



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 • FEBRUARY 21, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 3, 2023 7:00 PM

III. PUBLIC HEARING

1. 530 S Williams Avenue

Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;

Variation to permit a parking lot and canopy in the required front yard;

Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property;

Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • JANUARY 3, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Nov 15, 2022 7:00 PM - **Accepted as Amended**

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

Minutes Acceptance: Minutes of Jan 3, 2023 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1150 W. Wilson Street - - **Recommended to Approve**

Case Staff Number 22-49

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on December 19th, 2022.

The following petitioner's exhibits were introduced:

1. 1150 W Wilson St - Subject and surrounding zoning
2. Wilson Street Resubdivision - Engineering
3. Plat of Survey - Existing Lots
4. Representational Elevations
5. Subdivision Application
6. Legal Notice

Sworn in staff - Mr. Vyverberg

Sworn in Petitioner - Mr. Greg Rose

Mr. Rose states that the existing lot is 200' x 300'. The existing house has been torn down and the request is to subdivide the existing lot into (2) 100' X 300' lots.

Mr. Dwyer asks if Salt Creek runs behind the Property.

Mr. Rose confirms that the creek does run behind the property and states that it's unique because the creek is approximately 20' below the foundation. This information is noted on the plat and the engineering plans.

Mr. Rose presents the FEMA plan and states a portion of the property is shown in the flood plain, but the houses are not being built anywhere near it. There is no concern for flooding as the creek would have to rise above 20'.

Mr. Friedman poses a question regarding the FEMA Plan and asks about the blue zone that is shown closer to the building footprint.

Mr. Rose provides information regarding the plan for the home that would be built on that piece of property. He states that the home would likely be a ranch home and would not be a deep home. The home may have a walk out condition with a deck and states it would not be built in the "A" Zone.

Mr. Kolososki asks if the existing home was viewed prior to demolition.

Mr. Rose states it was.

Mr. Kolososki asks if the basement showed any signs of water damage.

Mr. Rose states there was no water damage visible and appeared to be "dry as a bone".

Mr. Dwyer asks about the incline and the difficulty in maintaining the property.

Mr. Rose states the property has an abundance of trees and lawn maintenance would not be an issue. He also stated that the existing trees would not be removed.

Mr. Friedman asks about the planned volume control elements.

Mr. Rose states the volume control is dictated by MWRD. He states that the volume control is like a giant French drain that percolates down to the creek. Waters control is not free run off down to the creek it runs through the volume control areas and then is released.

Mr. Kolososki asks if the neighbors to the north would be affected by the run off from the properties.

Mr. Rose states the water is not free running down to the creek and due to the volume control, it would be released at a slower rate. The neighbors to the north would not be affected.

Mr. Vyverberg states petitioner has summarized the proposed property plans. He states the property is zoned R2, single family residential. Petitioner proposes to subdivide the property into 2 residential lots. Mr. Vyverberg provides further information regarding the preliminary plans that have been accepted by the Village Engineer. The Village Engineer and the Petitioners engineer concur that the proposed plan does not appear to affect the floodplain in any way. He presents lot plans and elevations and states that this project complies with subdivision ordinance requirements.

Mr. Vyverberg provides background on the Runowicz Subdivision and the South Frog Hollow Sub Area.

Mr. Dwyer asks if the petitioner complies with the sub area plan.

Mr. Vyverberg explains one deviation regarding sidewalks. Explains that sidewalks would be required for the proposed subdivision.

STAFF RECOMMENDATION:

RECOMMENDATION:

The proposed subdivision conforms to all of the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area. Therefore, Staff recommends approval of the proposed subdivision, subject to the following conditions:

1. **The Volume Control area shall be reflected on the plat of subdivision and clearly indicating that the property owner is responsible to maintain these areas, without any modifications. This language would be restated on each plat of survey for the property.**
2. **The final 100-foot maintenance easement language shall be revised in a manner acceptable to the Village Attorney and Village Engineer.**

3. Engineering plans are subject to final review prior to issuance of Site development permit.
4. An MWRD/WMO permit is required.
5. FEMA LOMA shall be required (prior to CO) to document the new homes are not located in the Flood Plain.
6. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
11. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Morrison Surveying CO. Inc.
12. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
13. As required by the Subdivision, Site Development, and Floodplain Ordinance, sidewalks are required for the proposed Subdivision.
14. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
15. Recording fees in the amount of \$300 shall be submitted.

DISCUSSION:

Mr. Fedota questions Condition #13 and asks about the requirements for sidewalks on this project.

Mr. Vyverberg states that staff would like to see sidewalks installed on the North side of the property.

Mr. Friedman requests clarification regarding the maintenance easement for Salt Creek.

He asks if the Maintenance easement includes the front of the property in case staff would need to work on the creek. He asks if there is a requirement to have an access easement off the roadway.

Mr. Vyverberg states that if maintenance would be required by public works or engineering it would be able to contact the homeowner for access. Side yard easements would allow the village to access the issue. The language hasn't been written yet, ultimately, the homeowner would need to provide any maintenance on the property.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Fedota. The motion was unanimously approved

Mr. Noonan made a motion to accept Case #22-49 with (15) conditions, seconded by Mr. Fedota. The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This will tentatively go to Village Council on Monday January 16th, 2023.

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

Minutes Acceptance: Minutes of Jan 3, 2023 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

Communications:

Village Council approved the proposed ranch homes on Quentin Rd. The developer has intentions to move the development back to allow a greater rear set back as per the surrounding resident requests.

Mr. Dwyer asks about the Village updating part of the comprehensive plan and if the Plan Commission will have a roll in that update.

Mr. Vyverberg states that the Plan Commission would have a roll and he will provide information at a later date.

V. ADJOURNMENT

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 02/21/23 07:00 PM

CASE STAFF STATEMENT (ID # 8105)

530 S Williams Avenue

CASE NUMBER: SU-000002-2022

PETITIONER: Diane Hilgers (Salt Creek Park District)

LOCATION: 530 S. Williams Avenue

PROPOSAL:

Special Use to permit a rear yard setback to be 16 feet from the rear lot line instead of the minimum required 40 feet;

Variation to permit a parking lot and canopy in the required front yard, and;

Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and

Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

ZONING AND LAND USE: R-2 Single Family Residential, Institutional Use

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	B-2 General Business District

COMPREHENSIVE PLAN: Single Family Residential

BACKGROUND:

The property currently houses the Salt Creek Park District Facility, which includes multiple lots and straddles a section of the Olive Street Right of Way. The Petitioner is proposing to demolish the existing building on site and construct both a new building that encroaches into the required rear yard setback and a parking lot in the required front yard. A section of E. Olive Street would be vacated and then consolidated into one lot. Therefore, the Petitioner is requesting:

- Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;
- Variation to permit a parking lot and canopy in the required front yard; and,
- Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and
- Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

ANALYSIS:

- The property is zoned R-2 Single Family Residential. Per code, Institutional uses are permitted.
- The subject property is 96,659 square feet or approximately 2.2 acres. The site plan shows a new 8,532 square foot building, activity field, parking lot, existing playground and athletic field.
- The existing building is currently non-conforming with a front yard setback of approximately 15'. The proposed building requires a special use for a rear yard setback of 16' instead of the required 40'. The proposed lot and building coverage meet code. In addition, a variation for a parking lot is required as parking lots are not permitted obstructions in the required front yard.

Required	Lot Coverage* (Max 45%)	Building Coverage* (Max 35%)	Front Yard Setback (Min 30')	Rear Yard Setback (Min 40')
Proposed	32.7%	7.9%	31.5'	16.7'

* This includes the proposed vacated Olive Street (8,439 square feet)

- The subject property is directly adjacent to a rear of building on a commercial property, Soccer City. The 24-foot rear yard encroachment should not have a negative impact on the commercial property as the encroachment aligns with the rear portion of both buildings (Soccer City and proposed Salt Creek Park District Facility).
- The Petitioner originally showed a canopy the encroached into the required front yard, however, the plans have been revised and no longer encroaches into the required front yard. Per the requested relief, a canopy could be constructed in front yard if reviewed and approved by the Director of Planning and Zoning.
- The proposed parking lot, drop off lane, and parking spaces are located in the right of way, therefore a license agreement with Village of Palatine is required. The Village Engineer reviewed the plans and has not identified any issues.
- The uses on the subject properties will include administrative offices, preschool, day camps, general programs as well as rental facilities for both indoor gatherings and outdoor youth sports. The existing site currently has all of these activities. The Park District did hold an informational meeting for the neighborhood on the proposed plans in the F.

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

RECOMMENDATIONS:

The subject properties currently house the Salt Creek Park District Facility. The

Petitioner is proposing to demolish the existing building and construct a new building and parking lot. The existing building currently encroaches in the required front yard and the proposed will encroach into the rear yard. The Petitioner is adding landscaping behind the building to buffer the rear yard encroachment thus should not have a negative effect to neighboring property.

The proposed parking lot encroaches into the required front yard and approximately 3 feet into the right of way. The right of way encroachment, which also include some existing conditions (drop-off lane and parking spaces), were reviewed by the Village Engineer with no objections. The right of way between the proposed parking lot and E. Olive Street curb is approximately 17 feet therefore should not change the essential character of the neighborhood. If the final canopy design encroaches into the required front yard a review and approval by the Director of Planning and Zoning is required.

The Plat of Vacation and Plat of Consolidation have been reviewed by the Village Engineer. The proposed plat of vacation will require sign off from the utility companies and is a condition of approval.

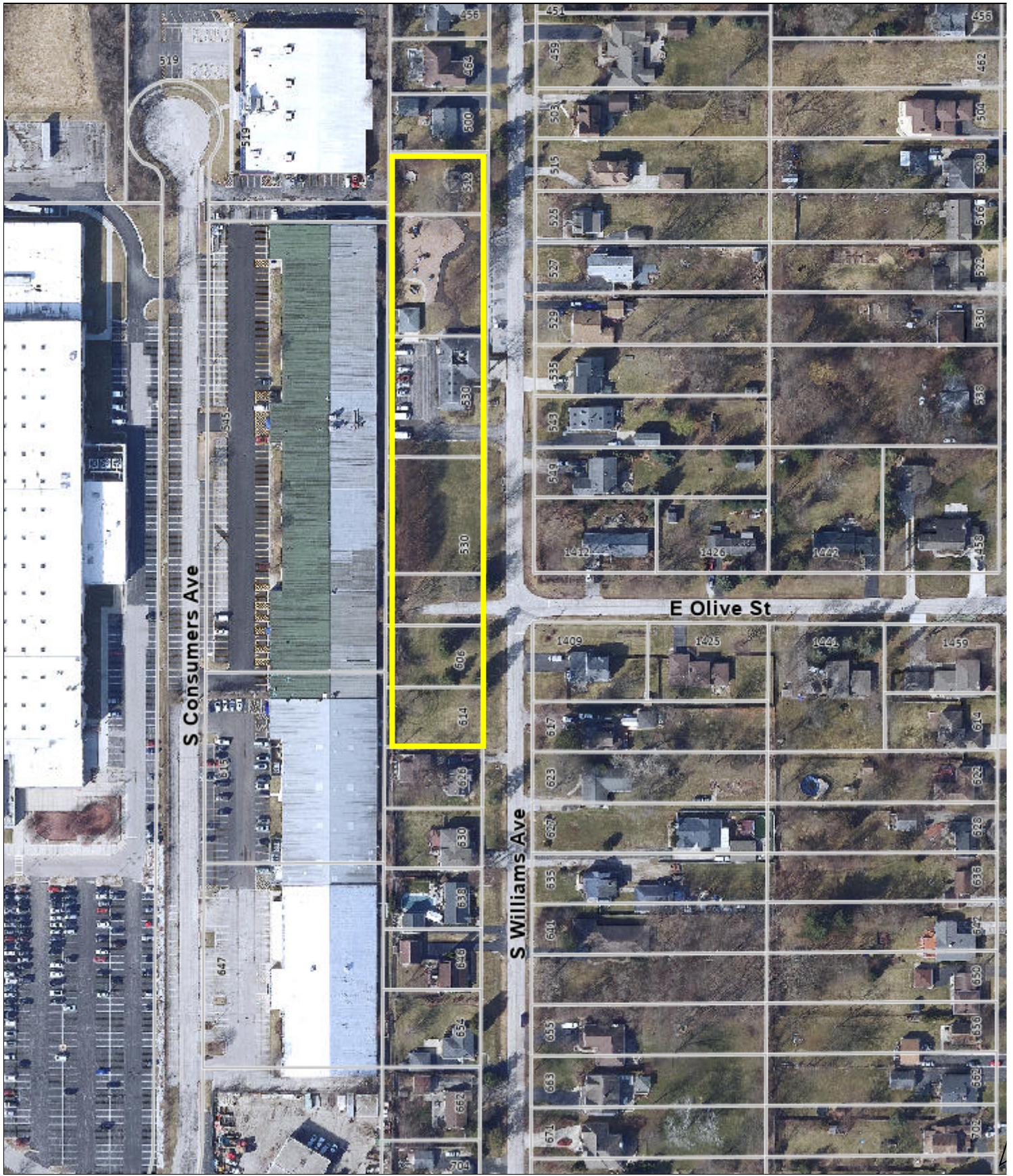
Therefore, Staff recommends approval of the Special Use and Variations along with the Olive Street Right of Way Vacation and Plat of Consolidation, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan dated 1/20/23 and the elevation plans dated 1/18/23 submitted by Williams Architects, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. Letters from all Utilities accepting the vacation of the north 33 feet of the ROW shall be required
3. The Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
4. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. Recording fees in the amount of \$300 shall be submitted.
6. A License Agreement outlining the encroachments into the S. Williams Avenue right of way shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.
7. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer, and shall outline

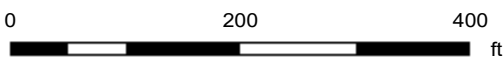
the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Plat of Vacation
- Plat of Consolidation
- Landscape Plan
- Floor Plan
- Elevations
- Elevation Renderings
- Business Plan
- Public Notice



Attachment: Aerial Map (530 S Williams Ave. - SU Salt Creek PD)



Print Date: 2/10/2023

Notes

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



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)
	Diane Hilgers - Salt Creek Rural Park District		
	Subject Property Address 530 S. Williams Avenue, Palatine, IL 60074		
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)
	Frank Parisi - Williams Architects		
	Address		City/State/Zip Code
	500 Park Boulevard Suite 800, Itasca, IL 60143		
	Telephone (630) 344-1035	Fax (630) 221-1220	Email fparisi@williams-architects.com
	Relationship to Petitioner (contractor, architect, etc.) Architect		
	TYPE OF APPLICATION (check one)		
<input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation			
Existing Zoning District R-2	Existing Land Use R-2	Proposed Land Use Residential	
Generally describe your request: The Salt Creek Rural Park District is requesting a rear set back variance of 15'-0" for the reconstruction of the Rose Park Administrative Building.			

Attachment: Application (530 S Williams Ave. - SU Salt Creek PD)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The existing Rose Park Administration Building is located within the property. The proposed new location for the Rose Park Administration building will provide additional park space for the public and ease of vehicular traffic. See attached site plan for details.

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

The use of the proposed Rose Park Administration Building will be designed to all current codes to protect the safety and welfare of the public.

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

The proposed Rose Park Administration building and park improvements provide valuable amenities to the community and will increase property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The existing site dimensions and proportions limit the use of the site and building.

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

N/A

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

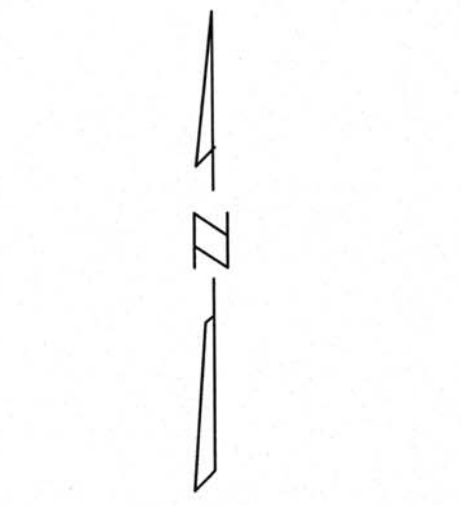
The variation, if granted, will be an improvement to the site.

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

The proposed variation for the rear set back is requested due to the particular shape of the property. The proposed variation is not detrimental to public welfare or surrounding properties. The adjacent commercial property to the west will not be effected because the building does not have public access or views to the rear exterior side of the building. The proposed design of the Rose Administration Building is sensitive to the surrounding buildings and will not block light and air to adjacent properties.

PLAT OF SURVEY

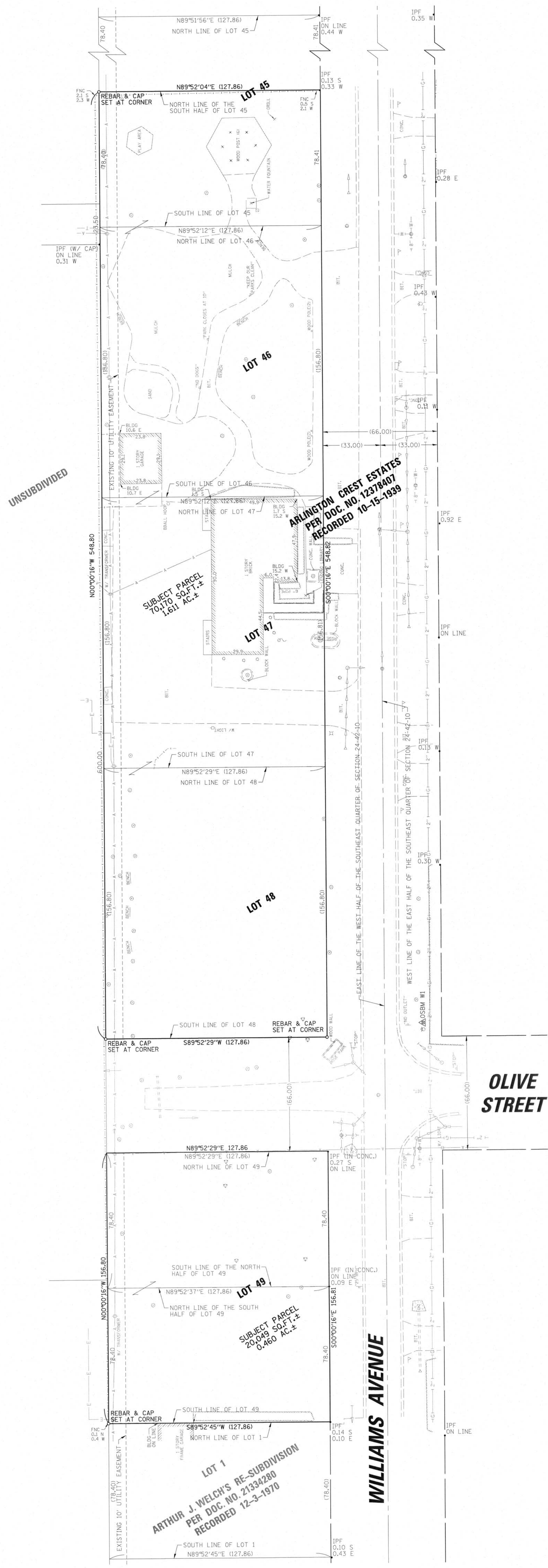
OF
THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48 AND 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS



SCALE IN FEET
PIN NO.
02-24-402-006
02-24-402-008
02-24-402-010
02-24-402-011
02-24-402-012

LEGEND

- REBAR & CAP SET
- IRON PIPE FOUND (IPF)
- 00.00 MEASURED
- (00.00) RECORD
- ▲ ELEVATION BENCHMARK
- ▽ SIGN
- FLARED END SECTION
- PIPE CULVERT
- CATCH BASIN
- FIRE HYDRANT WITH WATER VAULT
- MANHOLE
- HANDHOLE OR PEDESTAL
- FLAG POLE
- POWER POLE
- MAIL BOX
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF PAVEMENT
- VEGETATION LINE
- BUILDING EDGE
- FENCE LINE
- AERIAL WIRES
- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- TELEPHONE
- ELECTRIC LINE
- GAS LINE
- PROPERTY LINE
- R.O.W. LINE
- 1/4 SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ABANDONED/EXTENSION LINE



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

- SURVEYOR NOTES:**
1. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
 2. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 3. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
 4. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 09-19-2022 THRU 09-22-2022 & 10-14-2022.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175-0014, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON, THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

THIS 16 DAY OF February 2023 A.D.

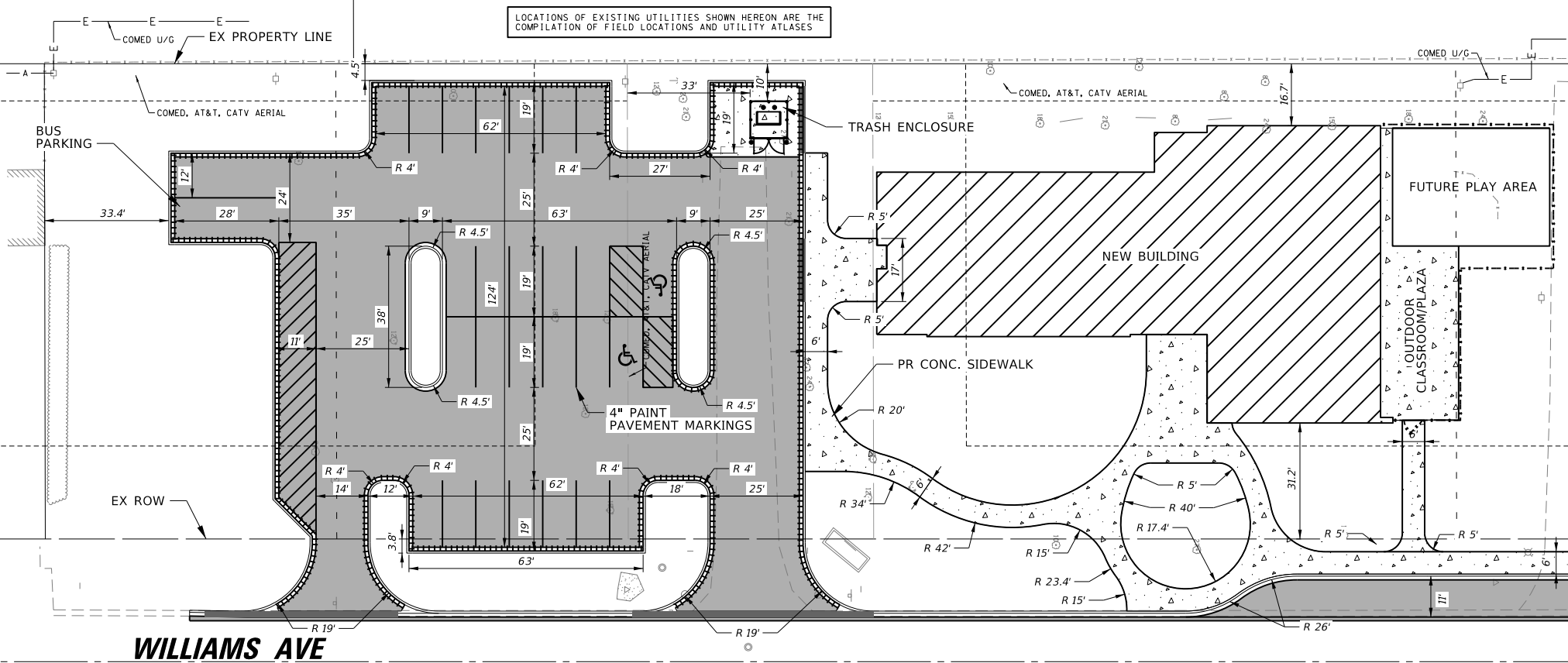
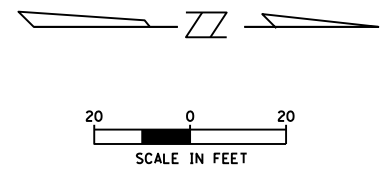
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3286
MY LICENSE EXPIRES 11/30/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS PROFESSIONAL SURVEYING TECHNICAL STANDARDS FOR A BOUNDARY SURVEY.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF SURVEY
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
SALT CREEK PARK DISTRICT

CALC.	KJR	PROJECT NO.
DWN.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=30'	DRAWING NO.
DATE:	02-16-2023	PLAT170527.05



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE THE COMPILATION OF FIELD LOCATIONS AND UTILITY ATLASES

AREA CALCULATIONS

OVERALL LOT AREA: 98,658.2 SF

NOTE: ONLY IMPERVIOUS AREAS WITHIN THE SITE HAVE BEEN CALCULATED (NOT WITHIN THE RIGHT-OF-WAY)

IMPERVIOUS AREAS:

- PARKING LOT PAVEMENT AREA: 15,218.5 SF
- BUILDING FOOTPRINT AREA: 7,784.0 SF
- PCC SIDEWALK PAVEMENT AREA: 6,086.0 SF
- NORTH EXTERIOR BUILDING FEATURES AREA: 1083.2 SF
- PCC CURB AND GUTTER AREA: 1,416.0 SF
- DRIVE TURN-A-ROUND PAVEMENT AREA: 1,054.9 SF
- BASKETBALL CONCRETE PAD AREA: 660.0 SF

TOTAL IMPERVIOUS AREA: 32,302.6 SF

MATCHLINE (SEE SHEET ---)

LEGEND

- PARKING LOT PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- PCC SIDEWALK OR DRIVEWAY PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- ASPHALT PATH PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- DEPRESSED B-6.12 CURB & GUTTER
- PITCH-IN B-6.12 CURB & GUTTER
- PITCH-OUT B-6.12 CURB & GUTTER
- DETECTABLE WARNING PANEL

Attachment: Site Plan (530 S Williams Ave. - SU Salt Creek PD)

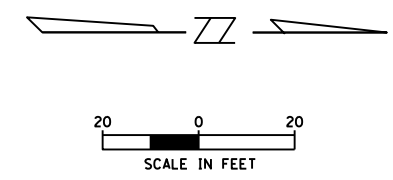
CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

CLIENT: **Salt Creek Rural Park District**
 530 S Williams Ave
 Palatine, IL 60074

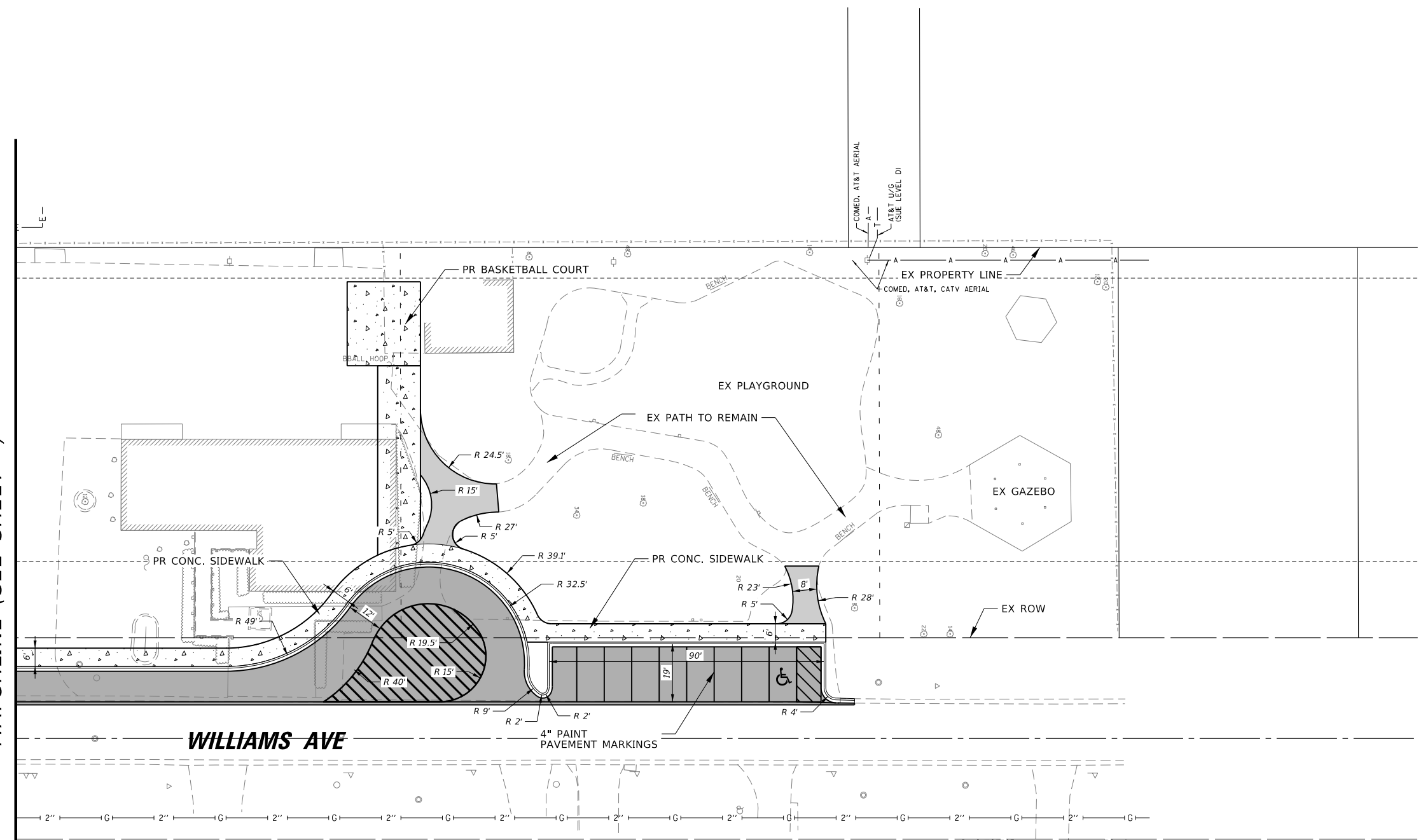
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FILE NAME	N:\Palatine\170527.00007\Civil\03_GEOM_170527.00007_01.SHT			

TITLE: **SALT CREEK PARK DISTRICT GEOMETRY PLANS**

PROJ. NO.
 DATE:
 SHEET OF
 DRAWING NO.



MATCHLINE (SEE SHEET ---)



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE THE COMPILATION OF FIELD LOCATIONS AND UTILITY ATLAS

LEGEND

- PARKING LOT PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- PCC SIDEWALK OR DRIVEWAY PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- ASPHALT PATH PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
- DEPRESSED B-6.12 CURB & GUTTER
- PITCH-IN B-6.12 CURB & GUTTER
- PITCH-OUT B-6.12 CURB & GUTTER
- DETECTABLE WARNING PANEL

Attachment: Site Plan (530 S Williams Ave. - SU Salt Creek PD)

CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

CLIENT: **Salt Creek Rural Park District**
 530 S Williams Ave
 Palatine, IL 60074

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:
				Default
FILE NAME		N:\Palatine\170527.00007\Civil\04_GEOM_170527.00007_02.SHT		
DSGN.	DWN.	CHKD.	SCALE:	40'
			PLOT DATE:	1/13/2023
			CAD USER:	pnajarro

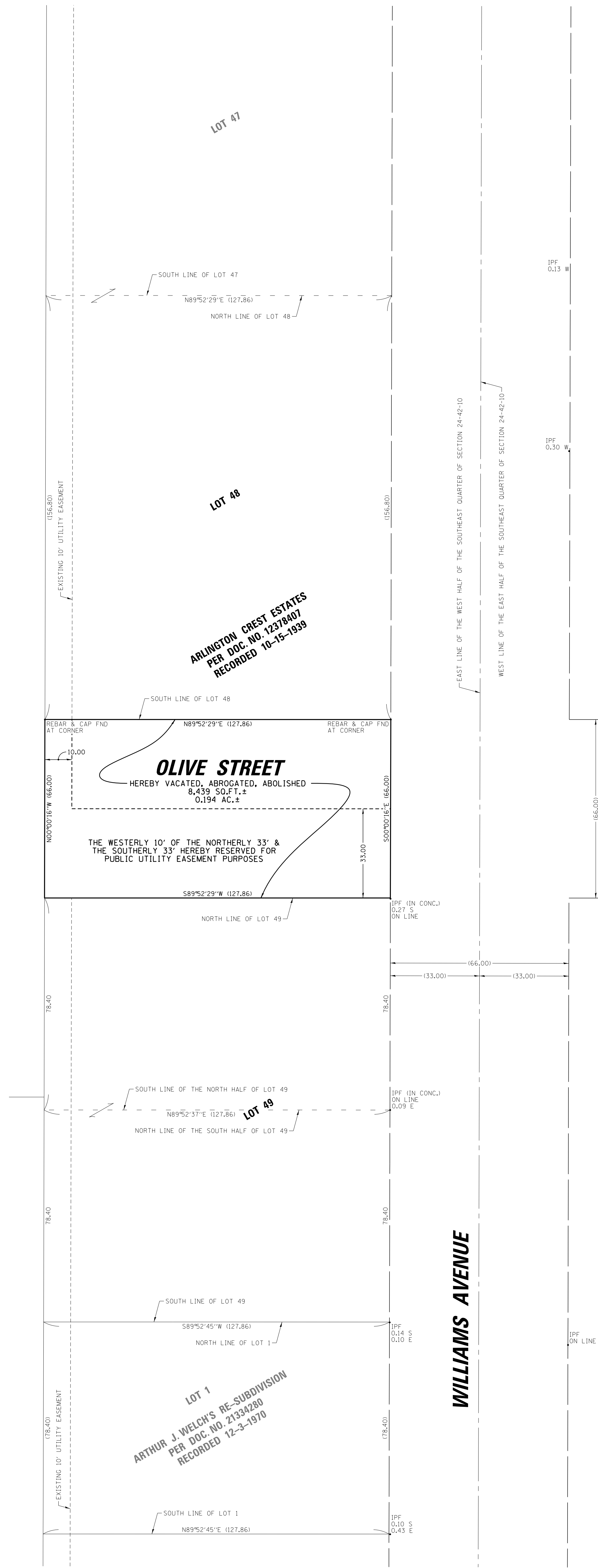
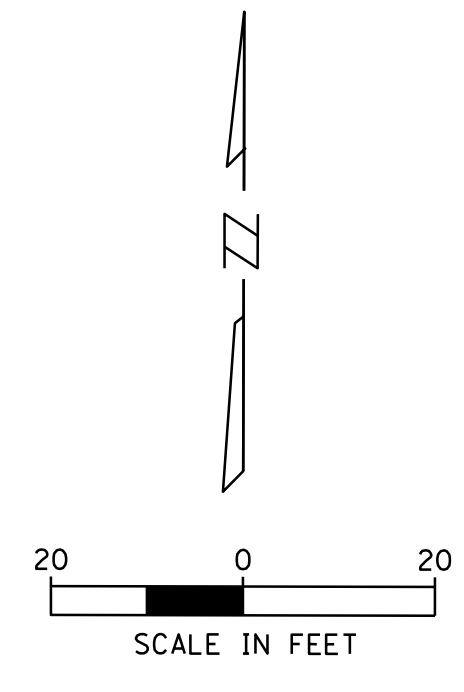
TITLE: **SALT CREEK PARK DISTRICT GEOMETRY PLANS**

PROJ. NO.	
DATE:	
SHEET OF	
DRAWING NO.	

PLAT OF VACATION

LEGEND

- IRON PIPE FOUND (IPF)
- 00.00 MEASURED
- (00.00) RECORD
- PROPERTY LINE
- R.O.W. LINE
- FORMER R.O.W. LINE
- 1/4 SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- - - ABANDONED/EXTENSION LINE



PUBLIC UTILITIES EASEMENT PROVISIONS (P.U.E.)

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF PALATINE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENTS" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO REMOVE ANY OBSTRUCTIONS ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GRASS, GRASS-CRETE, LOW BUSHES OR SHRUBS AND OTHER LANDSCAPING MATERIALS THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF PALATINE.

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD

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

BY: _____
VILLAGE MAYOR

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____, 20____ A.D.
VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION.

CHAIRMAN: _____

SECRETARY: _____

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
2. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
3. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
4. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.

LEGAL DESCRIPTION:

THAT PART OF OLIVE STREET LYING SOUTH OF AND ADJOINING LOT 48 AND LYING NORTH OF AND ADJOINING LOT 49 AND LYING WEST OF AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE ALL IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT OF VACATION OF THE ABOVE DESCRIBED PROPERTY FROM THE OFFICIAL RECORDS, MAPS AND PLATS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE VACATED.

GIVEN UNDER MY HAND AND SEAL

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

KENNETH J. BASHUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2024

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF VACATION
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
VILLAGE OF PALATINE

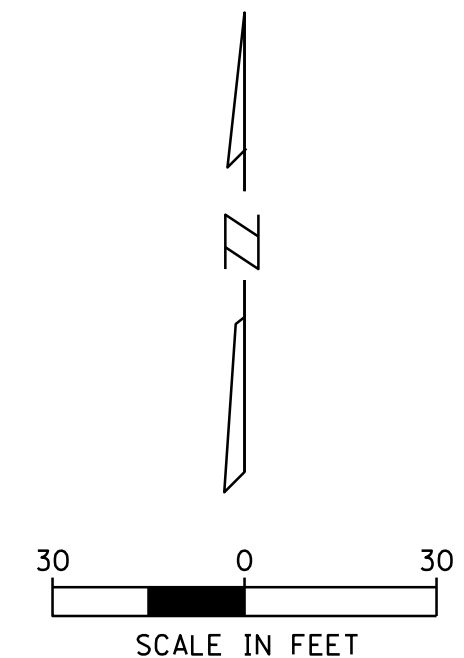
CALC.	KJR	PROJECT NO.
DWN.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=20'	DRAWING NO.
DATE:	01-20-2023	VAC0527.05A

SALT CREEK PARK DISTRICT'S ROSE PARK PLAT OF CONSOLIDATION

LEGEND

- REBAR & CAP SET
- IRON PIPE FOUND (IPF)
- 00.00 MEASURED
- (00.00) RECORD
- PROPERTY LINE
- R.O.W. LINE
- FORMER R.O.W. LINE
- 1/4 SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- - - - - ABANDONED/EXTENSION LINE

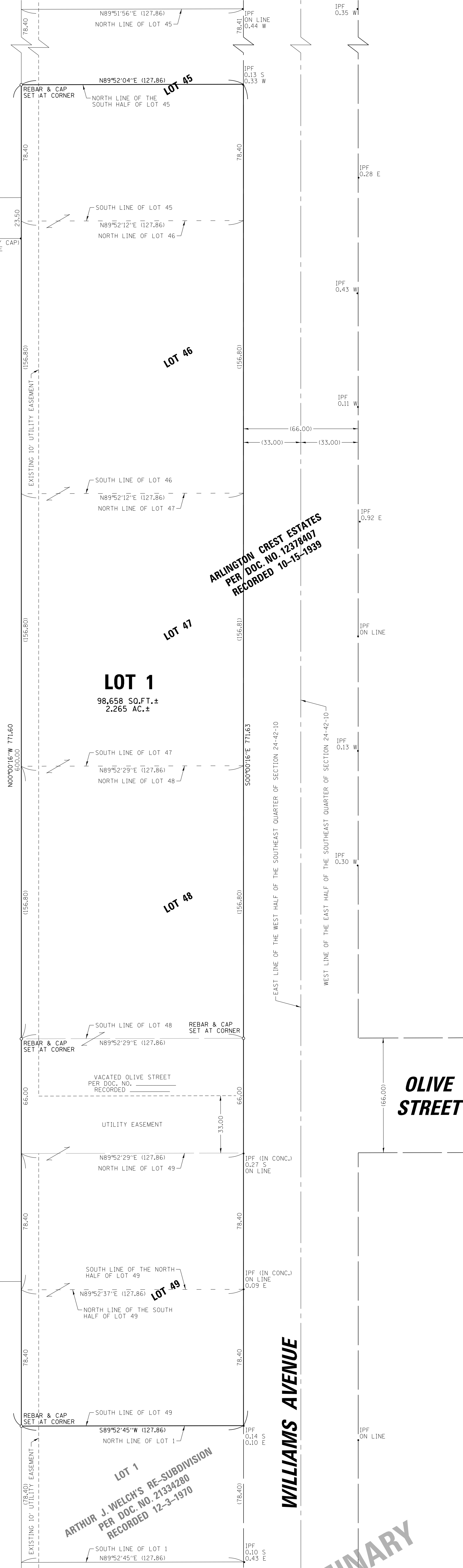
OF THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.



SCALE IN FEET
PIN NO.
 02-24-402-006
 02-24-402-008
 02-24-402-010
 02-24-402-011
 02-24-402-012

UNSUBDIVIDED

ARLINGTON CREST ESTATES
 PER DOC. NO. 12378407
 RECORDED 10-15-1939



OWNER'S SCHOOL DISTRICT CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
 THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF CONSOLIDATION SUBMITTED TO THE VILLAGE OF PALATINE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN:
 AND
 TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:
 COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
 PALATINE TOWNSHIP HIGH SCHOOL 211
 HARPER COMMUNITY COLLEGE DISTRICT 512

SALT CREEK PARK DISTRICT
 OWNER
 530 S. WILLIAMS STREET
 PALATINE, ILLINOIS 60074
 ADDRESS
 TITLE

VILLAGE CLERK'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 THIS IS TO CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

VILLAGE CLERK _____ DATE _____
VILLAGE COUNCIL CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD
 THIS _____ DAY OF _____, 20 _____ A.D.
 BY: _____
 VILLAGE MAYOR
 ATTEST: _____
 VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 APPROVED THIS _____ DAY OF _____, 20 _____ A.D.
 VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION.
 CHAIRMAN: _____
 SECRETARY: _____

OWNER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 THIS IS TO CERTIFY THAT THE SALT CREEK PARK DISTRICT IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF CONSOLIDATION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
 THIS _____ DAY OF _____, 20 _____ A.D.
 BY: _____
 TITLE: _____
 ATTEST: _____
 TITLE: _____

OWNER'S NOTARY
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT 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 AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.
 THIS _____ DAY OF _____, 20 _____ A.D.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.T.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:
 1. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
 2. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 3. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
 4. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.

PLAT AUTHORIZATION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 SUBMITTED BY & RETURN TO:
 SALT CREEK PARK DISTRICT
 530 S. WILLIAMS AVENUE
 PALATINE, IL 60074

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, HEREBY DESIGNATE SALT CREEK PARK DISTRICT TO RECORD THIS PLAT OF CONSOLIDATION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILLED STATUTES 205/2.
 GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.
 THIS _____ DAY OF _____, 20 _____ A.D.

KENNETH J. RASMUSSEN, P.L.S.
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
 MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK) SS

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, DO HEREBY STATE THAT WE HAVE SURVEYED AND CONSOLIDATED THE PROPERTY AS FOLLOWS:
 THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20 _____ A.D.
 KENNETH J. RASMUSSEN, P.L.S.
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
 MY LICENSE EXPIRES 11/30/2024

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

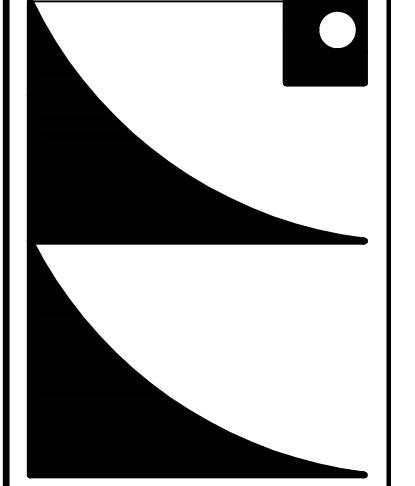
PLAT OF CONSOLIDATION
 IN
 VILLAGE OF PALATINE, ILLINOIS
 PREPARED FOR
 SALT CREEK PARK DISTRICT

CALC.	KJR	PROJECT NO.
DWN.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=30'	DRAWING NO.
DATE:	01-20-2023	CON170527_05A

WA No.	2022-009
Date	2023-01-16
Drawn	LMV/SCD
Checked	LMV

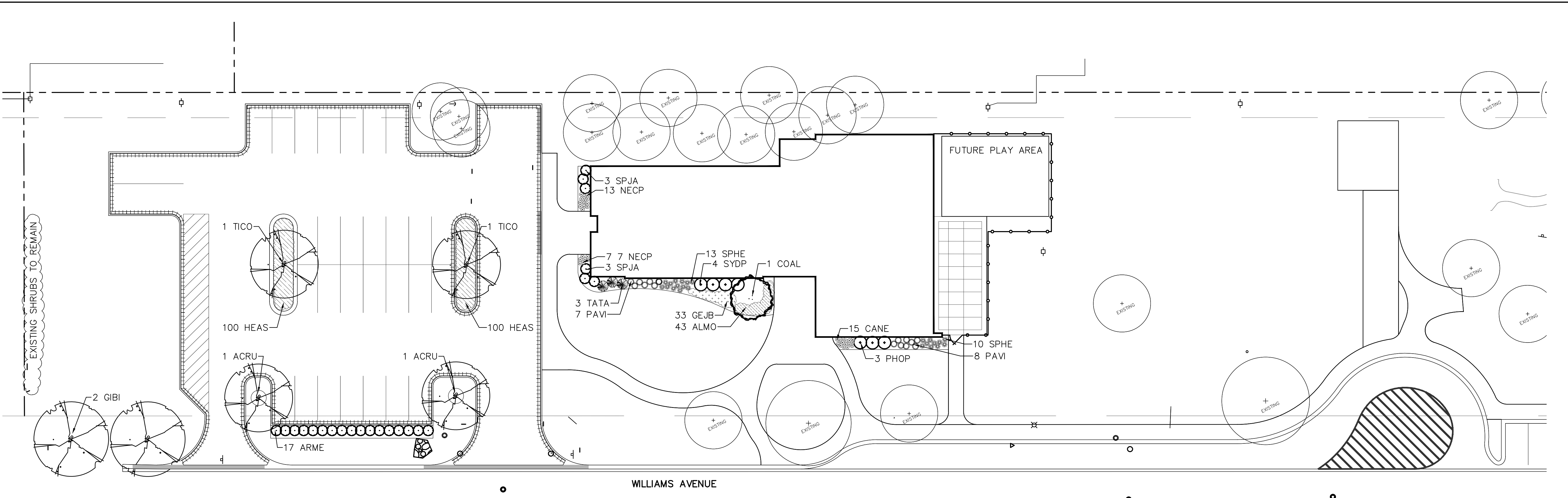


WILLIAMS ARCHITECTS
ARCHITECTURE | PLANNING | AQUATICS | INTERIORS
500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220



LANDSCAPE PLAN (SOUTH)

L1.0



WILLIAMS AVENUE

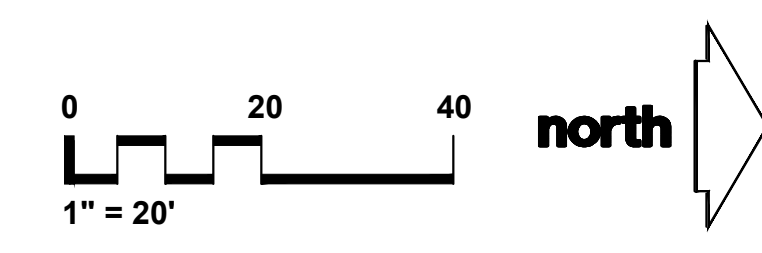
1 LANDSCAPE PLAN
L1.0

LEGEND

	KENTUCKY BLUEGRASS BLEND (SEED)
--	---------------------------------

CUMULATIVE PLANT LIST

Code	Quantity	Size	Scientific Name	Common Name
ACRU	2	3" BB	Acer rubrum 'Frank Jr.'	Redpointe® Red Maple
COAL	1	2" BB	Cornus alternifolia	Pagoda Dogwood
GIBI	2	3" BB	Ginkgo biloba	Ginkgo
TICO	2	3" BB	Tilia cordata	Greenspire Littleleaf Linden
ARME	17	24" BB	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry
PHOP	3	24" BB	Physocarpus opulifolius	Donna May' Little Devil™ Ninebark
SPJA	6	#05 (gal)	Spirea japonica 'Neon Flash'	Neon Flash Spirea
SYDP	4	#05 (gal)	Syringa 'SMSJBP7'	Bloomerang® Dark Purple Lilac
TATA	3	30" BB	Taxus x media 'Tauntonii'	Taunton Yew
ALMO	43	#01 (gal)	Alchemilla mollis	Lady's Mantle
CANE	15	#01 (gal)	Calamintha nepeta ssp. Nepeta	Lesser Catmint
GEJB	33	#01 (gal)	Geranium 'Johnson's Blue'	Johnson's Blue Geranium
HEAS	200	#01 (gal)	Hemerocallis 'Apricot Sparkles'	Apricot Sparkles Daylily
NECP	20	#01 (gal)	Nepeta 'Cat's Pajamas'	Cat's Pajamas Catmint
PAVI	15	#01 (gal)	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Red Switch Grass
SPHE	23	#01 (gal)	Sporobolus heterolepis	Prairie Dropseed



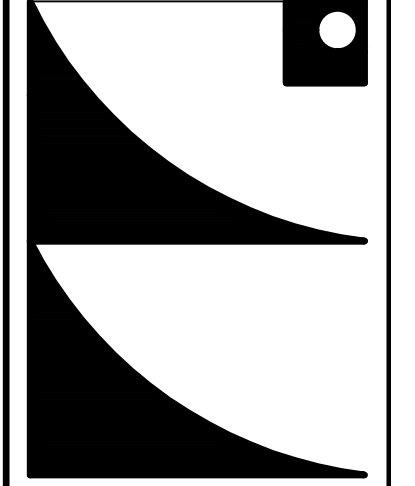
ROSE PARK IMPROVEMENTS
SALT CREEK RURAL PK. DIST.
530 S WILLIAMS AVE
PALATINE, IL, 60074

WA No.	2022-009
Date	2023-01-16
Drawn	LMW/SCD
Checked	LMV

NO.	DATE	DESCRIPTION

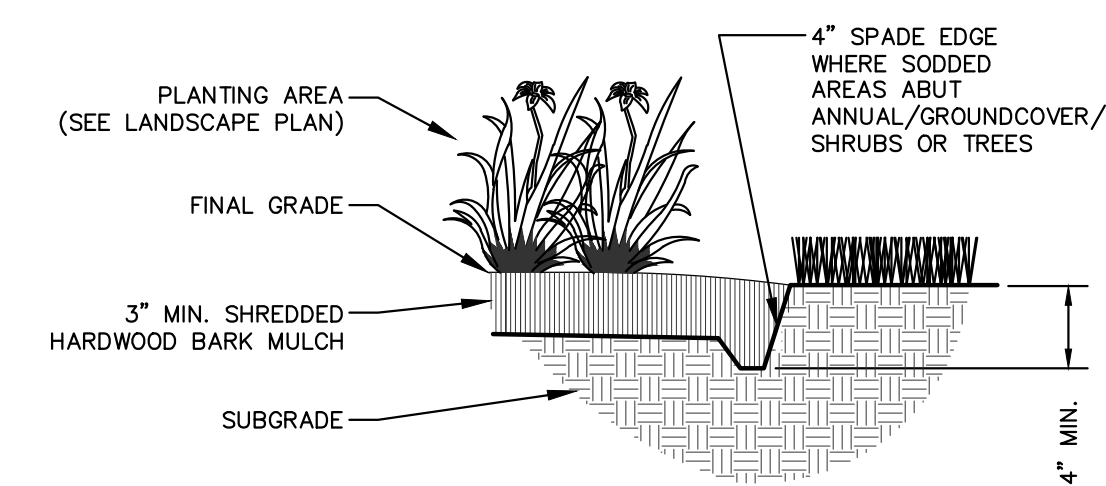


WILLIAMS ARCHITECTS
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500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220

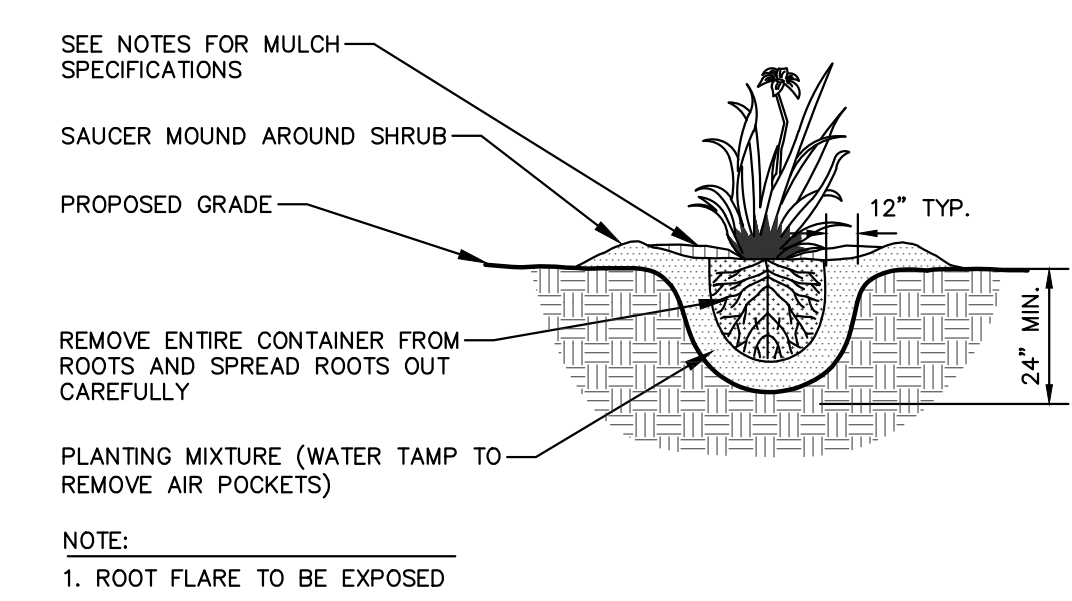


LANDSCAPE
CONSTRUCTION
DETAILS

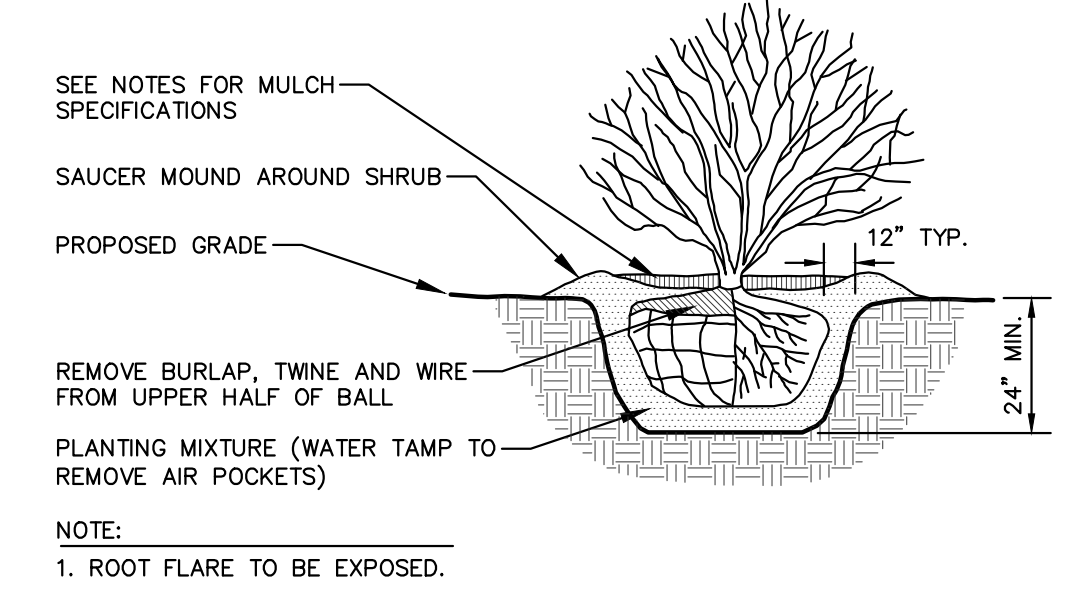
L1.1



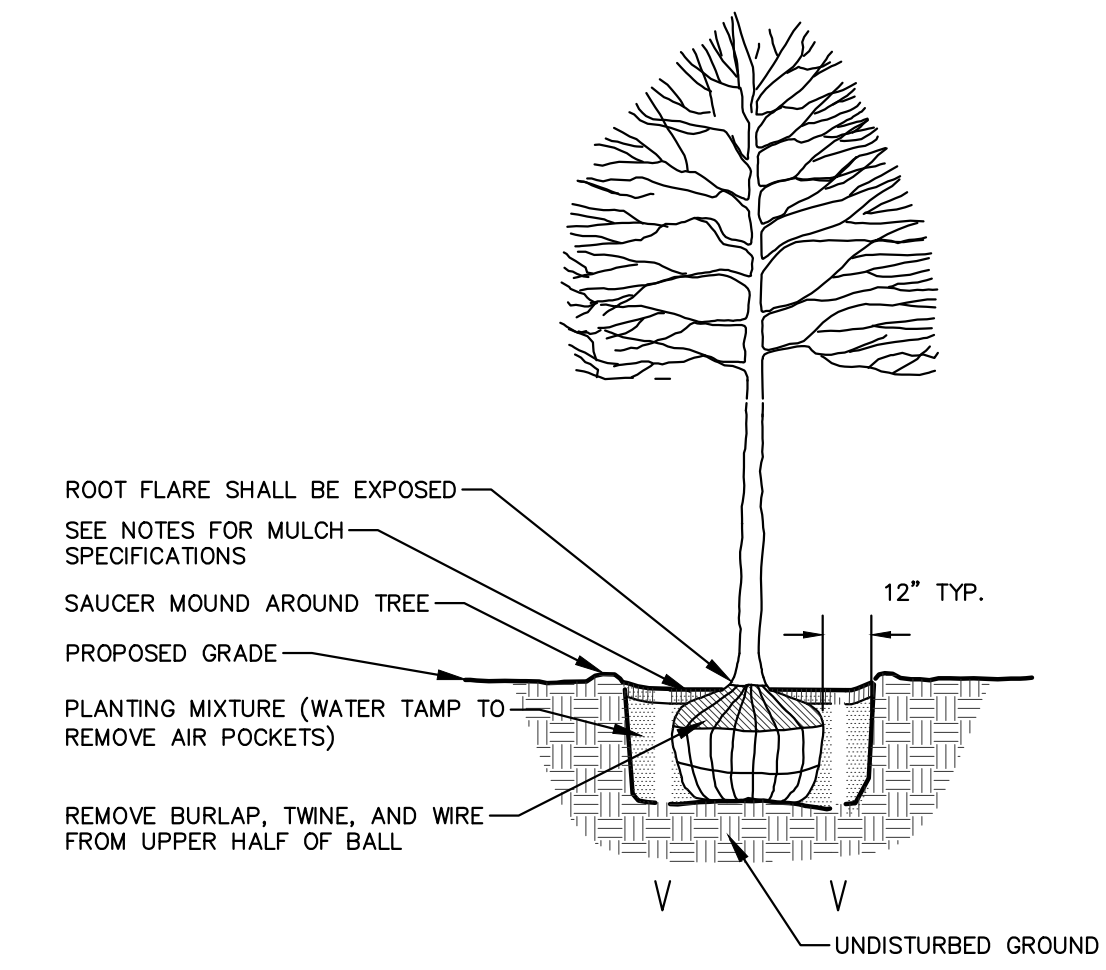
4 NATURAL SPADE EDGE
L1.1 NTS



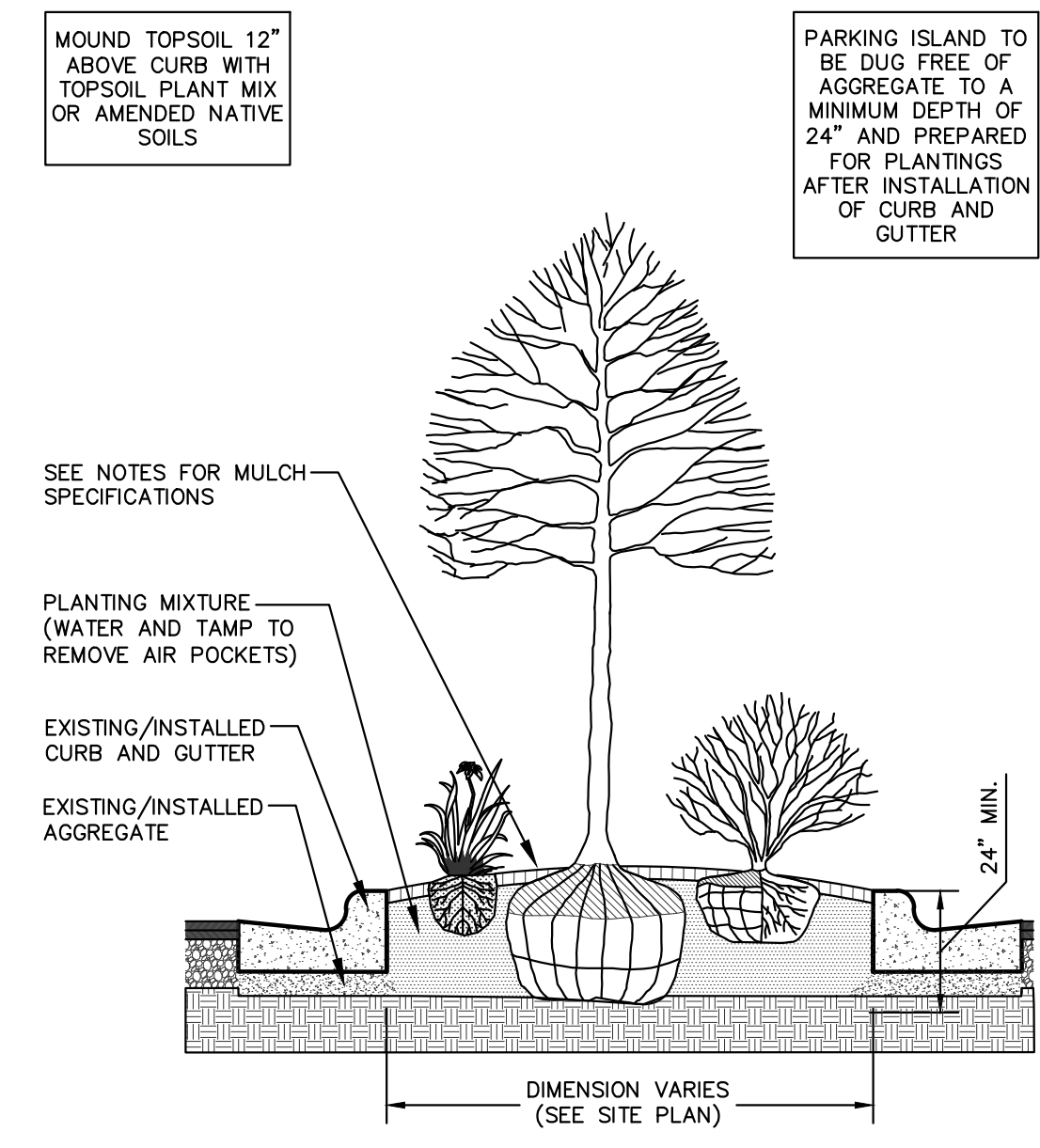
3 PERENNIAL/ORNAMENTAL GRASS PLANTING
L1.1 NTS



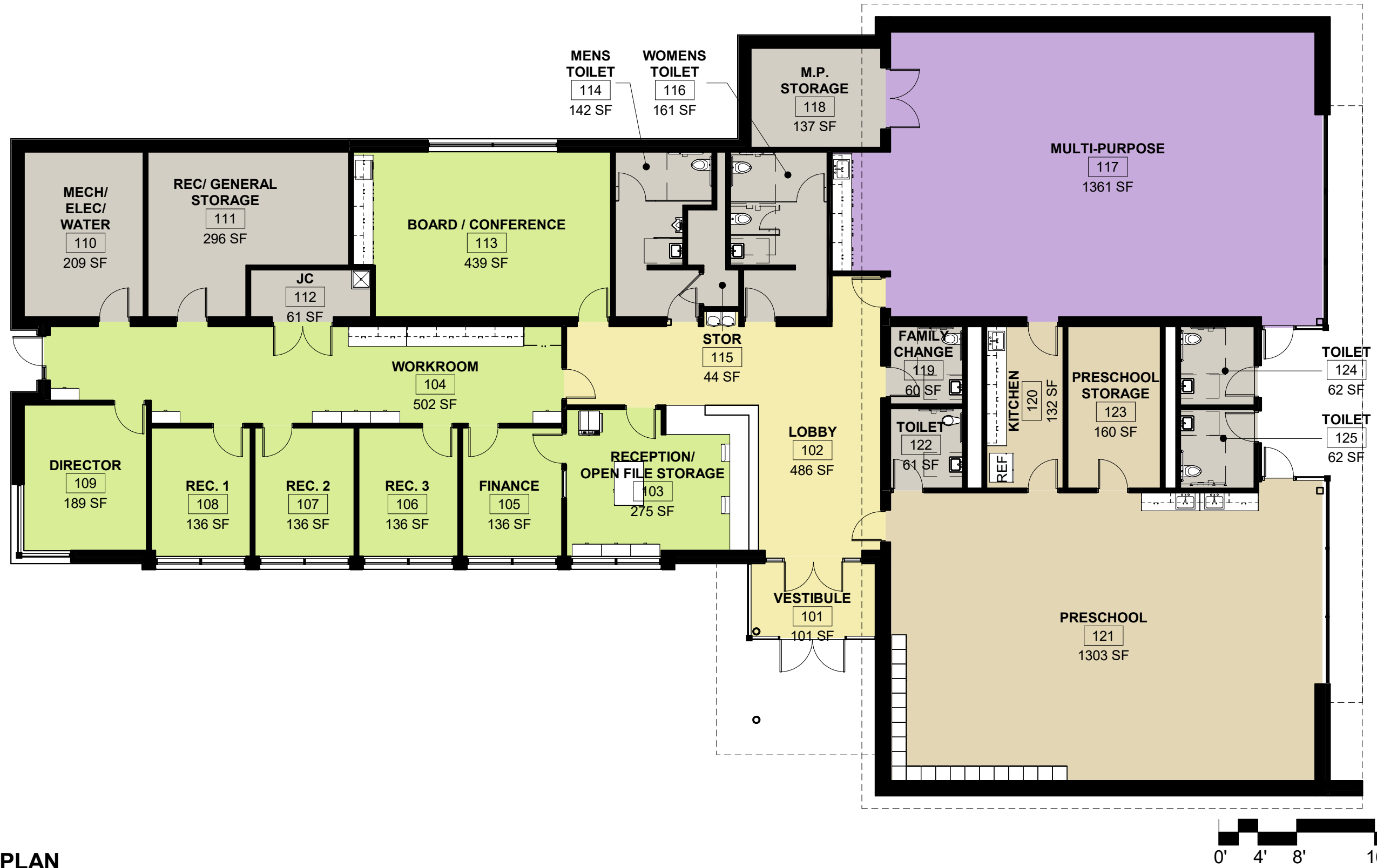
2 DECIDUOUS/EVERGREEN SHRUB PLANTING
L1.1 NTS



1 DECIDUOUS TREE PLANTING
L1.1 NTS



5 DECIDUOUS TREE PLANTING - PARKING ISLAND
L1.1 NTS



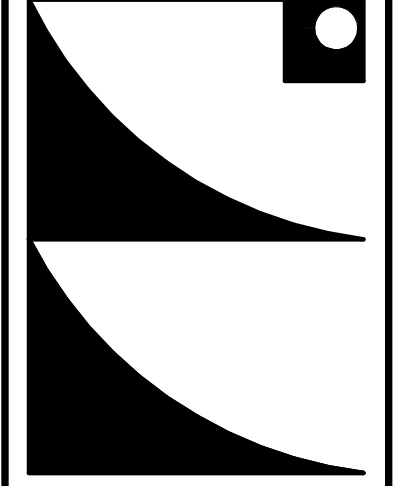
Attachment: Floor Plan (530 S Williams Ave. - SU Salt Creek PD)

1 FLOOR PLAN
Scale: 3/32" = 1'-0"

WA No.	2022-069
Date	18 JAN 2023
Drawn	AS/JCS
Checked	FP

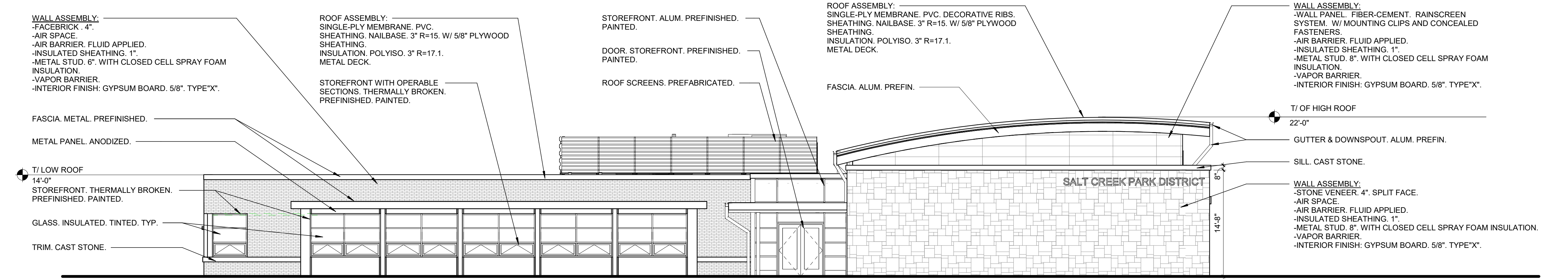
NO.	DATE	DESCRIPTION

WILLIAMS ARCHITECTS
ARCHITECTURE | PLANNING | AQUATICS | INTERIORS
500 Park Boulevard, Suite 800, Itasca, IL 60143
Phone 630-221-1212 / Fax 630-221-1220



BUILDING ELEVATIONS

A4.1



WALL ASSEMBLY:
-FACEBRICK, 4".
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 6", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

FASCIA, METAL, PREFINISHED.
METAL PANEL, ANODIZED.

T/ LOW ROOF
14'-0"

STOREFRONT, THERMALLY BROKEN, PREFINISHED, PAINTED.

GLASS, INSULATED, TINTED, TYP.

TRIM, CAST STONE.

ROOF ASSEMBLY:
SINGLE-PLY MEMBRANE, PVC.
SHEATHING, NAILBASE, 3" R=15, W/ 5/8" PLYWOOD SHEATHING.
INSULATION, POLYISO, 3" R=17.1.
METAL DECK.

STOREFRONT WITH OPERABLE SECTIONS, THERMALLY BROKEN, PREFINISHED, PAINTED.

STOREFRONT, ALUM. PREFINISHED, PAINTED.
DOOR, STOREFRONT, PREFINISHED, PAINTED.
ROOF SCREENS, PREFABRICATED.

ROOF ASSEMBLY:
SINGLE-PLY MEMBRANE, PVC, DECORATIVE RIBS.
SHEATHING, NAILBASE, 3" R=15, W/ 5/8" PLYWOOD SHEATHING.
INSULATION, POLYISO, 3" R=17.1.
METAL DECK.

FASCIA, ALUM. PREFIN.

WALL ASSEMBLY:
-WALL PANEL, FIBER-CEMENT, RAINSCREEN SYSTEM, W/ MOUNTING CLIPS AND CONCEALED FASTENERS.
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 8", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

T/ OF HIGH ROOF
22'-0"

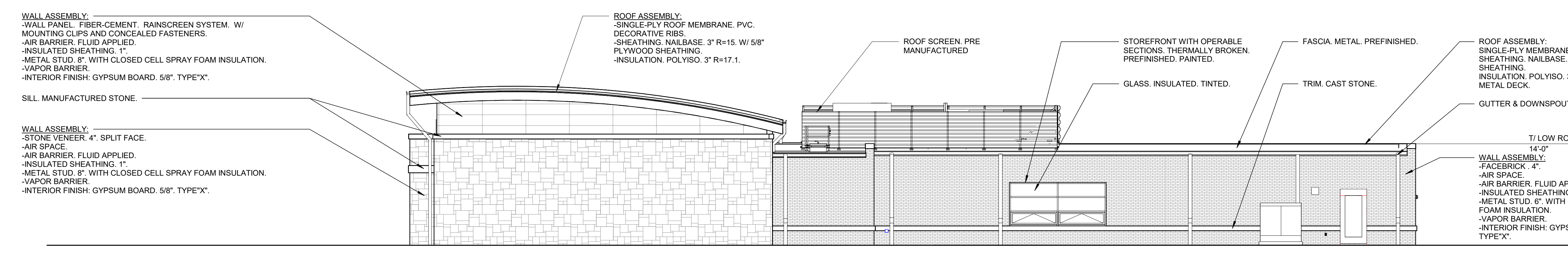
GUTTER & DOWNSPOUT, ALUM. PREFIN.

SILL, CAST STONE.

WALL ASSEMBLY:
-STONE VENEER, 4", SPLIT FACE.
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 8", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

EAST ELEVATION

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



WALL ASSEMBLY:
-WALL PANEL, FIBER-CEMENT, RAINSCREEN SYSTEM, W/ MOUNTING CLIPS AND CONCEALED FASTENERS.
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 8", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

SILL, MANUFACTURED STONE.

WALL ASSEMBLY:
-STONE VENEER, 4", SPLIT FACE.
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 8", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

ROOF ASSEMBLY:
SINGLE-PLY ROOF MEMBRANE, PVC, DECORATIVE RIBS.
SHEATHING, NAILBASE, 3" R=15, W/ 5/8" PLYWOOD SHEATHING.
INSULATION, POLYISO, 3" R=17.1.

ROOF SCREEN, PRE MANUFACTURED

GLASS, INSULATED, TINTED.

STOREFRONT WITH OPERABLE SECTIONS, THERMALLY BROKEN, PREFINISHED, PAINTED.

FASCIA, METAL, PREFINISHED.
TRIM, CAST STONE.

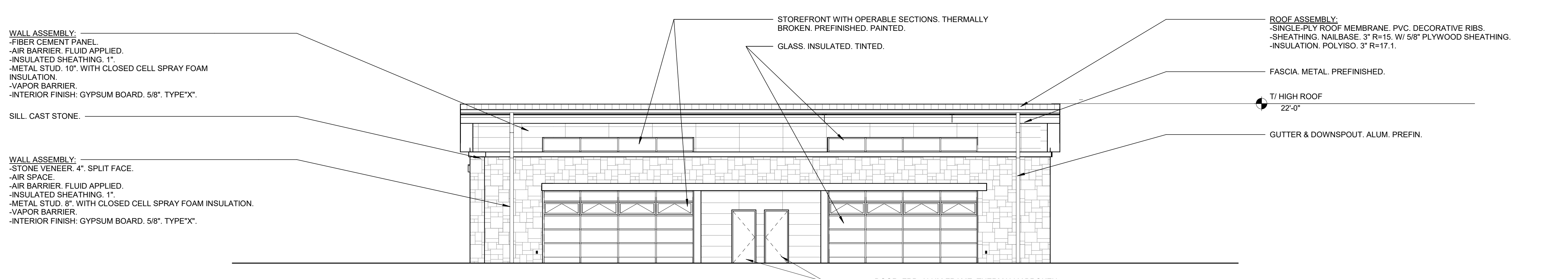
T/ LOW ROOF
14'-0"

WALL ASSEMBLY:
-FACEBRICK, 4".
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 6", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

GUTTER & DOWNSPOUT, ALUM. PREFIN.

WEST ELEVATION

SCALE: 1/8" = 1'-0" 2



WALL ASSEMBLY:
-FIBER CEMENT PANEL.
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 10", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

SILL, CAST STONE.

WALL ASSEMBLY:
-STONE VENEER, 4", SPLIT FACE.
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 8", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

STOREFRONT WITH OPERABLE SECTIONS, THERMALLY BROKEN, PREFINISHED, PAINTED.

GLASS, INSULATED, TINTED.

ROOF ASSEMBLY:
SINGLE-PLY ROOF MEMBRANE, PVC, DECORATIVE RIBS.
SHEATHING, NAILBASE, 3" R=15, W/ 5/8" PLYWOOD SHEATHING.
INSULATION, POLYISO, 3" R=17.1.

FASCIA, METAL, PREFINISHED.

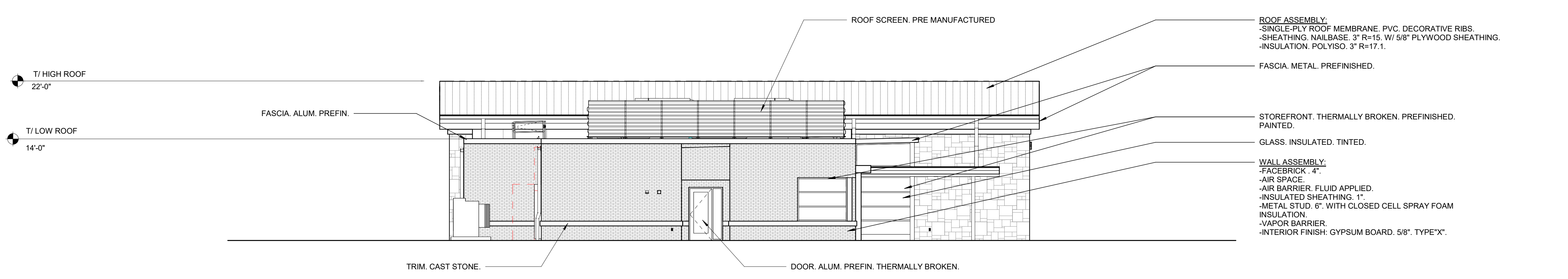
T/ HIGH ROOF
22'-0"

GUTTER & DOWNSPOUT, ALUM. PREFIN.

DOOR, FRP, ALUM FRAME, THERMALLY BROKEN.

NORTH ELEVATION

SCALE: 1/8" = 1'-0" 3



T/ HIGH ROOF
22'-0"

T/ LOW ROOF
14'-0"

FASCIA, ALUM. PREFIN.

TRIM, CAST STONE.

ROOF SCREEN, PRE MANUFACTURED

DOOR, ALUM. PREFIN, THERMALLY BROKEN.

ROOF ASSEMBLY:
SINGLE-PLY ROOF MEMBRANE, PVC, DECORATIVE RIBS.
SHEATHING, NAILBASE, 3" R=15, W/ 5/8" PLYWOOD SHEATHING.
INSULATION, POLYISO, 3" R=17.1.

FASCIA, METAL, PREFINISHED.

STOREFRONT, THERMALLY BROKEN, PREFINISHED, PAINTED.

GLASS, INSULATED, TINTED.

WALL ASSEMBLY:
-FACEBRICK, 4".
-AIR SPACE
-AIR BARRIER, FLUID APPLIED.
-INSULATED SHEATHING, 1".
-METAL STUD, 6", WITH CLOSED CELL SPRAY FOAM INSULATION.
-VAPOR BARRIER.
-INTERIOR FINISH: GYPSUM BOARD, 5/8", TYPE "X".

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 4



EAST ELEVATION:
MAIN ENTRY



NORTH ELEVATION:
PRESCHOOL & MULTI-PURPOSE ROOM

Attachment: Elevation Renderings (530 S Williams Ave. - SU Salt Creek PD)



SOUTH ELEVATION:
STAFF ENTRY



SOUTH WEST ELEVATION

Attachment: Elevation Renderings (530 S Williams Ave. - SU Salt Creek PD)



NORTH EAST PERSPECTIVE:
PRESCHOOL



SOUTH EAST PERSPECTIVE:
ADMINISTRATION

Attachment: Elevation Renderings (530 S Williams Ave. - SU Salt Creek PD)

November 8, 2022

Mr. Ben Vyverberg
Village of Palatine
Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339
Email: bvyverberg@palatine.il.us

Re: Business Plan Description
Salt Creek Rural Park District
Rose Park Administration Building
530 S. Williams Avenue
Palatine, IL 60074
WA Project No. 2022-009

Dear Mr. Vyverberg,

Please see below the language for the Business Plan:

2. Brief business plan narrative of the park district activities at this site:

The Rose Park site offers administrative offices for registration, park board meetings, program activities that include Preschool, Day Camps, and General Programs as well as multi-use Rental Facilities for both indoor gatherings and outdoor youth sports.

If you have any questions or comments regarding the variance request, please feel free to reach our office at (630) 221-1212 or my direct line at (630) 344-1035.

Cordially,



Frank Parisi, AIA, NCARB, LEED AP BD+C
Vice President, Managing Principal

Attachments:

1. None

Xc: Dian Hilgers / Salt Creek Rural Park District (SCRPD)
Ryan Lindeman / Christopher B. Burke Engineering Ltd. (CBBEL)
Andreas Symeonides / Williams Architects (WA)
Julia Suriano / WA

g:\2022\2022-009 salt creek pd rose park administration\lb genrl_basic serv\lb16 code_zoning_plan commis_pud\variance rqsts\2022 11 08 business plan description 2022009.doc

Attachment: Business Plan (530 S Williams Ave. - SU Salt Creek PD)

PUBLIC NOTICE
 A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, February 21, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a rear yard setback to be 16 feet from the rear lot line instead of the minimum required 40 feet; and,
Variation to permit a parking lot and canopy in the front yard; and,
Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and
Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.
 The property is commonly known as 530 S. Williams Avenue.
 The Petitioner is requesting to demolish the existing Salt Creek Park District building and build a new Salt Creek Park District Facility that is set back 16 feet from the rear property line. In addition, the Petitioner is requesting the vacation of Olive Street west of Williams Avenue and the consolidation of the five (5) lots.
 The above petition has been filed by Dione Hilgers (Salt Creek Park District), property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: SU-000002-2022
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 6th day of February 2023
 Published in Daily Herald
 February 6, 2023 (4594999)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs DAILY HERALD** is a 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 notice of which the annexed printed slip is a true copy, was published 02/06/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4594999



Attachment: Public Notice (530 S Williams Ave. - SU Salt Creek PD)