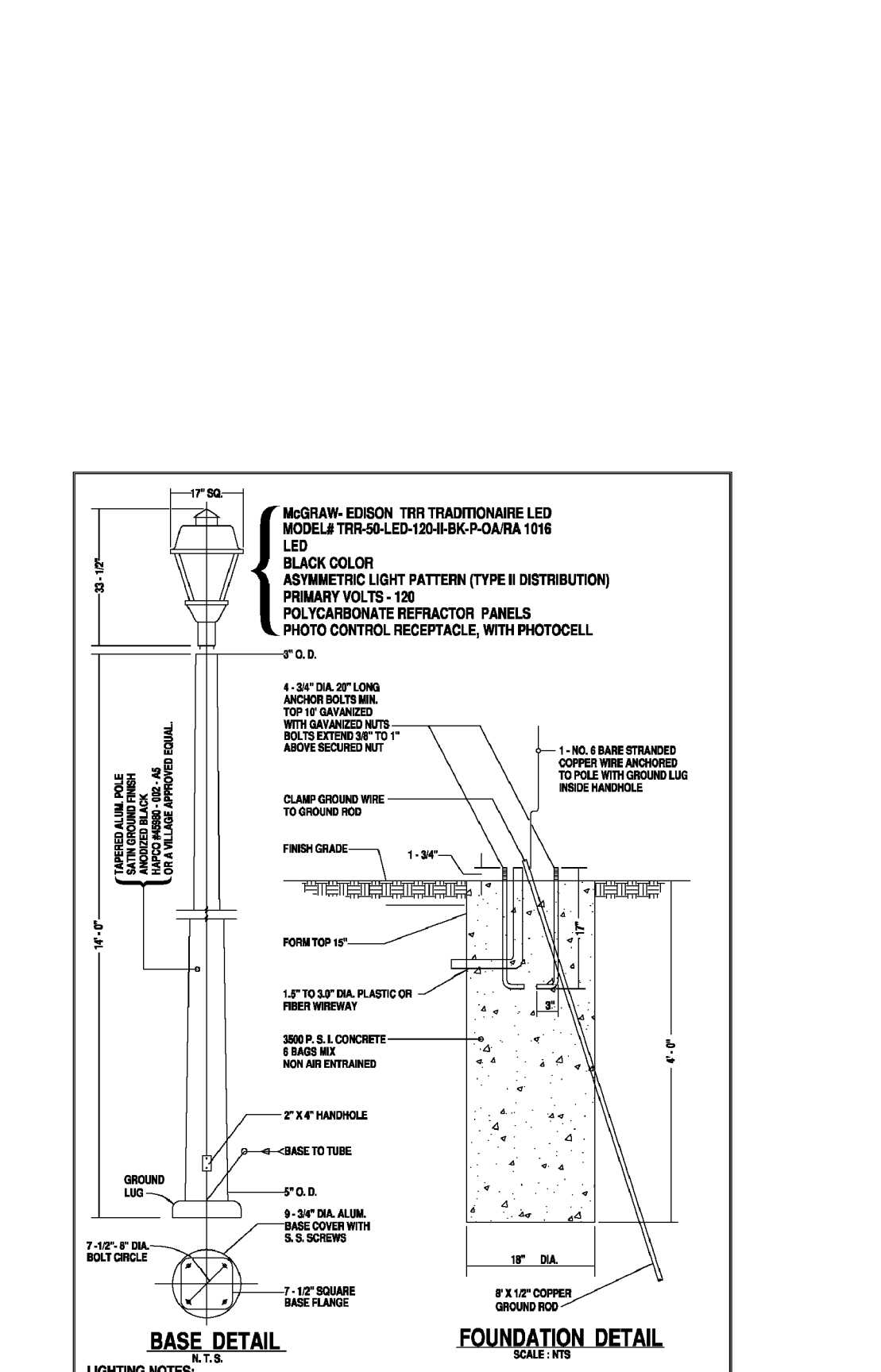
PIPE MATERIAL	PIPE SPECIFICATIONS	JUNTS SPECIFICATIONS
12 INCH TO 24 INCH DOUBLE WALL	ASTM F-2336	D-3212, F-477
30 INCH TO 48 INCH TRIPLE WALL	ASTM F-2364	D3212, F-477



2 POND SECTION SCALE: N.T.S.



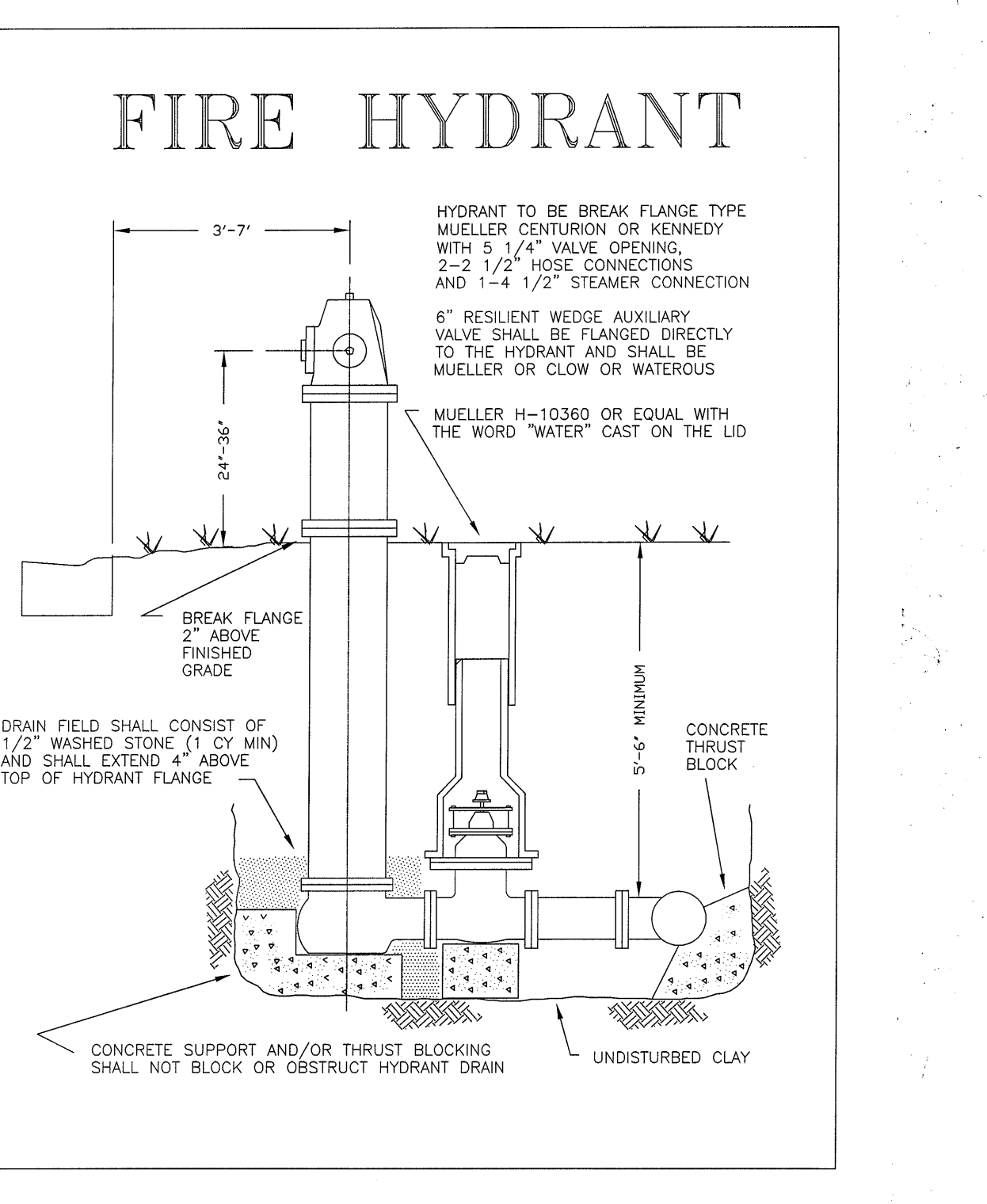
3 TURFSTONE SCALE: N.T.S. NOTE: "TURFSTONE" OR APPROVED EQUAL



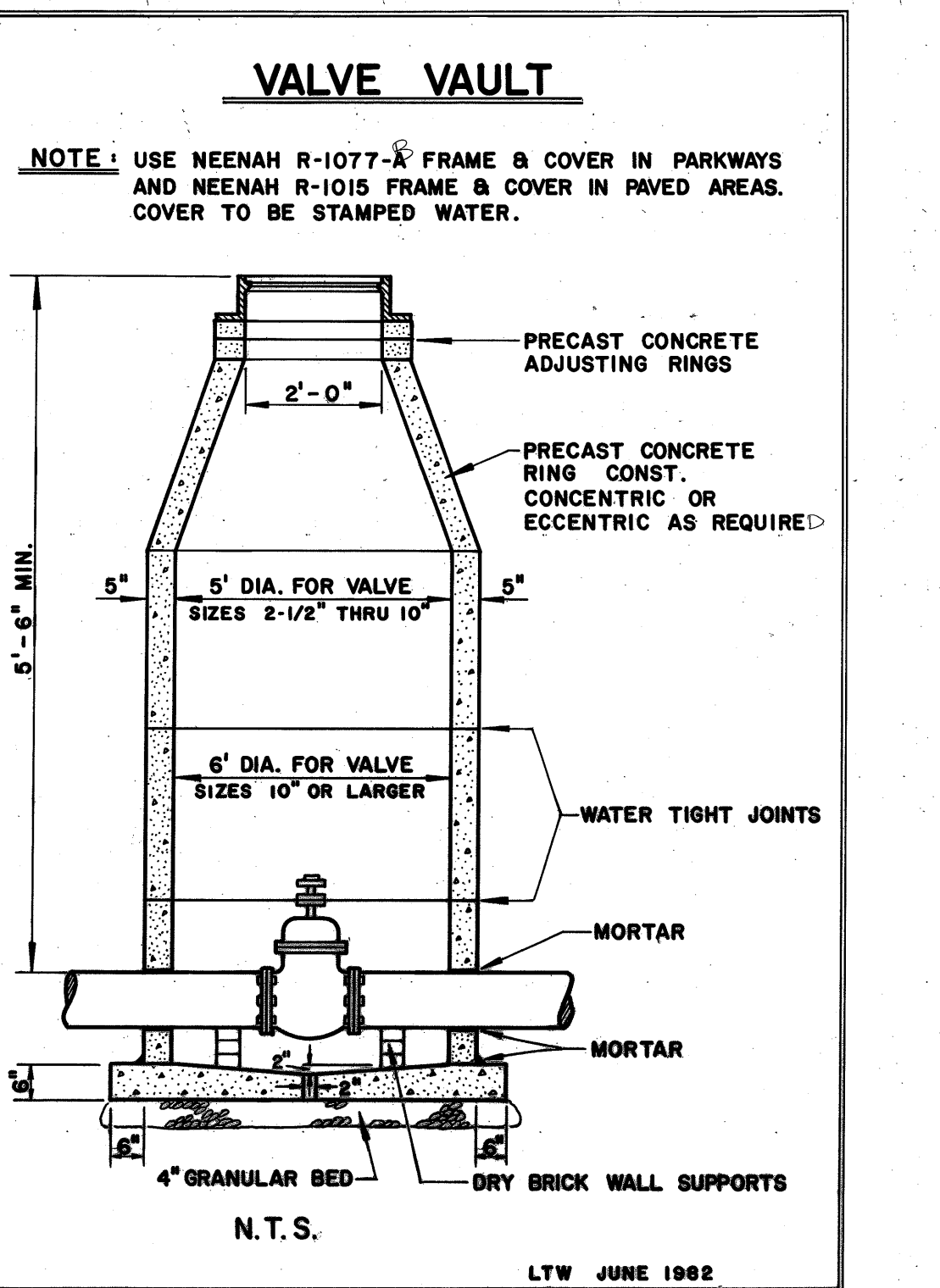
4 STREET LIGHTING SCALE: N.T.S.

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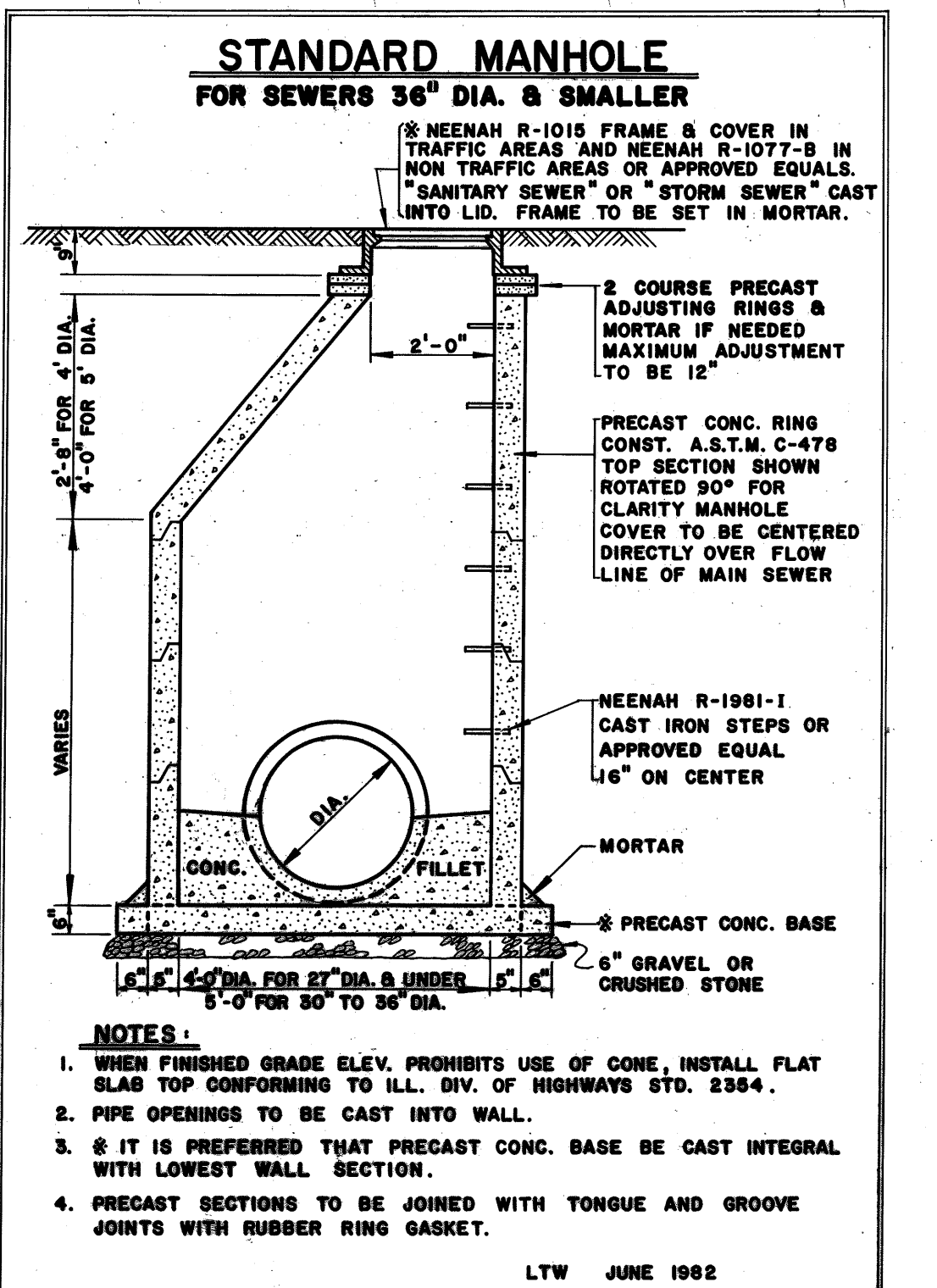
1 MURD NOTES SCALE: N.T.S.



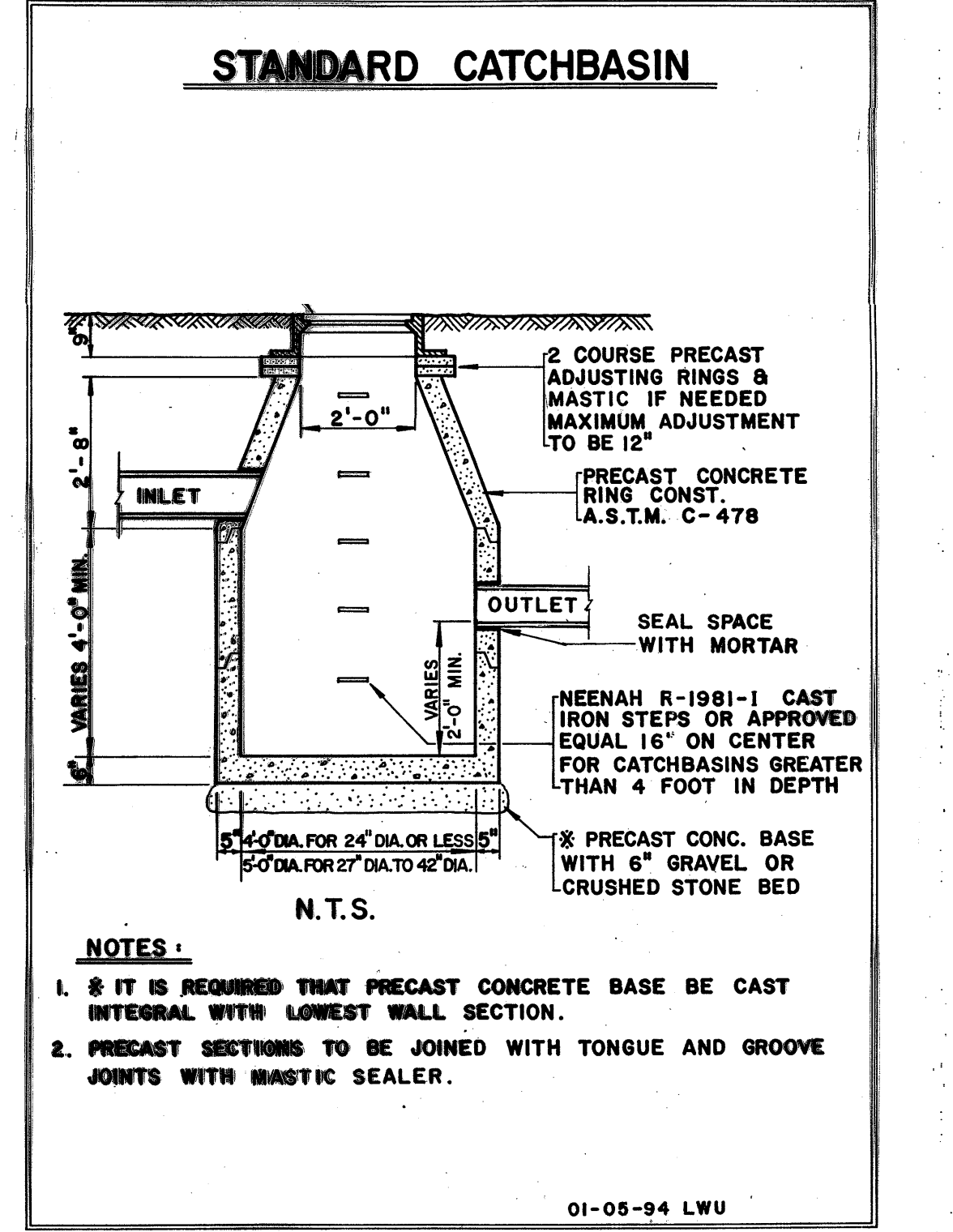
5 FIRE HYDRANT SCALE: N.T.S.



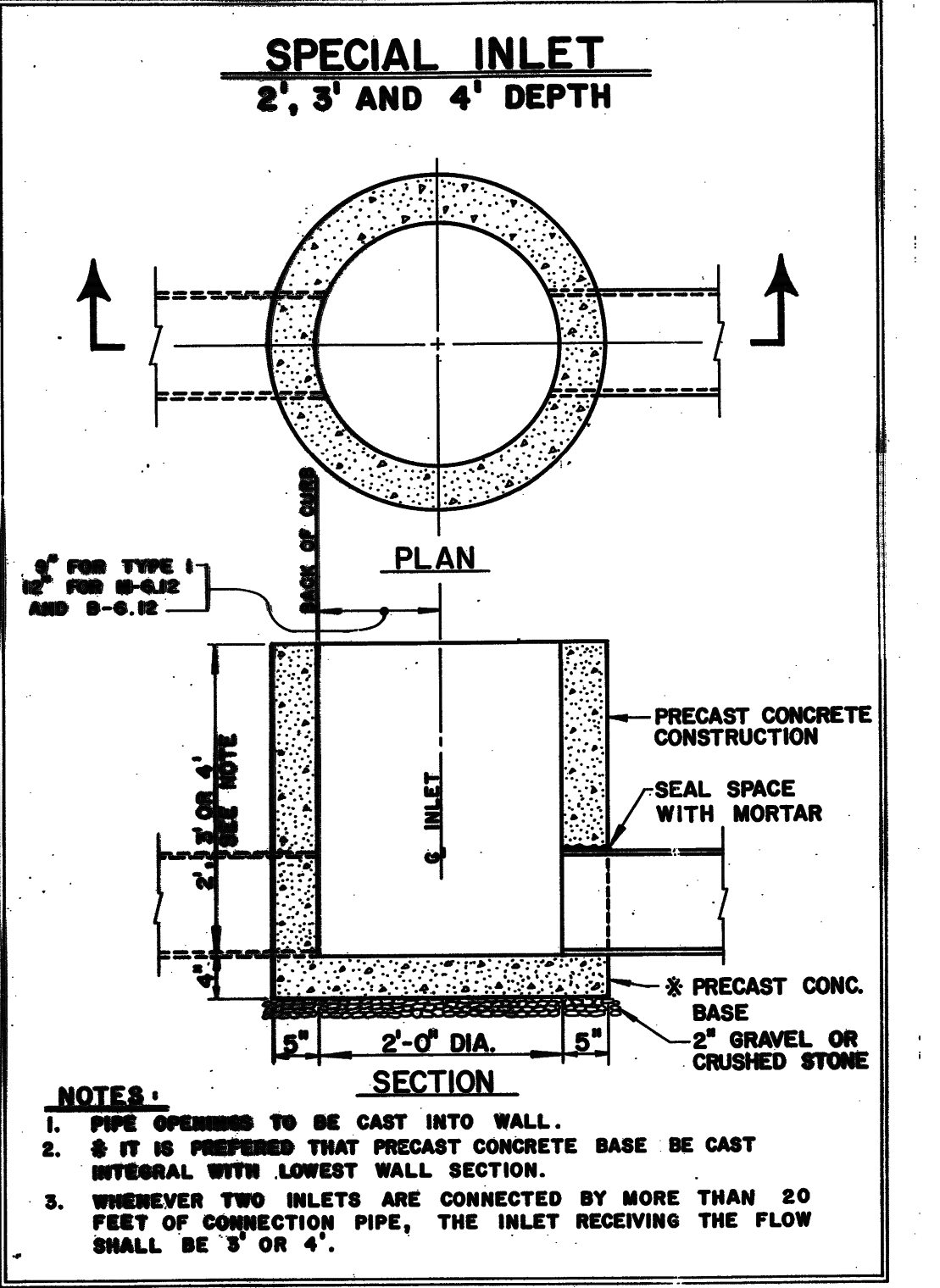
6 VALVE VAULT SCALE: N.T.S.



7 STANDARD MANHOLE SCALE: N.T.S.



8 STANDARD CATCHBASIN SCALE: N.T.S.



9 SPECIAL INLET SCALE: N.T.S.

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CHICAGO, ILLINOIS 60631

SCALE	FILE NAME
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DATE	JOB NO.
10/03/16	2137

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Packet Pg. 24

NO	DATE	BY	REVISION / ISSUE
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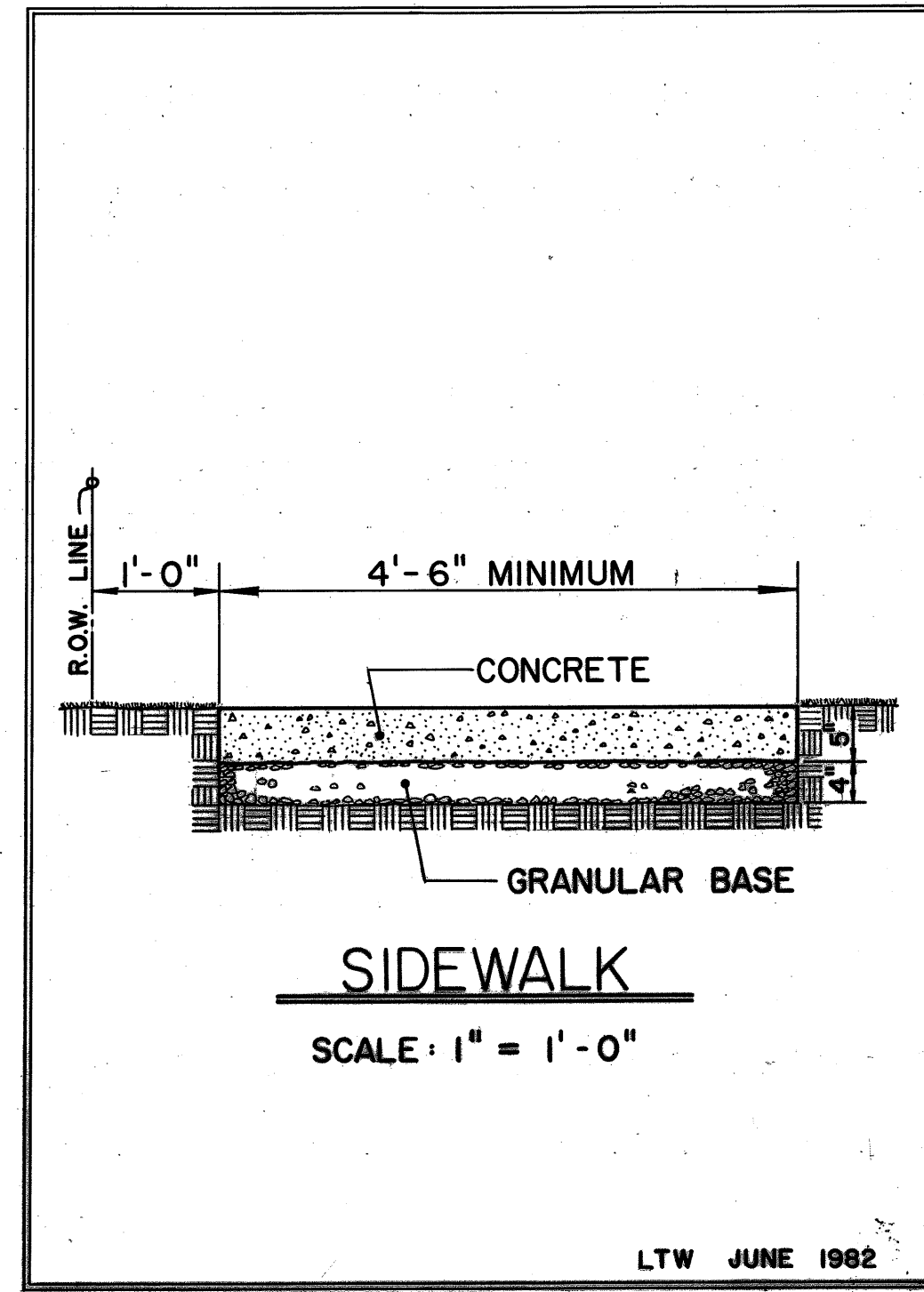
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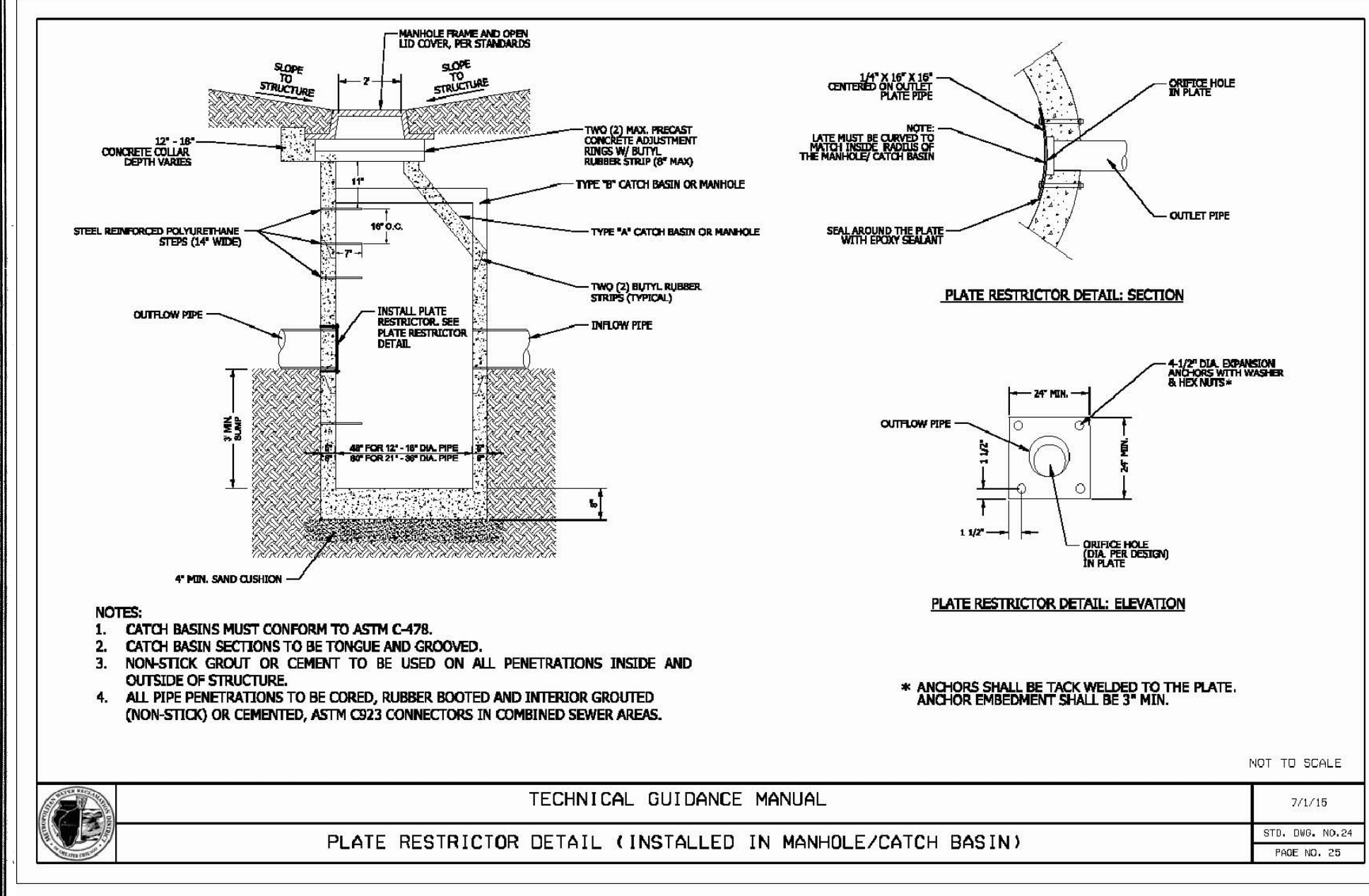
CARRAIG SUBDIVISION
 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS
 BLACKWATER VALLEY DEVELOPMENT, INC.
 7510 ORIOLE AVENUE
 CHICAGO, ILLINOIS 60631

DRAWN BY	SCALE	AS SHOWN	FILE NAME
RJT			
DATE			JOB NO.
10/03/16			Z137
SHEET NO.			

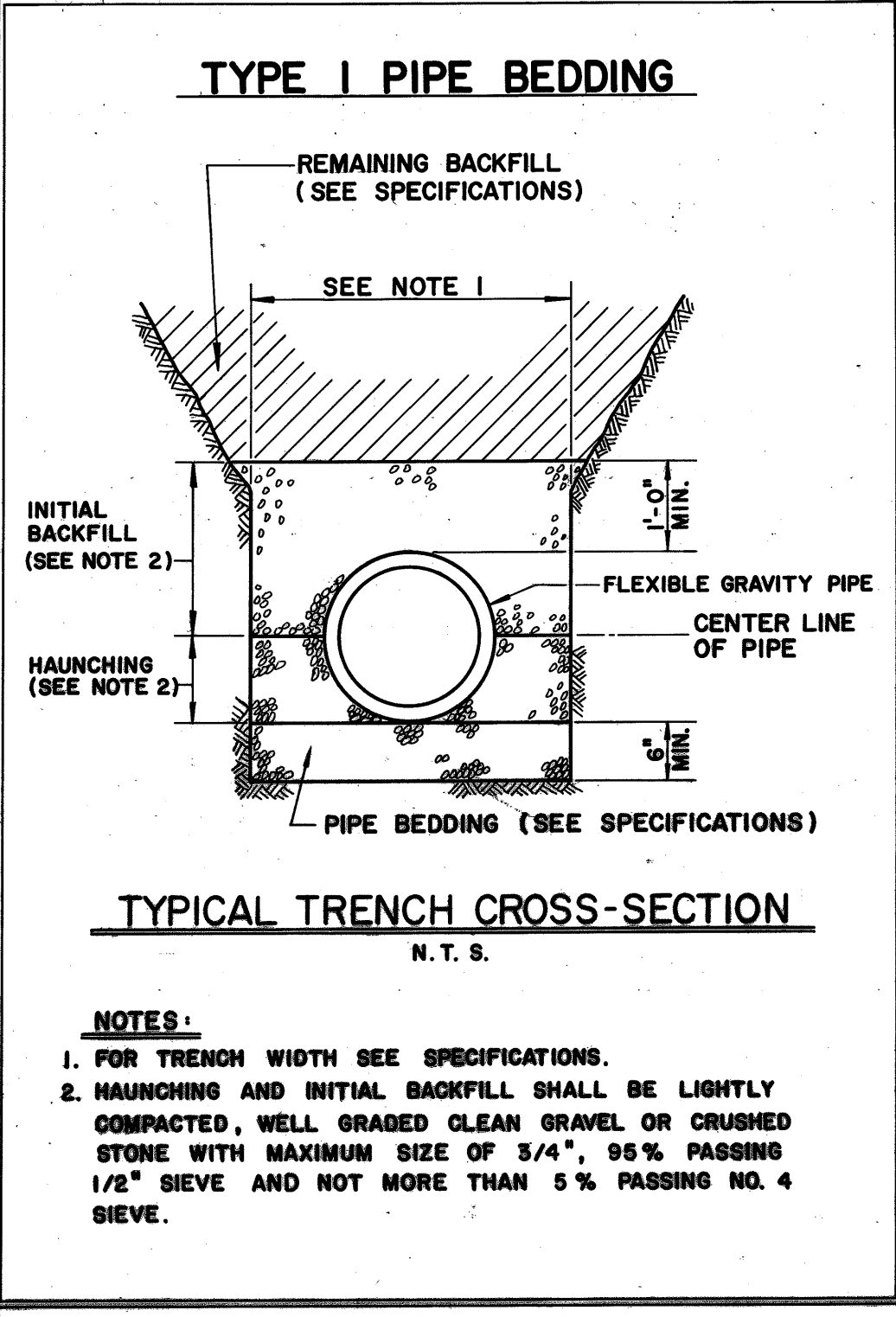
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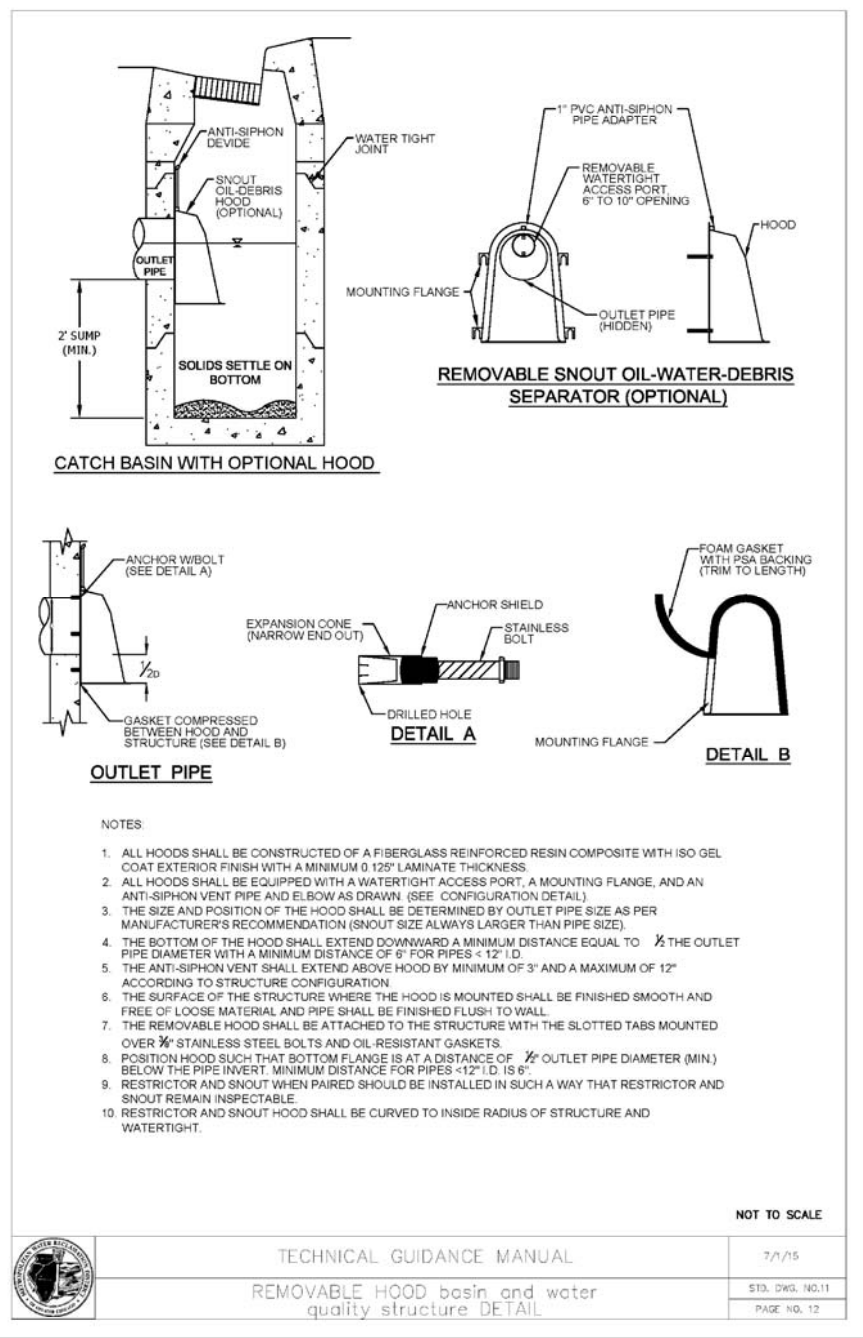
5 SIDEWALK DETAIL
 C9.1 SCALE: N.T.S.



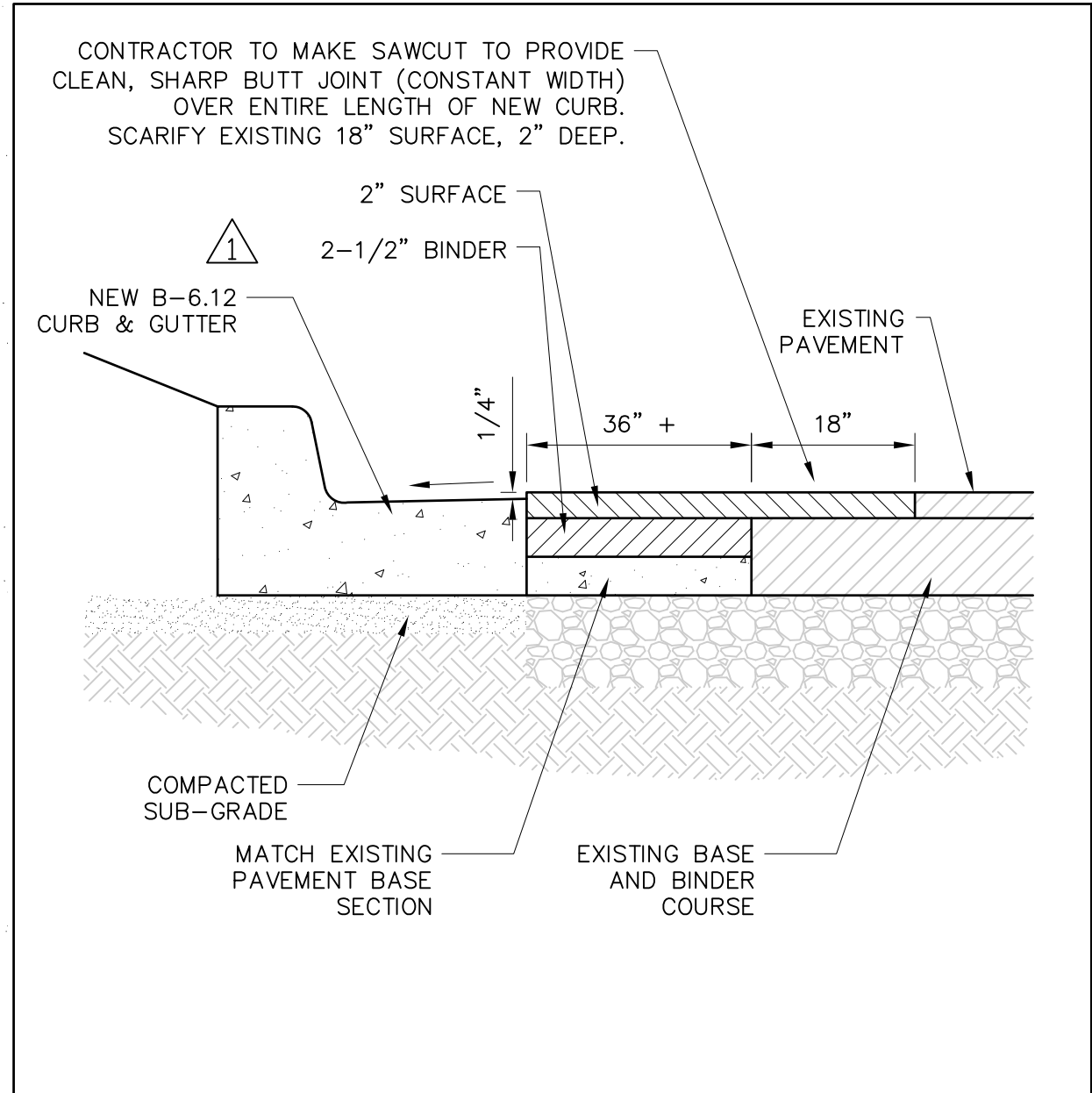
3 RESTRICTOR DETAIL
 C9.1 SCALE: N.T.S.
 NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.



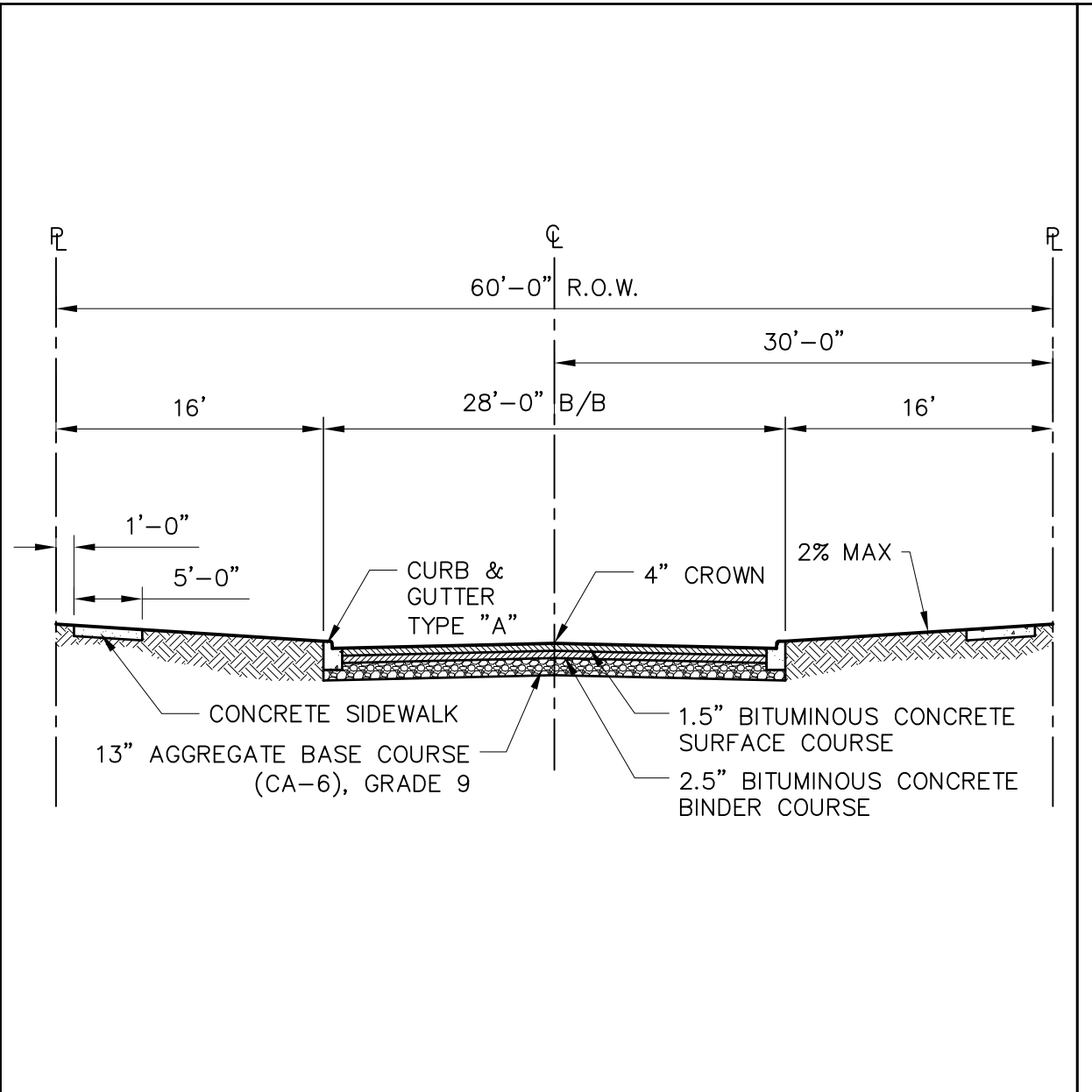
2 TYPE I PIPE BEDDING
 C9.1 SCALE: N.T.S.



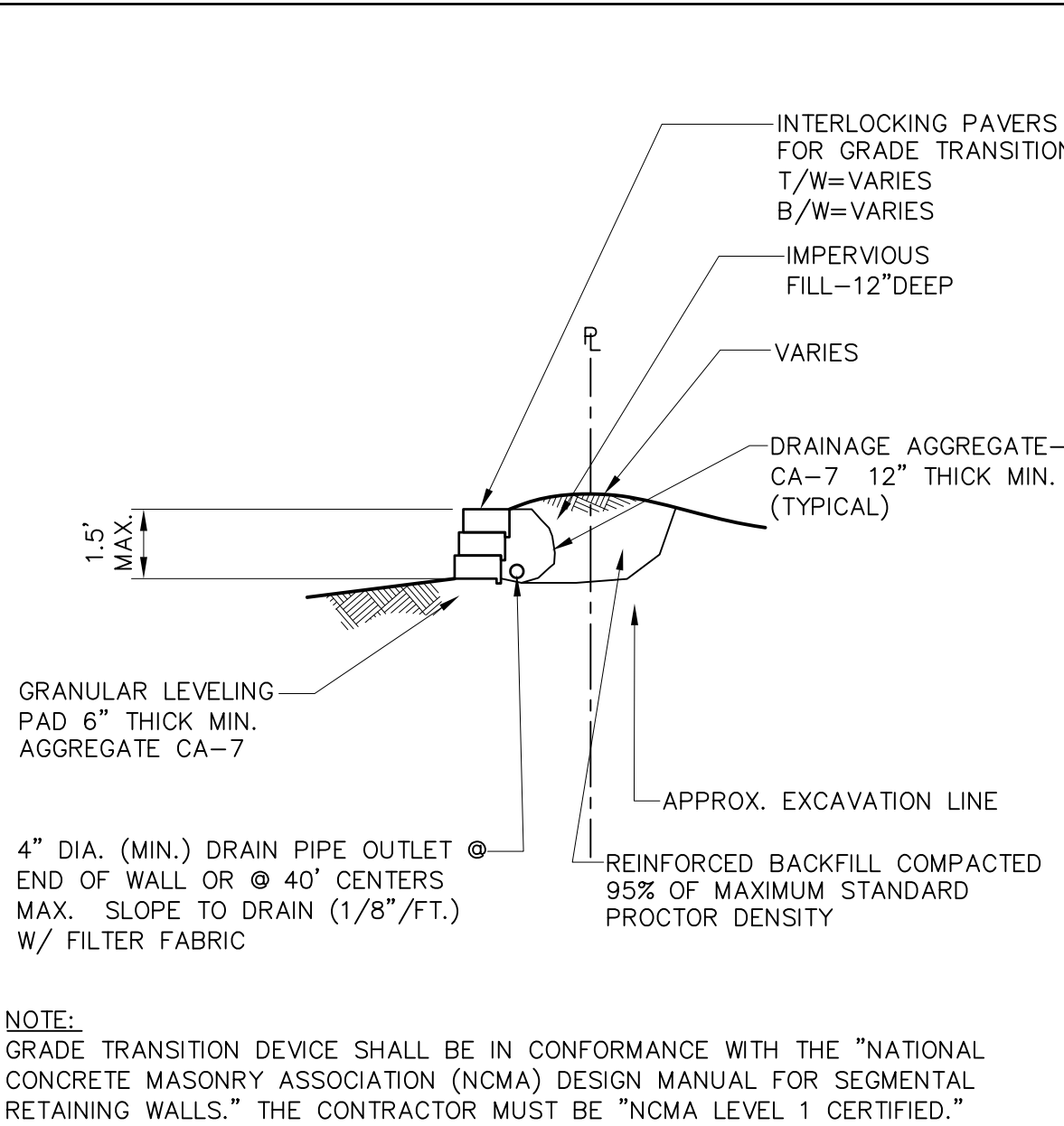
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 C9.1 SCALE: N.T.S.



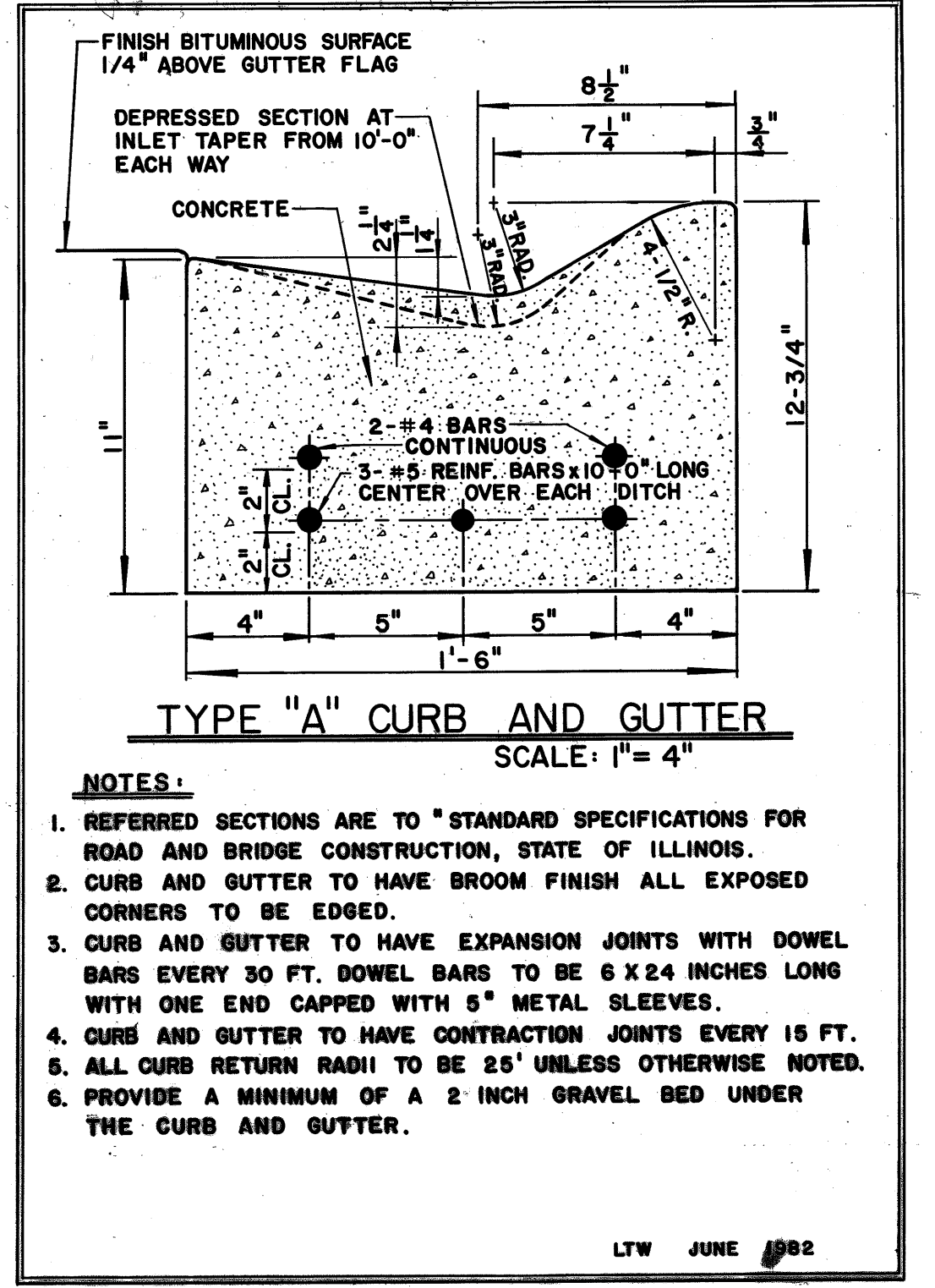
8 PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
 C9.1 SCALE: N.T.S.
 NOTE: AT MICHIGAN AVENUE



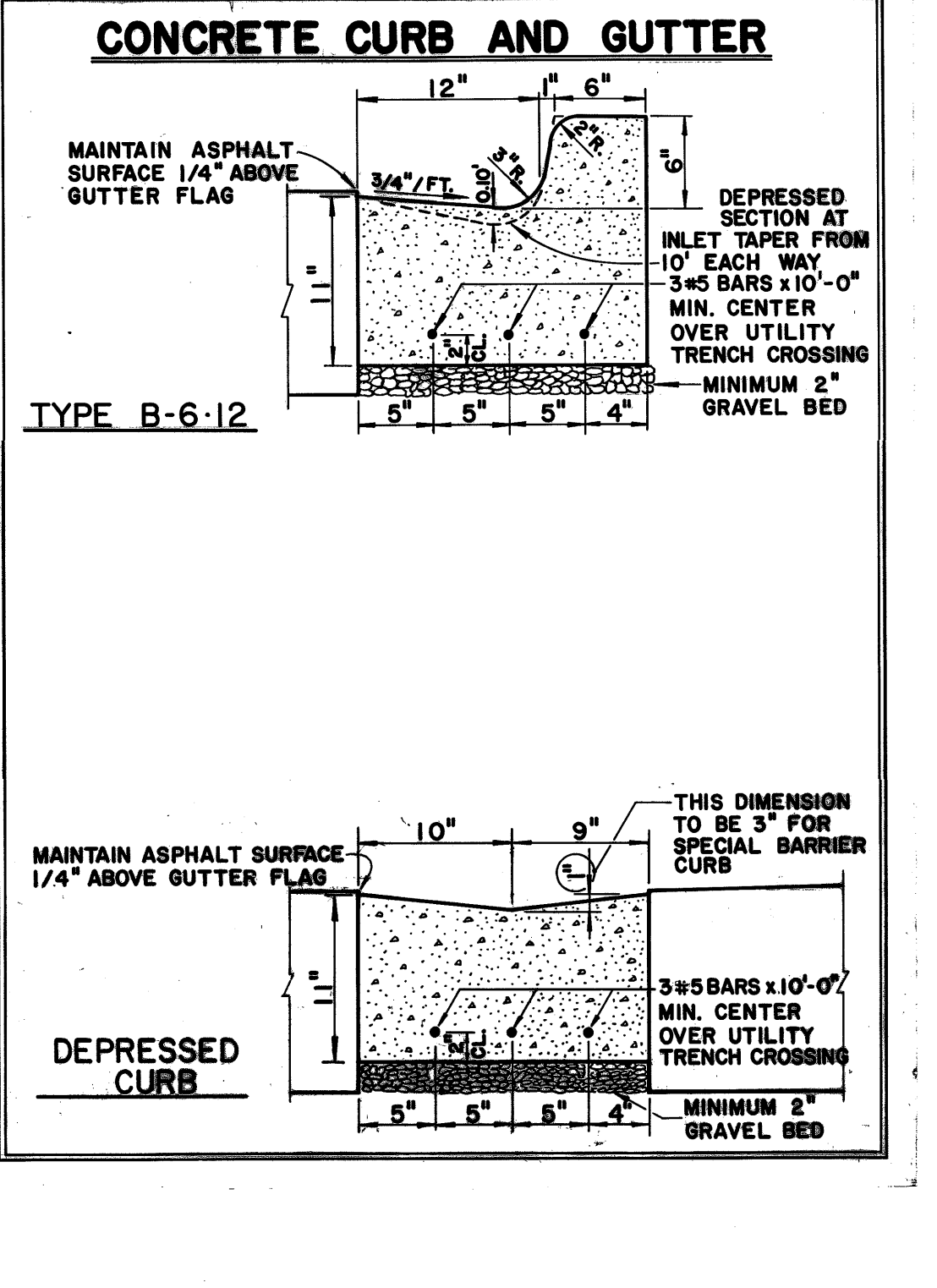
9 ROAD CROSSING CONNECTION
 C9.1 SCALE: N.T.S.



10 GRADE TRANSITION
 C9.1 SCALE: N.T.S.

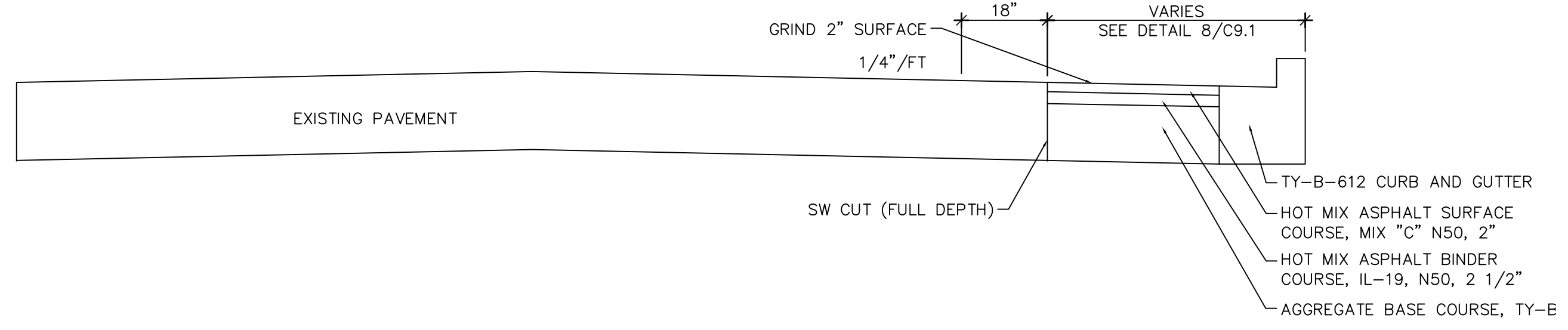


7 TYPE 'A' CURB AND GUTTER
 C9.1 SCALE: N.T.S.

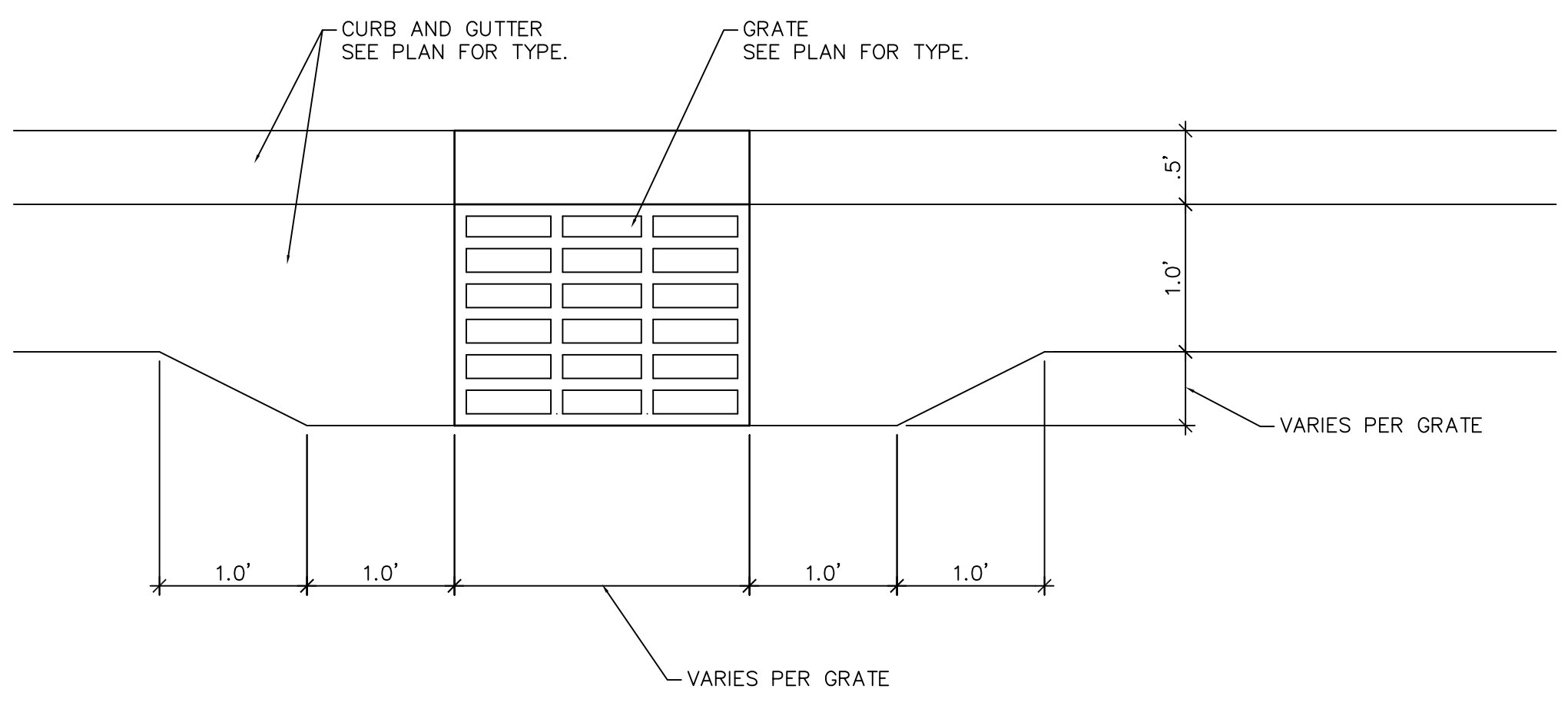


6 CONCRETE CURB AND GUTTER
 C9.1 SCALE: N.T.S.

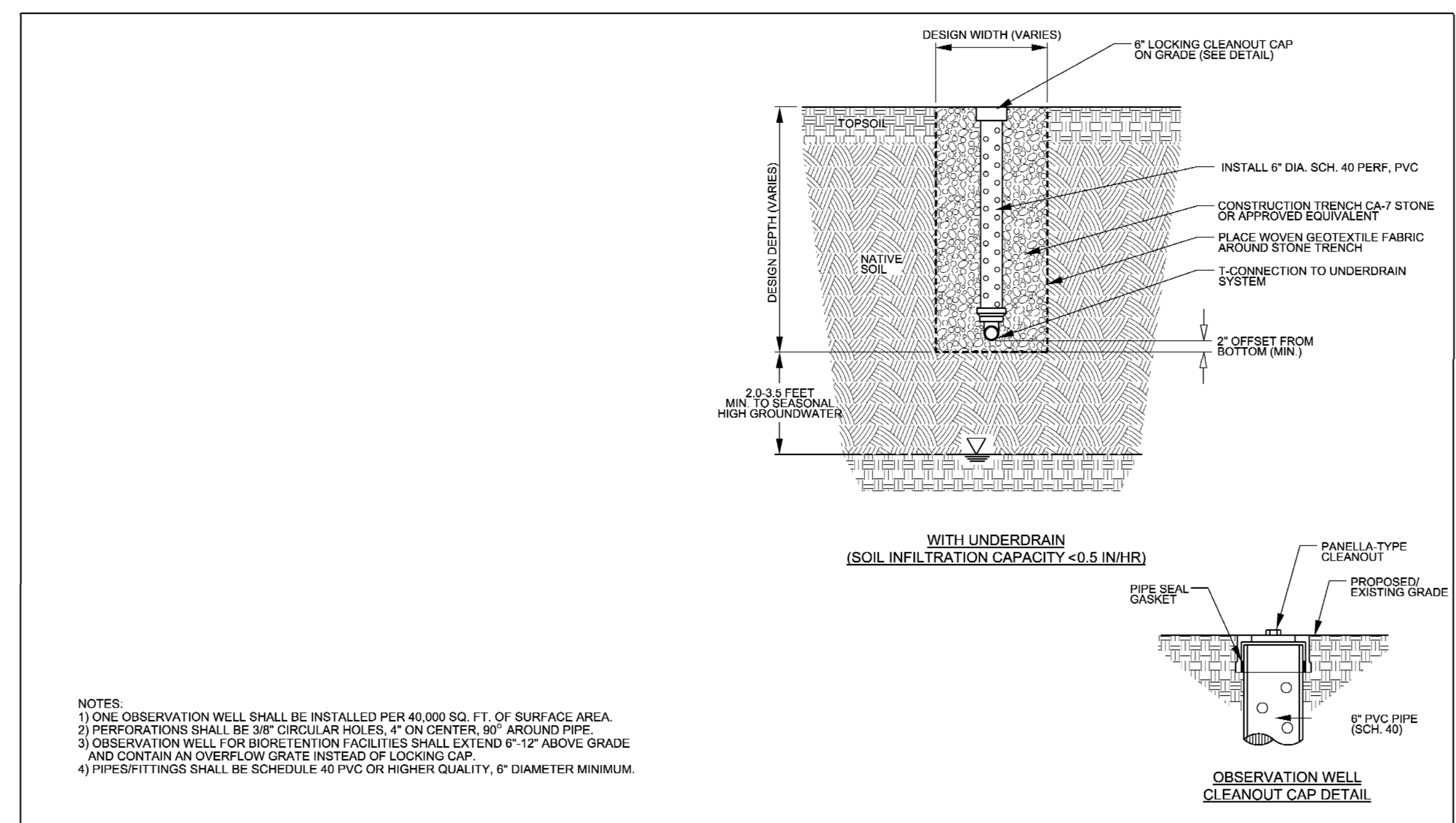
NOTE:
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1 ROAD CROSS SECTION - MICHIGAN AVENUE
SCALE: N.T.S.

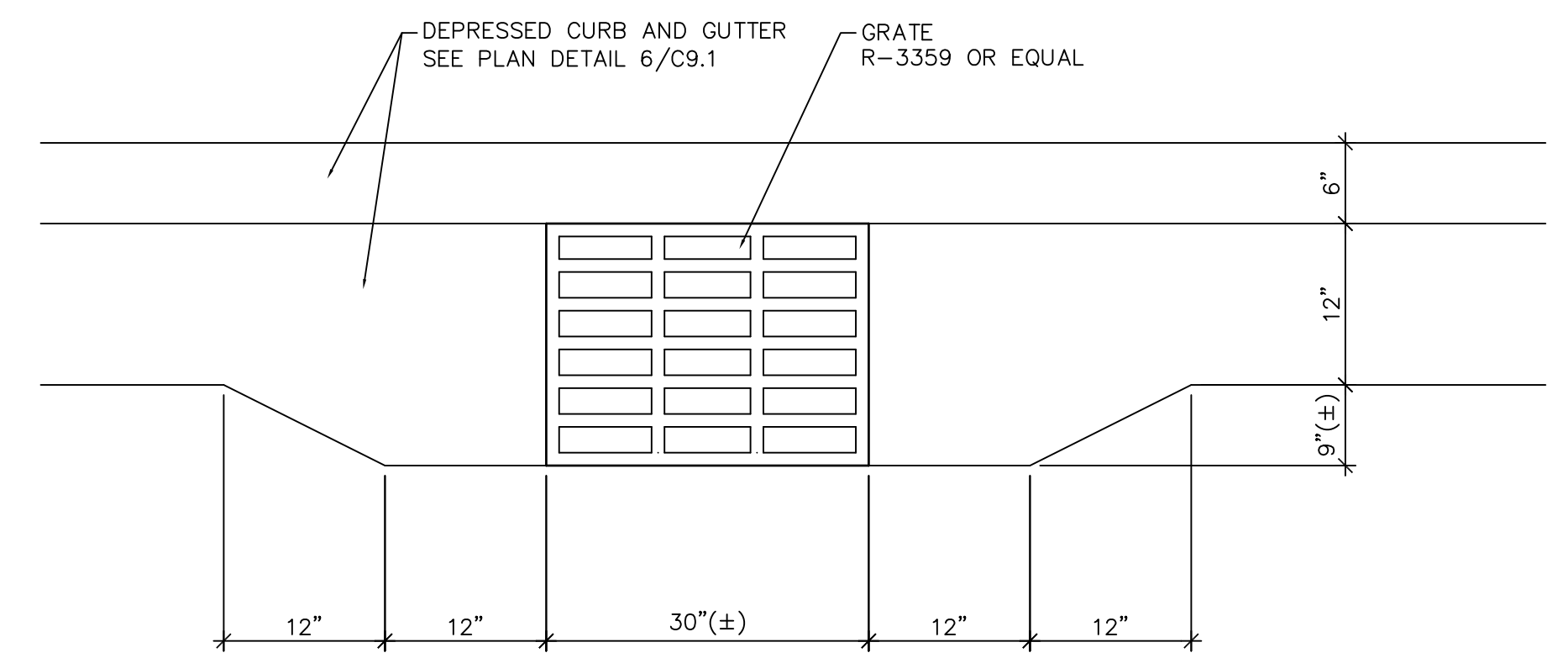


3 CURB AND GUTTER MODIFICATION
SCALE: N.T.S.



- NOTES:
- 1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 40,000 SQ. FT. OF SURFACE AREA.
 - 2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
 - 3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6'-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
 - 4) PIPE/FITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

2 OBSERVATION WELL
SCALE: N.T.S.



4 DEPRESSED CURB AND GUTTER MODIFICATION
SCALE: N.T.S.

NOTE:
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CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

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NO	DATE	BY	REVISION / ISSUE
1	11/29/16	RHC	INITIAL CD/CB, S/C/D
2	01/20/17	RHC	REVISED PER VILLAGE COMMENTS

SCOPE DOCUMENTS
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7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

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CHK'D BY	FILE NAME	
DATE 10/03/16	JOB NO. Z137	
SHEET NO.		

C9.2

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- Soil Erosion and Sedimentation Control (SE/SC) measures shall be provided in accordance with the following:
 - Illinois Urban Manual (IUM);
 - the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois";
 - the Environmental Protection Agency;
 - National Pollution Discharge Elimination (NPDES) system permit for "Construction Site Activities";
 - National Resources Conservation Service (NRCS);
 - and any other applicable codes or ordinances. Contractor shall verify additional requirements prior to construction and incorporate into the project.
- Metropolitan Water Reclamation District of Greater Chicago.
- The SE/SC measures indicated on the plans are the minimum requirements. Any other SE/SC devices and measures, in addition to those outlined in these plans and which are deemed necessary by the Owner, Engineer and/or Village Engineer, shall be implemented immediately by the Contractor.
- See Storm Water Pollution Prevention Plan, available from Owner.
- A copy of the approved Stormwater Pollution Prevention Plan (SWPPP) shall be maintained on site at all times.
- It shall be the Contractor's responsibility to verify that a valid Notice of Intent (N.O.I.) is on record with the Illinois Environmental Protection Agency (I.E.P.A.), and that copies of all Stormwater Pollution Prevention Plan (SWPPP) Certificates are signed, and on file prior to disturbing any ground.
- Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
- Streets and driveways adjacent to the site and work area shall be kept free of dirt, mud and other debris. The contractor shall immediately remove any dirt, mud or debris that may become deposited upon the adjacent streets.
- If blowing dust becomes a problem during construction, the Contractor shall provide a water truck at intervals to sufficiently dampen all disturbed soil.
- The Contractor shall be responsible for meeting the requirements of all applicable SE/SC ordinances. The cost of all work necessary to meet these requirements shall be considered as incidental to the Contract, and no separate payment will be made.
- Provide SE/SC measures in accordance with the applicable specifications and with the requirements of the Storm Water Pollution Prevention Plan (SWPPP).
- SE/SC features (including silt fencing) shall be constructed at the onset of construction activities. Such measures shall be installed and inspected prior to hydrologic disturbance of upland areas to contain the effects of construction activity from existing non-disturbed areas.
- All storm sewers and structures that are or will be functioning during construction shall be protected by an appropriate sediment control measure, until pavement has been installed and permanent vegetation and SE/SC measures has been established. See details on plans.
- All temporary and permanent SE/SC measures must be maintained and repaired as needed by the Contractor.
- Whenever, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed immediately by the responsible party. At the conclusion of all construction operations, all drainage structures and flow lines shall be free from dirt, grit and debris. This work shall be considered incidental to the contract.
- Qualified personnel as designated by the developer shall inspect disturbed areas of the construction site that have not been fully stabilized. SE/SC structures and location(s) 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 that is 0.5 inches or greater or equivalent snowfall. Based on these inspections, the developer shall direct the appropriate Contractor to clean, repair or implement additional SE/SC measures deemed necessary to effectively control soil erosion and sedimentation.

- A written report detailing the condition of the SE/SC measures, and any correction made to keep same in functioning order, shall be submitted to the Village Engineer by noon Friday of each week, and within 48 hours of any 0.5 inch or greater storm event.
- Storm sewer protection measures shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.
- Disturbed areas shall be stabilized with temporary or permanent measures within 7 calendar days of the end of active hydrologic disturbance, or re-disturbance.
- Areas or embankments having slopes greater than or equal to 4H:1V shall be stabilized with sod, mat and / or blanket in combination with seeding.
- If detouring services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective SE/SC measure (e.g. sediment trap, sediment basin, or other appropriate measure).
- Temporary soil stockpiles shall not be located in flood prone areas. Temporary stockpile embankments shall have slopes no greater than 3H:1V.
- A stabilized mat of aggregate underlain with filter cloth (or other appropriate measure) shall be located at any point where traffic will be entering or leaving a construction site to or from a 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. See details.
- Soil stabilization (temporary seeding or erosion control blankets) shall be initiated as soon as practical in those portions of the site where construction activities have temporarily or permanently ceased. In no case shall an area that is at final grade remain exposed to the elements for more than fifteen (15) days.
- Seeding, mulching and sodding shall be in accordance with the landscape plan, by others.
- All disturbed ground within the Village's or County's Right-of-Way shall be restored to the satisfaction of the Village and the County.
- The Contractor shall take measures to protect all utility structures (manholes, inlets, catch basins, sumps, grease separators, valve vaults, auxiliary valve boxes, B-Boxes, etc.) and/or retention basins from the accumulation of silt, debris, or foreign matter of any kind. Utility structures shall be cleaned of any at the end of the project and prior to Village acceptance. Sanitary and storm sewer mains shall be jet cleaned if evidence of debris build-up is present at the time of final inspection. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not functioning properly.
- The SE/SC process is an evolving process and is subject to change due to field conditions and is shown on this plan for convenience only. Contractor is responsible for coordinating all requirements.

SUGGESTED CONSTRUCTION SEQUENCE AND CONTROL MEASURE CHART

- Installation of temporary perimeter chain link construction fence. Fence shall enclose site and parkway.
- Installation of Soil Erosion and Sedimentation Control (SE/SC) Measures
 - Stabilized Construction Entrance
 - Silt Fence
- Provide erosion control blanket on all disturbed areas in Michigan Avenue ROW.
- Mass Grade Site
- Strip topsoil, stockpile topsoil and grade site.
 - Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope).
 - Temporary Seed Disturbed Areas Exposed +14 Days
 - Slope control areas exceeding 1' vertical to 4' horizontal
- Install Storm Sewers
 - Install Storm Sewers and Structures
 - Install inlet protection
- Install Remaining Underground Utilities
- Temporarily stabilize all areas that have reached temporary grade.
- Install Road and Parking Subgrade
- Site Construction Work
 - Curb and Gutter
 - Paving walks, roads, etc.
- Remove excess materials and temporary seed all disturbed areas.
- Replace parkway with 6" topsoil and sod.
- Complete construction. Complete on-site paving and repair off-site area.
- Install Permanent Landscaping. Stabilize bottom and side slopes of pond as required by the MWRDGC. See detail 2 on Sheet C9.0.
- Remove all temporary SE/SC measures after the site is stabilized with vegetation.
- Perform Continuing Maintenance
- * SE/SC maintenance must occur every 7 calendar days and after every 1/2" or greater rainfall event.

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FAX 847.541.4066
ITEM@GROUNDWORK.COM

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NO	DATE	BY	REVISION / ISSUE
1	11/23/16	MHC	NORTH CEDK SWCD
2	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
3	05/01/17	MHC	REVISED PER MWRD COMMENTS

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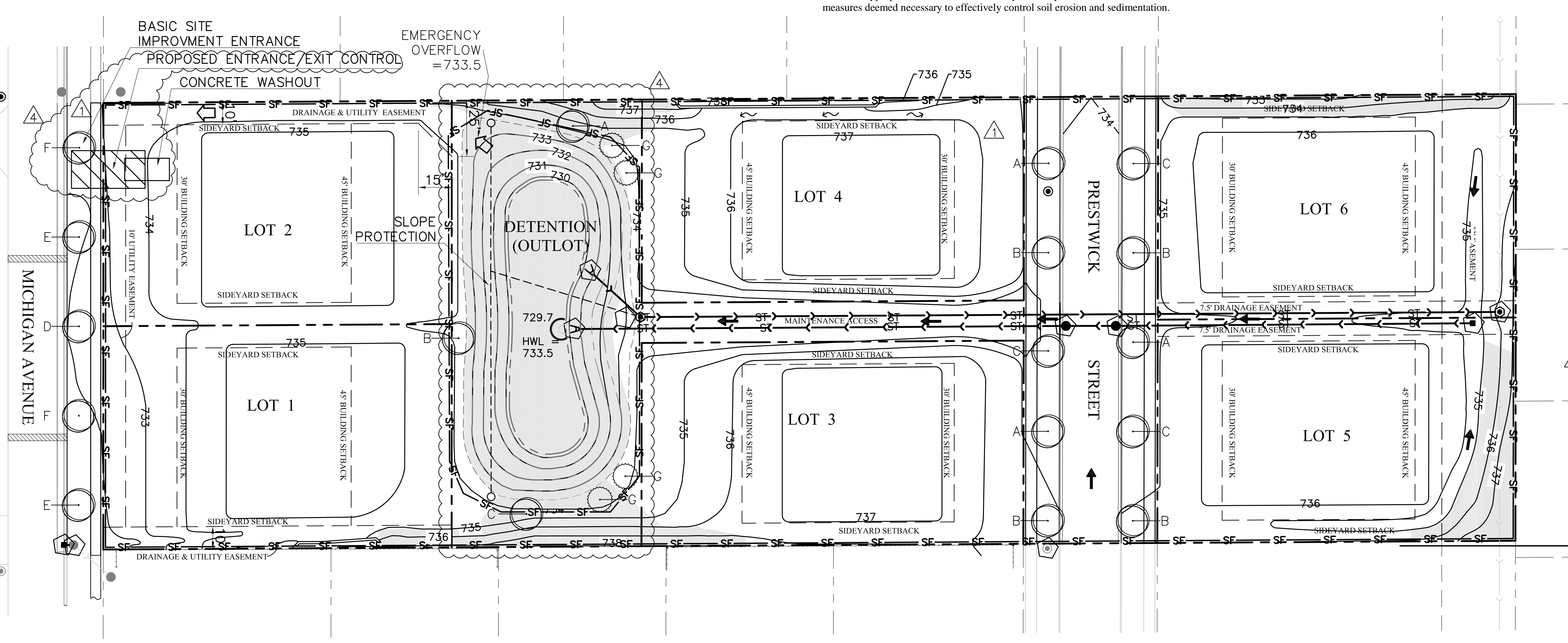
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7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

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C10.0

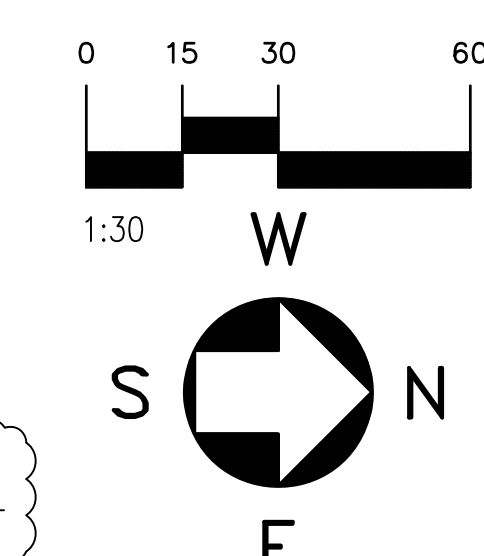


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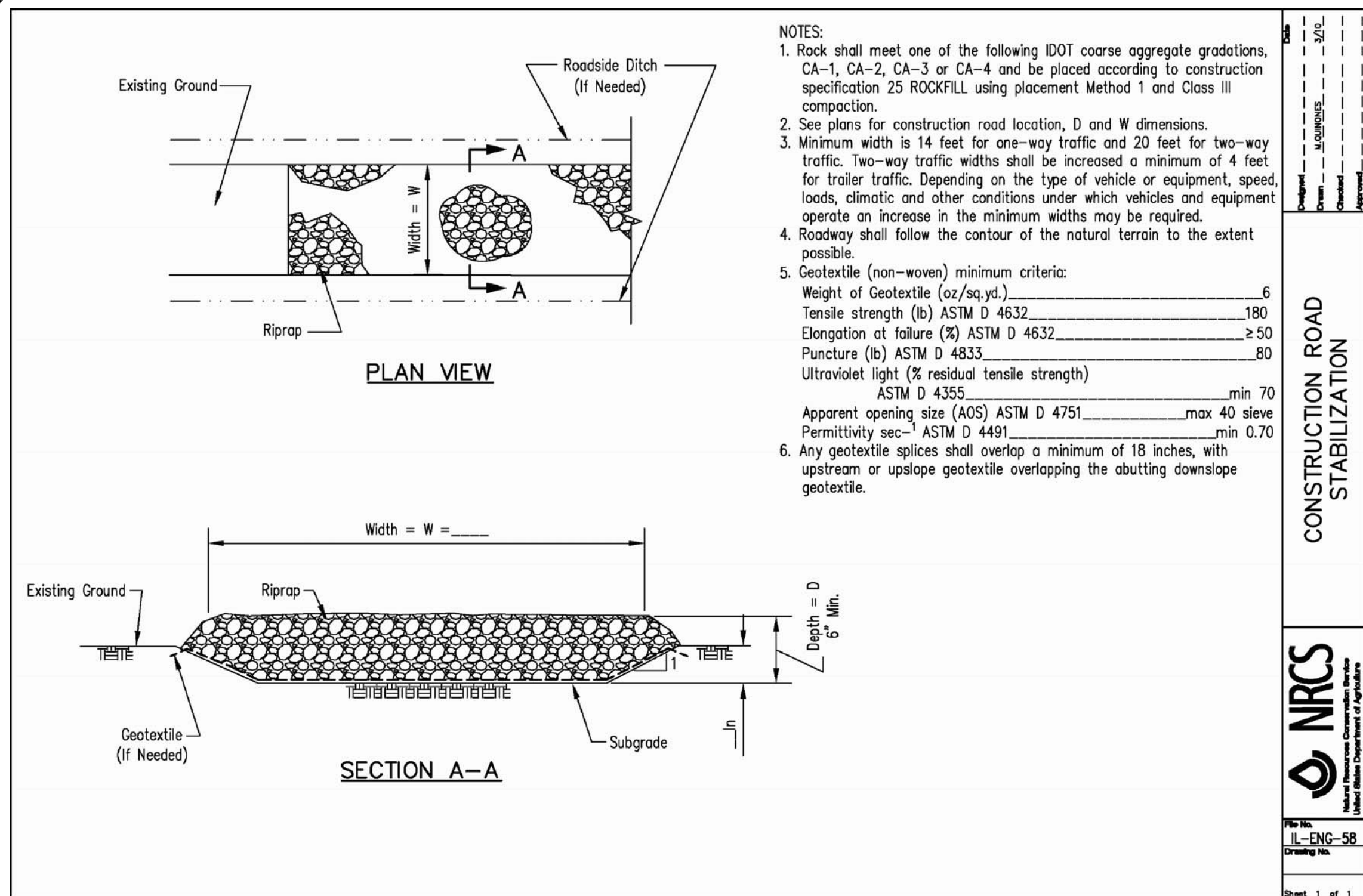
1. Erosion control shown applies to plan depicted on Sheet C3.0.

LEGEND

- INLET PROTECTION
- SILT FENCE
- STORM SEWER
- SLOPE PROTECTION
- CULVERT INVERT PROTECTION
- PROPOSED ENTRANCE/EXIT CONTROL



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

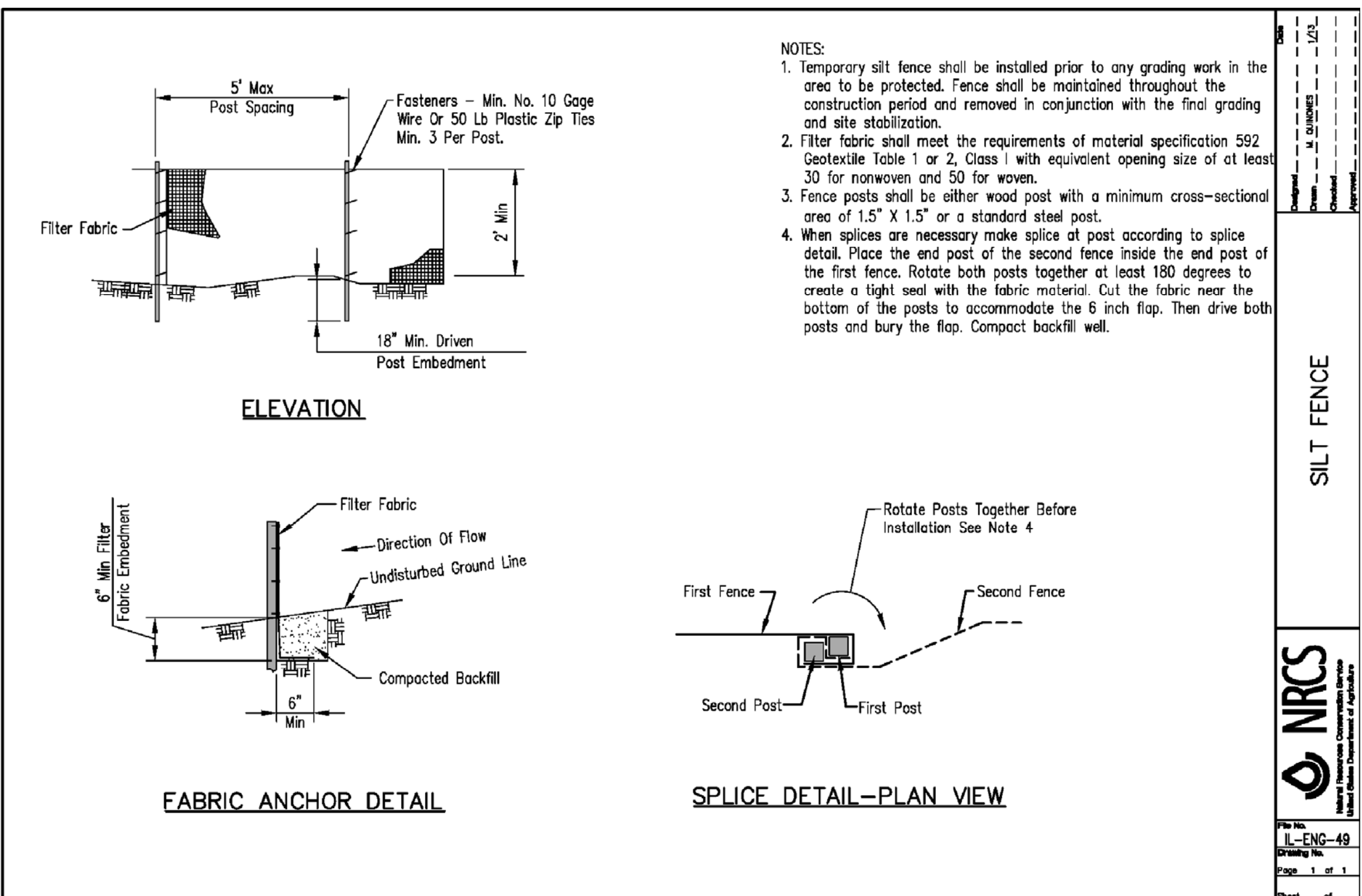


CONSTRUCTION ROAD STABILIZATION

NRCS

IL-ENG-58

4 STABILIZED CONSTRUCTION ENTRANCE
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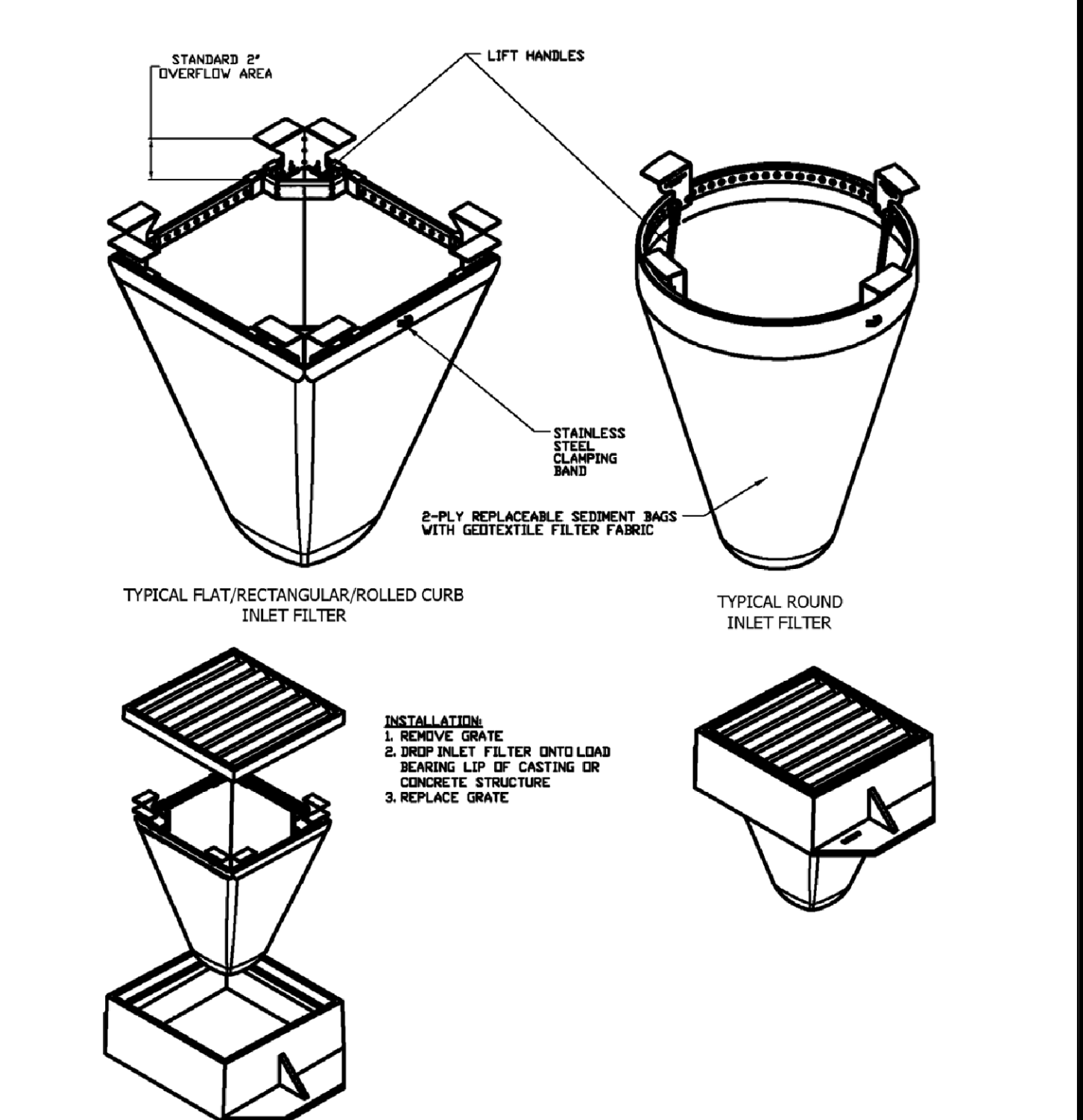


SILT FENCE

NRCS

IL-ENG-49

3 SILT FENCE
SCALE: N.T.S.



ARCHITECTS PLANNERS ENGINEERS

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847.541.4151
351 WEST DUNDRE ROAD, SUITE A
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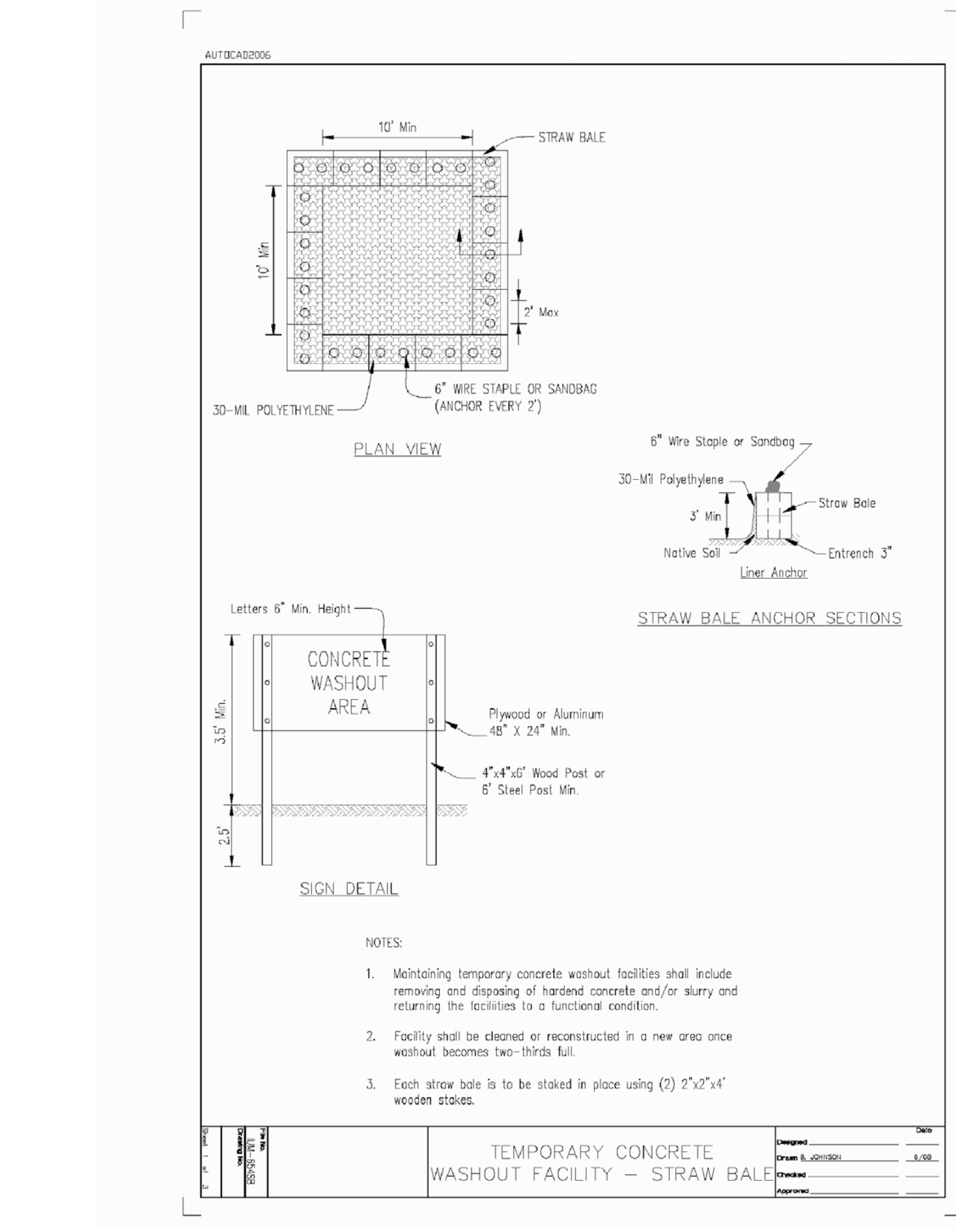
NO	DATE	BY	REVISION / ISSUE
1	11/23/16	MHC	NORTH CEDAR SWCD

SCOPE DOCUMENTS

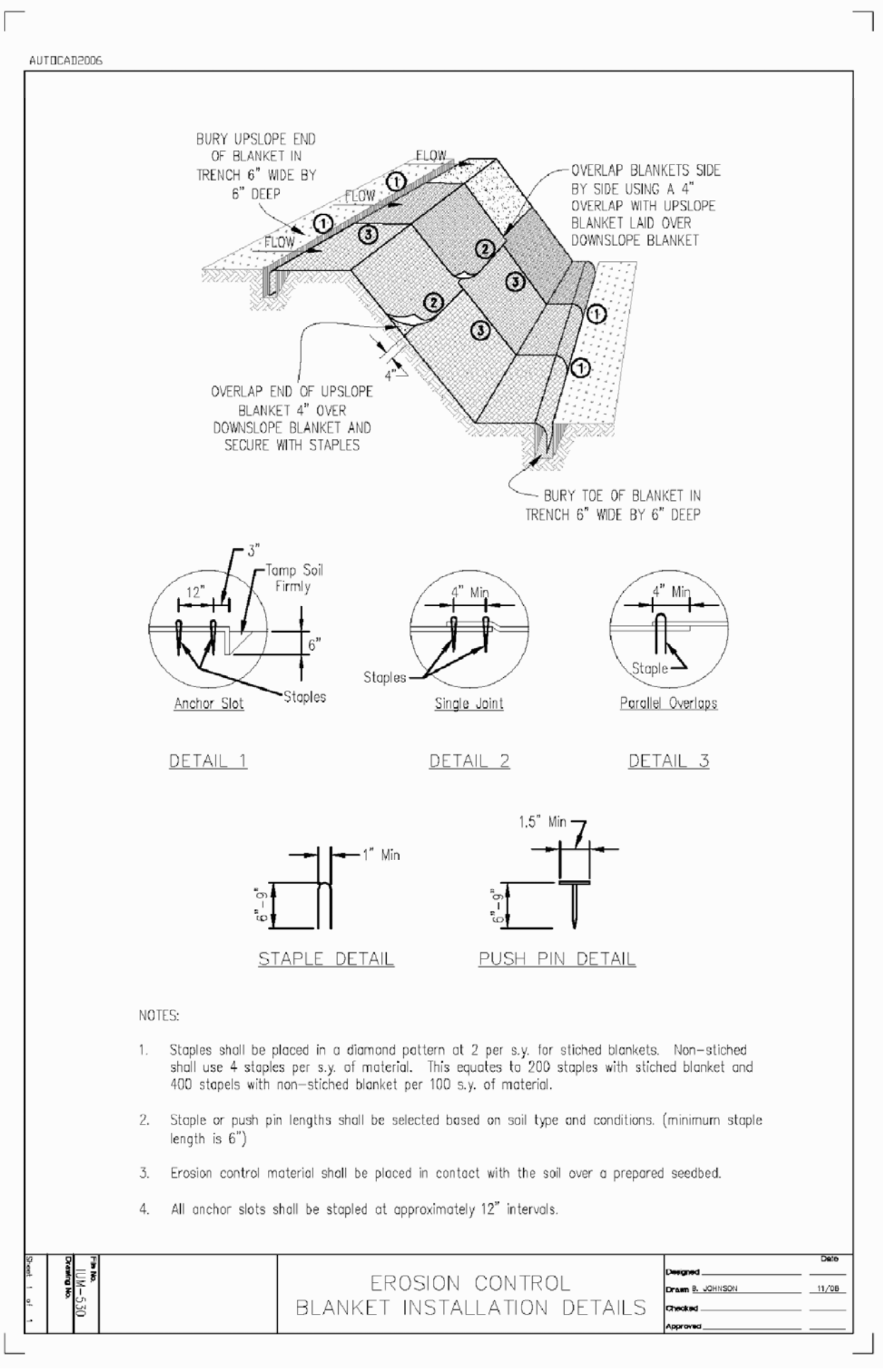
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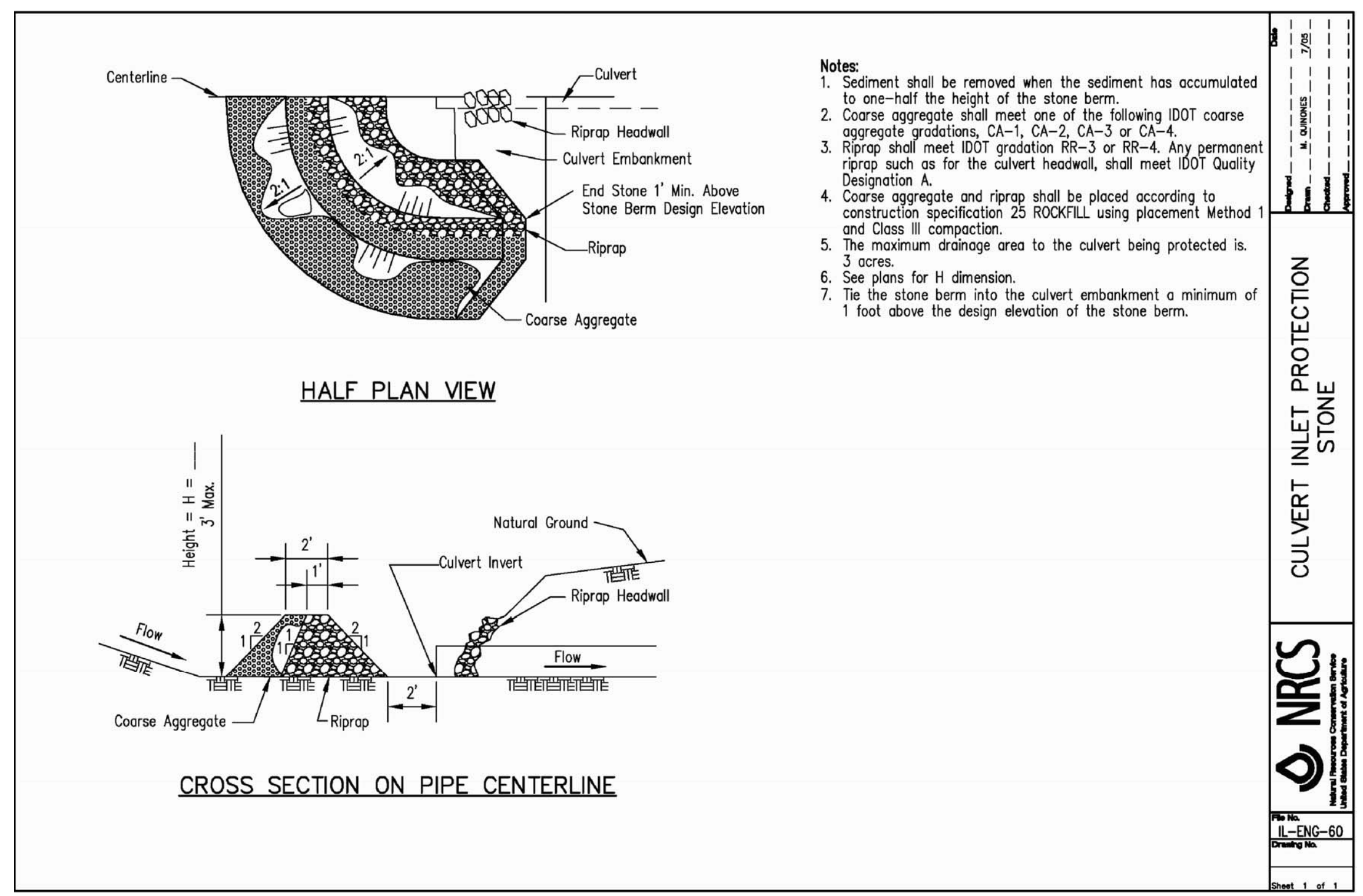
3 INLET FILTER PROTECTION
SCALE: N.T.S.



4 CONCRETE WASHOUT
SCALE: N.T.S.



5 EROSION CONTROL BLANKET
SCALE: N.T.S.



6 CULVERT INLET PROTECTION
SCALE: N.T.S.

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C10.1

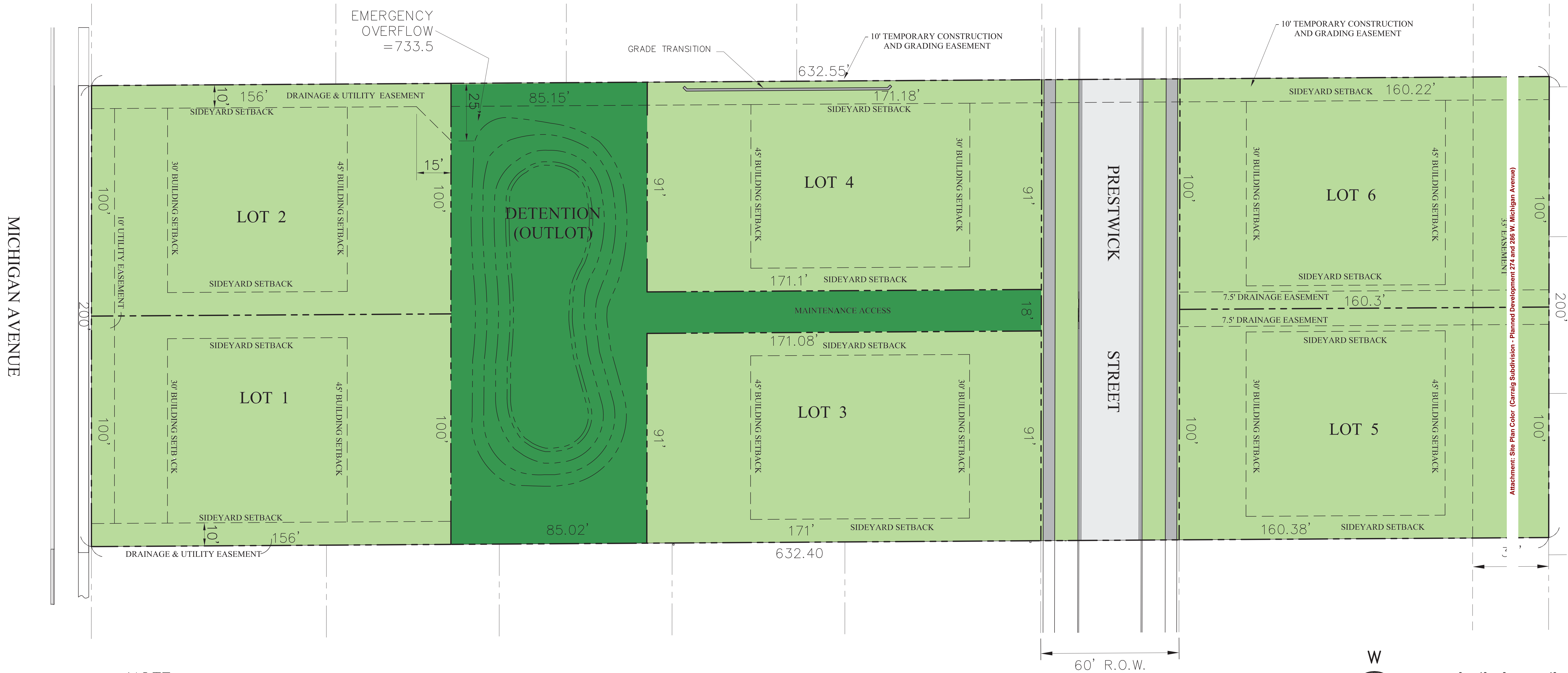
SITE PLAN

3.1.e

CARRAIG SUBDIVISION

274 + 286 W. MICHIGAN AVENUE
PALATINE, ILLINOIS

DECEMBER, 04 2016



NOTE:
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PURPOSES ONLY. MINIMUM 10' SIDEYARD
SHOWN. COMBINED REQUIRED 25' PER LOT.

W
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0 10 20 40

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Architects / Planners / Engineers

Sample Homes by Blackwater Valley Development, Inc.

Carraig Subdivision
274 and 286 W Michigan Avenue
GW#137 - 11/18/21



Attachment: Representational elevations - Sample Home Photos (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)

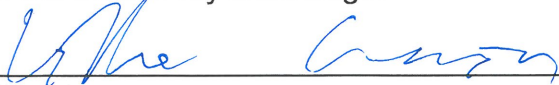


FINAL PLANNED DEVELOPMENT
Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247
 www.palatine.il.us

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Mr. Willie Cronin, Blackwater Valley Development, Inc.			
Address		City/State/Zip Code	
7510 N. Oriole Avenue, Chicago, IL 60631			
Telephone	Fax		
630-235-3334	N/A		
Email			
willie@blackwatervalleydev.com			
Subject Property Address			
274 & 286 W Michigan Ave., Palatine, IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
John P. Green		Groundwork, LTD.	
Address		City/State/Zip Code	
351 W. Dundee Road		Buffalo Grove, IL 60089	
Telephone	Fax		
847-541-4151	N/A		
Email			
team@groundworkltd.com			

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


 Signature

11-19-21
 Date



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Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
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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:

- Name of Petitioner(s): Willie Cronin
- Authorized Agent of Petitioner (if different):
 Name: John P. Green
 Address: 351 W. Dundee Road, Buffalo Grove, IL 60089
 Telephone No. 847-541-4151 Business No. _____
 Email: team@groundworkltd.com
 Relationship to Petitioner: planner/engineer
- Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
274 & 286 W Michigan Ave., Palatine, IL 60067
- All existing land use(s) on the property are:
- Current zoning of property: R-1 Size of the property: 2.74 acres
- 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.:
Rezone property to permit a planned development, and rezone / subdivide from R-1 to R-1B to allow for six (6) single family lots
in accordance with R-1B zoning standards and the existing village "Michigan Avenue Sub Area" for the subject site area.

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):

None. The development will propose to include the vacation of the abutting 1/2 (33') of the existing Gilbert Road ROW and its incorporation into the site area.

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.

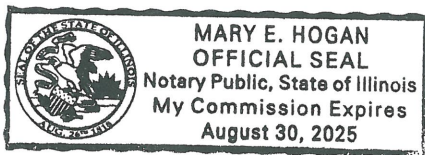
10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: *Mary E. Hogan* Date: 11-19-21

State of Illinois
County of Cook

This instrument was acknowledged before me on November 19, 2021 by

MARY E. Hogan



Mary E. Hogan
Notary Public

(Seal)

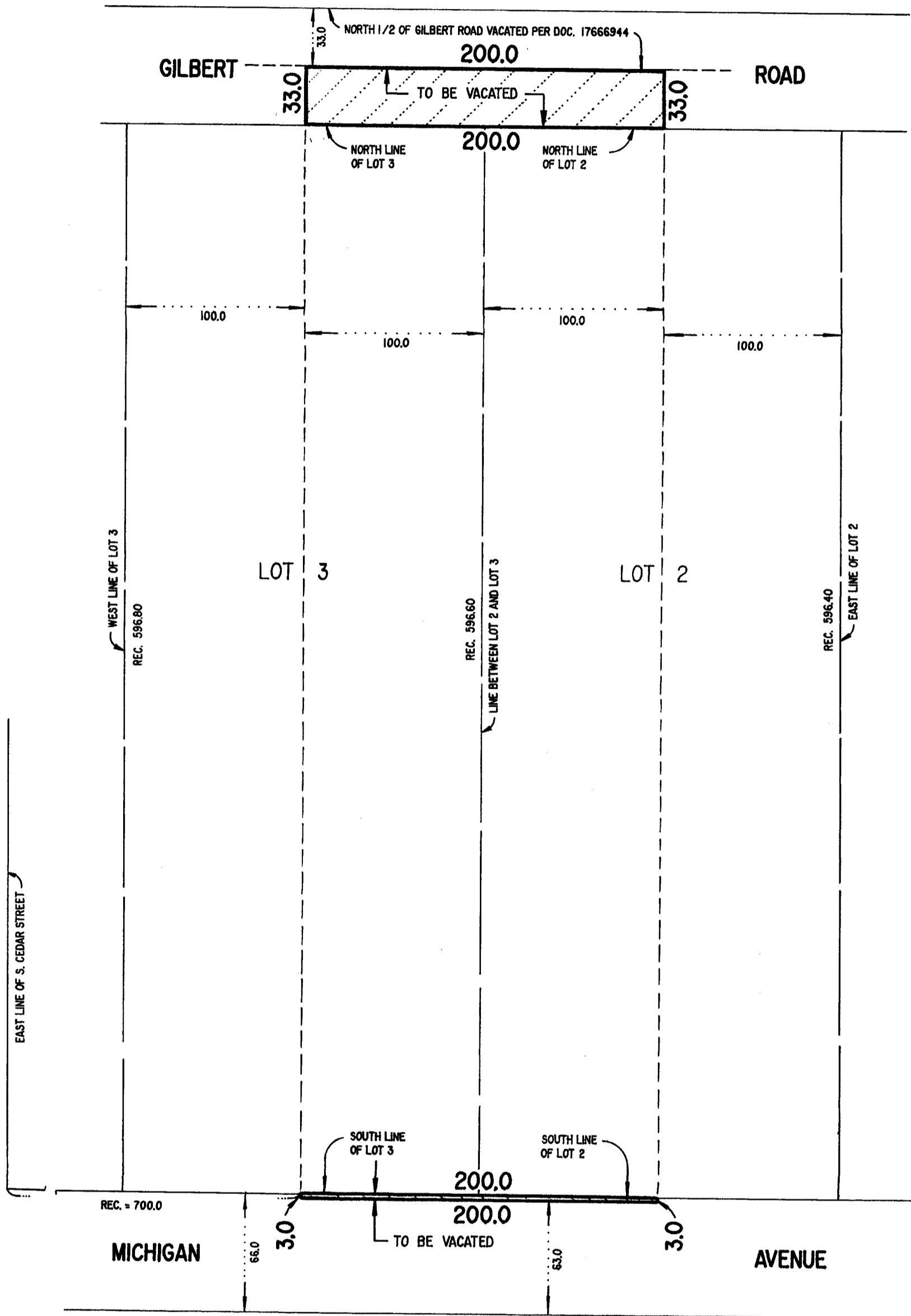
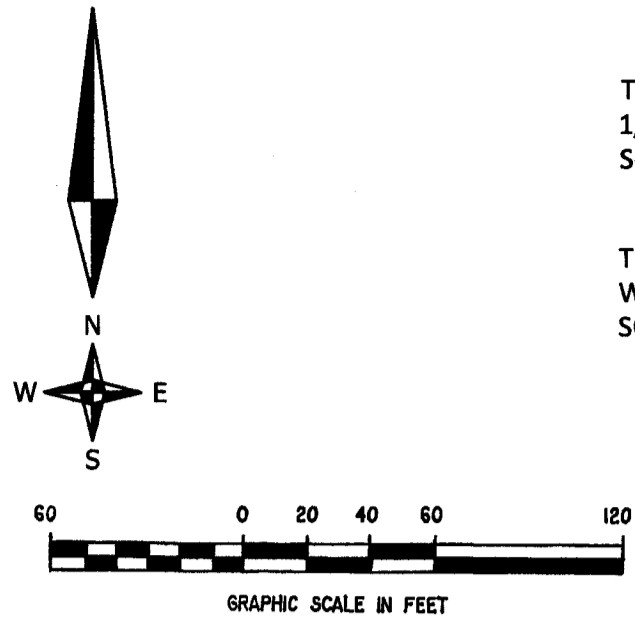
PLAT OF VACATION

OF

THE SOUTH 1/2 OF GILBERT ROAD LYING NORTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. McINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 3 FEET OF MICHIGAN AVENUE LYING SOUTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. McINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

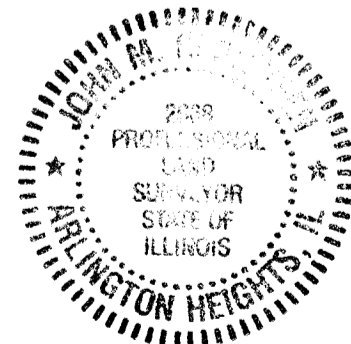
MAYOR _____ VILLAGE CLERK _____

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

VILLAGE ENGINEER _____

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS. UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077



STATE OF ILLINOIS;
COUNTY OF COOK;

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE PLAT HEREON DRAWN HAS BEEN PREPARED UNDER MY DIRECTION, FROM EXISTING SURVEYS, RECORDS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE OF VACATING SAID PREMISES AS PUBLIC RIGHTS OF WAY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

ARLINGTON HEIGHTS, ILLINOIS _____ JANUARY 24, 2017

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.

ORDER NUMBER: **160247-V**

SCALE: 1 INCH = 60 FEET

PREPARED BY:
JOHN M. HENRIKSEN
415 E. GOLF ROAD - SUITE 103
ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

CARRAIG SUBDIVISION

BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PRELIMINARY

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to:
Commonwealth Edison Company
Ameritech
Northern Illinois Gas Company
 and
Any Cable Communications Firm or Company Granted a Cable Communications Franchise by the Village of Palatine
 and
The Village of Palatine, Grantees

Their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and signals and signals, including but not limited to television, data and radio signals, together with all trunks, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection with and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over the grantee facilities or in, upon or over the property within the dotted lines marked easement without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance or repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the grantee for all such purposes. Obstructions shall not be placed over the grantee facilities or in, upon or over the property within the dotted lines marked easement without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance or repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

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

CABLE TELEVISION
 A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS HERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH LINES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

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

COMMONWEALTH EDISON COMPANY
 BY: _____ DATE: _____
 TITLE: _____

AMERITECH ILLINOIS
 BY: _____ DATE: _____
 TITLE: _____

AT&T COMCAST
 BY: _____ DATE: _____
 TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR)
 BY: _____ DATE: _____
 TITLE: _____

PLAN COMMISSION
 State of Illinois)
 County of Cook) S.S.
 Approved by the plan commission of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____

Signed: _____
 Chairman

Attest: _____
 Secretary

VILLAGE COLLECTOR
 I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.
 Dated this _____ day of _____, A.D., _____

By: _____
 Village Collector

VILLAGE COUNCIL
 State of Illinois)
 County of Cook) S.S.
 Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, A.D., _____

Signed: _____
 Mayor

Attest: _____
 Clerk

SURVEYOR'S CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 I, John M. Henriksen, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and resubdivided the following described property:

LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF), TOGETHER WITH THE SOUTH 1/2 OF GILBERT ROAD VACATED LYING NORTH OF AND ADJOINING SAID LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF), AND ALSO THE NORTH 3 FEET OF MICHIGAN AVENUE VACATED LYING SOUTH OF AND ADJOINING SAID LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

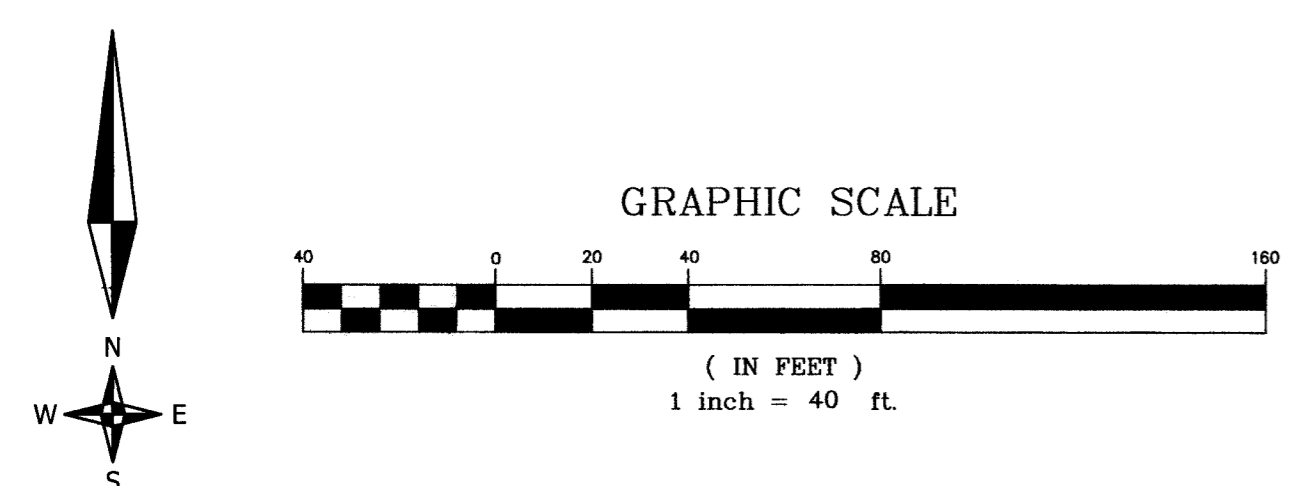
I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further certify that according to the flood insurance rate map of the national flood insurance program for this area of the Village of Palatine, Cook County, Illinois, being community number 175170, panel number 0181, map number 17031C01811, map revised August 19, 2008, the national flood insurance program has determined that the area within the resubdivision herein drawn falls within its UNSHADED ZONE "X", which is defined as an area determined to be outside the 0.2 percent annual chance floodplain. This statement is for flood insurance purposes only and does not necessarily include all areas subject to flooding.

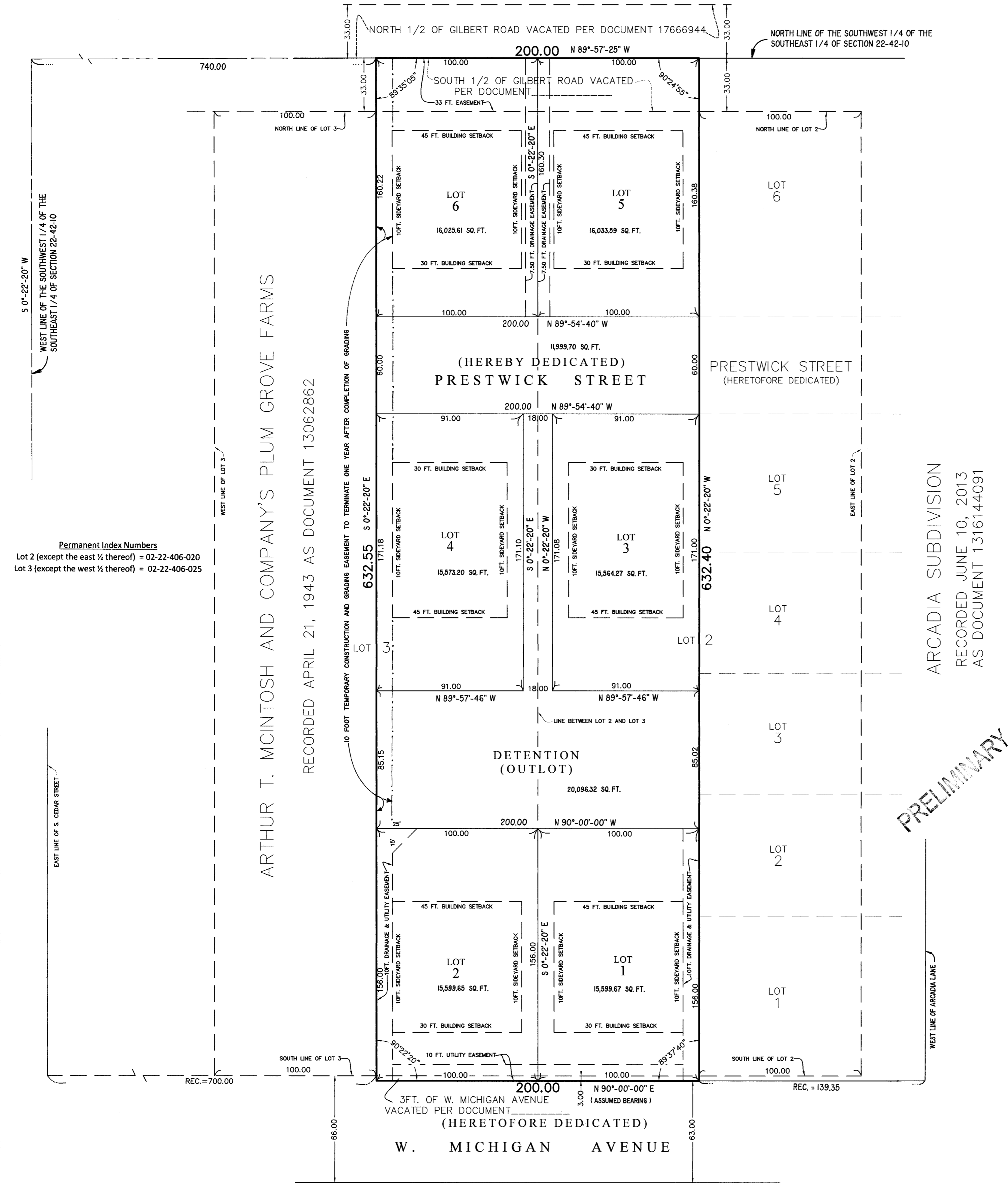
The plat herein drawn is a correct representation of said survey and resubdivision. Dimensions are shown in feet and decimal parts thereof, and are correct at a temperature of 68 degrees Fahrenheit. All lot corners are to be set with an iron pipe, unless otherwise noted after the recording of this plat.

Arlington Heights, Illinois, this _____ day of _____, 2017

PRELIMINARY
 Illinois Professional Land Surveyor No. 2068 License Expires November 30, 2018



PLEASANT HILL ESTATES SUBDIVISION UNIT 1
 RECORDED APRIL 20, 1955 AS DOCUMENT 16210278



OWNER'S CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 This is to certify that _____ are the owners of the property described herein and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title herein indicated.
 Dated this _____ day of _____, A.D., _____

NOTARY CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.
 Given under my hand and notarial seal this _____ day of _____, A.D., _____

OWNER'S CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 This is to certify that _____ are the owners of the property described herein and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title herein indicated.
 Dated this _____ day of _____, A.D., _____

NOTARY CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.
 Given under my hand and notarial seal this _____ day of _____, A.D., _____

SURFACE WATER DRAINAGE STATEMENT
 We hereby certify to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or ditches within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.
 By: _____ Owner Dated _____
 By: _____ Illinois Professional Engineer # _____ Dated _____

ENGINEERING APPROVAL CERTIFICATE
 State of Illinois)
 County of Cook) S.S.
 This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.
 Village Engineer _____ Date _____

School Districts:
 Elementary School District # _____
 High School District # _____
 Send the tax bill to:
 (NAME) _____
 (ADDRESS) _____

Permission to record the plat is hereby granted to:
 (NAME) _____
 (ADDRESS) _____

ORDER NUMBER: 160247-RS

PLAT PREPARED BY:
 JOHN M. HENRIKSEN, ILLINOIS PROFESSIONAL LAND SURVEYOR, 415 E. GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005; PH: 224-875-7633; FAX: 224-875-7634

Attachment: Carraig - Plat of Subdivision - approved, but unexecuted (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)

Ben Vyverberg

Subject: FW: CARRAIG SUBDIVISION HEARING - COMMENTS
Attachments: CARRAIG.pdf

From: Dr Sandy Rhee
Sent: Monday, February 21, 2022 9:57 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: CARRAIG SUBDIVISION HEARING - COMMENTS

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Ben, please include this as comments to review for the upcoming hearing re:
 Carraig Willie Cronin's Subidvision Hearing. Thank you.

To The Village of Palatine Department of Planning and Zoning

We are one of the homeowners of the Arcadia West Subdivision, which is right next to the Carraig Subdivision lots. In both the Arcadia West and East Subdivisions, there are many children residing near the Carraig Subdivision lots and they do love to play outside for all seasons of the year. Pleasant Hill Elementary School is also very close to the the Carraig Subdivision and there are many children who walk by the lots before and after school. There is significant concern that these lots are an **"attractive nuisance"** to our children and may endanger the safety of them.

Children have been attracted to these lots; they have wandered around and behind the vacant homes, and they have walked throughout the lots filled with overgrown trees. For the lot closest to Arcadia East, the lot has been cleared nicely and is safer than the lot closest to Arcadia West (see photos). Many overgrown trees have fallen and with strong winds, these trees can cause serious damage and injuries to neighbors and the houses next to the lots can get damaged by fallen trees. **My daughter's bedroom is right next to his lot and I worry with the high winds, one of the trees will fall and damage our roof and fall into her room. The trees are extremely close and many have fallen, so there is a high possibility this may happen if he does not cut down the overgrown tree.** There has been some recycled packaging and toys get caught in the lot during windy days, and we've seen kids trying to retrieve the toys is unsafe with all the broken trees and thorny bushes.

Lot near Arcadia West
 (filled with overgrown trees)

Lot near Arcadia East (cleared)

Attachment: Rhee Objection email (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)



The vacant homes are quite a safety concern as they can attract drug dealers, squatters, and criminal activity in our community. To improve the safety of our community and the children, it would be best for Carraig Subdivision to agree to complete the following for reinstatement:

1. demolish the vacant homes
2. clear out all the dead and overgrown trees similar to the lot next to Arcadia East.

To The Village of Palatine Department of Planning and Zoning

We are one of the homeowners of the Arcadia West Subdivision, which is right next to the Carraig Subdivision lots. In both the Arcadia West and East Subdivisions, there are many children residing near the Carraig Subdivision lots and they do love to play outside for all seasons of the year. Pleasant Hill Elementary School is also very close to the the Carraig Subdivision and there are many children who walk by the lots before and after school. There is significant concern that these lots are an “**attractive nuisance**” to our children and may endanger the safety of them.

Children have been attracted to these lots; they have wandered around and behind the vacant homes, and they have walked throughout the lots filled with overgrown trees. For the lot closest to Arcadia East, the lot has been cleared nicely and is safer than the lot closest to Arcadia West (see photos). Many overgrown trees have fallen and with strong winds, these trees can cause serious damage and injuries to neighbors and the houses next to the lots can get damaged by fallen trees. **My daughter’s bedroom is right next to his lot and I worry with the high winds, one of the trees will fall and damage our roof and fall into her room. The trees are extremely close and many have fallen, so there is a high possibility this may happen if he does not cut down the overgrown tree.** There has been some recycled packaging and toys get caught in the lot during windy days, and we’ve seen kids trying to retrieve the toys is unsafe with all the broken trees and thorny bushes.

**Lot near Arcadia West
(filled with overgrown trees)**



Lot near Arcadia East (cleared)



Attachment: Rhee Objection - CARRAIG (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)

The vacant homes are quite a safety concern as they can attract drug dealers, squatters, and criminal activity in our community. To improve the safety of our community and the children, it would be best for Carraig Subdivision to agree to complete the following for reinstatement:

- 1) demolish the vacant homes
- 2) clear out all the dead and overgrown trees similar to the lot next to Arcadia East.

Ben Vyverberg**Subject:** FW: Carraig Subdivision

From: Lauren Abate <
Sent: Tuesday, February 22, 2022 9:06 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Carraig Subdivision

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Ben,

My name is Lauren Albright and I am a resident in the Arcadia West subdivision (bordering the proposed Carraig Subdivision). I am writing in regards to the public hearing that was rescheduled for March 1st regarding the development. I have a 3 month old baby so won't be able to attend the hearing, but my neighbor Sandy Rhee said we're able to email you with any thoughts we'd like shared/considered for the hearing. Please see below for our thoughts/statement regarding this property, as well as the attached pictures. Let me know if you have any questions either via reply to this email or you can reach me at

Thanks!
 Lauren Albright

To the Village of Palatine Department of Planning and Zoning

We are homeowners in the Arcadia West subdivision (S Stegen St), bordering the southwest lot of the planned Carraig subdivision. While we have nothing against the planned development, we have significant concerns with the maintenance and upkeep of the property (particularly 286 W Michigan Ave) in the meantime, as the property has been held for an extended amount of time with no signs of development. We moved into our house in December 2018 and have watched the status of the lot and structures deteriorate during this time. The property is at minimum an eyesore, and at worst, a hazardous attractive nuisance.

The fence bordering our property is unkempt, has had multiple pieces blow down into both our property, damaging bushes and currently held up with plastic ties, and neighboring properties, which still remain unrepaired. This is a liability as parts of the fence could blow over and injure a child or pet or trap them underneath. Additionally, while Mr. Cronin has removed a good amount of brush/weeds from the property, the area immediately behind the fence and surrounding the shed remains overgrown. These weeds spread onto our property through the fence and have been difficult to contain, despite hiring a lawn care/weed removal service. Mr. Cronin should be

required to clear all weeds and brush, maintain the land on an ongoing basis, and repair or remove the fence.

The shed and house on the property are also complete eyesores and the shed is unsecured. On multiple occasions we have witnessed children gain access to the shed. While we believe parents have a responsibility to supervise their children's activities, Mr. Cronin should be responsible for securing the structure, particularly knowing that these properties are vacant and will attract wandering children or potentially wild animals seeking shelter that could harm children or pets. Ideally, Mr. Cronin should raze both structures, the shed at minimum, as soon as possible, as they/it will need to be razed in order to develop the property anyway.

Ultimately, if development of the Carraig subdivision is not scheduled to commence in the immediate future, Mr. Cronin should commit to razing the eyesore structures and maintaining the grounds in a safe and aesthetically pleasing manner during the time the property remains undeveloped or sell the property to another developer.

Thank you for your consideration.
Lauren Albright

ORDINANCE NO. 0-20-17

AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
274 AND 286 W. MICHIGAN AVENUE
(CASE NO. (16-101))

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on February 22, 2016 and 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 Final Planned Development to permit a 6-lot single-family residential development, on the following legally described property:

LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) AND THE VACATED SOUTH ½ OF GILBERT ROAD AND THE VACATED PORTION OF W. MICHIGAN AVENUE, BOTH ADJOINING LOTS 2 AND 3, IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 274 and 286 W. Michigan Avenue

PIN: # 02-22-406-020 and 025.

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 6-lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.

2. All future residences shall follow the Village's R-1B zoning standards.
3. No privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.
4. A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions related to the fencing restrictions noted in this recommendation and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations shall be submitted in a manner acceptable to the Village Attorney. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.
5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be stricken.
6. A letter of credit in amount of \$100,000 shall be submitted.
7. A letter of credit in the amount of \$394,823 shall be submitted.
8. Review fees in the amount of \$12,562.55 shall be submitted.
9. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.
10. A solid 5-foot wide walking surface shall be installed along the frontage of the W. Michigan Avenue in a manner acceptable to the Village Engineer. This solid walking surface is intended to serve as an interim sidewalk, prior to the completion of the required sidewalks, and must be installed by no later than August 11, 2017.
11. MWRD, NPDES, and IEPA permits shall be submitted.

SECTION 2: That the petition for preliminary 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 13 day of March, 2017

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


APPROVED by me this 13 day of March, 2017



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 13th day of March, 2017



Village Clerk

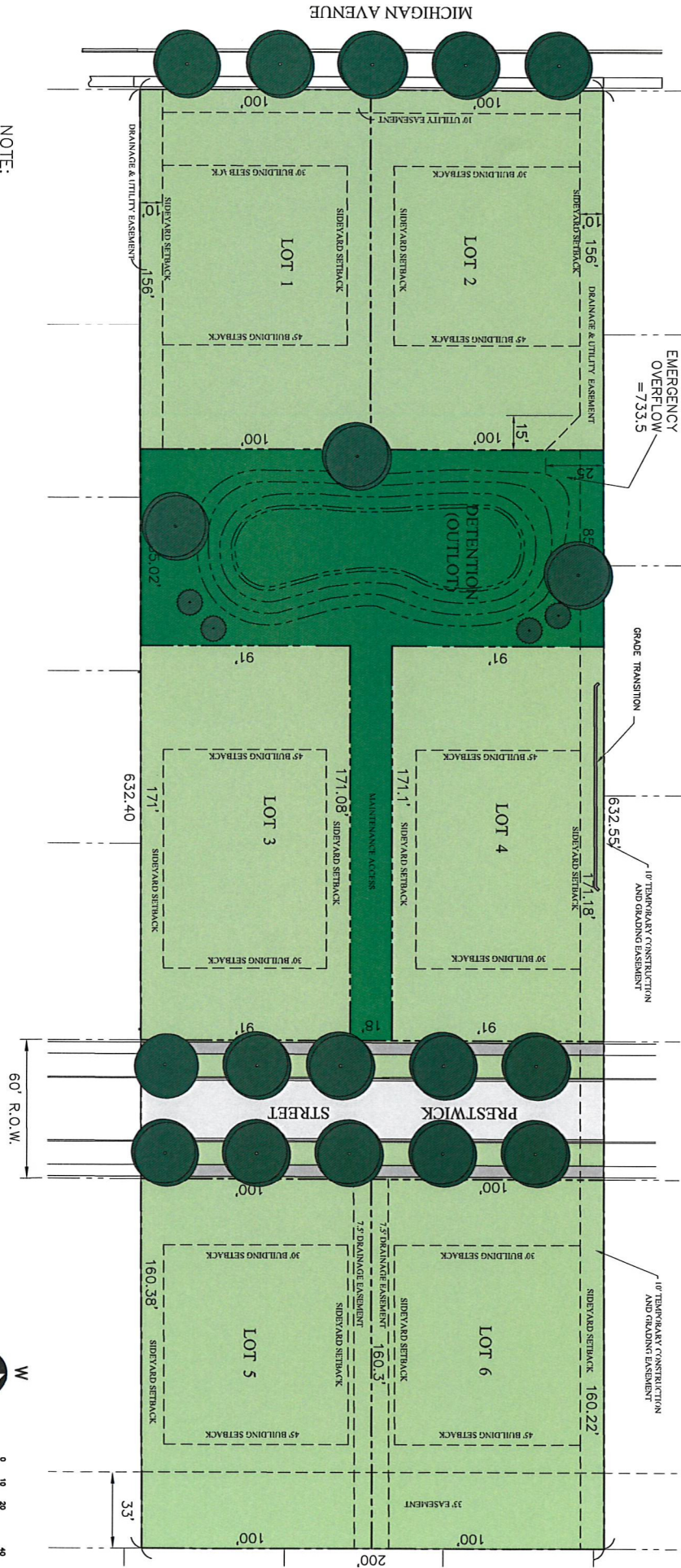
Attachment: Carraig Subdivision - Planned Development - #O-020-17 - 274 & 286 W (Carraig Subdivision - Planned Development 274 and 286 W.

SITE PLAN

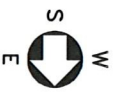
CARRIG SUBDIVISION

274 + 286 W. MICHIGAN AVENUE
PALATINE, ILLINOIS

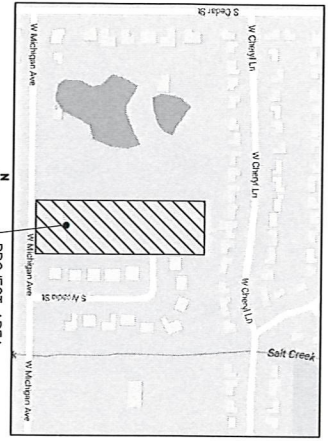
DECEMBER, 05 2018



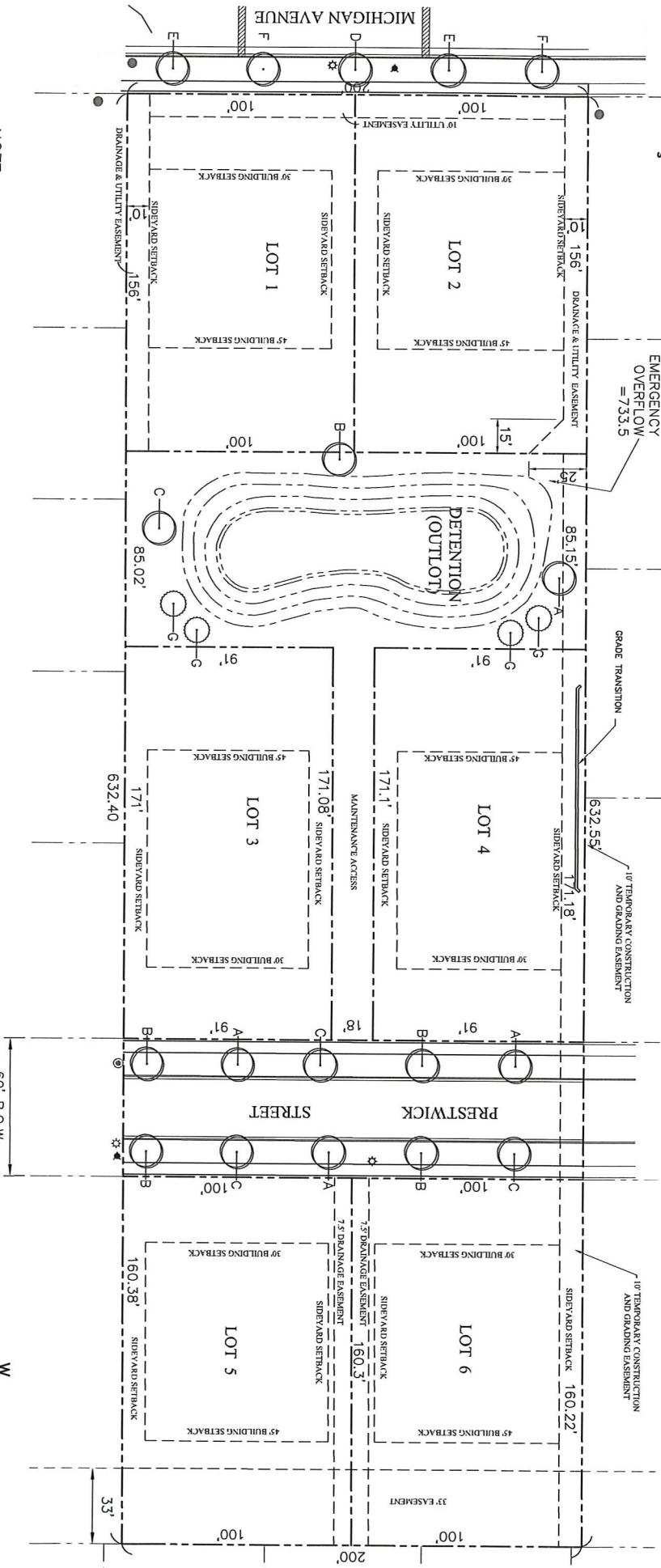
NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE
PURPOSES ONLY. MINIMUM 10' SIDEYARD
SHOWN. COMBINED REQUIRED 25' PER LOT.



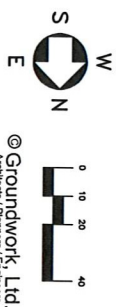
© Groundwork, Ltd.
Architect / Planner / Engineer
2127
1218



LOCATION MAP
PROJECT AREA



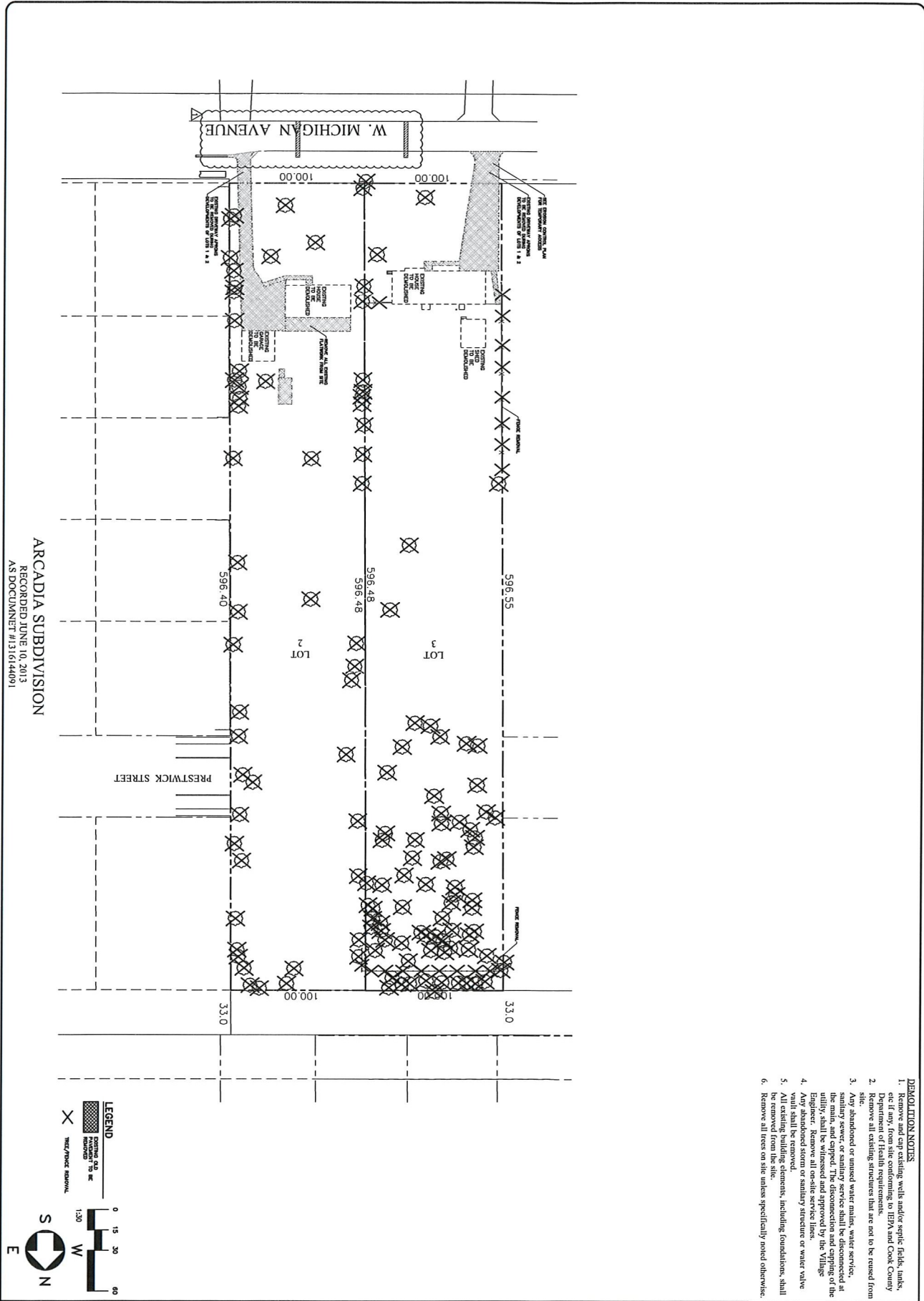
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SITE PLAN

CARRAIG SUBDIVISION
274 + 286 W. MICHIGAN AVENUE
PALATINE, ILLINOIS

JANUARY, 20 2016



- DEMOLITION NOTES**
1. Remove and cap existing wells and/or septic fields, tanks, etc. If any, from site conforming to EPA and Cook County Ordinance 12-1-0010.
 2. Remove all existing structures that are not to be reused from site.
 3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the sanitary sewer shall be approved by the Village Engineer. Remove all other utility lines.
 4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
 5. All existing building elements, including foundations, shall be removed from the site.
 6. Remove all trees on site unless specifically noted otherwise.

<p>GROUNDWORK ARCHITECTS PLANNERS ENGINEERS</p> <p>872.541.4131 815 WEST BAKER STREET, SUITE A BUFFALO GROVE, ILLINOIS 60089 FAX 847.541.4568</p> <p>COPYRIGHT</p>	<p>NO. DATE BY REVISION / ISSUE</p> <p>1/23/16 MHC NORTH COOK CIVIC</p> <p>01/26/17 MHC REVISED PER VILLAGE COMMENTS</p>
	<p>THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED</p> <p><input type="checkbox"/> REVIEW ONLY</p> <p><input type="checkbox"/> PERMIT</p> <p><input type="checkbox"/> BIDDING</p> <p><input type="checkbox"/> CONSTRUCTION</p>

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

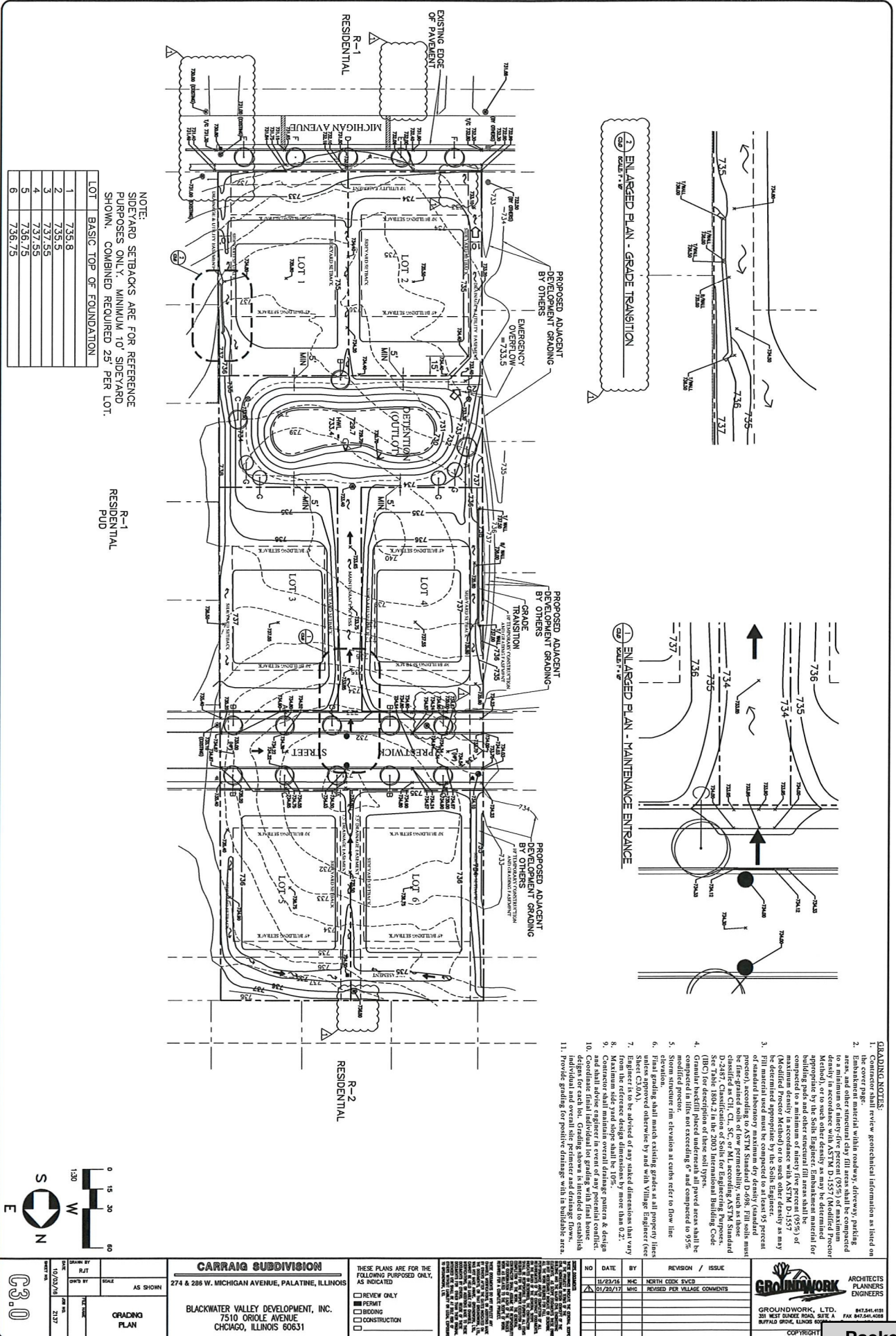
BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

ARCADIA SUBDIVISION
RECORDED JUNE 10, 2013
AS DOCUMENT #1316144091

LEGEND
 EXISTING TO BE DEMOLISHED
 NEW/PROPOSED REMOVAL

SCALE AS SHOWN
 0 15 30 60
 1" = 30'

DEMOLITION PLAN
 DATE: 10/23/16
 SHEET NO: 2137



NO	DATE	BY	REVISION / ISSUE
1	11/23/04	MJC	NORTH COOK ENCD
2	01/29/17	MJC	REVISED PER VILLAGE COMMENTS

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

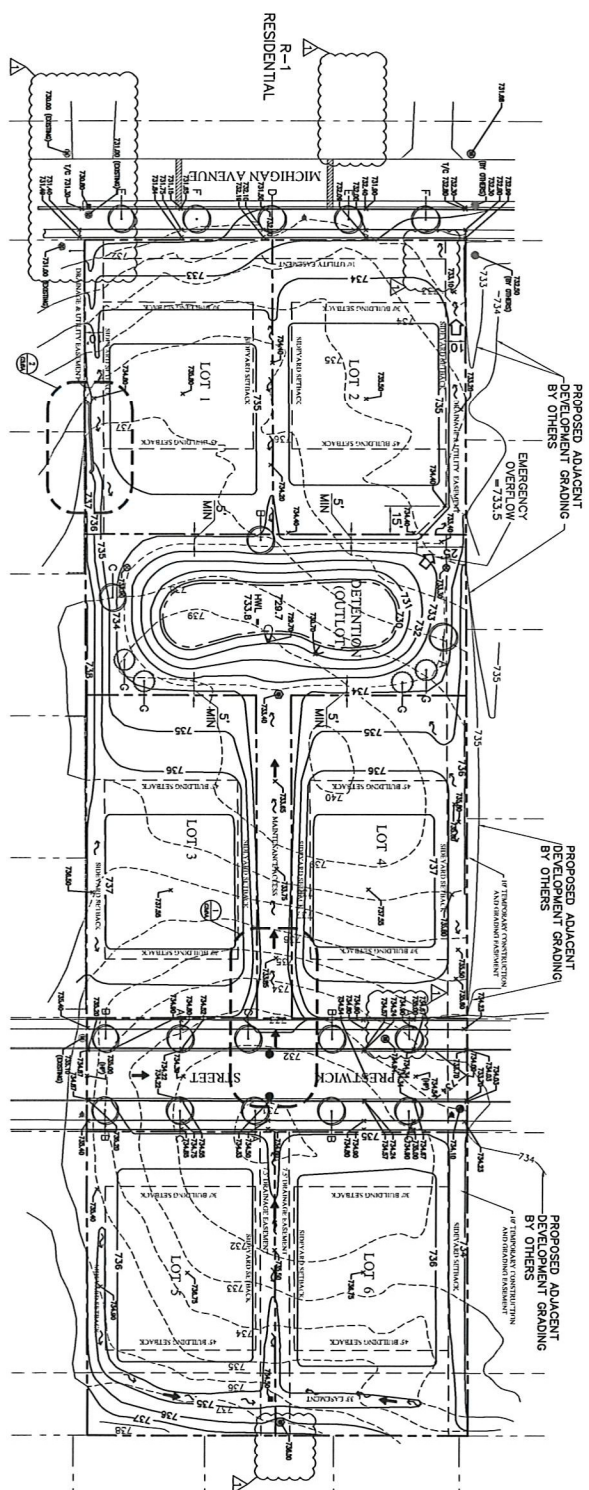
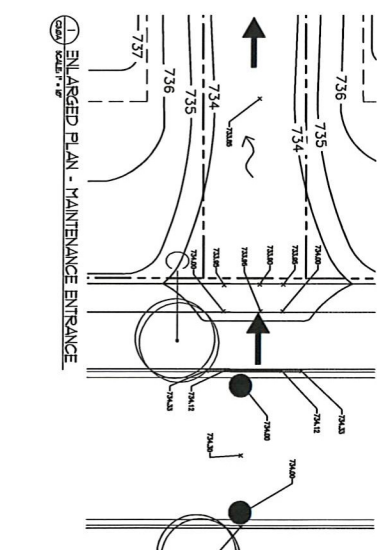
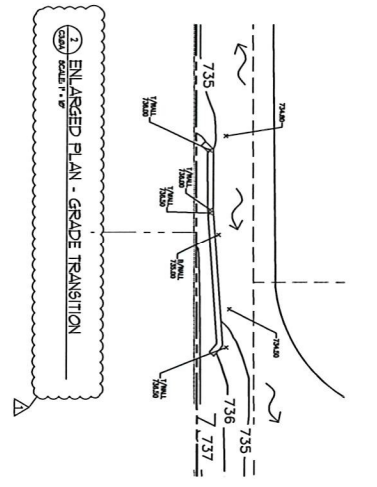
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 PERMIT
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 CONSTRUCTION

GROUNDWORK ARCHITECTS PLANNERS ENGINEERS
847.541.4131
847.541.4229
BUFFALO GROVE, ILLINOIS 60089

Packet Pg. 53

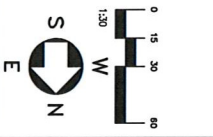
ALTERNATE



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE PURPOSES ONLY. MINIMUM 10' SIDEYARD SHOWN. COMBINED REQUIRED 25' PER LOT.

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

- GRADING NOTES:**
1. Contractor shall review geotechnical information as listed on the site plan.
 2. Embankment material within roadway, driveway, parking areas, and other structural city fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for embankment shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
 3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard Proctor Method) for the soil type. All soils must be classified as CL, CL, SC, or ML according to ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
 4. Granular basefill placed underneath all paved areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
 5. Storm structure rim elevation at curbs refer to flow line elevation.
 6. Final grading shall match existing grades at all property lines.
 7. Engineer is to be advised of any staked dimensions that vary from the plan by more than 0.2'.
 8. Maximum side yard slope shall be 10%.
 9. Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
 10. Coordinate final individual lot grading with final house individual and overall site perimeter and drainage flows.
 11. Provide grading for positive drainage with in valuable area.



CARRAIG SUBDIVISION	
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS	
BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631	
DATE	BY
11/23/14	MIC
01/29/17	MIC

NO	DATE	BY	REVISION / ISSUE
1	11/23/14	MIC	NORTH COOK SVCD
2	01/29/17	MIC	REVISED PER VILLAGE COMMENTS

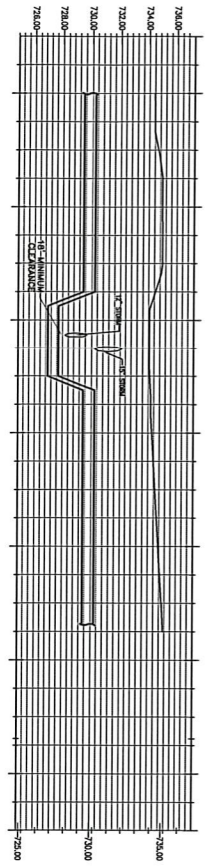
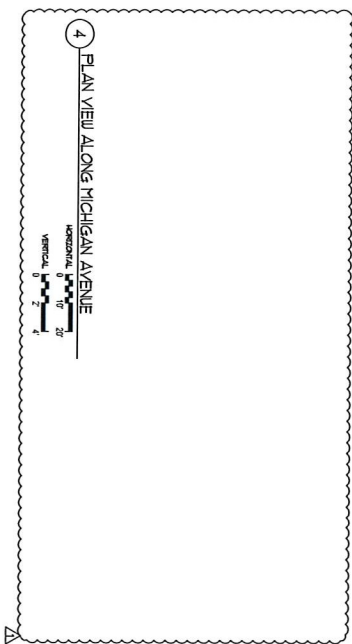
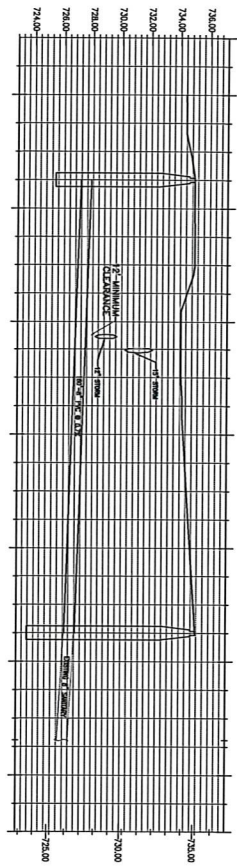
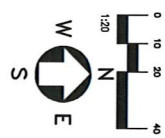
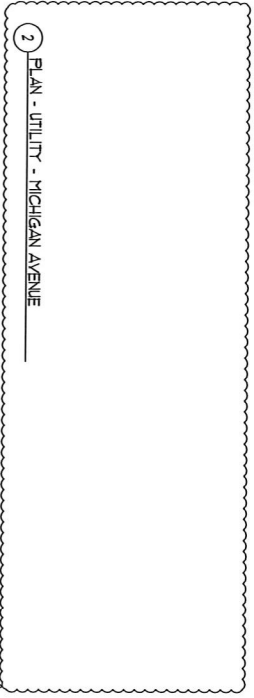
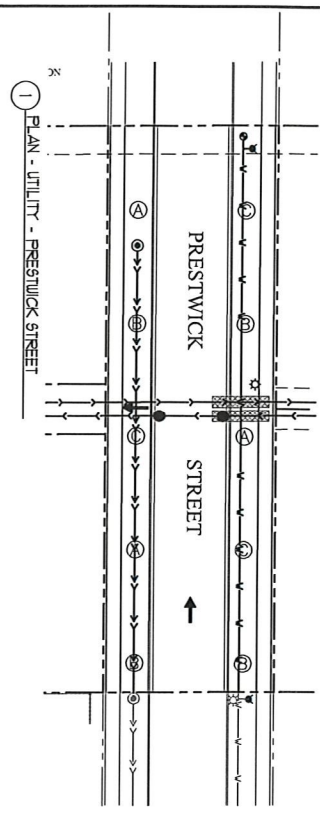
THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

REVIEW ONLY
 PERMIT
 BIDDING
 CONSTRUCTION

GROUNDWORK ARCHITECTS PLANNERS ENGINEERS

GROUNDWORK, L.T.D.
847.541.4151
1515 WEST BAKER STREET, L.T.D.
1515 WEST BAKER STREET, L.T.D.
BUFFALO GROVE, ILLINOIS 60089
FAX 847.541.4088

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5 PROFILE - WATER - PRESTWICK STREET
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 4'

3 PROFILE - SANITARY - PRESTWICK STREET
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 4'

4 PLAN VIEW ALONG MICHIGAN AVENUE
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 4'

	DRAWN BY: RJT CHECKED BY: SMC DATE: 10/03/14 SCALE: AS SHOWN PROJECT: WATER AND SANITARY SEWER PROFILES	CARRAIG SUBDIVISION 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631	THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED: <input type="checkbox"/> REVIEW ONLY <input type="checkbox"/> PERMIT <input type="checkbox"/> BIDDING <input type="checkbox"/> CONSTRUCTION	NO. DATE BY REVISION / ISSUE 16/03/16 N/C NORTH CREEK SWICH 21/29/17 MHC REVISED PER VILLAGE COMMENTS	ARCHITECTS PLANNERS ENGINEERS GROUNDWORK, LTD. 381 WEST DUNDEE ROAD, SUITE A BUFFALO GROVE, ILLINOIS 60089 847.241.4101 FAX 847.241.4088 COPYRIGHT
	CARRAIG SUBDIVISION 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631			THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED: <input type="checkbox"/> REVIEW ONLY <input type="checkbox"/> PERMIT <input type="checkbox"/> BIDDING <input type="checkbox"/> CONSTRUCTION	

GENERAL NOTES - ALL TRADES

1. The Standard Specifications listed on the cover sheet, these construction plans, the special provisions, general conditions and subsequent details are all to be considered a part of the contract. The Contractor shall refer to backlogs for complete information regarding planning.
2. The Contractor shall be responsible for obtaining all required permits for construction during or after the project. The Contractor shall be responsible for the proper timing, timing and order required to obtain the construction permits. The Contractor shall be responsible for the proper timing, timing and order required to obtain the construction permits. The Contractor shall be responsible for the proper timing, timing and order required to obtain the construction permits.
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9. All work performed under this contract by any Contractor and/or Subcontractor shall be performed in accordance with the Standard Specifications, the Special Provisions, the General Conditions and the details shown on these plans and as reasonably indicated hereon to provide an appropriate installation.
10. The Contractor shall be responsible for the proper timing, timing and order required to obtain the construction permits. The Contractor shall be responsible for the proper timing, timing and order required to obtain the construction permits.
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25. Any item that is not specifically shown on the plan or in the summary of quantities but can be determined by the contract documents shall be included in the work described and shall be included in the contract.
26. The Contractor shall refer to backlogs for complete information regarding planning.
27. Definition of terms:
a. Owner is the individual, firm, partnership or corporation contracting with the Contractor.
b. The Contractor is the individual, firm, partnership or corporation having the industry to perform the work.
c. The Engineer whose professional services are used in the Special Provisions shall be the Owner's Engineer.
d. The Village of Palatine.
e. The Contractor shall be responsible for the maintenance and maintenance of all necessary signs, markers, and other items used in the construction of the project. The Contractor shall be responsible for the maintenance and maintenance of all necessary signs, markers, and other items used in the construction of the project.
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CARRAIG SUBDIVISION	274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS	BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631	THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED: <input type="checkbox"/> REVIEW ONLY <input type="checkbox"/> PERMIT <input type="checkbox"/> BIDDING <input type="checkbox"/> CONSTRUCTION
DATE: 10/23/16 BY: [Signature]	SCALE: AS SHOWN	NOTES	NO DATE BY REVISION / ISSUE 11/22/16 MJC NORTH CODK SVCD

ARCHITECTS
PLANNERS
ENGINEERS

GROUNDWORK, L.T.D. 847.541.4151
353 WEST DUNKER ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 FAX 847.541.4028

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GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED.
8. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER BEFORE USE.
9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE DURING CONSTRUCTION.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

TECHNICAL GUIDANCE MANUAL

MWD GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

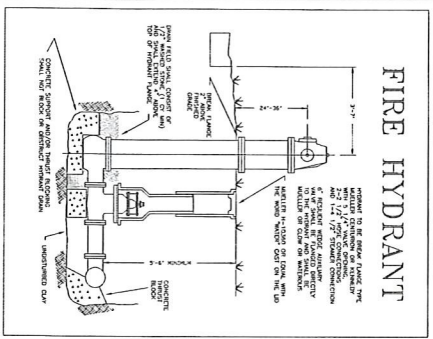
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED.

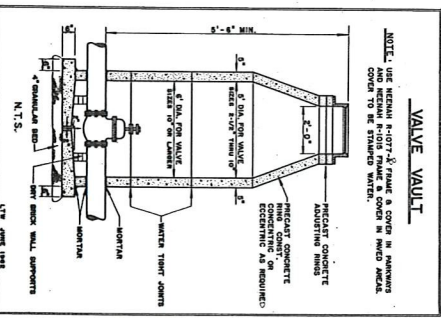
8. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER BEFORE USE.

9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE DURING CONSTRUCTION.

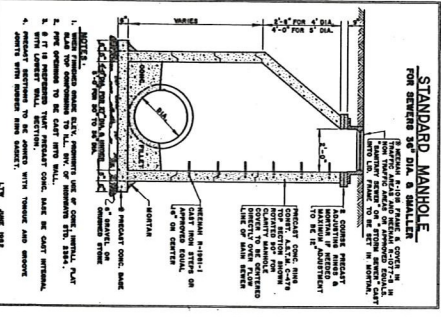
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



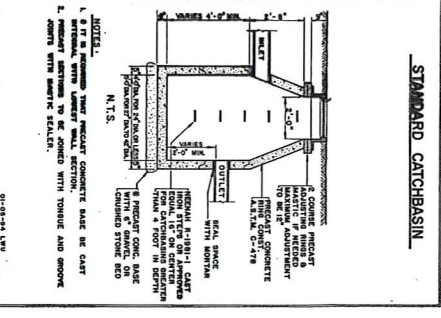
5 FIRE HYDRANT
SCALE: 1/8\"/>



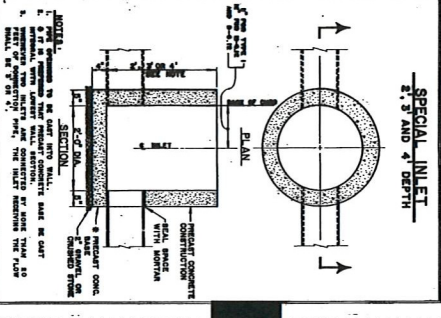
6 VALVE VAULT
SCALE: 1/8\"/>



7 STANDARD MANHOLE
SCALE: 1/8\"/>



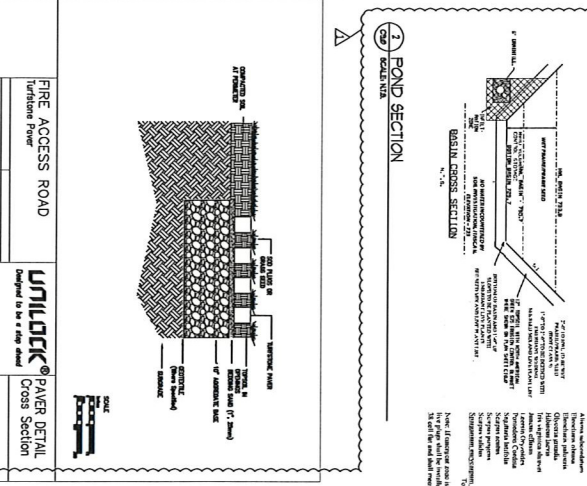
8 STANDARD CATCHBASIN
SCALE: 1/8\"/>



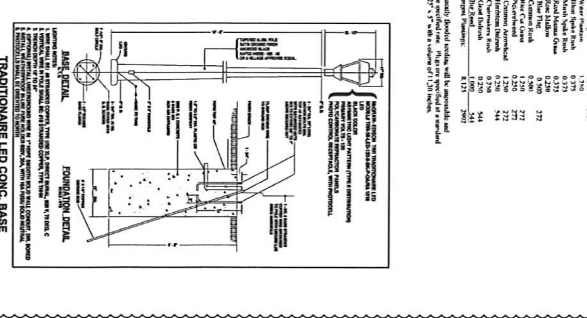
9 SPECIAL INLET
SCALE: 1/8\"/>

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
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10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



10 POND SECTION
SCALE: 1/8\"/>



11 STREET LIGHTING
SCALE: 1/8\"/>

5 FIRE HYDRANT

6 VALVE VAULT

7 STANDARD MANHOLE

8 STANDARD CATCHBASIN

9 SPECIAL INLET

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATKA, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

SCALE: AS SHOWN

DATE: 10/27/16

BY: [Signature]

NO. 2127

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED:

REVIEW ONLY

PERMIT

RECORD

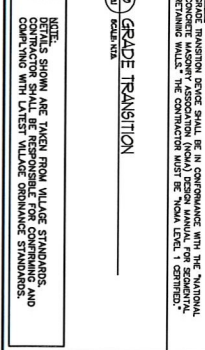
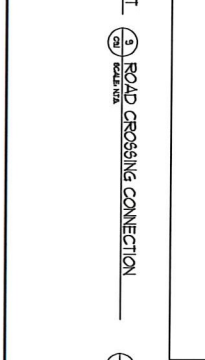
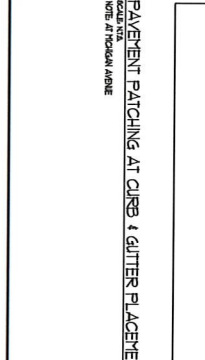
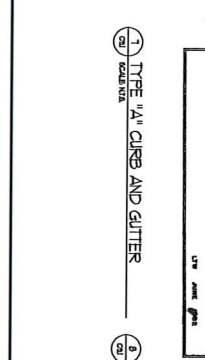
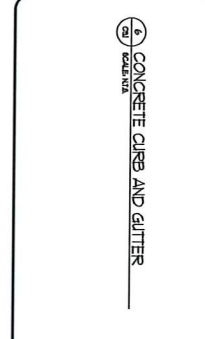
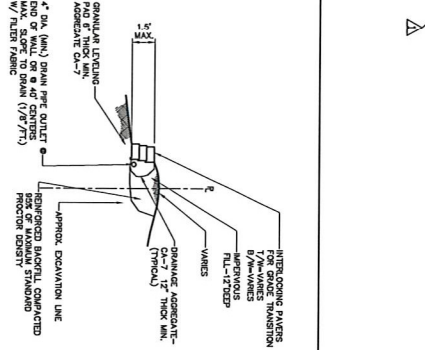
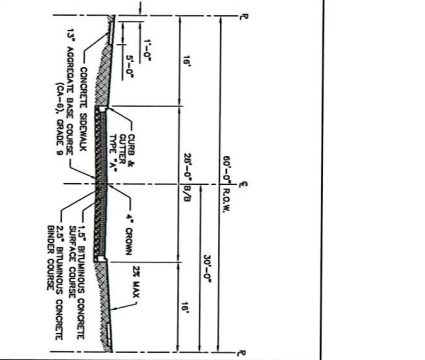
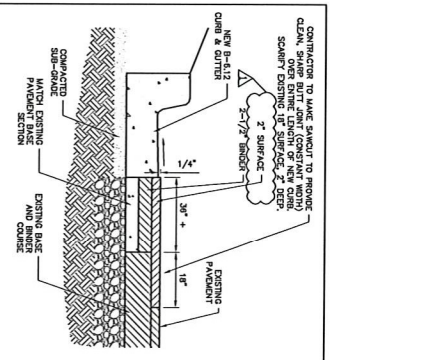
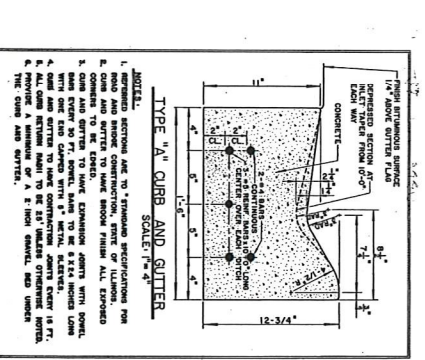
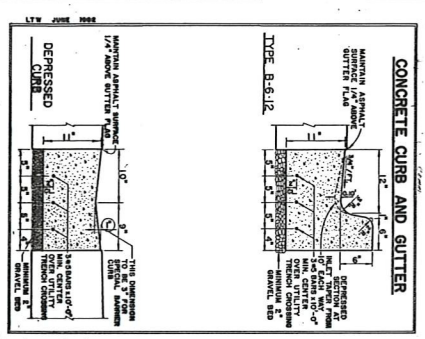
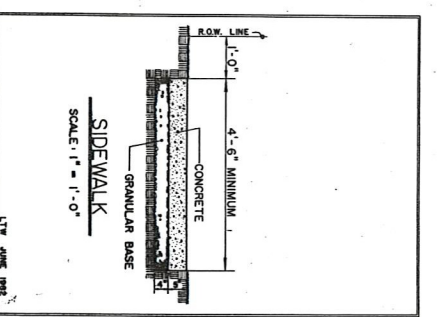
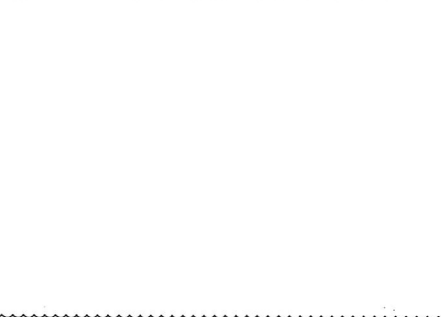
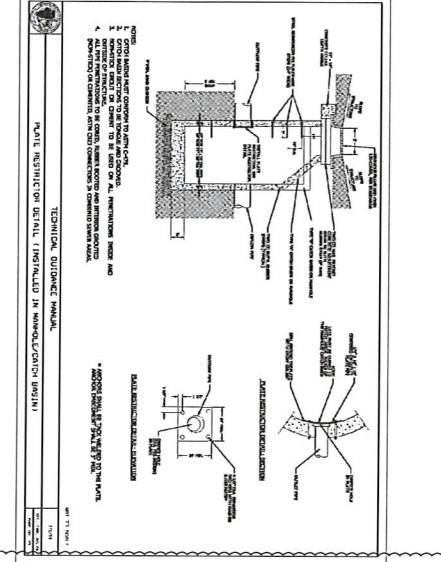
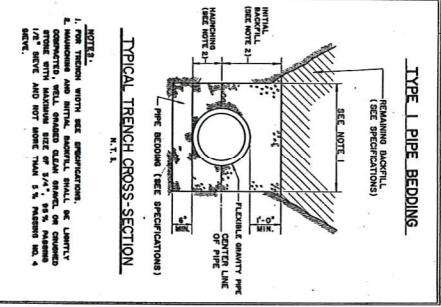
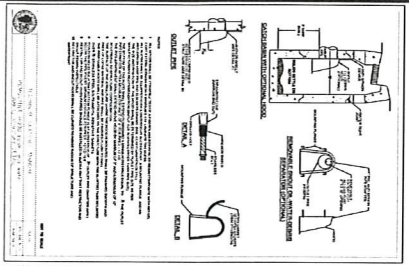
CONSTRUCTION

NO.	DATE	BY	REVISION / ISSUE
1	11/27/16	INC	NORTH CREEK POND
2	01/25/17	INC	REVISED PER VILLAGE COMMENTS

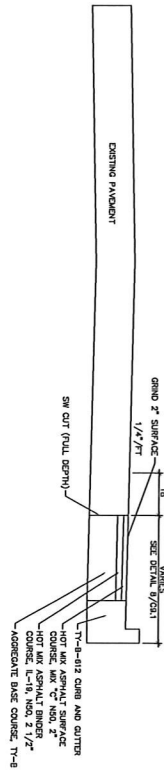
GROUNDWORK ARCHITECTS PLANNERS ENGINEERS

GROUNDWORK, LTD. 807.841.4111
301 WEST DANZON ROAD, SUITE A FAX 847.541.4088
BURLING GROVE, ILLINOIS 60461

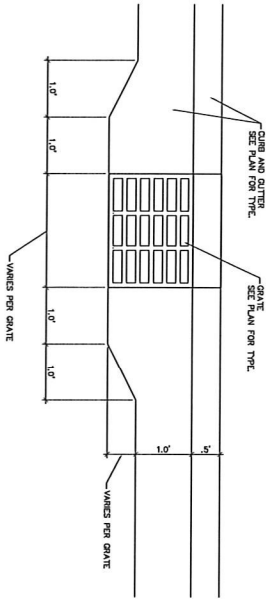
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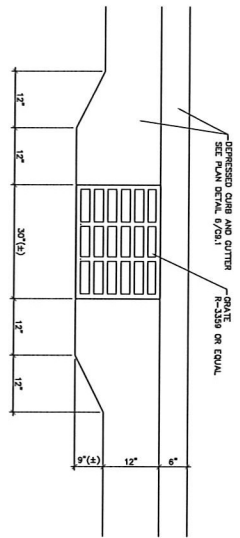
<p>CARRIAG SUBDIVISION 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS</p> <p>BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631</p>		<p>THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED:</p> <p><input type="checkbox"/> REVIEW ONLY</p> <p><input type="checkbox"/> PERMIT</p> <p><input type="checkbox"/> RECORD</p> <p><input type="checkbox"/> CONSTRUCTION</p>	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> <th>REVISION / ISSUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/23/16</td> <td>MC</td> <td>NORTH CROK EYED</td> </tr> <tr> <td>2</td> <td>05/29/17</td> <td>MC</td> <td>REVISED PER VILLAGE COMMENTS</td> </tr> </tbody> </table>	NO	DATE	BY	REVISION / ISSUE	1	11/23/16	MC	NORTH CROK EYED	2	05/29/17	MC	REVISED PER VILLAGE COMMENTS	<p>GROUNDWORK ARCHITECTS PLANNERS ENGINEERS</p> <p>GROUNDWORK, LTD. 802.261.4151 301 WEST DUNCAN ROAD, SUITE A FAX 847.541.0568 BUFFALO GROVE, ILLINOIS 60089 www.groundworkllc.com</p> <p>SCALE: 1/4\"/> </p>
NO	DATE	BY	REVISION / ISSUE													
1	11/23/16	MC	NORTH CROK EYED													
2	05/29/17	MC	REVISED PER VILLAGE COMMENTS													



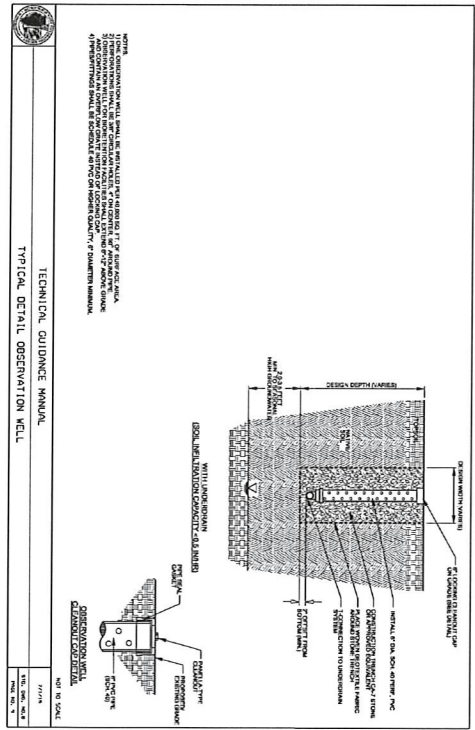
1 ROAD CROSS SECTION - MICHIGAN AVENUE



3 CURB AND GUTTER MODIFICATION



4 DEPRESSED CURB AND GUTTER MODIFICATION



7 OBSERVATION WELL

NOTE: DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS AND COMPLIING WITH LATEST VILLAGE ORDINANCE STANDARDS.

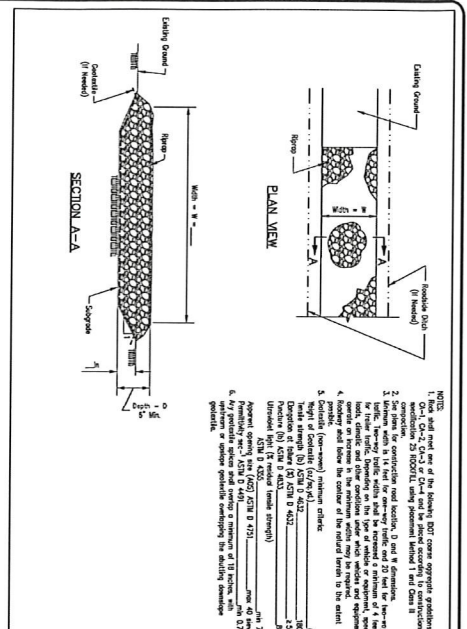


DATE	11/23/17		
SCALE	AS SHOWN		
BY	RJT		
REVISION			
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1	11/23/17	INC	REVISED PER VILLAGE COMMENTS

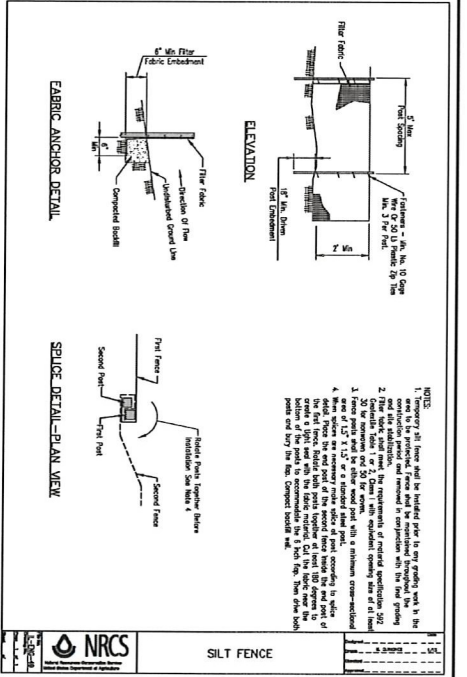
CARRAIG SUBDIVISION
 274 & 286 W. MICHIGAN AVENUE, PALATKA, ILLINOIS
 BLACKWATER VALLEY DEVELOPMENT, INC.
 7510 ORIOLE AVENUE
 CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSE ONLY, AS INDICATED:
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 PERMIT
 BIDDING
 CONSTRUCTION

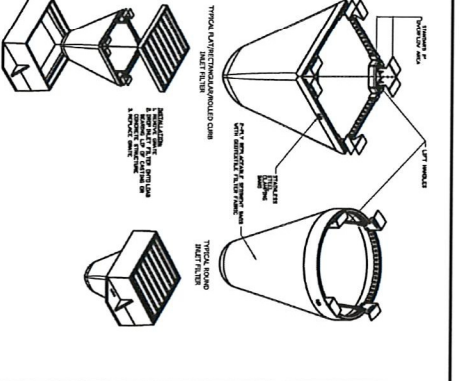
GROUNDWORK, LTD. 862.541.4151
 301 WEST DUNDEE ROAD, SUITE A FAX 867.541.4084
 BUFFALO GROVE, ILLINOIS 60089
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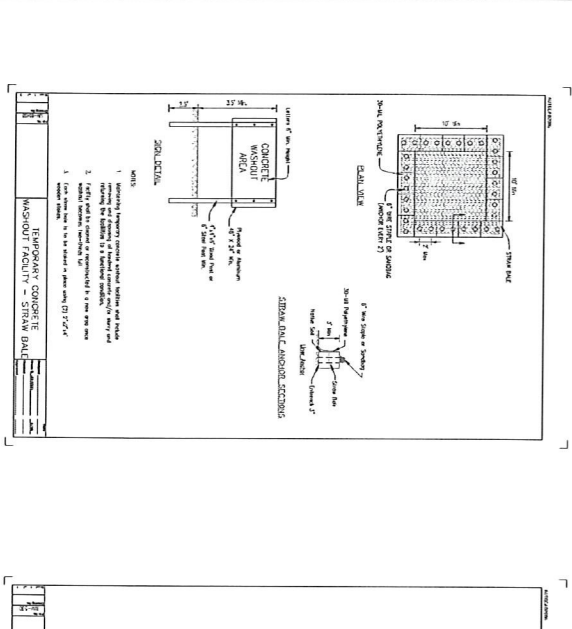
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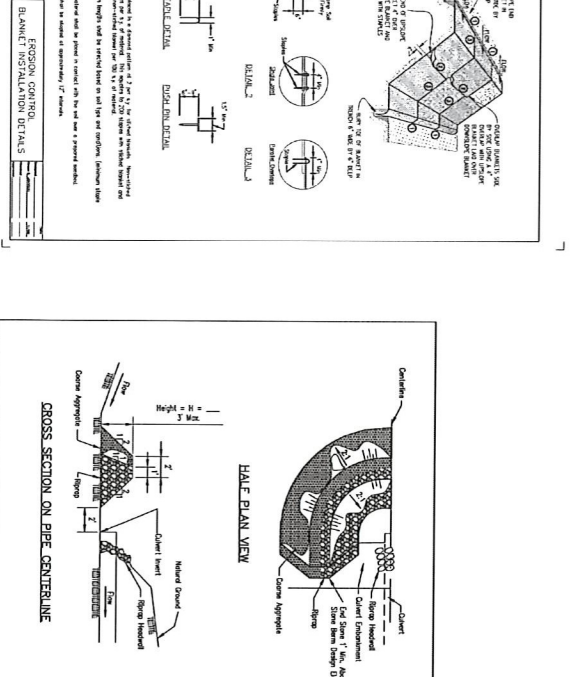
2 SILT FENCE



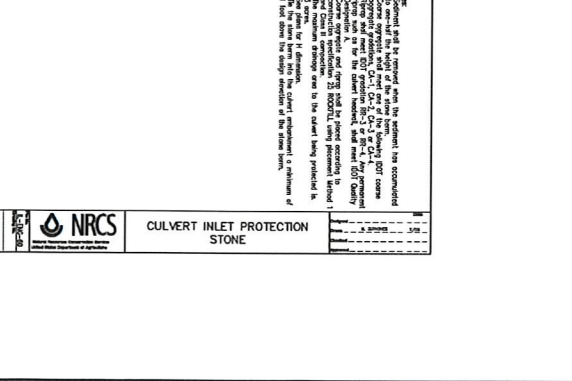
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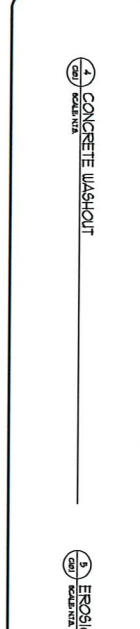
4 CONCRETE WASHOUT



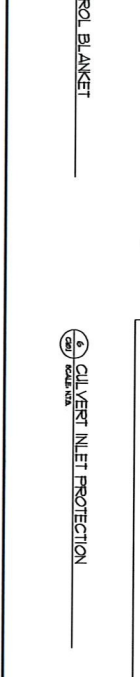
5 EROSION CONTROL BLANKET



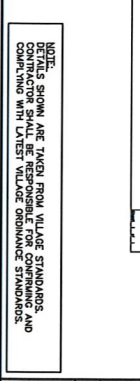
6 CULVERT INLET PROTECTION



7 EROSION CONTROL BLANKET



8 CULVERT INLET PROTECTION



9 CONCRETE WASHOUT

NOTE: DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONSULT WITH LATEST VILLAGE ORDINANCE STANDARDS.

C10.1

NO.	DATE	BY	REVISION / ISSUE
1	11/23/16	INC	NORTH COOK SWCD

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

REVIEW ONLY
 PERMIT
 BIDDING
 CONSTRUCTION

GROUNDWORK ARCHITECTS PLANNERS ENGINEERS
847-541-4331
300 WEST DUNDEE ROAD, SUITE A
BATAVIA, ILLINOIS 60103
FAX 847-541-4088

RESOLUTION NO. R-10-17**A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
CARRAIG SUBDIVISION**

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

WHEREAS, CARRAIG SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the February 22, 2017 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a preliminary and final plat of subdivision "Carraig Subdivision" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. The final Plat of Subdivision shall significantly conform to the Plat of Subdivision prepared by Spies and Associates dated and last revised 5/1/16 except as such Plat shall be revised to conform with all Codes and Ordinances and the following conditions.
2. A Subdivision Improvement Agreement shall be submitted.
3. Recording fees in the amount of \$600 shall be submitted
4. The final Plat of Subdivision and final Plat of Vacation shall be submitted on Mylar with all required signatures.

5. A Subdivision Improvement Agreement shall be submitted.

DATED: This 13th day of March, 2017


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

APPROVED by me this 13th day of March, 2017



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 13th day of March, 2017



Village Clerk

Attachment: Carraig SUB (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)

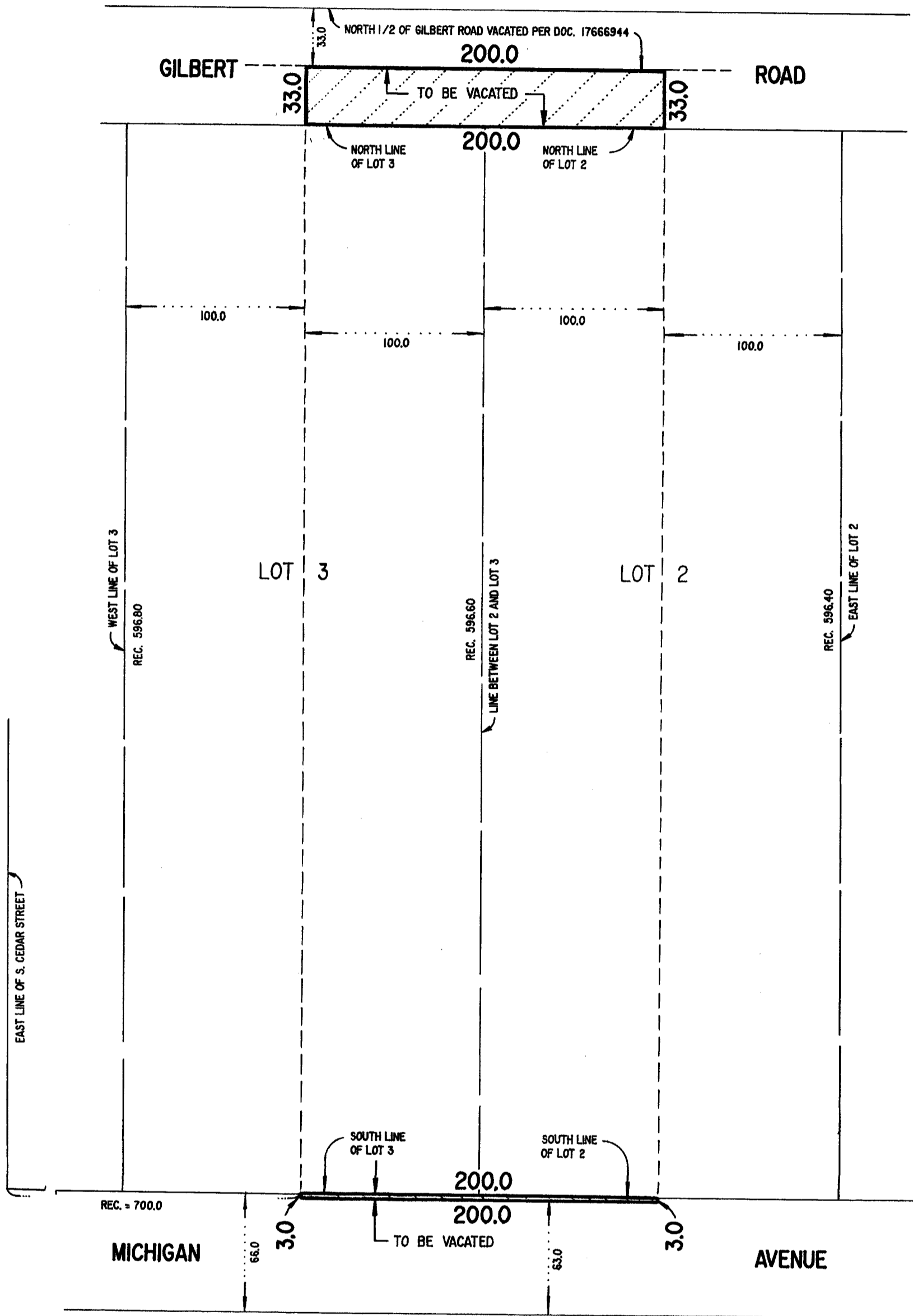
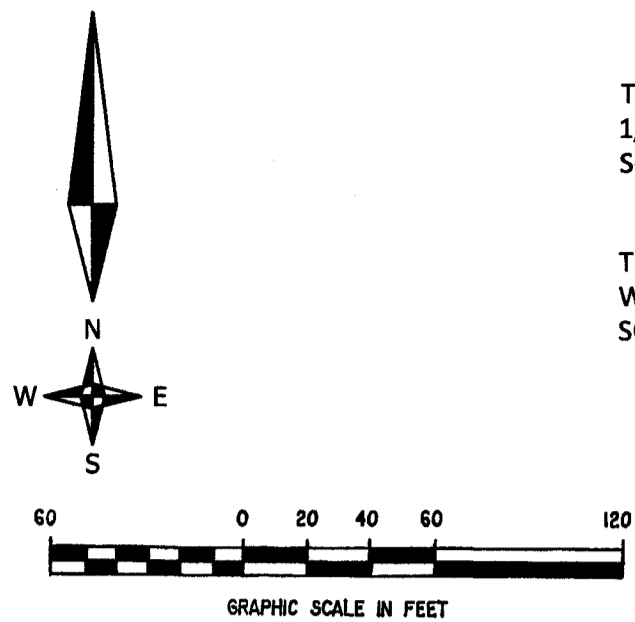
PLAT OF VACATION

OF

THE SOUTH 1/2 OF GILBERT ROAD LYING NORTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. McINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 3 FEET OF MICHIGAN AVENUE LYING SOUTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. McINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

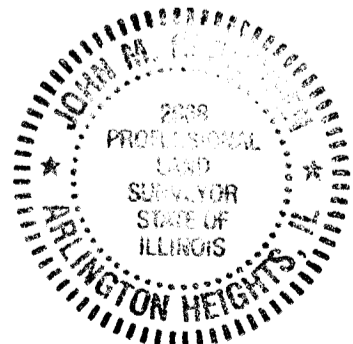
MAYOR _____ VILLAGE CLERK _____

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ___ DAY OF _____ A.D. 20__

VILLAGE ENGINEER _____

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS. UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077



STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE PLAT HEREON DRAWN HAS BEEN PREPARED UNDER MY DIRECTION, FROM EXISTING SURVEYS, RECORDS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE OF VACATING SAID PREMISES AS PUBLIC RIGHTS OF WAY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

ARLINGTON HEIGHTS, ILLINOIS _____ JANUARY 24, 2017

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.

ORDER NUMBER: **160247-V**

SCALE: 1 INCH = 60 FEET

PREPARED BY:
JOHN M. HENRIKSEN
415 E. GOLF ROAD - SUITE 103
ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Village Council on Monday, December 13, 2021 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Final Planned Development to permit a 6-lot single-family residential development.

The property is commonly known as 274 and 286 W. Michigan Avenue. (PINs #: 02-22-406-020-0000 and 02-22-406-025-0000).

The Petitioner is requesting Final Planned Development approval to construct a 6-lot single family residential subdivision on W. Michigan Avenue. The property is commonly known Carraig Subdivision. The proposed Final Planned Development would reinstate the Carraig Subdivision Planned Development for the 6-lot subdivision and vacation of the south 33 feet of the Gilbert Road right-of-way abutting the property. The Planned Development was most recently approved in 2017, but expired in 2020.

The above petition has been filed by Willie Cronin, Blackwater Valley Development and is available for examination in the office of the Village Clerk at 200 E. Wood Street.

FILE #: 21-101 VILLAGE OF PALATINE
 Marg Duer, Village Clerk, Village Council
 DATED: This 28th day of November of 2021
 Published in Daily Herald November 28, 2021 (4574195)

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 Hollow, 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 11/28/2021 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

Daule Baltz
 Authorized Agent

Control # 4574195

Attachment: Public Notice (Carraig Subdivision - Planned Development 274 and 286 W. Michigan Avenue)