VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

FEBRUARY 16, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - February 8, 2021

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Granting a Minor Special Use for the Placement of a Pergola in the Rear Yard at 357 N. Westminster Drive (Council District: One)

2. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Minor Amendment to the Previously Approved Planned Development Ordinance (O-20-19) for the Journeys' Facility at 1140 E. Northwest Highway (Council District: Five)

2. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract with Thompson Elevator Inspection Service, Inc. for Elevator Inspection and Plan Review Services

2. Consider a Motion Authorizing the Village Manager to Execute Amendment 1 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

3. As Submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion to Award a Contract for the Village's 2021 Street Resurfacing Program

2. Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for Renovation of the Combined Service Facility (Council District: Two)

3. Consider a Motion to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Park District for the Sale of a Compaction Roller

4. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve 2021 Warrant #4

2. Consider an Ordinance Granting a Minor Special Use for the Placement of a Pergola in the Rear Yard at 357 N. Westminster Drive (Council District: One)

3. Consider a Minor Amendment to the Previously Approved Planned Development Ordinance (O-20-19) for the Journeys' Facility at 1140 E. Northwest Highway (Council District: Five)

4. Consider a Motion Authorizing the Village Manager to Execute a Contract with Thompson Elevator Inspection Service, Inc. for Elevator Inspection and Plan Review Services

5. Consider a Motion Authorizing the Village Manager to Execute Amendment 1 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

6. Consider a Motion to Award a Contract for the Village's 2021 Street Resurfacing Program

7. Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for Renovation of the Combined Service Facility (Council District: Two)

8. Consider a Motion to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Park District for the Sale of a Compaction Roller

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 8, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

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

II. PLEDGE TO THE FLAG – Time: 7:00 PM

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

III. APPROVAL OF MINUTES – Time: 7:00 PM

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

1. Village Council & Committee of the Whole - Special Meeting - October 19, 2020 **- Accepted**

2. Village Council & Committee of the Whole - Special Meeting - February 1, 2021 **- Accepted**

3. Village Council & Committee of the Whole - Regular Meeting - February 1, 2021 **- Accepted**

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted **-**

   Mayor Schwantz announced Monday, February 15, is Presidents' Day; the Village Offices are closed.

   The next Village Council Meeting will be Tuesday, February 16, 2021.

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

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

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:01 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion to Approve the 2021 Summer Farmers' Market and 2021-2022 Winter Farmers' Market **- Approved by Voice Vote** (Council District: Six)

   Deputy Village Manager Mike Jacobs presented the Palatine Farmers' Market request for approval of the 2021 Summer Market dates every Saturday (May 1 - October 30) from 7 AM to 1 PM in the Palatine Train Station Parking Lot. The Farmers' Market also requests approval of the 2021-2022 Winter Market Dates: November 6 & 20 and December 4 & 18 of 2021; and January 15, February 5 & 19, March 5 & 19, and April 2 & 16 of 2021. The Winter Market hours are 10 AM to Noon. The Farmers' Market will follow any applicable Covid-19 guidelines that are in place during the requested 2021 Summer and 2021-2022 Winter market dates. Staff recommends approval.

   Jacobs added that one vendor requests to use his Winter Market spot every Saturday except December 25, 2021 and January 1, 2022, for one hour, from 10 to 11 AM, for pre-order pick up.

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:02 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Resolution Authorizing an Amendment to the Intergovernmental Agreement With the O'Hare Noise Compatibility Commission **- Adopted by Voice Vote**

   Village Manager Reid Ottesen reported that since 1996, the Village Council has participated in the Intergovernmental Agreement related to the O'Hare Noise Compatibility Commission which was extended in 2005, 2010 and 2015. The Chicago City Council recently approved a revised Intergovernmental Agreement which would extend this agreement to December 31, 2025. Staff recommends approval of the Resolution.

   In response to Councilman Helms, Ottesen stated the current liaison representatives on the O'Hare Noise Commission are Ottesen, Mayor Schwantz, and Deputy Public Works Director Elias Koutas.

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

2. Discussion and Potential Motion to Authorize Actions Related to the Implementation of Outdoor Dining in Compliance with Governor Pritzker's Executive Order and Associated Restore Illinois Plan **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported that last year, the Village of Palatine, working with several downtown establishments, created regulations for outdoor dining that addressed the ongoing Covid-19 pandemic and related Restore Illinois guidelines, expanding outdoor dining areas into portions of Village right-of-way (including sidewalks and some limited on-street parking areas) which were removed in Fall 2020. As Restore Illinois guidelines continue, it is anticipated that several establishments will be looking to re-

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

establish their outdoor dining areas as soon as the weather permits. Ottesen mapped the sidewalk usage for outdoor dining, which may begin March 1st. Last year's on-street areas may be continued April 1, weather permitting. Hours: Sunday - Thursday: 7 am - 11 pm, music to end at 9 pm., Friday - Saturday 7 am - 1 am, music to end at 11 pm.

Councilman Helms, speaking on behalf of the establishments, asked for street dining in March with adherence to certain indoor and outdoor tented restrictions, particularly with March Madness in mind.

Ottesen stated that the removable tables and chairs are easily moved if snow is predicted. JL's rejected Ottesen's suggestion to move their tent to the north, claiming cables and power can only go west.

Mayor Schwantz suggested independent snow removal.

Ottesen stated Brian Edwards Landscaping quoted $400 per 0-4" event for careful snow removal around seating areas and suggested the cost go to the business. Brian Edwards would handle the snow removal on Bothwell from Palatine to Railroad with advance agreements for the businesses to cover the cost.

Ottesen added, with property owner approval, outdoor dining is allowed in strip mall parking areas such as Chiggy's. Phase 4 restrictions apply to dining inside tents as in-doors.

In response to Councilman Kozlowski, Ottesen stated we have limited stock of concrete blocks and the steel barriers.

The motion was to approve dates and conditions for outdoor dining with private snow removal in March.

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

3. As Submitted **-**

Nothing was submitted.

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:18 PM

BRAD HELMS, CHAIRMAN

1. Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond **- Adopted by Voice Vote**

   Public Works Director Matt Barry explained Illinois State Statutes require any person, firm, or corporation desiring to do work in State maintained right-of-way including emergency work on water mains and sewers, must first obtain a written permit from IDOT with a surety bond. IDOT allows two-year resolutions, to save time and reduce paperwork. Staff recommends adopting the Resolution for Construction on State Highways with IDOT from March 1, 2021 through February 28, 2023.

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

2. Consider a Motion Authorizing the Village Manager to Purchase a New Ambulance **- Approved by Voice Vote**

   Fire Chief Andersen recommended replacing the oldest 2006 ambulance, with a Braun Ambulance purchase from North Central Emergency Vehicles through the Houston-Galveston Area Council purchasing cooperative for $255,406 and a new Stryker Power-PRO XT cot for $18,807.36, with a total amount including outfitting not to exceed $277,000. The Chief noted this is $11,000 under budget.

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

3. Consider a Motion to Award a Contract for the 2021 Train Station Stair Replacement **- Approved by Voice Vote** (Council District: Six)

   Public Works Director Matt Barry reported the concrete stairs just east of the Palatine Train Station from the parking lot to the platform have deteriorated and the handrails do not meet current standards. Continental Construction Company of Evanston, Illinois provided the low responsible bid of $26,000. If construction activity takes place within 25 feet of the Union Pacific Railroad, a Union Pacific flagger could be required with anticipated costs not to exceed $5,000. Staff recommends awarding the contract for the 2021 Train Station Stair Replacement to Continental Construction in an amount not-to-exceed

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$31,000.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

4. As Submitted **-**

Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:22 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:22 PM

DOUG MYSLINSKI, CHAIRMAN

In the absence of Chairman Myslinski, Vice-Chairman Solberg opened the Community & Economic Development Committee meeting.

1. As Submitted **-**

Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:22 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

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

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

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

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

VIII.CONSENT AGENDA

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

Item #3 was approved as discussed in the Infrastructure & Environment Committee Meeting earlier this evening.

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

1. Consider a Motion to Approve the 2021 Summer Farmers' Market and 2021-2022 Winter Farmers' Market **- Approved** (Council District: Six)

2. Consider a Resolution Authorizing an Amendment to the Intergovernmental Agreement With the O'Hare Noise Compatibility Commission **- Adopted by Roll Call**

   Resolution #R-2-21

3. Discussion and Potential Motion to Authorize Actions Related to the Implementation of Outdoor Dining in Compliance with Governor Pritzker's Executive Order and Associated Restore Illinois Plan **- Approved**

4. Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond **- Adopted by Roll Call**

   Resolution #R-3-21

5. Consider a Motion Authorizing the Village Manager to Purchase a New Ambulance **- Approved**

6. Consider a Motion to Award a Contract for the 2021 Train Station Stair Replacement **- Approved** (Council District: Six)

7. Consider a Motion Consenting to the Mayor's Appointment of the Village Prosecutor **- Approved**

IX. REPORTS OF STANDING COMMITTEE – Time: 7:23 PM

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:23 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:23 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:23 PM

DOUG MYSLINSKI, CHAIRMAN

In the absence of Chairman Myslinski, Vice-Chairman Solberg reported.

1. As Submitted **-**

No Report

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

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

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

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

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

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:23 PM

A. VILLAGE MANAGER – Time: 7:23 PM

1. As Submitted **-**

No Report

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B. VILLAGE CLERK – Time: 7:23 PM

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY – Time: 7:23 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:23 PM
No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:23 PM
No one came forward.

XIII.ADJOURNMENT – Time: 7:23 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Feb 8, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Minor Special Use for the Placement of a Pergola in the Rear Yard at 357 N. Westminster Drive

BACKGROUND:
The Subject Property, zoned R-2 Single-Family Residential, contains a single-family residence and related improvements. The Petitioners are proposing to install a pergola less than one foot from the primary structure. Therefore, the Petitioners are requesting approval of the following:

> **Minor Special Use to permit a pergola to be located 0 feet from the principal structure, instead of the minimum required 10 feet.**

KEY ISSUES:

- The Petitioners propose to construct a pergola in the rear of their property. The Code requires that accessory structures must be located at least 10 feet from the principal structure. The proposed pergola is less than a foot from the principal structure. The Code was recently amended to allow pergolas to be reviewed as a as a Minor Special Use.
- The pergola is part of a larger project that includes a new patio, in-ground swimming pool, seat wall, fire pit, and outdoor kitchen area. These proposed improvements exceed the maximum lot coverage. The Petitioner has also applied for an Administrative Variation.
- The overall height of the proposed pergola is 10 feet, which meets Code.
- As required, the Petitioners have obtained the required approvals from the neighboring property owners.

ALTERNATIVES:

Approve the Minor Special Use to allow a pergola to be 0 feet from the principal structure.

RECOMMENDATION:
This request was reviewed by the relevant Departments and the Petitioner submitted the required approvals from the surrounding residents. Therefore, Staff recommends approval of the Minor Special Use.

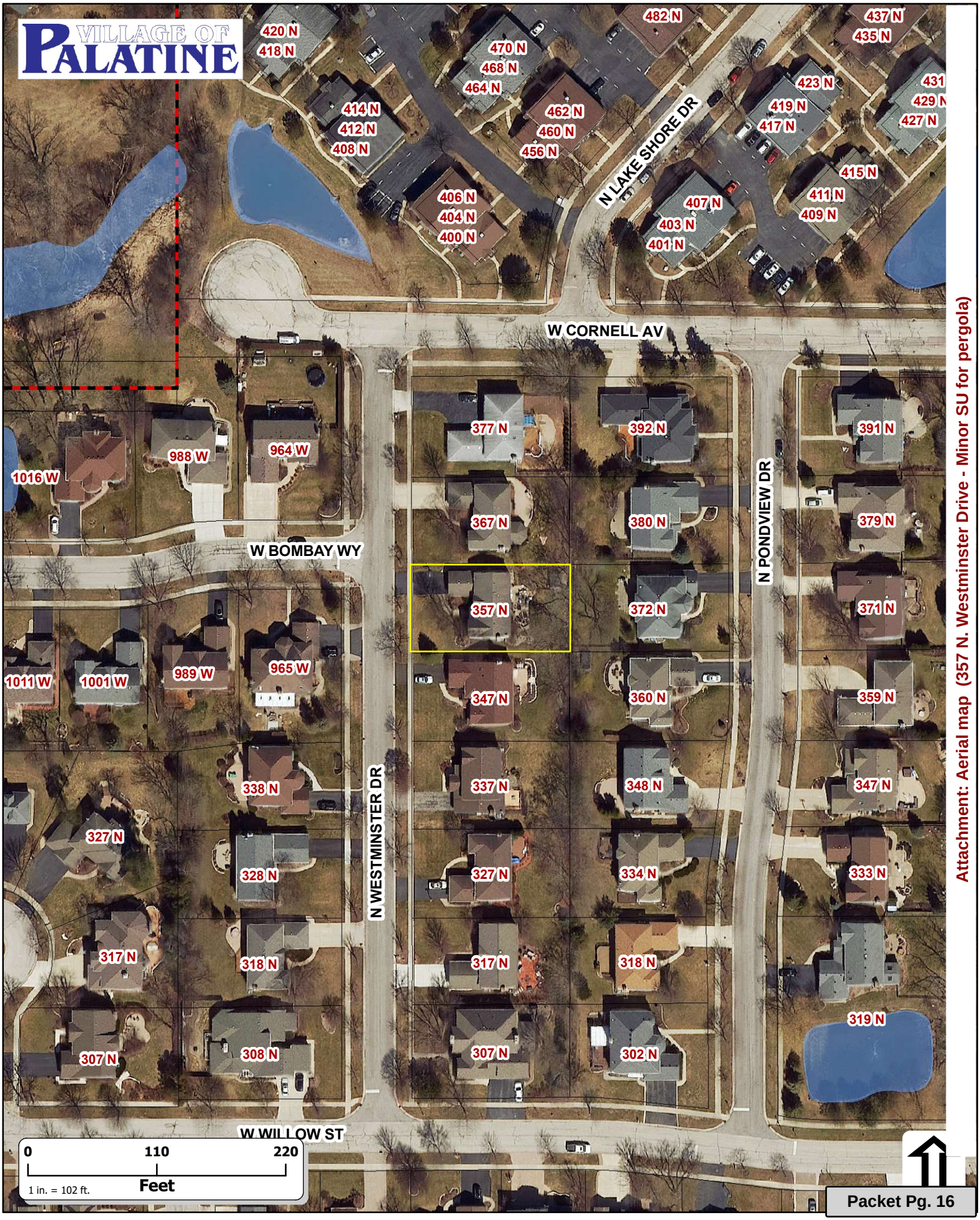
ACTION REQUIRED:
Motion to approve Minor Special Use for a pergola to be 0 feet from the principal structure at 357 N. Westminster Drive.

ATTACHMENTS:

- Aerial map
- ORD Minor SU 357 N. Westminster Dr
- EXHIBIT - Site Plan

- EXHIBIT - Elevations
- Plat of Survey
- Application

357 N. Westminster Drive



Attachment: Aerial map (357 N. Westminster Drive - Minor SU for pergola)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR SPECIAL USE
357 N. WESTMINSTER DRIVE

WHEREAS, pursuant to an application submitted to the Village of Palatine for Minor Special Use to Permit a Pergola to be located 0 feet from the principal structure and located in the rear yard, pursuant to Section 14.05 (b) (1) (a) of the Palatine Zoning Ordinance on the property commonly known as 357 N. Westminster Drive (PIN# 02-16-419-003).

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

SECTION 1: Minor Special Use to Permit a Pergola to be located 0 feet from the principal structure and located in the rear yard, pursuant to Section 14.05 (b) (1) (a) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Minor Special Use shall substantially conform to the site plan and elevations submitted by the Petitioners, Brian and Shannon Katcher, attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.**

SECTION 2: That the petition for a Minor Special Use be attached hereto and form a part of this ordinance.

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

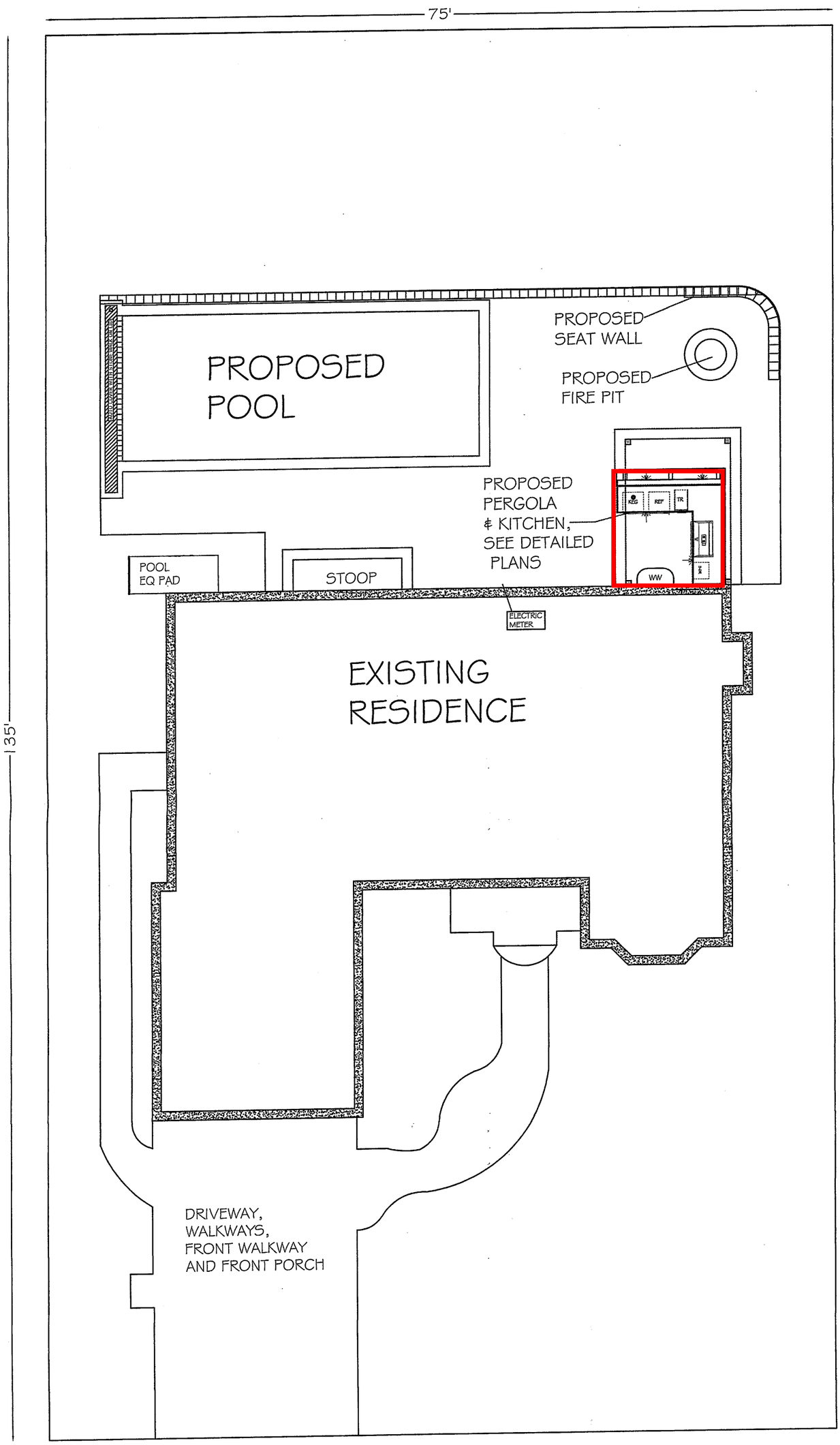
PASSED: This _____day of _____, 2021
AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2021

_____
Village Clerk

Attachment: ORD Minor SU 357 N. Westminster Dr (357 N. Westminster Drive - Minor SU for pergola)



PAGE 28 OF 28
SCALE: 1:10

Drawn by: DSP
Date: 1-22-2021

Revisions

By	Date
DSP	

Proposed Pool and Pool Deck Site Plan

This drawing and all ideas and designs contained herein are the sole property of Rosebrook Pools, Inc. and are not to be reproduced, used or bid upon without written permission from Rosebrook Pools, Inc.

Katcher Residence
357 N. Westminster
Palatine, IL.

Since 1943
ROSEBROOK Custom Inground Pools
543 NORTH AVE.
LIBERTYVILLE, IL. 60048
847-362-0400
FAX # 847-362-0448

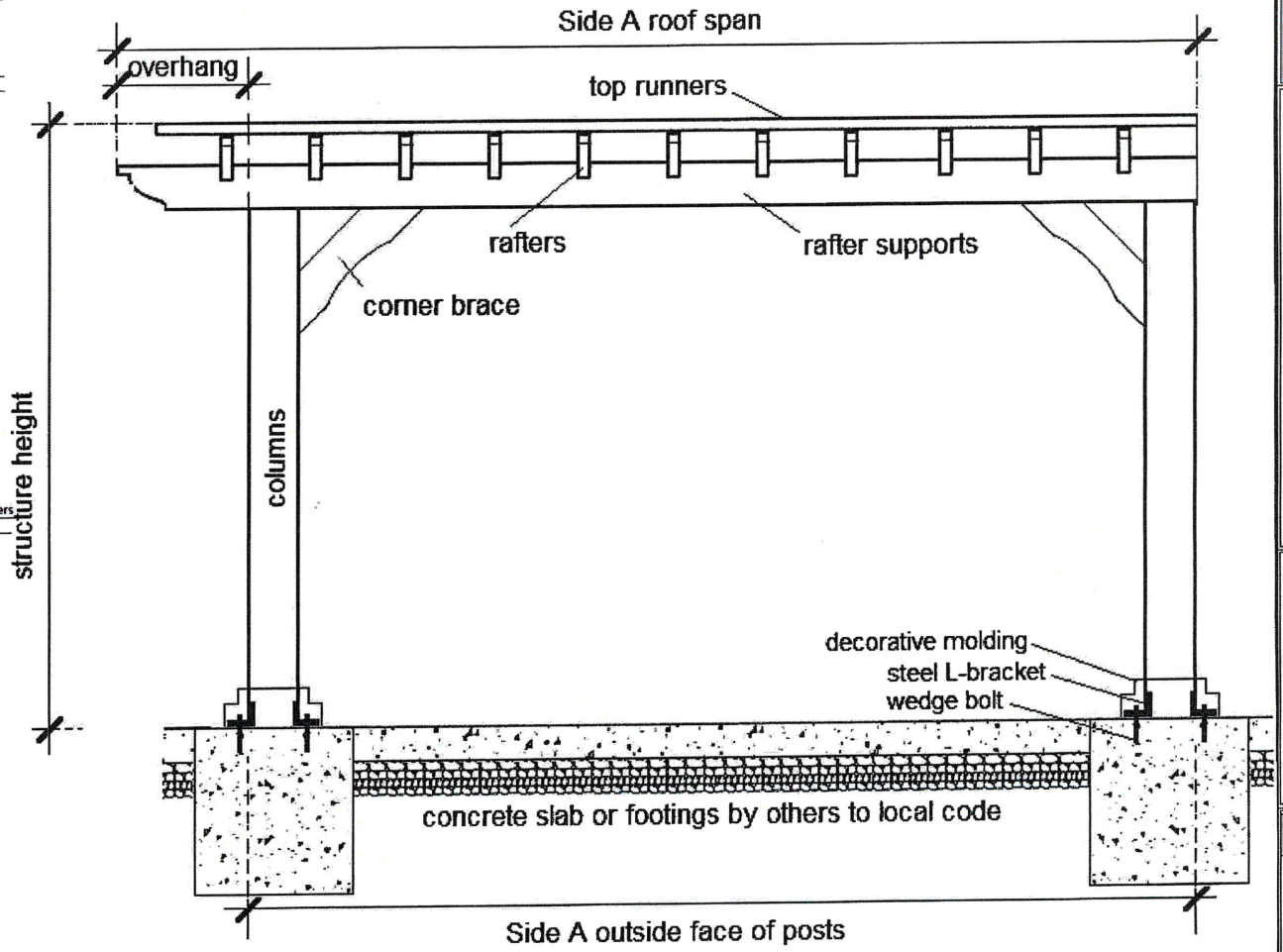
Delivery Address

Address	357 N westminster
City, State, Zip	Palatine, Illinois 60067
Name	Joe Ori
Phone	847-815-3344
Email	denny@rosebrookpools.com
Project manager/Revision	Amos King / Rev. B
Pergola Model:	Classic Freestanding (ground mounted)
Shop note:	2 beam
Rafters run shorter dimension	
Material:	Western Red Cedar

Side of structure:	Side A		Side B
Outside face of posts:	14 ft 0 in	x	10 ft 0 in
Roof span:	15 ft 0 in	x	12 ft 0 in
Overhang:	12 in		12 in

# of columns:	4
Column width:	6x6 nominal (5" x 5" actual)
Structure height:	10 ft 0 in
Column height:	9 ft 6 in
Bottom of headers:	8 ft 11 in
Rafter support: **	2 in x 8 in
Rafters:	2 in x 6 in
Top runners:	2 in x 2 in
Return beams:	2 in x 6 in
Rafter spacing:	16 inches on center (approx.)
Top runner spacing:	16 inches on center (approx.)
Corner braces:	2x8 half moon
Rafter tail design:	Standard Tails
Post Molding:	9 inches high
Mounted to:	Concrete
Post brackets for:	Powder coated steel L-brackets
Stain color:	UNSTAINED/UNSEALED
Options:	
Est. Ship Date:	12 weeks from drawing approval
Special:	On 1 of the 10' sides no overhang on the beams and top runners

** also known as beams or headers



Not to scale. Rafter and top runner spacing governed by chart, not by drawing, which may over or understate the number of rafters or top runners. Must be anchord to concrete slab, concrete footings, or deck. Do not anchor to pavers, flagstone, or bluestone. © Perola Kits USA 2016 (800) 403-9259

543 NORTH AVE
LIBERTYVILLE, IL 60048

Katcher Residence
357 N. Westminster
Palatine, IL

PERGOLA

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Drawn by: DSP
9-28-20

Revisions

By	Dat
DSP	10-21-2
DSP	

PAGE 19 OF
SCALE 1/8" =

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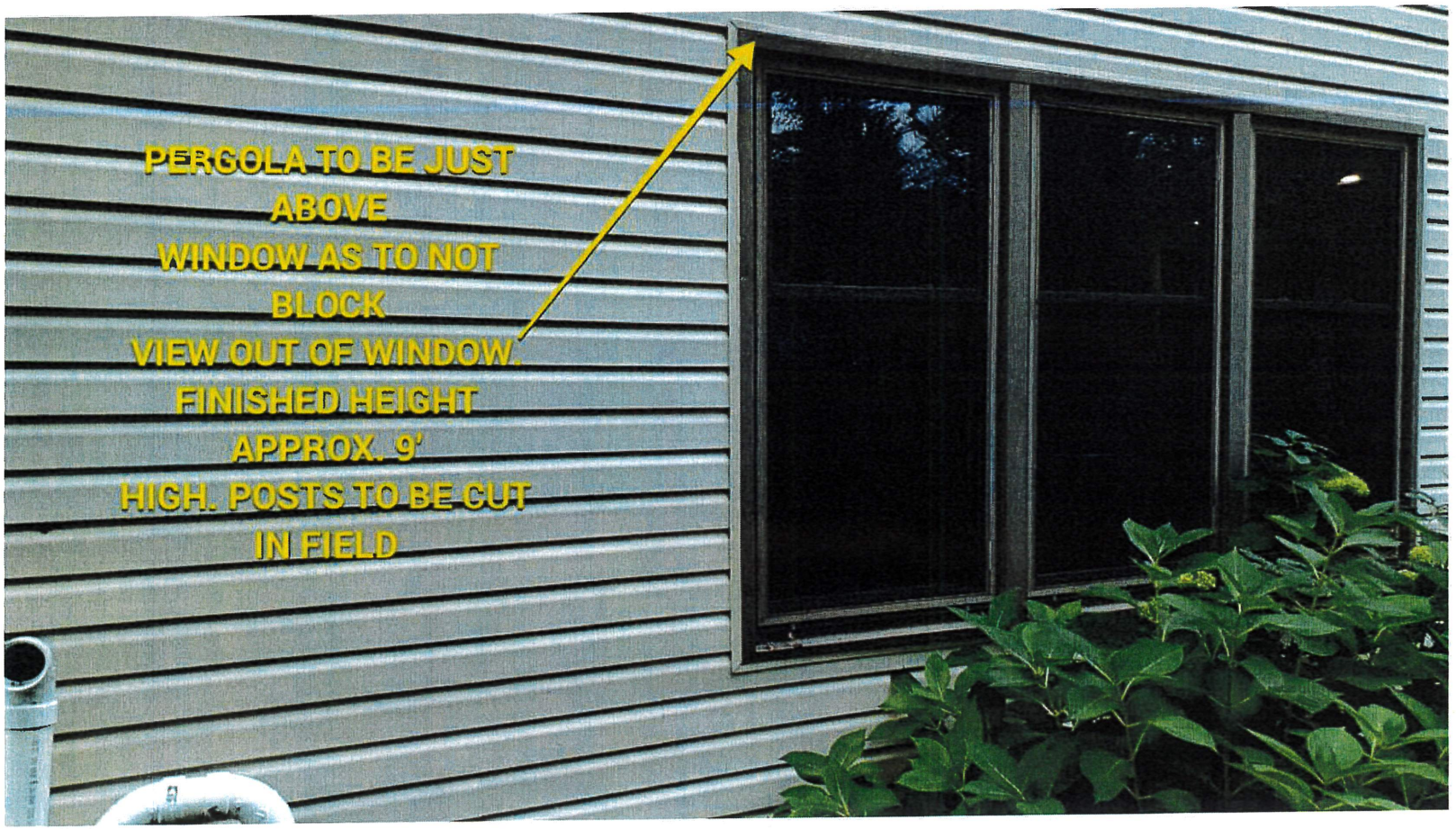
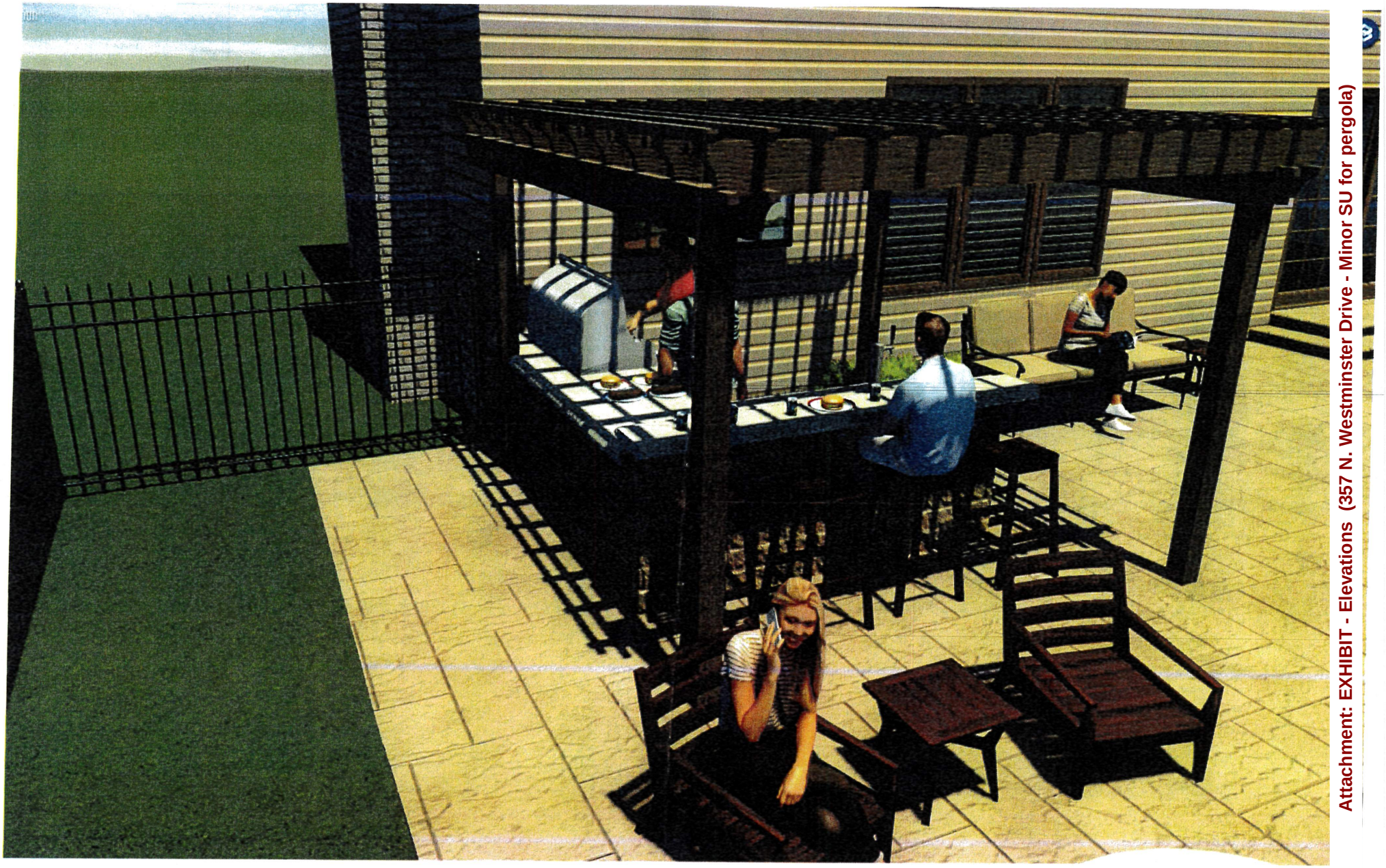
Rosebrook Pools,

Attachment: EXHIBIT - Elevations (357 N. Westminster Drive - Minor SU for pergola)


PERGOLA TO BE JUST
ABOVE
WINDOW AS TO NOT
BLOCK
VIEW OUT OF WINDOW.
FINISHED HEIGHT
APPROX. 9'
HIGH. POSTS TO BE CUT
IN FIELD

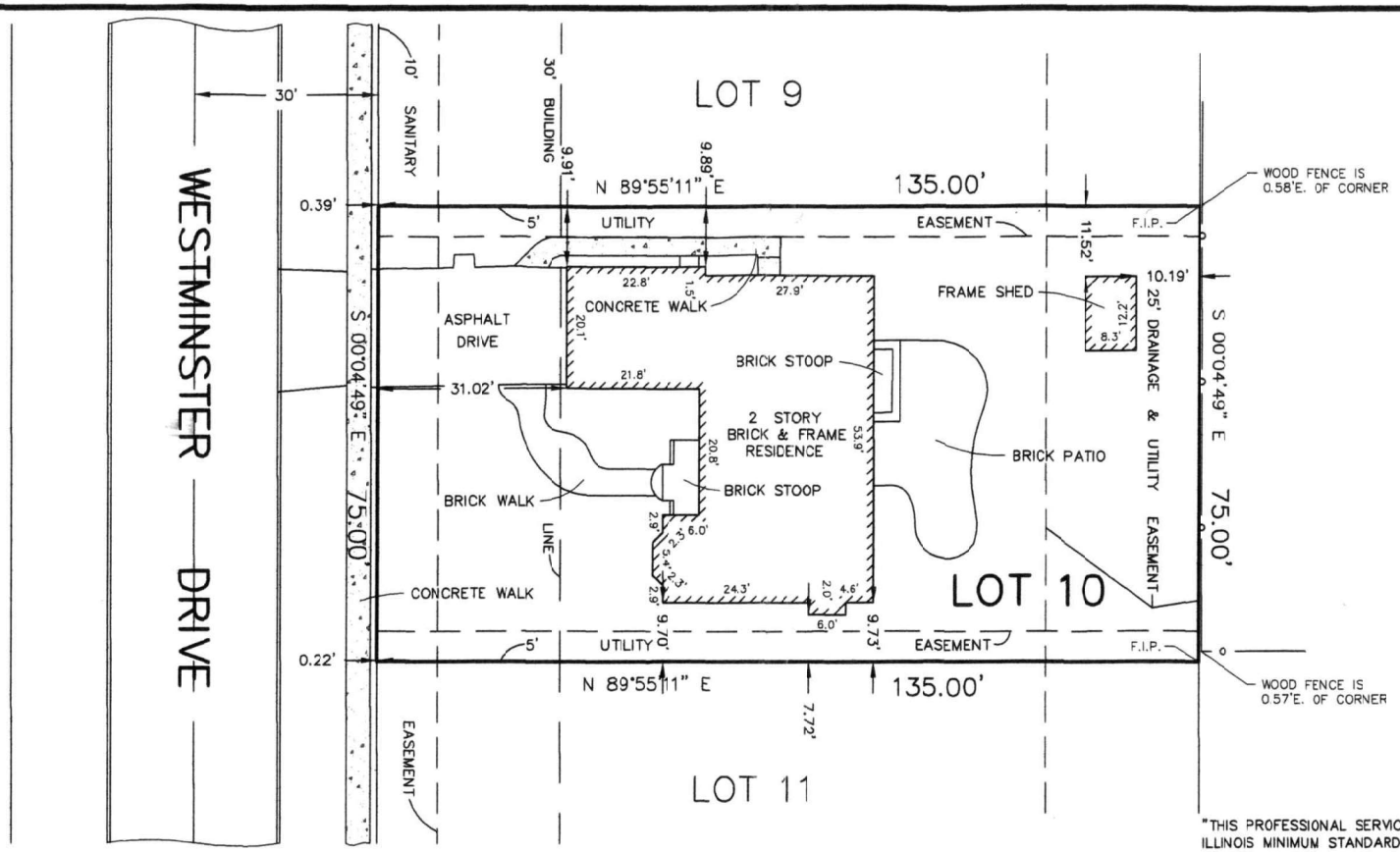
Attachment: EXHIBIT - Elevations (357 N. Westminster Drive - Minor SU for pergola)

Attachment: EXHIBIT - Elevations (357 N. Westminster Drive - Minor SU for pergola)



Attachment: EXHIBIT - Elevations (357 N. Westminster Drive - Minor SU for pergola)

Attachment: Plat of Survey (357 N. Westminster Drive - Minor SU for pergola)



ORDERED BY:
PETER N. WEIL & ASSOC.
175 OLDE HALF DAY ROAD
SUITE 134
LINCOLNSHIRE, IL. 60069
PHONE: (847) 793-2442

GRAPHIC SCALE

20 0 10 20

(IN FEET)

SCALE: 1 inch = 20 ft.

DATE: *OCTOBER 15, 2015*

PLAT OF SURVEY

OF

LOT 10 IN CARRIAGE WAY WEST, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 OF ARTHUR T. MC INTOSH'S AND CO'S CHICAGO AVENUE FARMS AS RECORDED MAY 3, 1926 PER DOCUMENT NUMBER 9261330, AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF MIDDLETON AVENUE AS VACATED JULY 6, 1989 PER DOCUMENT NUMBER 89307695, IN COOK COUNTY, ILLINOIS.

357 N. WESTMINSTER DRIVE
PALATINE, ILLINOIS

NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

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

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

VINCENT J. MASSE IL. LAND SURVEYOR # 2854
P.D.F. # 184-004041

VINCENT J. MASSE REGISTERED LAND SURVEYOR 035-2854 STATE OF ILLINOIS

LICENSE EXPIRES 11/30/16

CHAMBERLIN / MASSE ENGINEERING
LAND SURVEYORS ~ PLANNERS ~ ENGINEERS
14044 W. PETRONELLA DRIVE SUITE 2
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444 FAX 362-9350

DRAWN BY: D.B.	JOB # 215218	DRAWING #
CHECKED BY: V.J.M.	F.B. / PG. /	1. of 1.

VILLAGE OF PALATINE
DEPARTMENT OF PLANNING & ZONING
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us ·

MINOR SPECIAL USE REQUEST

Please complete this form in its entirety. If you need help, call the Department of Planning and Zoning at (847) 359-9047. Please print or type all information.

1. Name of Petitioner(s): Brian & Shannon Katcher

   Address: 357 N Westminster Dr., Palatine, IL 60067

   Home Telephone: [redacted]

   Business Telephone: _____ Email: [redacted]

2. Describe the proposed Special Use: To have a pergola closer than 10' to the home per attached plan.

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

   Signature(s) of Petitioner(s)

   Date: 1/24/21

Attachment: Application (357 N. Westminster Drive - Minor SU for pergola)

Consider a Minor Amendment to the Previously Approved Planned Development Ordinance (O-20-19) for the Journeys' Facility at 1140 E. Northwest Highway

BACKGROUND:
Journeys received Planned Development approval for a new homeless center in March of 2019. Since that time, the building plans were revised, due to capital funding limitations associated with the COVID-19 pandemic.

KEY ISSUES:
Journeys has revised their building plans, as they are working through their capital campaign efforts. The following provides a summary of the proposed revisions:

1. The building height was reduced from a 3-story structure to a 2-story structure, with a similar footprint. The use and operation remain the same, within a reduced area.

2. The approved building was a pre-cast design and the proposed building is a metal stud framing.

3. The building changes will not alter to the site utility locations.

4. The Planned Development allowed 43 spaces and the revised plans provide 41 spaces, with the required parking significantly reduced due to the removal of the 3rd floor and reduction of 4 apartments.

The proposed revisions to the approved building plans:

- Reduce the building height from 3 stories to 2 stories;
- Reduce the number of affordable apartment from 11 units (27 Residents) to 7 units (13 Residents); and
- Increase the 42 PADS beds to 47 beds.

	Approved	**Revised**
Facility Size	**Approximately 27,000 sf Three-story facility**	Approximately **18,200 sf Two-story** facility
Activities and Services Provided	PADS Administration Hope Center Pathway Housing Readiness Support Services 1 PADS Shelter Location (42 beds); 11 Affordable Housing Units (apartments**)**	PADS Administration. Hope Center. Pathway Housing Readiness Support Services. 1 PADS Shelter Location **(47 beds); 1 family emergency shelter unit; 7** Affordable Housing Units (apartments)
Hours of Operation	1st Floor 7AM - 7 PM Daily 2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily	1st Floor 7 AM - 7PM Daily **2nd Floor combined use** Shelter Unit 7 PM- 7AM Apartment Units 24 Hours Daily
Staff	28 staff (15 full-time; 13	28 staff (15 full-time, 13

	part-time)	part-time)
Clients	1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents	1st Floor 50 clients**;** 2nd floor **47** shelter beds**, and 13** Residents
Parking	41 parking spots plus 2 handicap parking spots	**39 parking spots plus 2 handicap parking spots**
Transportation	1 van /1 mini-bus	1 van / 1 mini-bus

Previous parking requirements:

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	8,865	1/300 square feet	30
2nd Floor	PADS	8,865	1/300 square feet	30
3rd Floor	Housing	8,865	2.25 per residence	25
			Total Provided	**84 43 (51%)**

Proposed parking requirements:

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	9,100	1 per 300	30
2nd Floor	PADS and Housing	9,100	1 per 300 PADS and 2.25 per residence	21 + 18 = 39
			Total Provided	**69 41(59%)**

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-20-19.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-20-19.

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Journeys' Planned Development Ordinance #O-20-19.

ACTION REQUIRED:
A motion to approve the Minor Amendment to Planned Development Ordinance #O-20-19 at 1140 E. Northwest Highway.

ATTACHMENTS:

- Aerial map

- ORD Minor PD Amendment 1140 E Northwest Hwy
- EXHIBIT - Summary of proposed changes to Journeys' approved Planned Development
- EXHIBIT - Revised Project Renderings
- EXHIBT - Revised Site Plan
- EXHIBIT - Revised Floorplans
- EXHIBIT - Revised Elevations
- Planned Development Ordinance No. O-20-19 - (Journeys)

1140 E. Northwest Highway

Attachment: Aerial map (1140 E. Northwest Highway - Minor Amendment Journeys)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
A MINOR AMENDMENT PLANNED DEVELOPMENT FOR ORDINANCE #O-20-19
APPROVAL FOR 1140 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to the Village Council review at the February 16, 2021 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to site plan changes, a reduction in building height from three stories to two stories, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the revisions overview and plans attached hereto, on the following legally described property, as also identified on the attached Plat of Survey:

PARCEL 1:

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

Attachment: ORD Minor PD Amendment 1140 E Northwest Hwy (1140 E. Northwest Highway - Minor Amendment Journeys)

LINE DRAWN PARALLEL TO AND 2794.84 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 348.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 248.80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR WIDENING OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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

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

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

SECTION 1: That Minor Planned Development Amendment to allow site plan changes, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following conditions:

1. **The Special Use Amendment shall substantially conform to the revised business operations submitted by the Petitioner, the floor plan dated 12/19/20 and elevations dated 2/9/21 prepared by the architect, HKM, and site plan prepared by the engineer, Jacob & Hefner Associates dated 3/11/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.**

Attachment: ORD Minor PD Amendment 1140 E Northwest Hwy (1140 E. Northwest Highway - Minor Amendment Journeys)

2. **All other conditions and requirements of Ordinance #O-20-19, as amended, shall remain in full force and effect.**

SECTION 2: **This ordinance shall be in full force and effect upon passage and approval as provided by law.**

PASSED: This ____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD Minor PD Amendment 1140 E Northwest Hwy (1140 E. Northwest Highway - Minor Amendment Journeys)

JOURNEYS | The Road Home
Building for HOPE Project
1140 E. Northwest Highway | Palatine IL

Narrative:

JOURNEYS | the Road Home has been operating at the 1140 E. Northwest Highway location for the past 20 plus years. JOURNEYS | The Road Home was forced to re-design our previously approved construction project due to our final Capital Campaign fund raising efforts for the project being dramatically halted as a result of the COVID19 virus.

HKM Architects graciously redesigned the building, removing the third floor and making very slight changes to retain all of our agency needs and to retain the scope of the previously approved project, but doing so within our new budget. Power Construction remains on as the General Contractor of this design project and has donated their fees in order to assure that the Palatine community receives the services promised in this very needed project.

JOURNEYS | The Road Home is presenting very minimal changes to the Building for HOPE project located at 1140 E. Northwest Highway in Palatine (see the change summary table).

Attachment: EXHIBIT - Summary of proposed changes to Journeys' approved Planned Development

Change Summary:

	Current	**Approved**	**Revised/**Pre-approved
Facility Size	Approximately 7,000 sf One-story facility	**Approximately 27,000 sf Three-story facility**	Approximately **18,200 sf Two-story** facility
Activities and Services Provided	PADS Administration HOPE Center Pathway Housing Readiness Support Services	PADS Administration Hope Center Pathway Housing Readiness Support Services **1 PADS Shelter Location (42 beds); 11 Affordable Housing Units (apartments)**	PADS Administration. Hope Center. Pathway Housing Readiness Support Services. 1 PADS Shelter Location **(47 beds); 1 family emergency shelter unit; 7** Affordable Housing Units (apartments)
Hours of Operation	1st Floor 7:30 AM - 4 PM Monday thru Friday	**1st Floor 7AM - 7 PM Daily 2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily**	1st Floor 7 AM – 7PM Daily **2nd Floor combined use** Shelter Unit 7 PM- 7AM Apartment Units 24 Hours Daily
Staff	20 staff (15 full-time 5 part-time)	**28 staff (**15 full-time; **13 part-time)**	28 staff (15 full-time, 13 part-time)
Clients	50 Clients per day	**1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents**	1st Floor 50 clients**;** 2nd floor **47** shelter beds**, and 13** Residents
Parking	24 parking spots 1 handicap parking spot	**41 parking spots 2 handicap parking spots**	**39 parking spots plus 2 handicap parking spots**
Transportation	1 van 1 mini-bus	1 van 1 mini-bus	1 van / 1 mini-bus

Attachment: EXHIBIT - Summary of proposed changes to Journeys' approved Planned Development

Attachment: EXHIBIT - Revised Project Renderings (1140 E. Northwest Highway - Minor Amendment Journeys)

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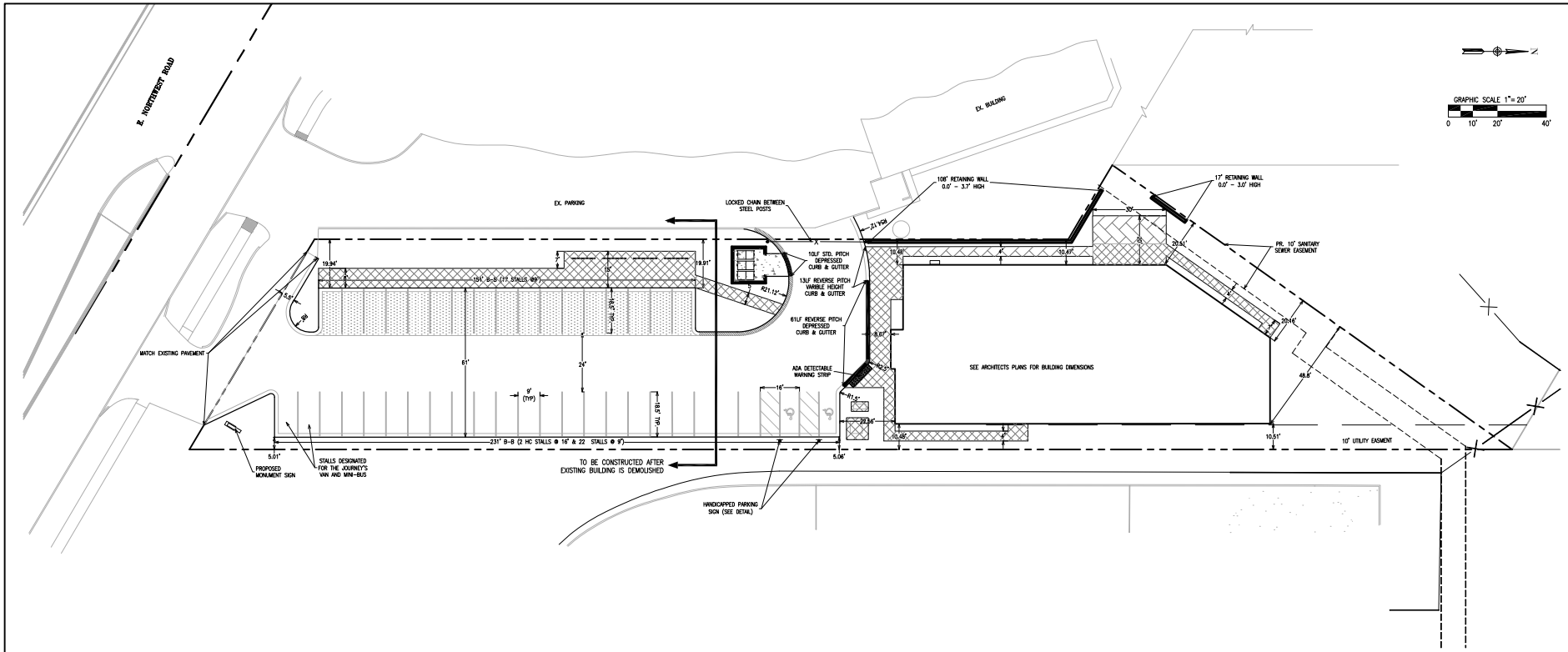


GEOMETRIC NOTES

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

PAVEMENT LEGEND

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

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

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

PERVIOUS PAVERS
SEE WEST WALK DETAIL
SEE NW PATIO DETAIL

PERVIOUS PAVEMENT
SEE DETAIL

6	MWRD & IDOT SUBMITTAL	3/11/20
5	VILLAGE COMMENTS	5/16/19
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18

GEOMETRIC & PAVING PLAN
JOURNEYS REDEVELOPMENT

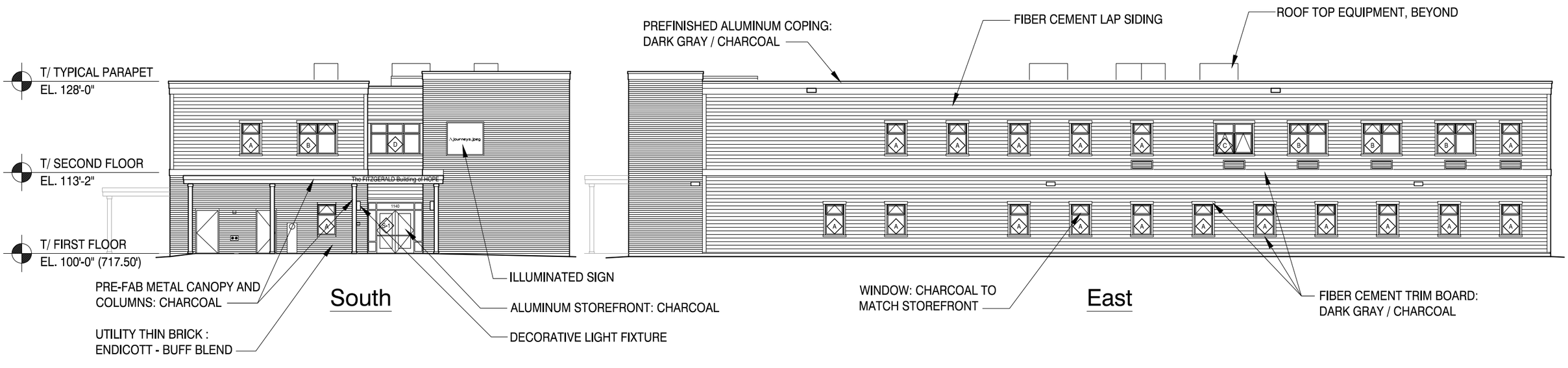
JACOB & HEFNER ASSOCIATES

F52
1" =
C3

Attachment: EXHIBT - Revised Site Plan (1140 E. Northwest Highway - Minor Amendment Journeys)

Copyright © 2018 Jacob & Hefner Associates, INC.

Attachment: EXHIBIT - Revised Floorplans (1140 E. Northwest Highway - Minor Amendment Journeys)



Attachment: EXHIBIT - Revised Elevations (1140 E. Northwest Highway - Minor Amendment Journeys)

HKM Architecture Planning Landscape Architecture

New Building for Journeys from Pads to Hope, 1140 E. Northwest Highway, Palatine, IL

Proposed Elevations

February 9, 2021

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

ORDINANCE NO. O-20-19

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

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 11, 2019

ORDINANCE NO. O-20-19

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

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

PARCEL 1:

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

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

PARCEL 2:

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

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

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

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

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

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

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

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

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

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

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

schedule and contractor parking areas during the construction process.

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

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

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

PASSED: This 11 day of March, 2019

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

APPROVED by me this 11 day of March, 2019

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 11 day of March, 2019

Village Clerk

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

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

PROPOSED DEVELOPMENT
BUSINESS PLAN

The Petitioner

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

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

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

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

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

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

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

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

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

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

JOURNEYS | The Road Home CURRENT Special Use

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

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

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

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Current activities and services

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

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

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

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

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

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

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JOURNEYS | The Road Home Expansion Business Plan

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

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

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

First Floor proposed activities and services

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

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

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

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Second Floor proposed activities and services

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

Third Floor proposed activities and services

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

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Journeys The Road Home
Building For Hope
Palatine, Illinois

ABBREVIATIONS

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

DESIGNTEAM

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

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

OWNERS CONSULTANTS

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

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

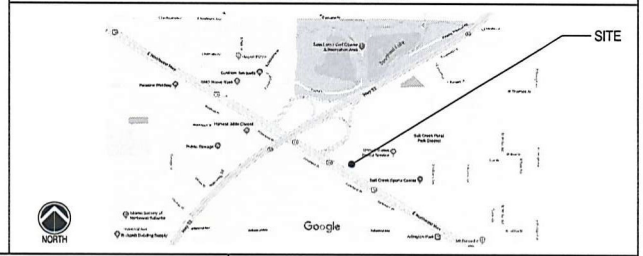
STRUCTURAL ENGINEER
EXCEL ENGINEERING, INC.
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800

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

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

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

LOCATION MAP



BUILDING DATA

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

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

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

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

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

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

DRAWING INDEX

ARCHITECTURAL DWGS.

A000	COVER SHEET, SHEET INDEX
A001	ARCHITECTURAL SITE PLAN
A100	FIRST & SECOND FLOOR PLAN
A101	THIRD FLOOR & ROOF PLAN
A102	BATHROOM PLANS
A103	UNIT PLANS
A104	ENLARGED STAIR PLANS
A110	FIRST & SECOND FLOOR EGRESS PLAN
A111	THIRD FLOOR EGRESS PLAN
A200	NORTH & SOUTH ELEVATION
A201	EAST & WEST ELEVATION
A300	WALL SECTIONS & DETAILS
A301	BUILDING SECTIONS & DETAILS
A400	DOOR & WINDOW DETAILS
A401	WALL TYPES & MOUNTING DIAGRAMS
A402	INTERIOR ELEVATIONS
A500	FIRST & SECOND FLOOR REFL. CEILING PLAN
A501	THIRD FLOOR REFL. CEILING PLAN
A600	INTERIOR FINISH PLAN

OWNERS CONSULTANT DRAWINGS (SEPARATE SUBMITTALS)

CIVIL

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	GEOMETRIC AND PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	STORMWATER POLLUTION PREVENTION PLAN
C8	SWPPP DETAILS
C9	GENERAL NOTES AND SPECIFICATIONS
C10	MWRD GENERAL NOTES
C11-12	DETAILS

STRUCTURAL

T2.0	GENERAL BUILDING SPECIFICATIONS
S1.00	FOUNDATION PLAN
PB1.0	PLANBRACING PLAN
PB1.1	PLANBRACING PLAN
PB1.2	PLANBRACING PLAN
S1.1	SECOND FLOOR PLAN
S1.2	THIRD FLOOR PLAN
S1.3	ROOF PLAN
S1.4	STAIR PLAN
S1.5	STAIR PLAN
S2.0	PRECAST ELEVATIONS
S2.1	PRECAST ELEVATIONS
S2.2	PRECAST ELEVATIONS
S2.3	PRECAST ELEVATIONS
S5.0	FOUNDATIONS DETAILS
S5.1	PRECAST DETAILS
S5.2	PRECAST DETAILS
S5.3	FINISHES DETAILS

MECHANICAL

M-1.0	1ST FLOOR HVAC PLAN (NORTH HALF)
M-1.1	1ST FLOOR HVAC PLAN (SOUTH HALF)
M-2.0	2ND FLOOR HVAC PLAN (NORTH HALF)
M-2.1	2ND FLOOR HVAC PLAN (SOUTH HALF)
M-3.0	3RD FLOOR HVAC PLAN (NORTH HALF)
M-3.1	3RD FLOOR HVAC PLAN (SOUTH HALF)
M-4.0	ROOF HVAC PLAN (NORTH HALF)
M-4.1	ROOF HVAC PLAN (SOUTH HALF)
M-5.0	DETAILS
M-6.0	MECH HVAC VENT SCHEDULES
M-6.1	HVAC EQUIPMENT SCHEDULES
M-6.2	HVAC NOTES AND SCHEDULES

PLUMBING

P-1	UNDERGROUND & 1ST FLOOR PLANS - PLUMBING
P-2	2ND & 3RD FLOOR PLANS PLUMBING
P-3	ROOF PLAN - PLUMBING
P-4	WASTE & VENT DIAGRAMS
P-5	DOMESTIC WATER DIAGRAMS
P-6	PLUMBING NOTES DETAILS & SPECS

ELECTRICAL

E000	LIGHT FIXTURE SCHEDULE, ELECTRICAL LEGEND, NOTES
E100	SITE PLAN
E101	SITE LIGHTING PHOTOMETRIC
E201	FIRST FLOOR POWER AND LIGHTING PLAN
E202	SECOND FLOOR POWER AND LIGHTING PLAN
E203	THIRD FLOOR POWER AND LIGHTING PLAN
E204	ROOF POWER AND LIGHTING PLAN
E300	ONE LINE DIAGRAM, GROUNDING DETAIL
E301	PANEL SCHEDULES

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

MATERIAL LEGEND

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

SYMBOL LEGEND

DETAIL REFERENCE SHEET NUMBER
WALL SECTION REFERENCE SHEET NUMBER
DETAIL SECTION REFERENCE SHEET NUMBER
DETAIL ELEVATIONS
GRID LINE - COLUMN CENTER LINE
LARGE SCALE DETAIL
REVISION
KEY NOTES
ELEVATION MARKING

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3	CIVIL/SITE PLAN COORDINATION		02/26/2019

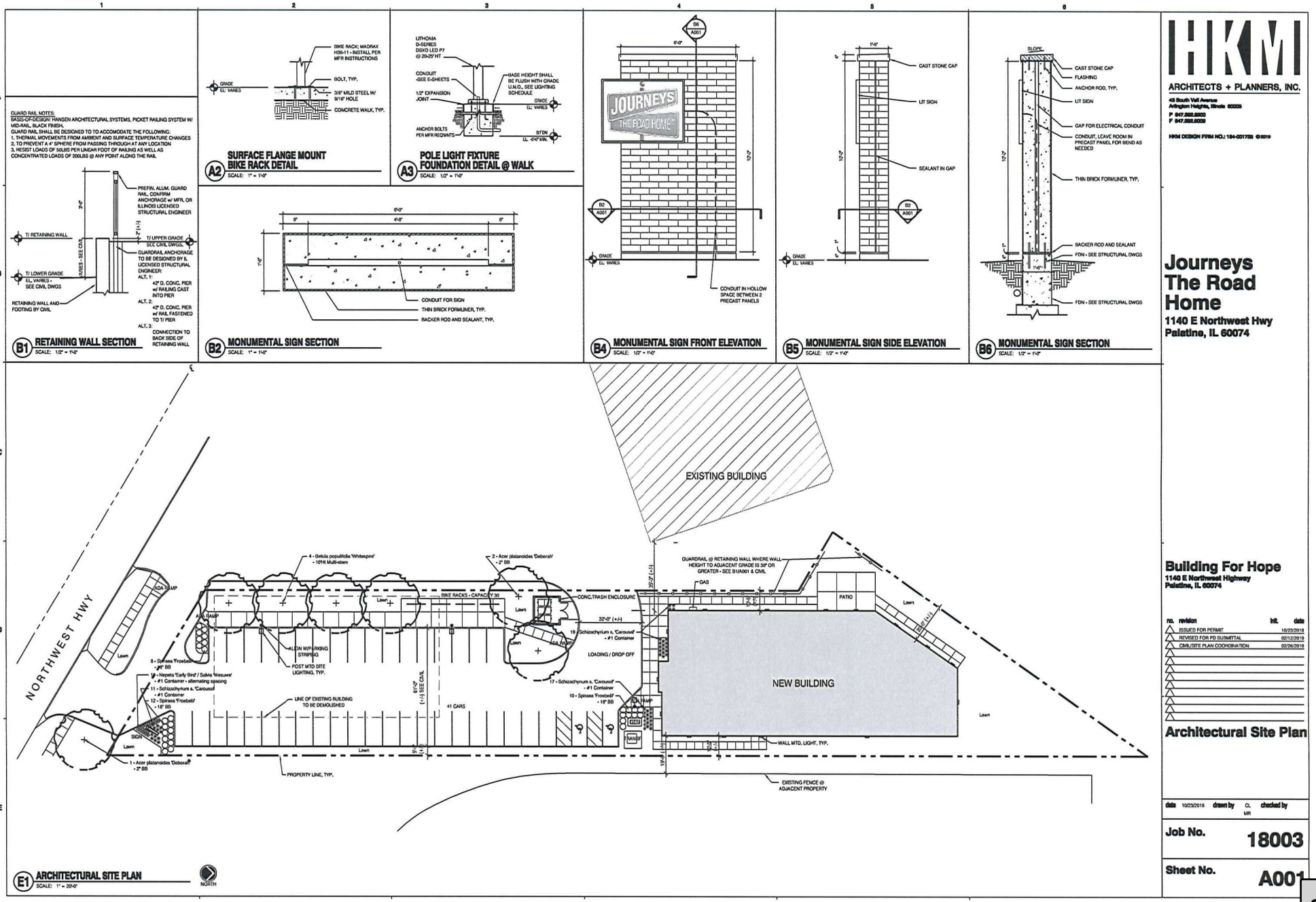
COVER SHEET SHEET INDEX

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

Job No. 18003

Sheet No. A000

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)


GUARD RAIL NOTES:
BASIS-OF-DESIGN: HANSEN ARCHITECTURAL SYSTEMS, PICKET RAILING SYSTEM W/ MID-RAIL, BLACK FINISH.
GUARD RAIL SHALL BE DESIGNED TO TO ACCOMODATE THE FOLLOWING:
1. THERMAL MOVEMENTS FROM AMBIENT AND SURFACE TEMPERATURE CHANGES
2. TO PREVENT A 4" SPHERE FROM PASSING THROUGH AT ANY LOCATION
3. RESIST LOADS OF 50LBS PER LINEAR FOOT OF RAILING AS WELL AS CONCENTRATED LOADS OF 200LBS @ ANY POINT ALONG THE RAIL
PREFIN. ALUM. GUARD RAIL, CONFIRM ANCHORAGE w/ MFR, OR ILLINOIS LICENSED STRUCTURAL ENGINEER
T/ RETAINING WALL
T/ UPPER GRADE - SEE CIVIL DWGS.
GUARDRAIL ANCHORAGE TO BE DESIGNED BY IL LICENSED STRUCTURAL ENGINEER:
ALT. 1: 42" D. CONC. PIER w/ RAILING CAST INTO PIER
ALT. 2: 42" D. CONC. PIER w/ RAIL FASTENED TO T/ PIER
ALT. 3: CONNECTION TO BACK SIDE OF RETAINING WALL
T/ LOWER GRADE EL. VARIES - SEE CIVIL DWGS
RETAINING WALL AND FOOTING BY CIVIL
B1 RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"
BIKE RACK; MADRAX H36-11 - INSTALL PER MFR INSTRUCTIONS
GRADE EL. VARIES
BOLT, TYP.
3/8" MILD STEEL W/ 9/16" HOLE
CONCRETE WALK, TYP.
A2 SURFACE FLANGE MOUNT BIKE RACK DETAIL
SCALE: 1" = 1'-0"
LITHONIA D-SERIES DSXO LED P7 @ 20-25' HT
CONDUIT -SEE E-SHEETS
1/2" EXPANSION JOINT
ANCHOR BOLTS PER MFR REQMNTS
BASE HEIGHT SHALL BE FLUSH WITH GRADE U.N.O., SEE LIGHTING SCHEDULE
GRADE EL. VARIES
B/FDN EL. -0'-0" MIN.
A3 POLE LIGHT FIXTURE FOUNDATION DETAIL @ WALK
SCALE: 1/2" = 1'-0"
CONDUIT FOR SIGN
THIN BRICK FORMLINER, TYP.
BACKER ROD AND SEALANT, TYP.
B2 MONUMENTAL SIGN SECTION
SCALE: 1" = 1'-0"
JOURNEYS THE ROAD HOME
CONDUIT IN HOLLOW SPACE BETWEEN 2 PRECAST PANELS
GRADE EL. VARIES
B4 MONUMENTAL SIGN FRONT ELEVATION
SCALE: 1/2" = 1'-0"
CAST STONE CAP
LIT SIGN
SEALANT IN GAP
GRADE EL. VARIES
B5 MONUMENTAL SIGN SIDE ELEVATION
SCALE: 1/2" = 1'-0"
SLOPE
CAST STONE CAP
FLASHING
ANCHOR ROD, TYP.
LIT SIGN
GAP FOR ELECTRICAL CONDUIT
CONDUIT, LEAVE ROOM IN PRECAST PANEL FOR BEND AS NEEDED
THIN BRICK FORMLINER, TYP.
BACKER ROD AND SEALANT
FDN - SEE STRUCTURAL DWGS
FDN - SEE STRUCTURAL DWGS
B6 MONUMENTAL SIGN SECTION
SCALE: 1/2" = 1'-0"
EXISTING BUILDING
NORTHWEST HWY
ADA RAMP
4 - Betula populifolia 'Whitespire' - 10Ht Multi-stem
2 - Acer platanoides 'Deborah' - 2" BB
BIKE RACKS - CAPACITY 30
CONC.TRASH ENCLOSURE
GUARDRAIL @ RETAINING WALL WHERE WALL HEIGHT TO ADJACENT GRADE IS 30" OR GREATER - SEE B1/A001 & CIVIL
GAS
PATIO
ALIGN W/PARKING STRIPING
POST MTD SITE LIGHTING, TYP.
LOADING / DROP OFF
8 - Spiraea 'Froebelii' - #5 BB
9 - Nepeta 'Early Bird / Sakla Weauwe' - #1 Container - alternating spacing
11 - Schizachyrium s. 'Carousel' - #1 Container
12 - Spiraea 'Froebelii' - 18" BB
LINE OF EXISTING BUILDING TO BE DEMOLISHED
41 CARS
17 - Schizachyrium s. 'Carousel' - #1 Container
10 - Spiraea 'Froebelii' - 18" BB
NEW BUILDING
WALL MTD. LIGHT, TYP.
SIGN
1 - Acer platanoides 'Deborah' - 2" BB
PROPERTY LINE, TYP.
EXISTING FENCE @ ADJACENT PROPERTY
E1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
NORTH
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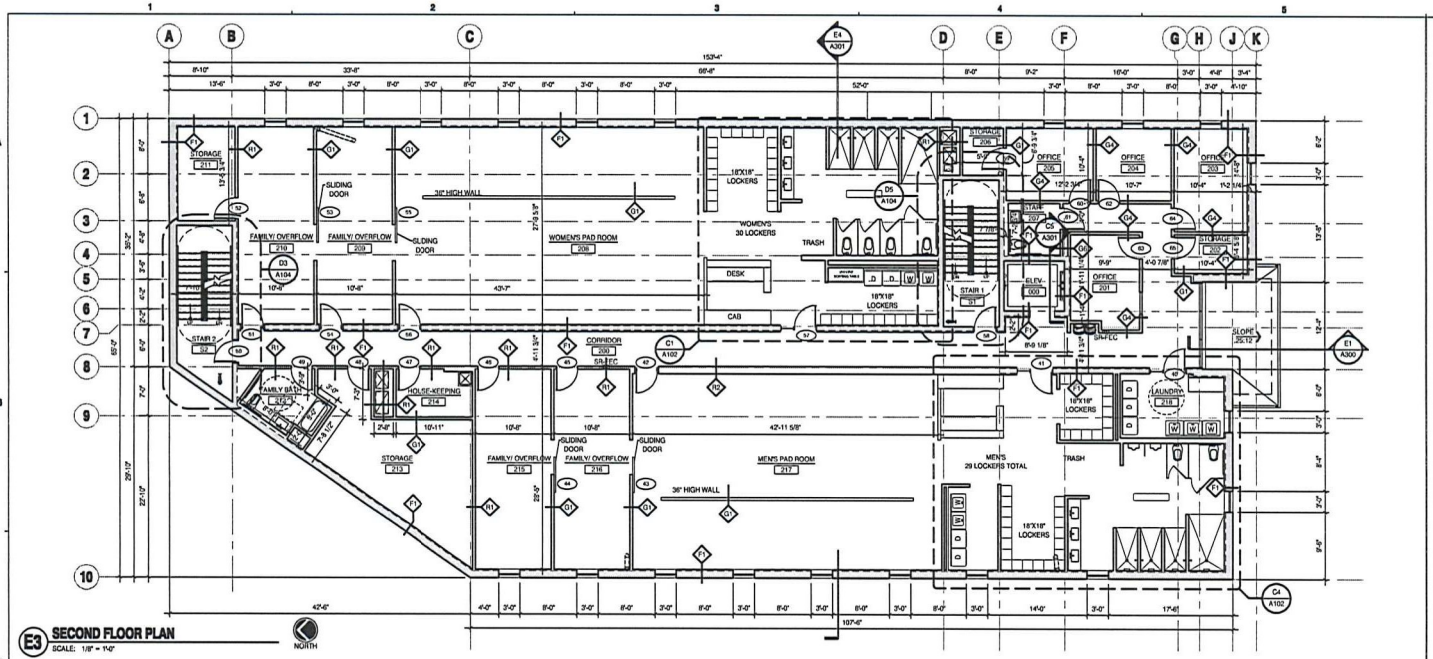
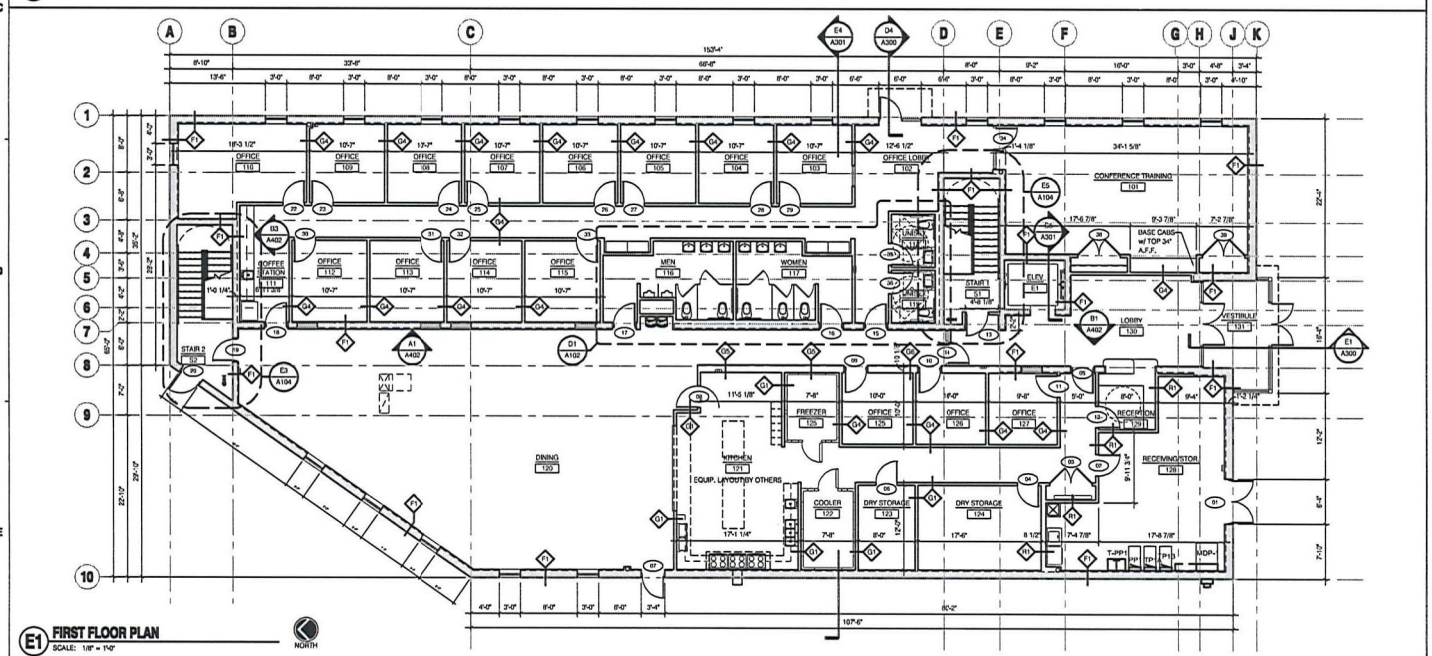
Architectural Site Plan
date 10/23/2018 drawn by CL checked by MR
Job No. 18003
Sheet No. A001





WALL TYPE LEGEND
= PRECAST CONCRETE
= COLD FORMED FRAMING

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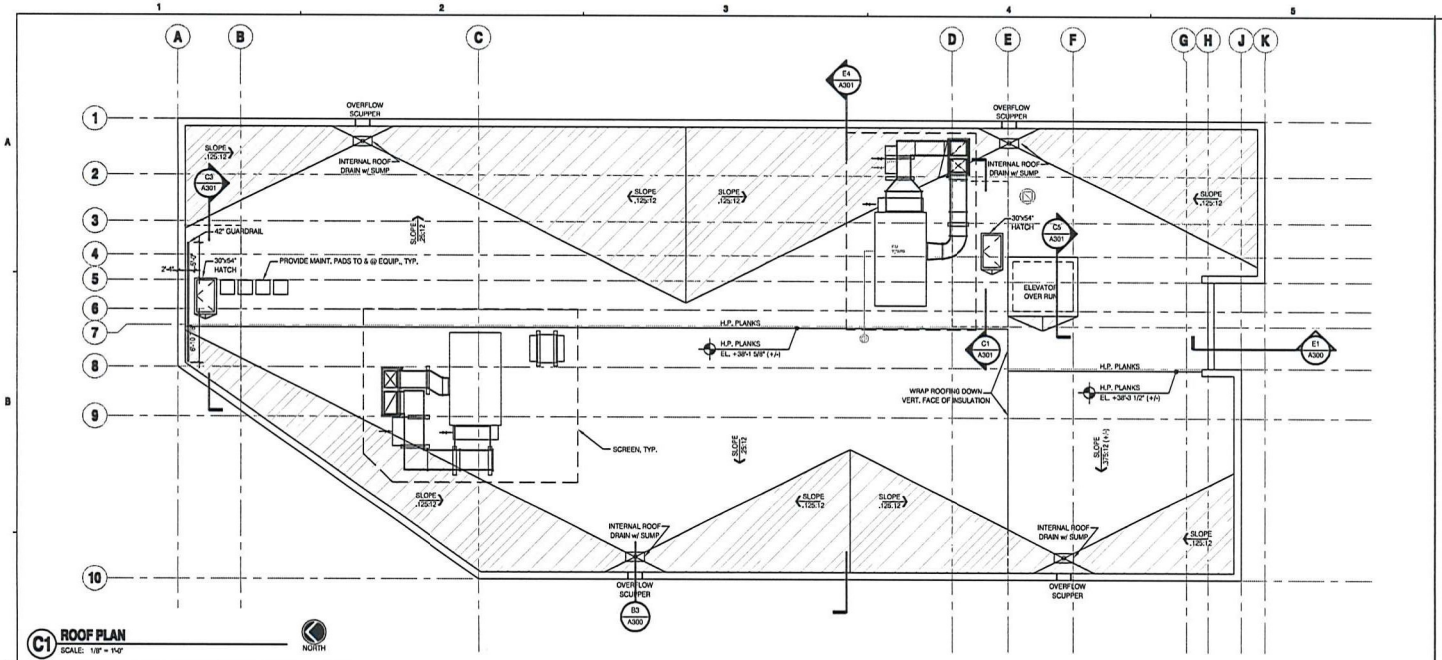
First Flr Plan
Second Flr Plan

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

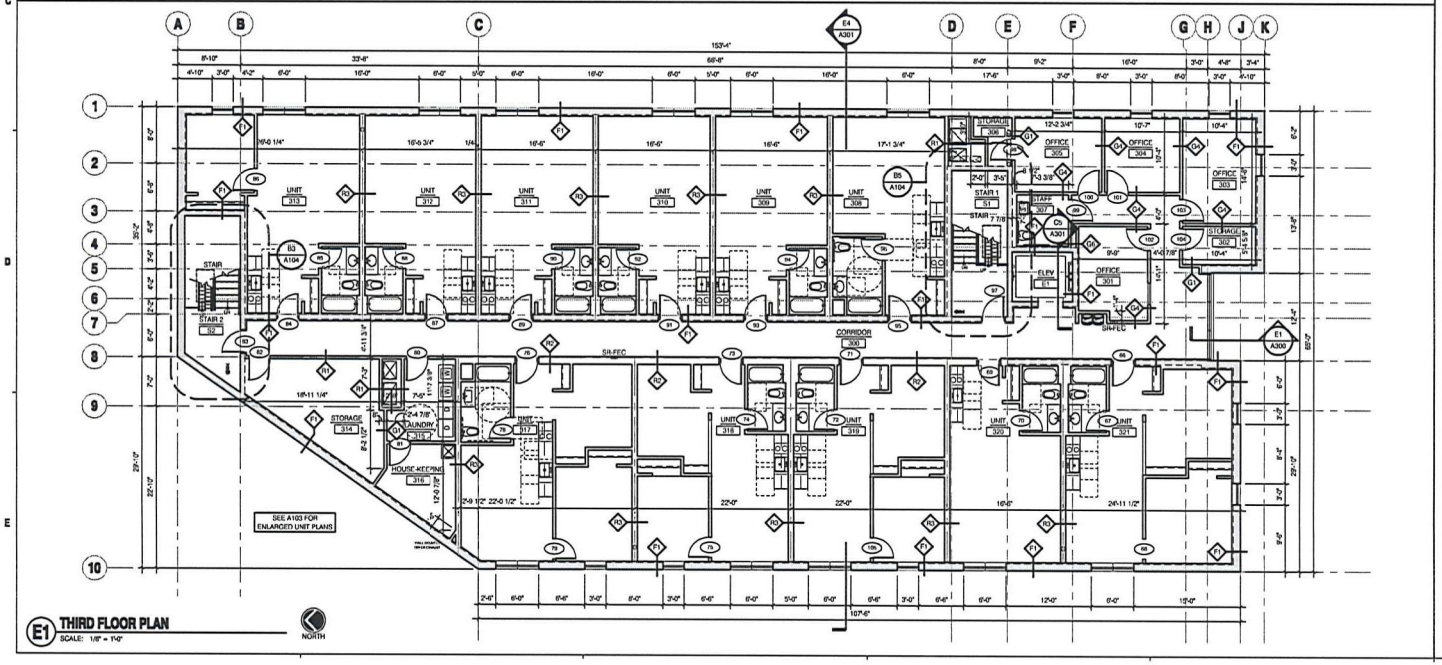
Job No. 18003

Sheet No. A100



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

NORTH



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

NORTH

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

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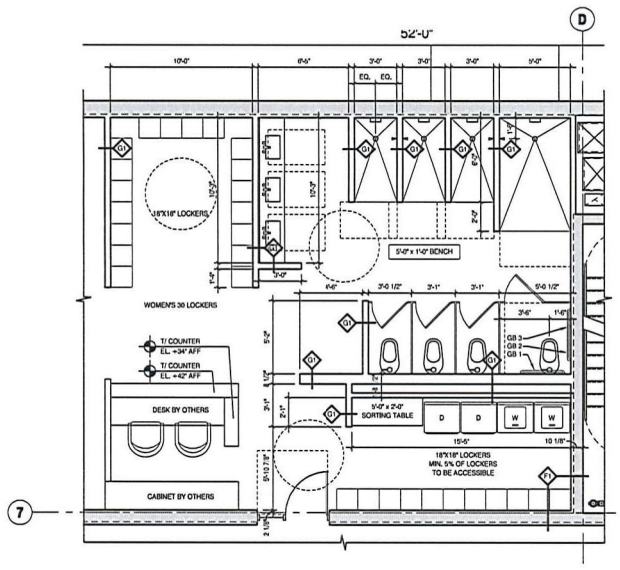
Third Flr Plan
Roof Plan

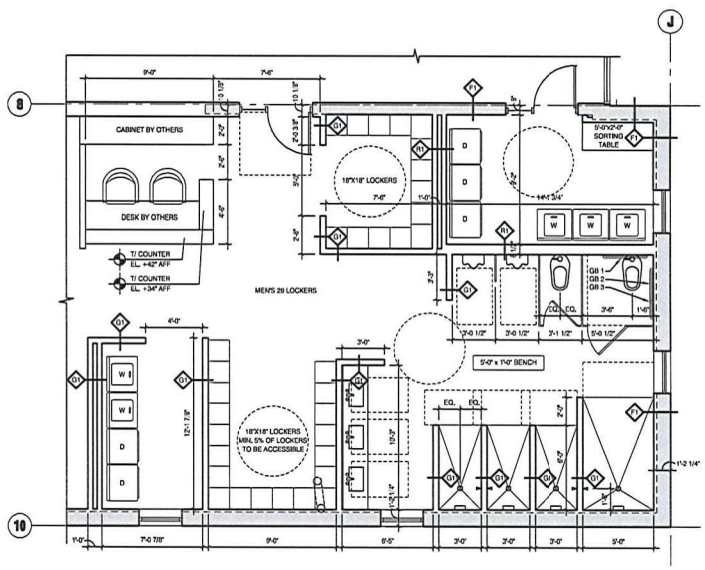
date 10/23/2018 drawn by CL checked by MR

Job No. 18003

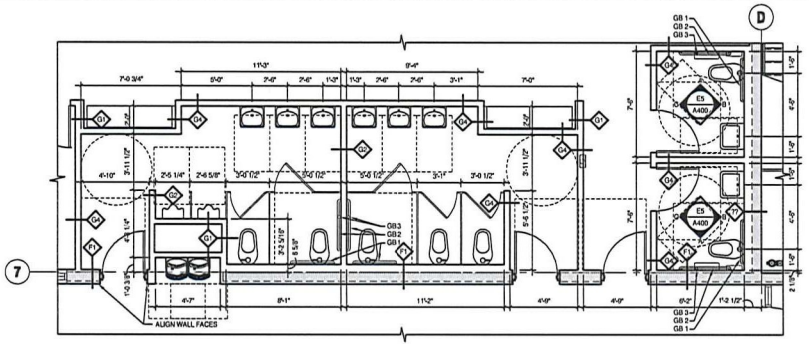
Sheet No. A101



C1 WOMEN'S BATH PLAN
SCALE: 1/4"=1'-0"



C4 MEN'S BATH PLAN
SCALE: 1/4"=1'-0"



D1 RESTROOM PLAN
SCALE: 1/4"=1'-0"

SEE A400 FOR BATH FIXT. SCHED.

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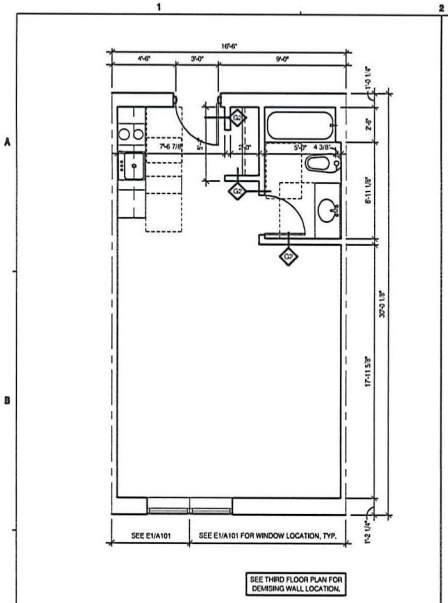
Bath and Restroom Plans

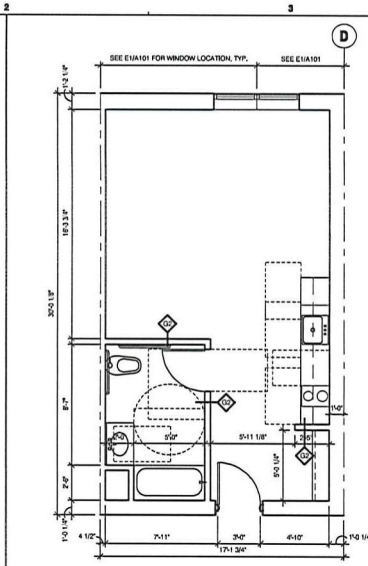
date 10/23/2018 drawn by CL checked by MR

Job No. 18003

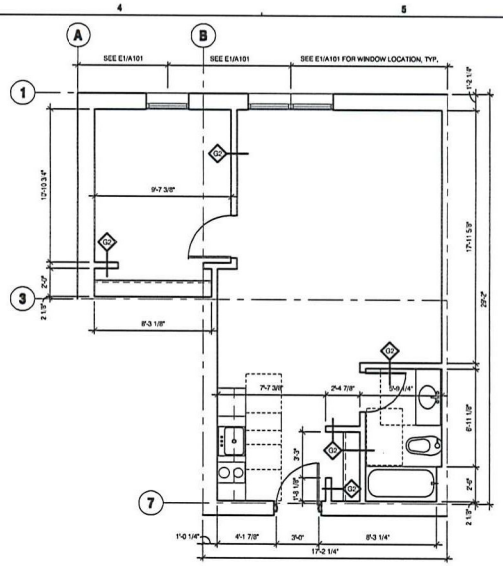
Sheet No. A102



C1 UNIT PLAN - EFF (TYPE B)
SCALE: 1/4" = 1'-0" UNITS 309, 310, 311, 312, 320



C2 UNIT PLAN - EFF (ACCESSIBLE)
SCALE: 1/4" = 1'-0" UNIT 308



C4 UNIT PLAN - EFF+1BR (TYPE B)
SCALE: 1/4" = 1'-0" UNIT 313

UNIT GENERAL NOTES

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

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

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

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

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

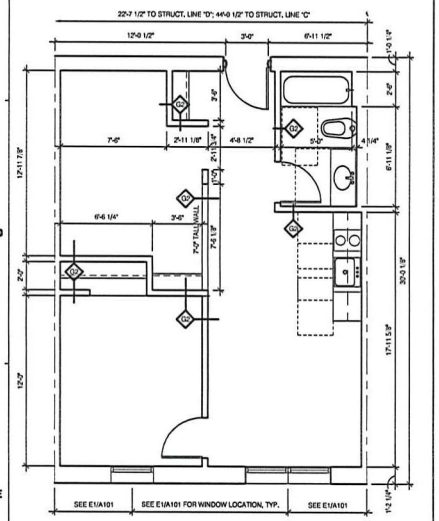
ADD'L GEN. NOTES FOR TYPE A/FHA UNITS

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

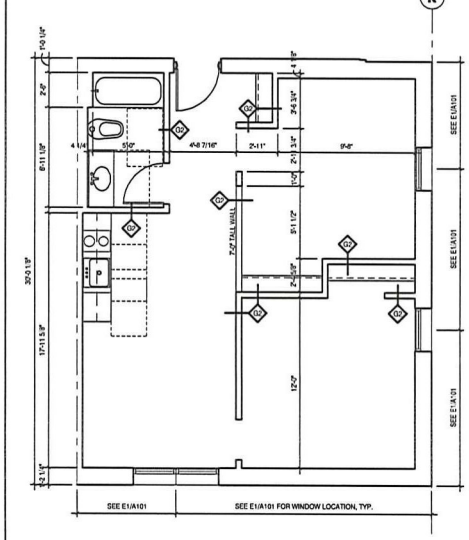
1. PROVIDE MANEUVERING CLEARANCES AT ALL PASSAGE DOORS, AND 60" DIA. TURNING RADIUS OR T-TURN WITHIN ROOMS AND SPACES.
2. PROVIDE FOR FORWARD APPROACH AT SINKS AND REMOVABLE CABINETRY. INSTALL W/ FRONT OF SINK AT 34" MAX. A.F.F. WHEN CABINET IS REMOVED, PROVIDE KNEE CLEARANCE 27" ABOVE FINISH FLOOR TO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

DWELLING UNIT KEY NOTES

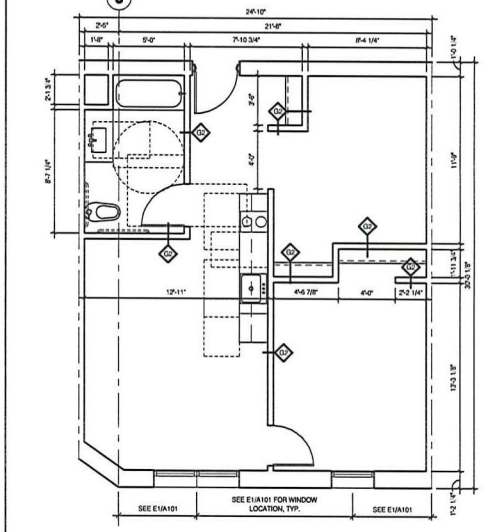
1 DENOTES WALL PARTITION - SEE PARTITION TYPES SHEET FOR INFORMATION



D1 UNIT PLAN - 2BR-1 (TYPE B)
SCALE: 1/4" = 1'-0" UNITS 318, 319



D2 UNIT PLAN - 2BR-2 (TYPE B)
SCALE: 1/4" = 1'-0" UNIT 321



D4 UNIT PLAN - 2BR (ACCESSIBLE)
SCALE: 1/4" = 1'-0" UNIT 317

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Unit Plans

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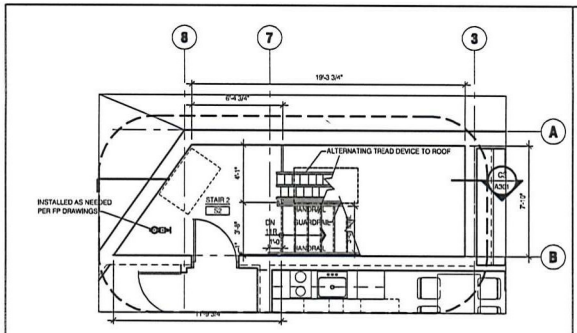
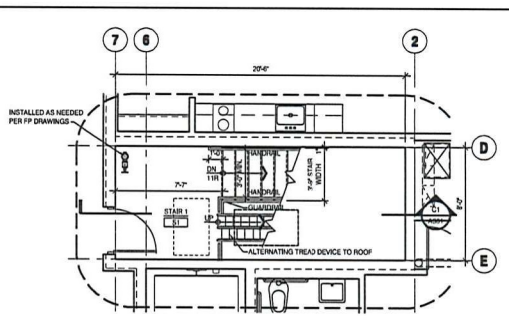
Job No. 18003

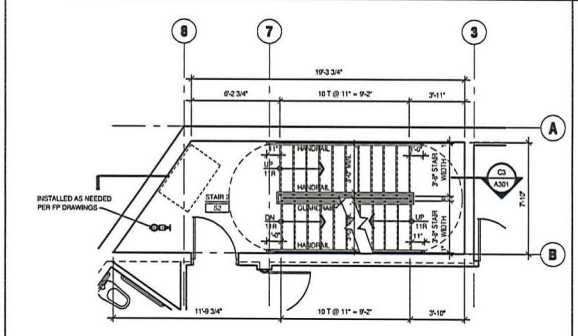
Sheet No. A103



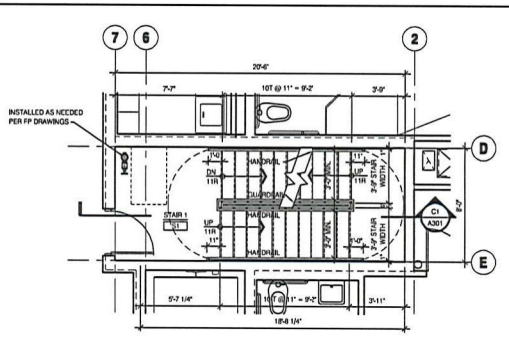
B3 ENLARGED THIRD FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S2 NORTH



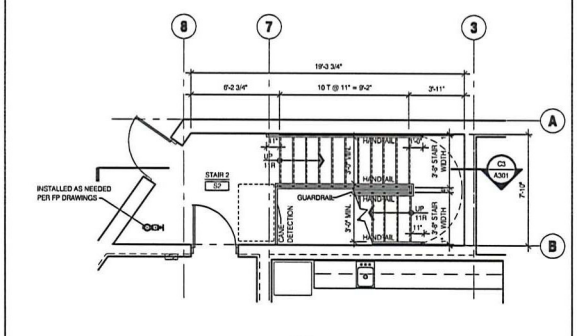
B5 ENLARGED THIRD FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S1 NORTH



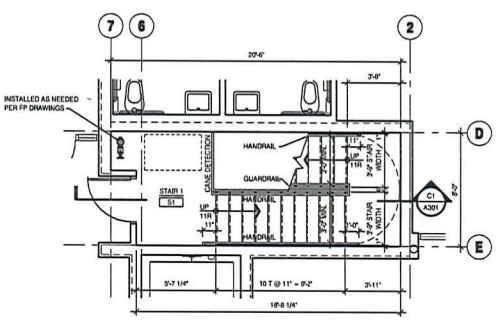
D3 ENLARGED SECOND FLOOR STAIR PLAN
SCALE: 1/4" = 1'-0" STAIR S2 NORTH



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



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



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

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Journeys The Road Home

1140 E Northwest Hwy
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Building For Hope

1140 E Northwest Highway
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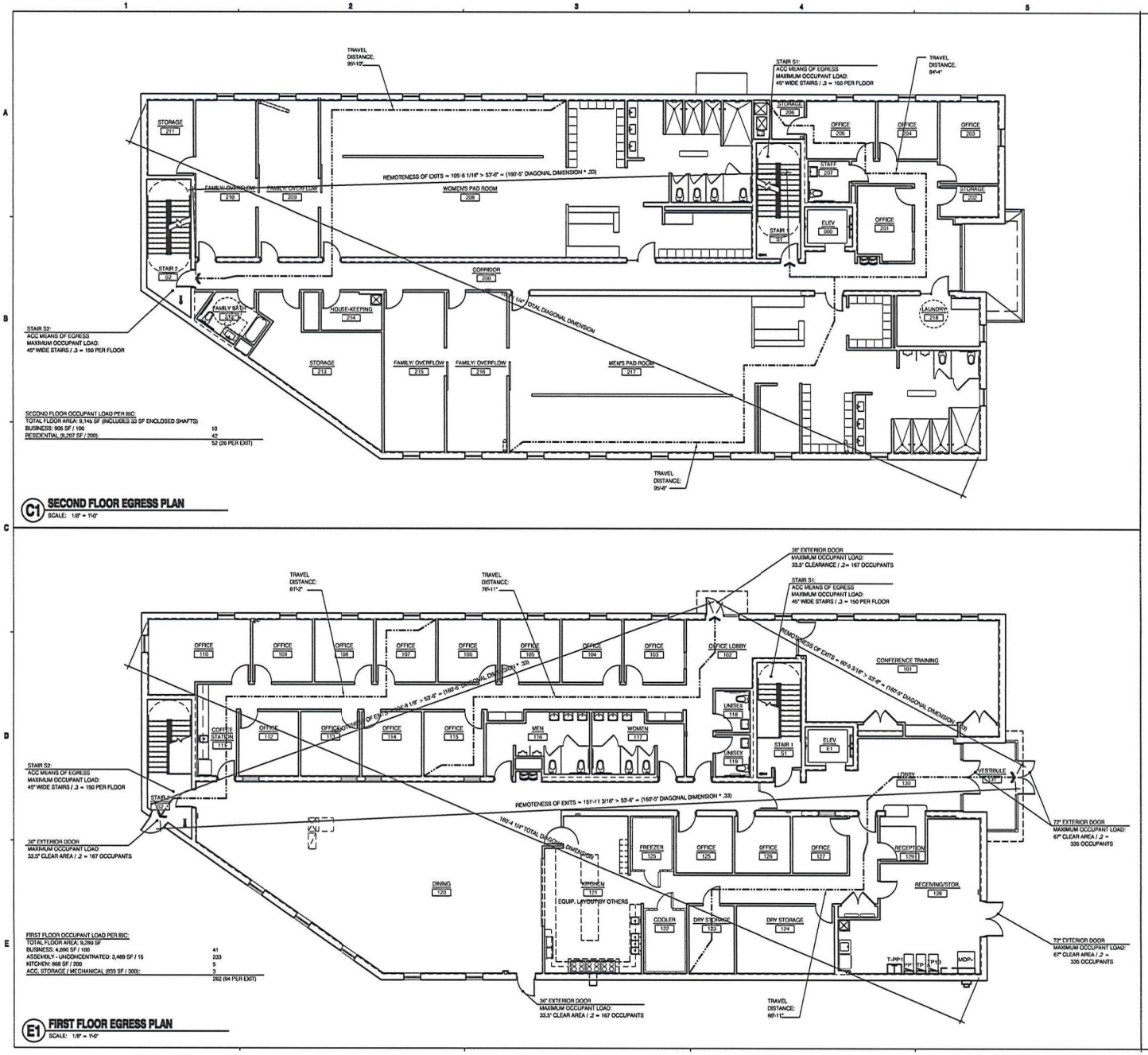
no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018
2	REVISED FOR PD SUBMITTAL		02/12/2019
3	CIVIL/SITE PLAN COORDINATION		02/26/2019

Enlarged Stair Plans

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

Job No. 18003

Sheet No. A104



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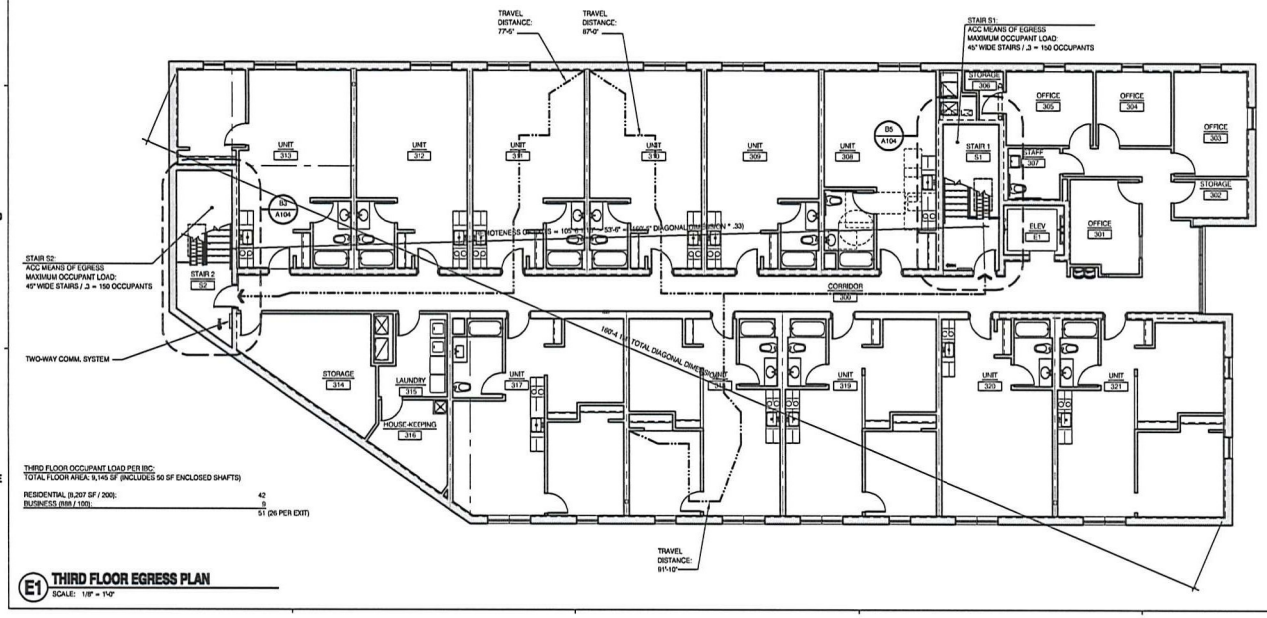
First Flr Egress Plan
Scnd Flr Egress Plan

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

Job No. 18003

Sheet No. A110



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

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1	ISSUED FOR PERMIT		10/23/2018
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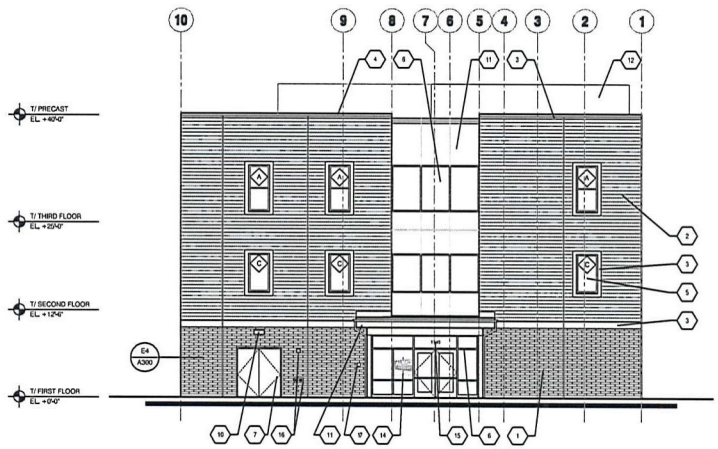
3	CIVIL/SITE PLAN COORDINATION		02/26/2019

Third Flr Egress Plan

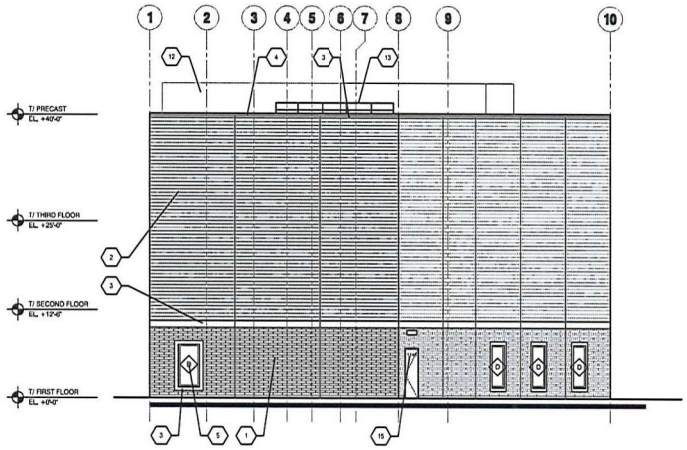
date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A111



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



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

MATERIAL LEGEND

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

ELEVATION TAG KEY

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

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.

2. ALL EXTERIOR WINDOWS, & STOREFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STOREFRONT GLAZING SHALL HAVE LOW-E COATING.
-FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.38
-OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .40
-ENTRANCE DOOR: MAXIMUM U-VALUE OF .77
-SHGC VALUE OF LESS THAN 0.4.

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

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

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

ARCHITECT TO APPROVE ALL CAULKING COLORS.

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

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

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Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

no.	revision	init.	date
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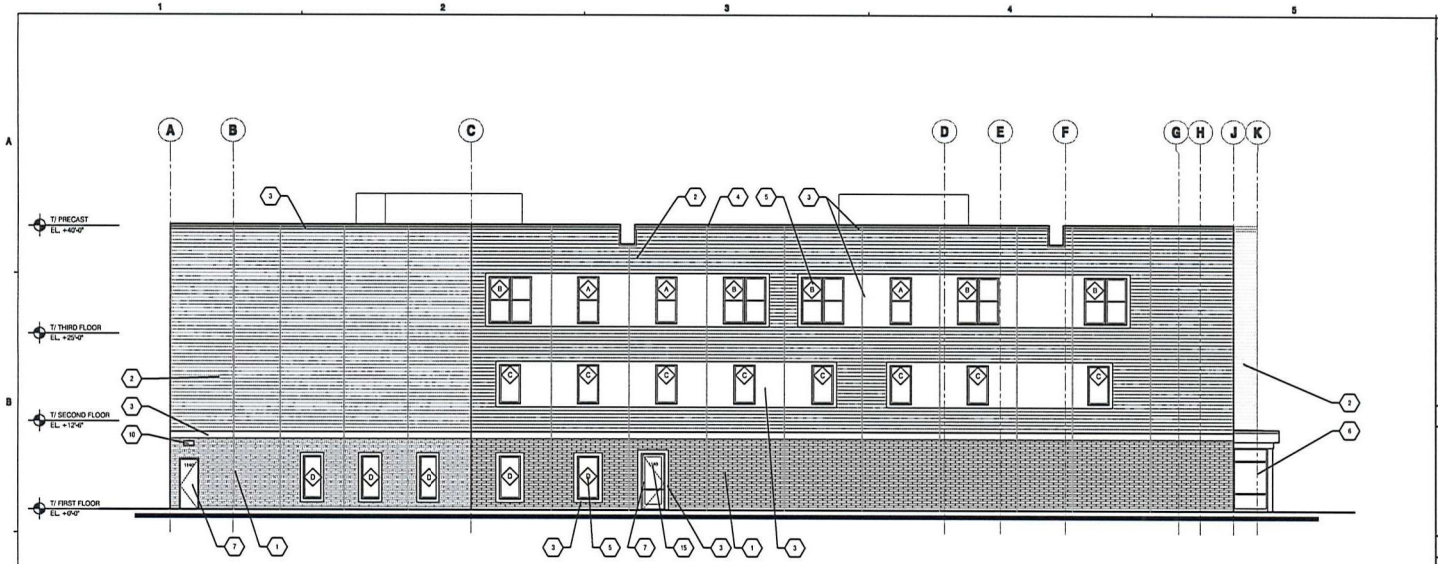
3	CMI/SITE PLAN COORDINATION		02/26/2019

North Elevation
South Elevation

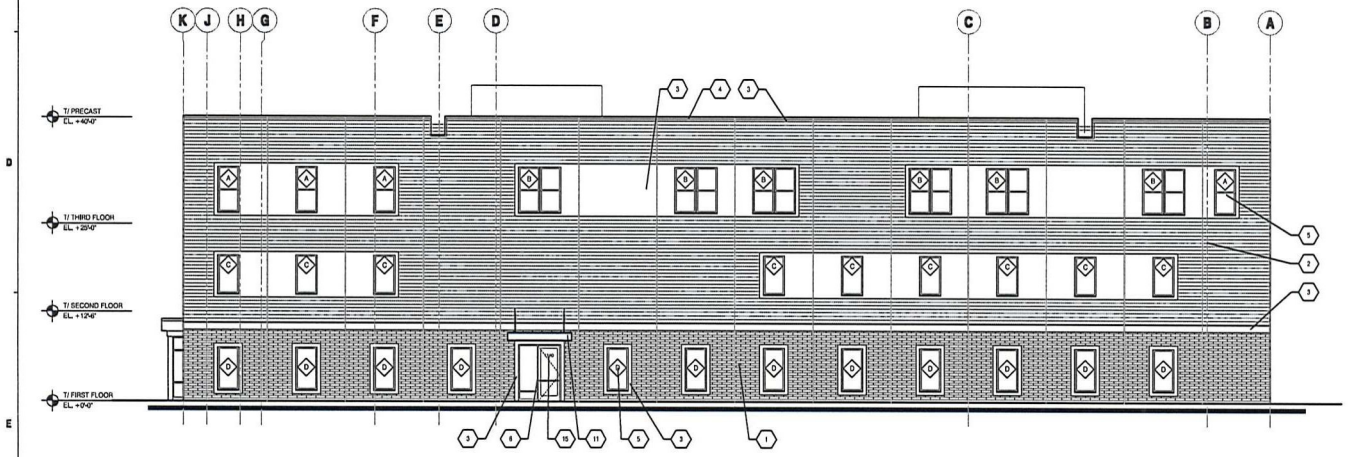
date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A200



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



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

MATERIAL LEGEND

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

ELEVATION TAG KEY

1. MATERIAL TAG KEY
2. WINDOW TAG
3. STOREFRONT WINDOW TAG

WINDOW NOTES

1. ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.

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

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

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

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

ARCHITECT TO APPROVE ALL CAULKING COLORS.

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

10. ALL GLASS IN DOORS, SIDELIGHT PANELS AND ANY WINDOWS UNDER 24" A.F.F. TO BE TEMPERED SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIRED GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.

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Journeys The Road Home

1140 E Northwest Hwy
Palatine, IL 60074

Building For Hope

1140 E Northwest Highway
Palatine, IL 60074

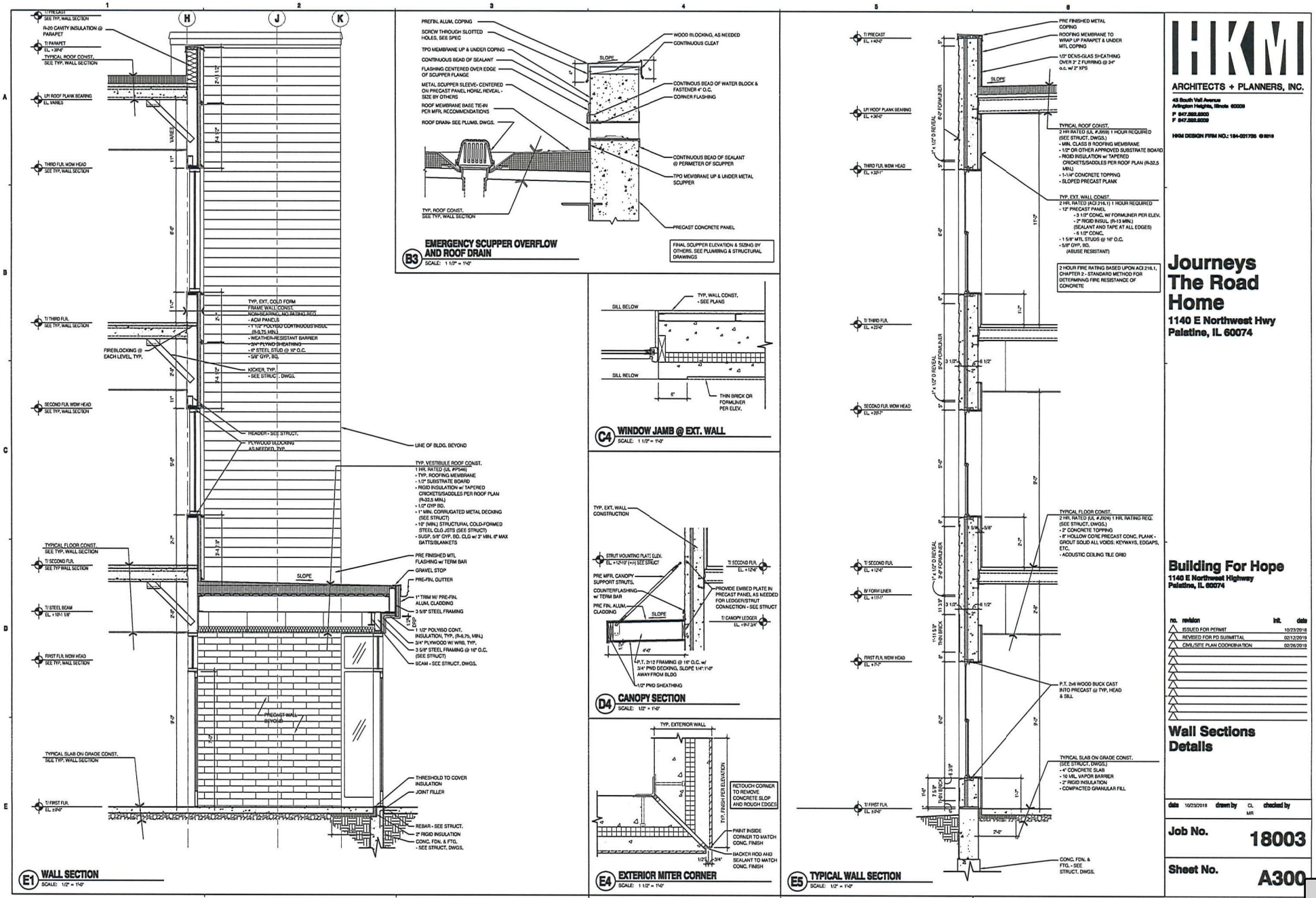
no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018
2	REVISED FOR PD SUBMITTAL		02/12/2019
3	CIVIL/SITE PLAN COORDINATION		02/26/2019

East Elevation
West Elevation

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

Job No. 18003

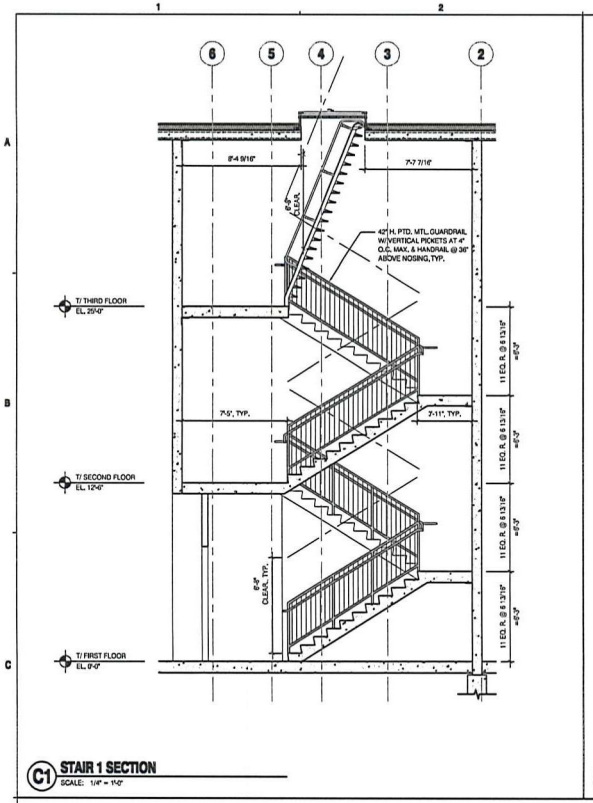
Sheet No. A201



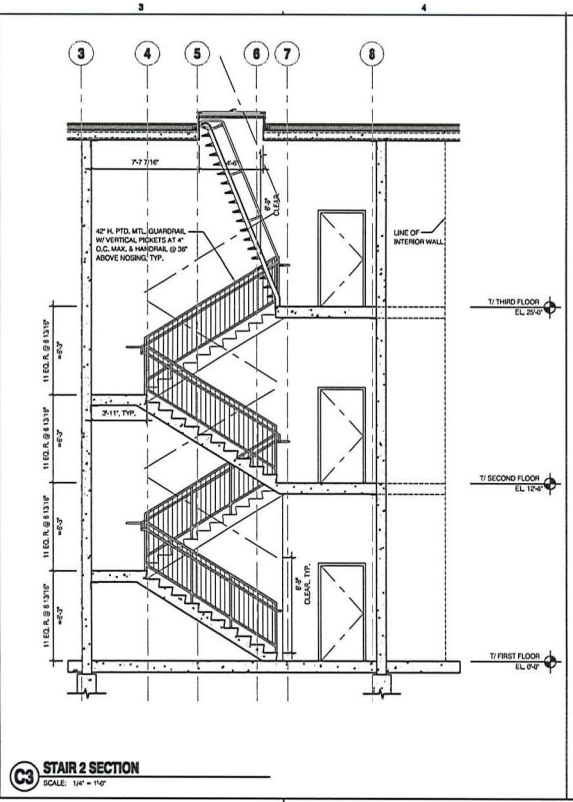
Packet Pg. 66

6.B.1.h

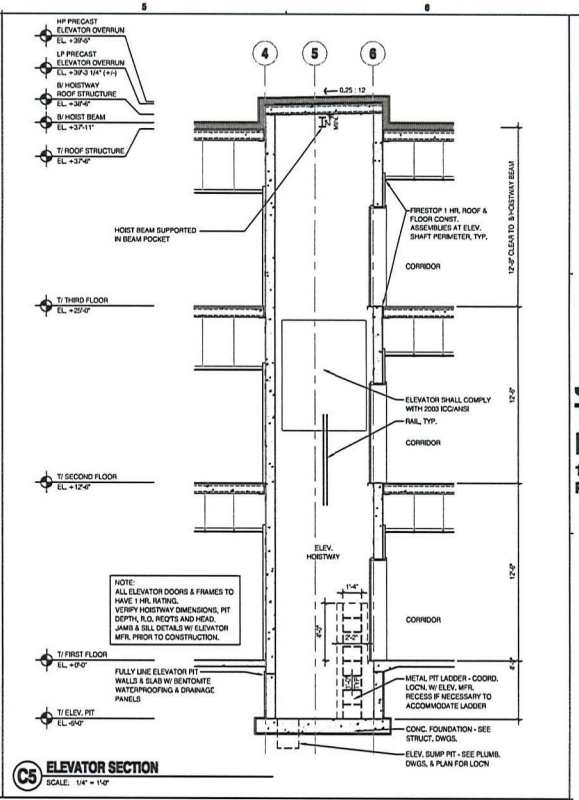
Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)



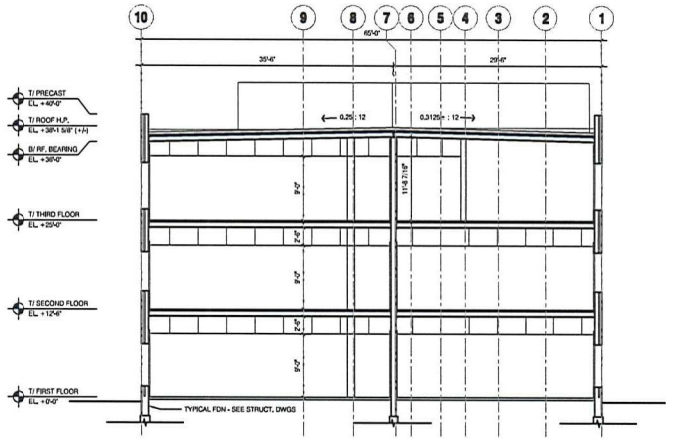
C1 STAIR 1 SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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Building For Hope
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Palatine, IL 60074

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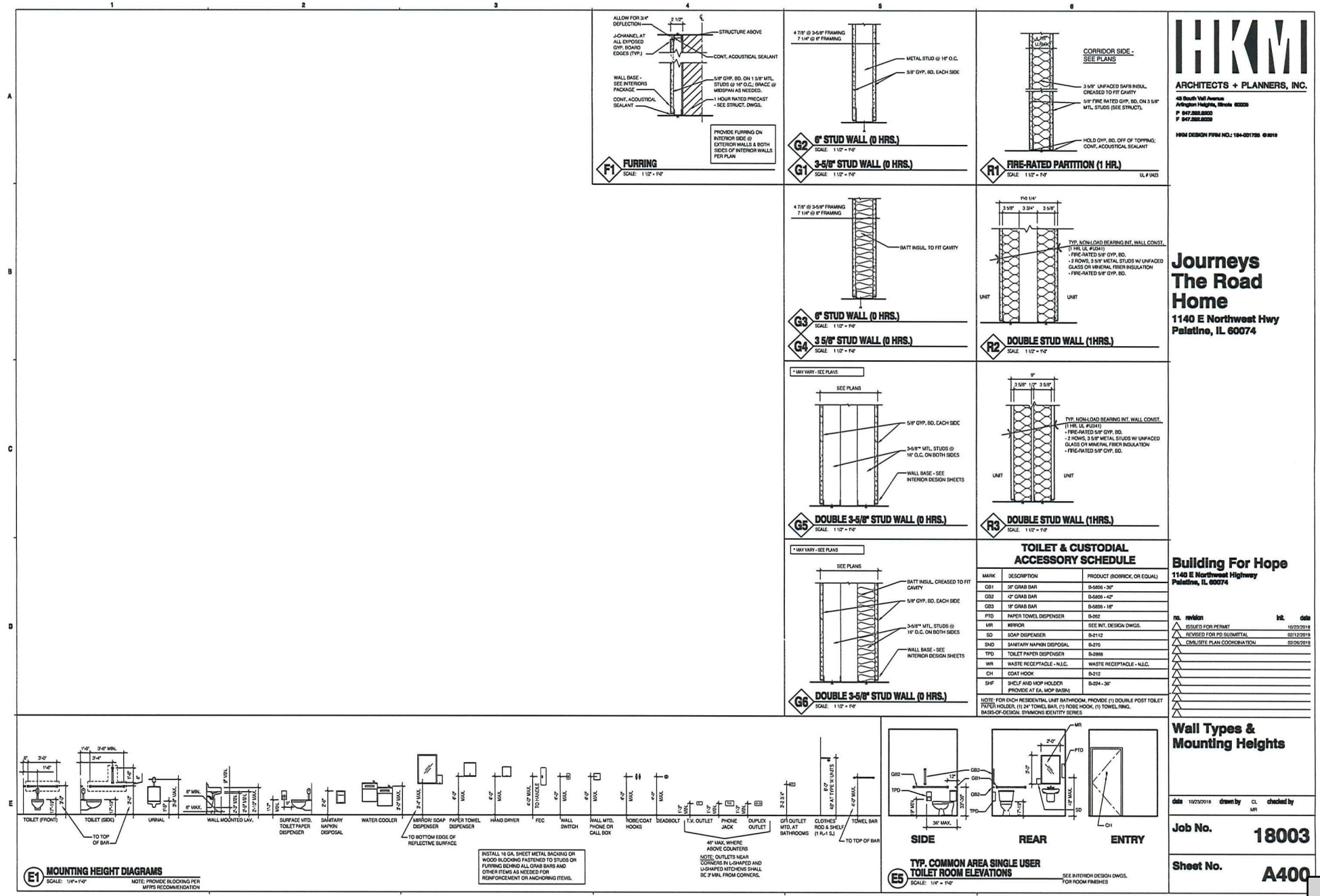
3	CIVIL/SITE PLAN COORDINATION		02/26/2019

Building Sections Details

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

Job No. 18003

Sheet No. A301


ALLOW FOR 3/4" DEFLECTION
J-CHANNEL AT ALL EXPOSED GYP. BOARD EDGES (TYP.)
WALL BASE - SEE INTERIORS PACKAGE
CONT. ACOUSTICAL SEALANT
STRUCTURE ABOVE
CONT. ACOUSTICAL SEALANT
5/8" GYP. BD. ON 1 5/8" MTL. STUDS @ 16" O.C.; BRACE @ MIDSPAN AS NEEDED.
1 HOUR RATED PRECAST - SEE STRUCT. DWGS.
PROVIDE FURRING ON INTERIOR SIDE @ EXTERIOR WALLS & BOTH SIDES OF INTERIOR WALLS PER PLAN
F1 FURRING
SCALE: 1 1/2" = 1'-0"
4 7/8" @ 3-5/8" FRAMING 7 1/4" @ 6" FRAMING
METAL STUD @ 16" O.C.
5/8" GYP. BD. EACH SIDE
G2 6" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
G1 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
CORRIDOR SIDE - SEE PLANS
3 5/8" UNFACED SAFB INSUL. CREASED TO FIT CAVITY
5/8" FIRE RATED GYP. BD. ON 3 5/8" MTL. STUDS (SEE STRUCT).
HOLD GYP. BD. OFF OF TOPPING; CONT. ACOUSTICAL SEALANT
R1 FIRE-RATED PARTITION (1 HR.)
SCALE: 1 1/2" = 1'-0"
UL # U423
4 7/8" @ 3-5/8" FRAMING 7 1/4" @ 6" FRAMING
BATT INSUL. TO FIT CAVITY
G3 6" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
G4 3 5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
1'-0 1/4"
3 5/8"
3 3/4"
3 5/8"
TYP. NON-LOAD BEARING INT. WALL CONST. (1 HR, UL #U341)
- FIRE-RATED 5/8" GYP. BD.
- 2 ROWS, 3 5/8" METAL STUDS W/ UNFACED GLASS OR MINERAL FIBER INSULATION
- FIRE-RATED 5/8" GYP. BD.
UNIT
UNIT
R2 DOUBLE STUD WALL (1HRS.)
SCALE: 1 1/2" = 1'-0"
* MAY VARY - SEE PLANS
SEE PLANS
5/8" GYP. BD. EACH SIDE
3-5/8"* MTL. STUDS @ 16" O.C. ON BOTH SIDES
WALL BASE - SEE INTERIOR DESIGN SHEETS
G5 DOUBLE 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
9"
3 5/8"
1/2"
3 5/8"
TYP. NON-LOAD BEARING INT. WALL CONST. (1 HR, UL #U341)
- FIRE-RATED 5/8" GYP. BD.
- 2 ROWS, 3 5/8" METAL STUDS W/ UNFACED GLASS OR MINERAL FIBER INSULATION
- FIRE-RATED 5/8" GYP. BD.
UNIT
UNIT
R3 DOUBLE STUD WALL (1HRS.)
SCALE: 1 1/2" = 1'-0"
* MAY VARY - SEE PLANS
SEE PLANS
BATT INSUL. CREASED TO FIT CAVITY
5/8" GYP. BD. EACH SIDE
3-5/8"* MTL. STUDS @ 16" O.C. ON BOTH SIDES
WALL BASE - SEE INTERIOR DESIGN SHEETS
G6 DOUBLE 3-5/8" STUD WALL (0 HRS.)
SCALE: 1 1/2" = 1'-0"
TOILET & CUSTODIAL ACCESSORY SCHEDULE
MARK | DESCRIPTION | PRODUCT (BOBRICK, OR EQUAL)
GB1 | 36" GRAB BAR | B-5806 - 36"
GB2 | 42" GRAB BAR | B-5806 - 42"
GB3 | 18" GRAB BAR | B-5806 - 18"
PTD | PAPER TOWEL DISPENSER | B-262
MR | MIRROR | SEE INT. DESIGN DWGS.
SD | SOAP DISPENSER | B-2112
SND | SANITARY NAPKIN DISPOSAL | B-270
TPD | TOILET PAPER DISPENSER | B-2888
WR | WASTE RECEPTACLE - N.I.C. | WASTE RECEPTACLE - N.I.C.
CH | COAT HOOK | B-212
SHF | SHELF AND MOP HOLDER (PROVIDE AT EA. MOP BASIN) | B-224 - 36"
NOTE: FOR EACH RESIDENTIAL UNIT BATHROOM, PROVIDE (1) DOUBLE POST TOILET PAPER HOLDER, (1) 24" TOWEL BAR, (1) ROBE HOOK, (1) TOWEL RING. BASIS-OF-DESIGN: SYMMONS IDENTITY SERIES
TOILET (FRONT)
TOILET (SIDE)
TO TOP OF BAR
URINAL
WALL MOUNTED LAV.
SURFACE MTD. TOILET PAPER DISPENSER
SANITARY NAPKIN DISPOSAL
WATER COOLER
MIRROR/ SOAP DISPENSER
TO BOTTOM EDGE OF REFLECTIVE SURFACE
PAPER TOWEL DISPENSER
HAND DRYER
FEC
TO HANDLE
WALL SWITCH
WALL MTD. PHONE OR CALL BOX
ROBE/COAT HOOKS
DEADBOLT
T.V. OUTLET
PHONE JACK
DUPLEX OUTLET
46" MAX. WHERE ABOVE COUNTERS
NOTE: OUTLETS NEAR CORNERS IN L-SHAPED AND U-SHAPED KITCHENS SHALL BE 3" MIN. FROM CORNERS.
GFI OUTLET MTD. AT BATHROOMS
CLOTHES ROD & SHELF (1 R-1 S.)
48" AT TYPE 'A' UNITS
TOWEL BAR
TO TOP OF BAR
INSTALL 16 GA. SHEET METAL BACKING OR WOOD BLOCKING FASTENED TO STUDS OR FURRING BEHIND ALL GRAB BARS AND OTHER ITEMS AS NEEDED FOR REINFORCEMENT OR ANCHORING ITEMS.
E1 MOUNTING HEIGHT DIAGRAMS
SCALE: 1/4" = 1'-0"
NOTE: PROVIDE BLOCKING PER MFR'S RECOMMENDATION
MR
PTD
GB2
GB3
GB1
GB2
TPD
TPD
SD
CH
36" MAX.
SIDE
REAR
ENTRY
E5 TYP. COMMON AREA SINGLE USER TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"
SEE INTERIOR DESIGN DWGS. FOR ROOM FINISHES
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no. revision | init. | date
1 ISSUED FOR PERMIT 10/23/2018
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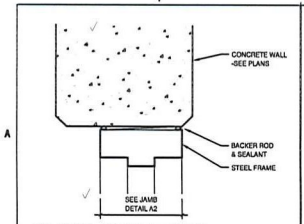
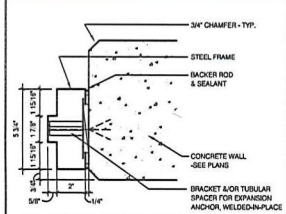
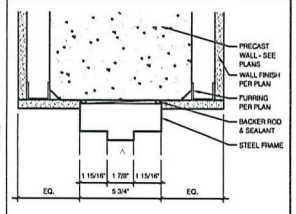
3 CIVIL/SITE PLAN COORDINATION 03/26/2019
Wall Types & Mounting Heights
date 10/23/2018 drawn by CL checked by MR
Job No. 18003
Sheet No. A400



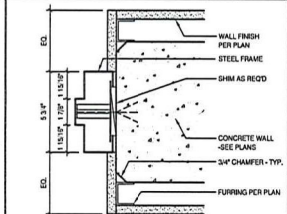
A1 HEAD @ CONCRETE WALL
SCALE: 3" = 1'-0"



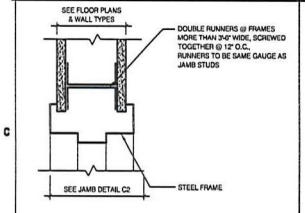
A2 JAMB @ CONCRETE WALL
SCALE: 3" = 1'-0"



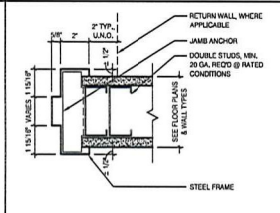
B1 HEAD @ CONC. & GYP. BD. WALL
SCALE: 3" = 1'-0"



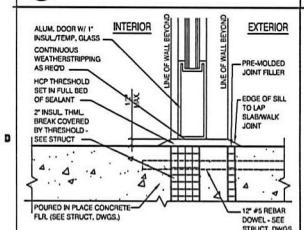
B2 JAMB @ CONC. & GYP. BD. WALL
SCALE: 3" = 1'-0"



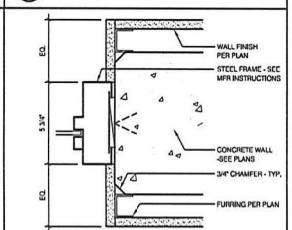
C1 HEAD @ GYP. BD. PARTITION
SCALE: 3" = 1'-0"



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



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



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

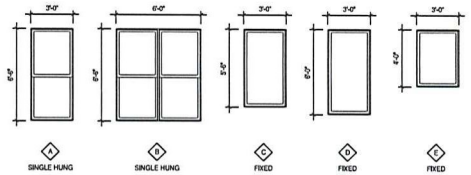
DOORS, FRAMES, & HARDWARE

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

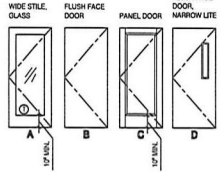
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPENABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED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

WINDOW NOTES

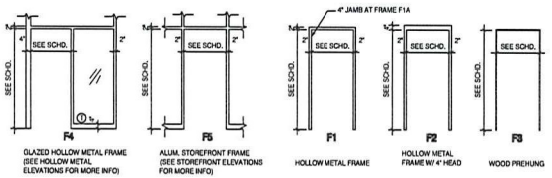
1. ALL DIMENSIONS ARE ROUGH OPENING SIZES. COORDINATE WITH STRUCTURE.
2. GC SHALL CONFIRM QUANTITIES.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING WINDOWS, HARDWARE, ACCESSORIES, AND OTHER COMPONENTS.
4. PROVIDE GALVANIZED FASTENERS TO SET ALL WINDOWS.
5. ALL OPERABLE WINDOWS TO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



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

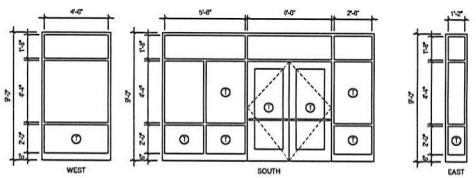


C4 DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"



NOTE:
SEE DOOR SCHEDULE FOR DIMENSIONS & HARDWARE REQUIREMENTS.

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



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

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Journeys The Road Home
1140 E Northwest Hwy
Palatine, IL 60074

Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

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

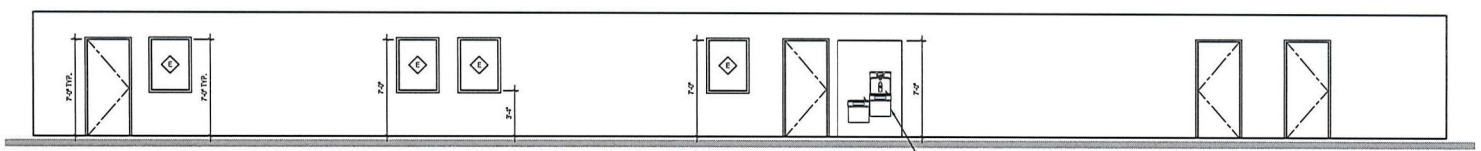
Door and Window Details

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

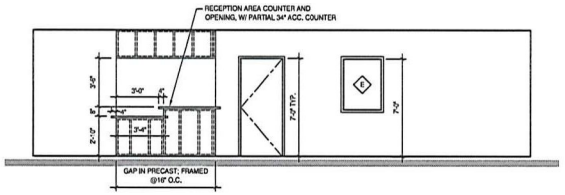
Job No. 18003

Sheet No. A401

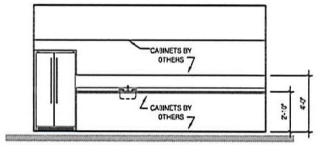
Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)



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



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



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

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Interior Elevations

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

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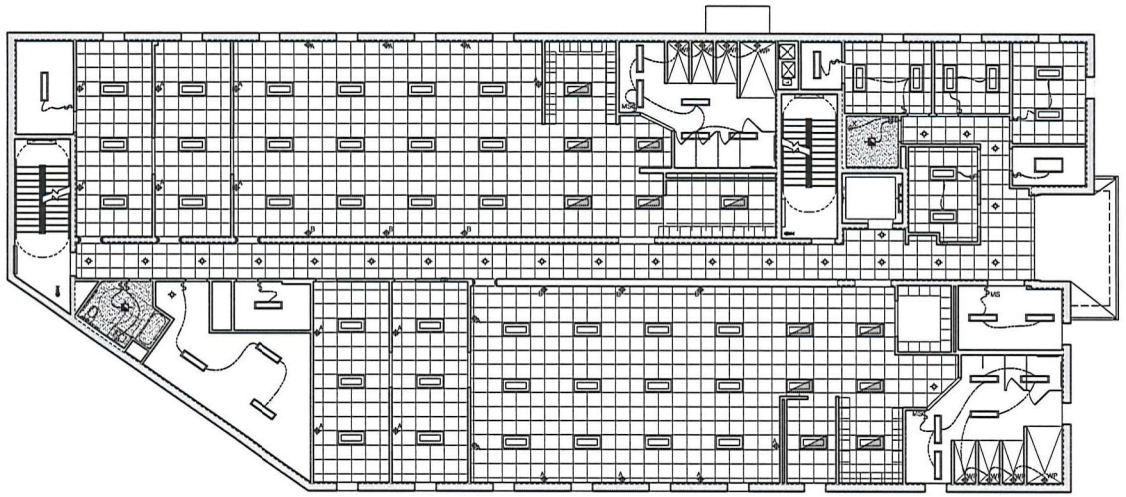
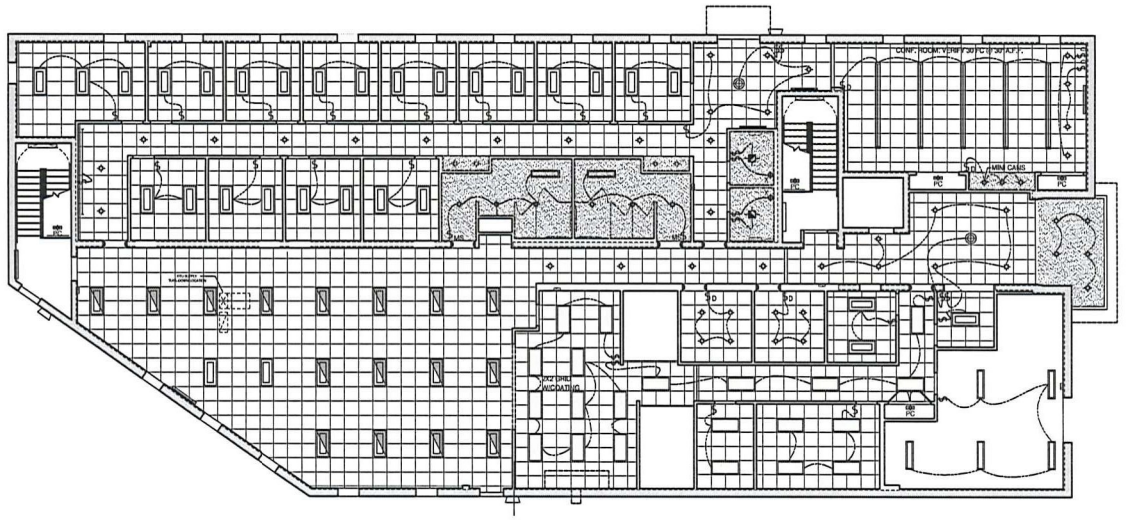
Sheet No. A402



C1 SECOND FLR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



E1 FIRST FLR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CLNG. NOTES

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

REFLECTED CLNG. PLAN KEY

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

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

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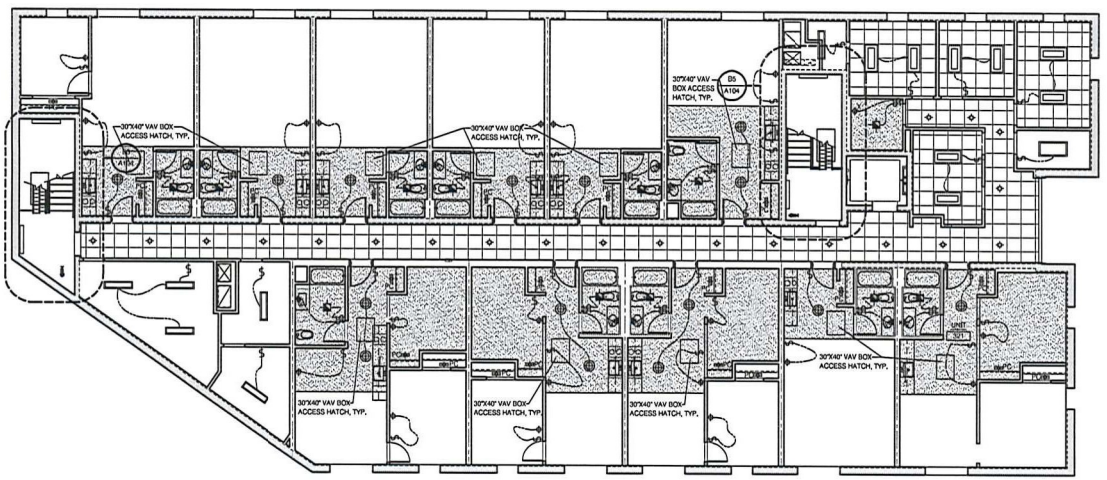
Sheet No. A500


30"X40" VAV BOX ACCESS HATCH, TYP.
30"X40" VAV BOX ACCESS HATCH, TYP.
30"X40" VAV BOX ACCESS HATCH, TYP.
30"X40" VAV BOX ACCESS HATCH, TYP.
30"X40" VAV BOX ACCESS HATCH, TYP.
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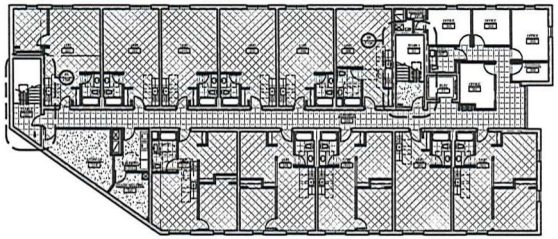
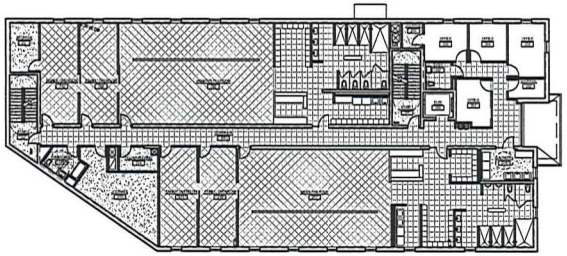
30"X40" VAV BOX ACCESS HATCH, TYP.
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110
UNIT 111
UNIT 112
UNIT 113
UNIT 114
UNIT 115
UNIT 116
UNIT 117
UNIT 118
UNIT 119
UNIT 120
UNIT

FLOORING MATERIALS LEGEND

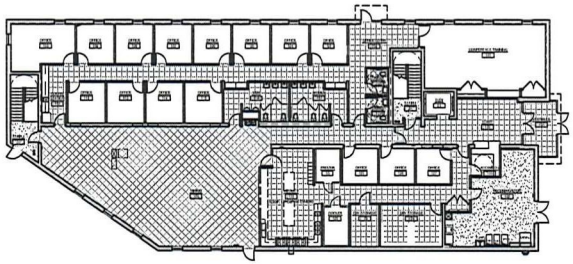
CPT-1 PT-1 VT SC



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



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



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

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOORING		WALLS		CEILING		REMARKS
		FLOOR	BASE	MATERIAL	FINISH	MATERIAL	FINISH	
COMMON AREAS								
131	VESTIBULE	FT	PT	EXP	-	GYP	P	
130	LOBBY	FT	PT	GYP	P	DCT	-	
129	RECEPTION	CPT	RB	GYP	P	DCT	-	
116	MEN	FT	PT	GYP	P	DCT	-	
117	WOMEN	FT	PT	GYP	P	DCT	-	
E1	ELEVATOR	-	-			-	-	
51, 52	STAIR	SC	-	EXP	-	EXP	-	
120	DINING	VPF	RB	EXP	-	DCT	-	
121	KITCHEN	FT	RB	GYP	P	DCT	-	
122	COOLER	-	-	-	-	-	-	
123, 124	DRY STORAGE	FT	RB			DCT	-	
125	FREEZER	-	-	-	-	-	-	
126	RECEIVING/STOR.	SC	RB	EXP, GYP	P	EXP	-	
218, 315	LAUNDRY	SC	RB	EXP	-	EXP	-	
217	MEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
209, 210, 215, 216	FAMILY OVERFLOW	VPF	RB	GYP	P	DCT	-	
214, 316	HOUSE-KEEPING	SC	RB	GYP	P	DCT	-	
211, 213, 314	STORAGE	SC	RB	GYP	P	DCT	-	
208	WOMEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
200, 300	CORRIDOR	PT	RB	GYP	P	DCT	-	
UNIT ROOMS								
	LIVING	VPF	RB	GYP	P	GYP	P	
	KITCHEN	VPF	RB	GYP	P	GYP	P	
	BEDROOM	VPF	RB	GYP	P	GYP	P	
	BATH	PT	RB	GYP	P	GYP	P	
ADMINISTRATIVE								
102	OFFICE LOBBY	PT	RB	GYP	P	DCT	-	
103-110, 112-115	OFFICE	CPT	RB	GYP	P	DCT	-	
201-205, 301, 303-305	OFFICE	CPT	RB	GYP	P	DCT	-	
101	CONFERENCE/TRAINING	CPT	RB	GYP	P	DCT	-	
202, 206, 302, 306	STORAGE	SC	RB	GYP	P	EXP	-	
207, 307	STAFF RESTROOM	PT	RB	GYP	P	GYP	P	
118, 119	UNISEX	PT	RB	GYP	P	GYP	P	
111	COFFEE STATION	PT	RB	GYP	P	DCT	-	

ROOM FINISH SCHEDULE

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

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Interior Finish Plan

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

Job No. 18003

Sheet No. A600

F521
JOURNEYS
2/27/19

SITE IMPROVEMENT PLANS

FOR

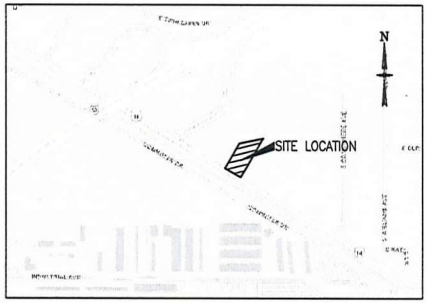
JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
842	CONTOUR	701
805.25	SPOT GRADE	+701.39
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
UGE	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	T
	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	GAS LINE	G



LOCATION MAP
NOT TO SCALE

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

BENCHMARK & LOCATIONS:

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

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

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

WARNING

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

811
Know what's **below.**
Call before you dig.

PERMITS		
DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY
		IEPA WATER
		MWRD

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

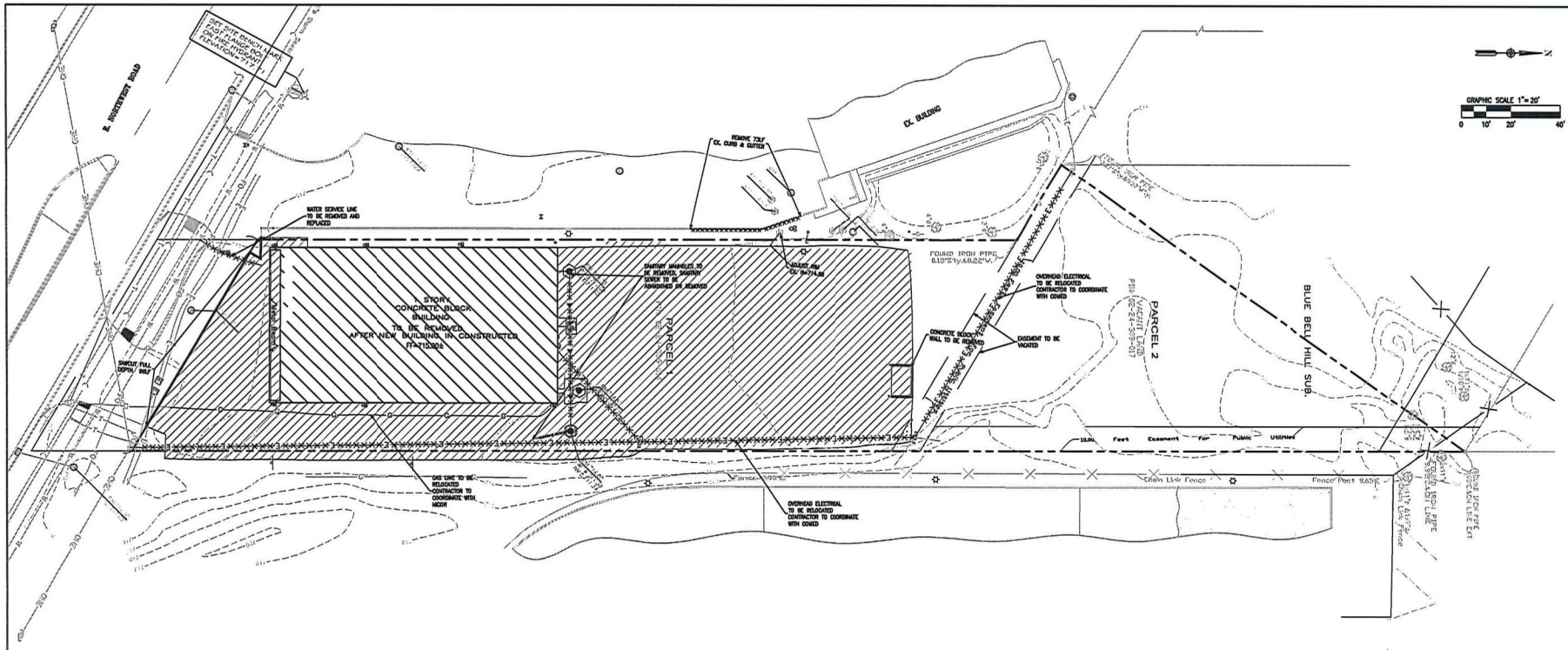
ENGINEER _____ DATE _____
JASON L. SNYDER
JSNYDER@JACOBANDHEFNER.COM
ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019
ENGINEER ONLY CERTIFIES SHEETS _____
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

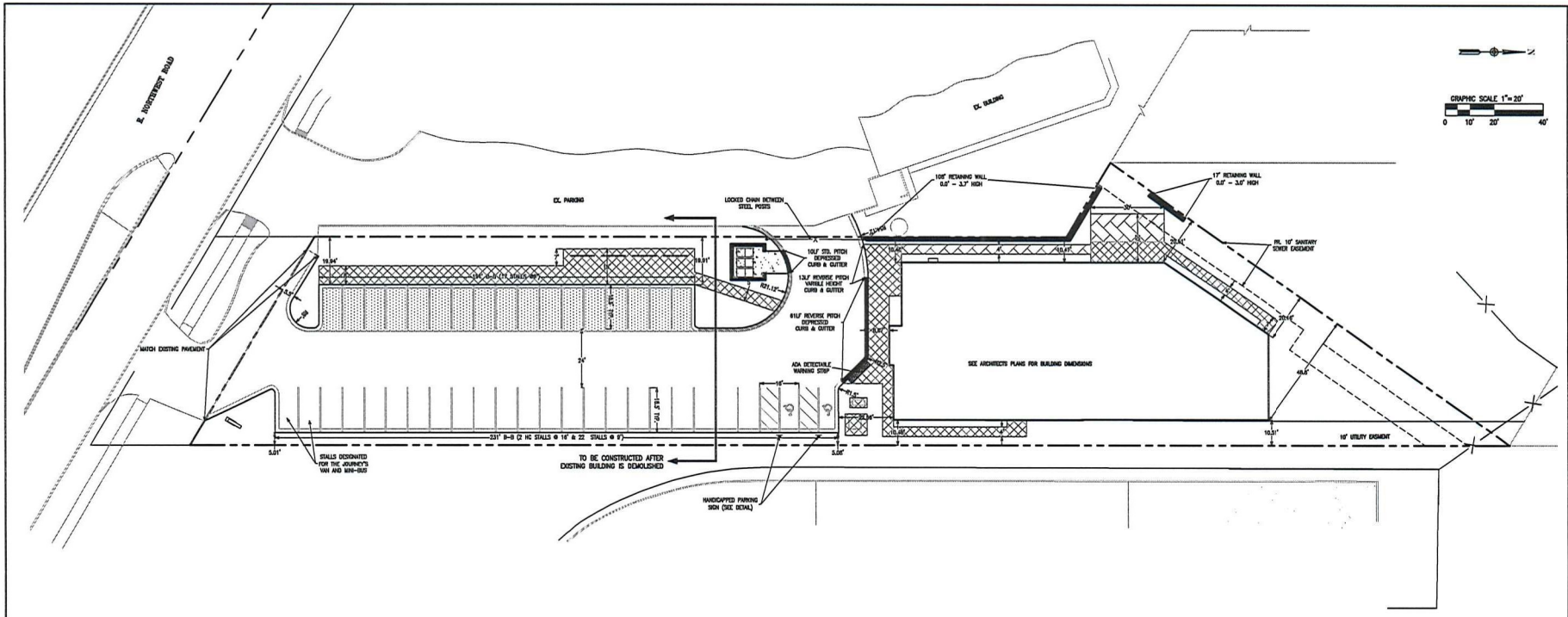
Municipality: PALATINE
County: COOK
Township: 24
Range: 10E
Section: 42

FOR REVIEW PURPOSES ONLY

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

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)


N. NORTHWEST ROAD
CHISELED "X" ON TOP OF THE NORTH END OF THE HEADWALL ELEVATION=717.11
EX. BUILDING
REMOVE 7.5LF EX. CURB & GUTTER
WATER SERVICE LINE TO BE REMOVED AND REPLACED
SANITARY MANHOLES TO BE REMOVED, SANITARY SEWER TO BE ABANDONED OR REMOVED
STORM MANHOLE RIM=714.88
FOUND IRON PIPE 0.13'S,1.6E,0.2'W.
OVERHEAD ELECTRICAL TO BE RELOCATED CONTRACTOR TO COORDINATE WITH COMED
EASEMENT TO BE VACATED
CONCRETE BLOCK WALL TO BE REMOVED
1 STORY CONCRETE BLOCK BUILDING TO BE REMOVED AFTER NEW BUILDING IS CONSTRUCTED FF=715.02
SANITARY MANHOLE RIM=714.88
PARCEL 1
PARCEL 2
VACANT LAND PIN 02-24-305-001
BLUE BELL HILL SUB.
SANITARY MANHOLE RIM=714.88
SANITARY MANHOLE RIM=714.88
SANITARY MANHOLE RIM=714.88



GEOMETRIC NOTES

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

PAVEMENT LEGEND

LIGHT DUTY PAVEMENT
2.0" SURFACE COURSE, MIX "D", N0X
2.25" HMA BINDER COURSE, IL-19,
8.0" CA-6 BASE COURSE

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

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

PERVIOUS PAVERS
SEE WEST WALK DETAIL
SEE NW PATIO DETAIL

PERVIOUS PAVEMENT
SEE DETAIL

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/31/18
1	ISSUE FOR REVIEW	8/17/18

GEOMETRIC & PAVING PLAN

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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1" = 20'
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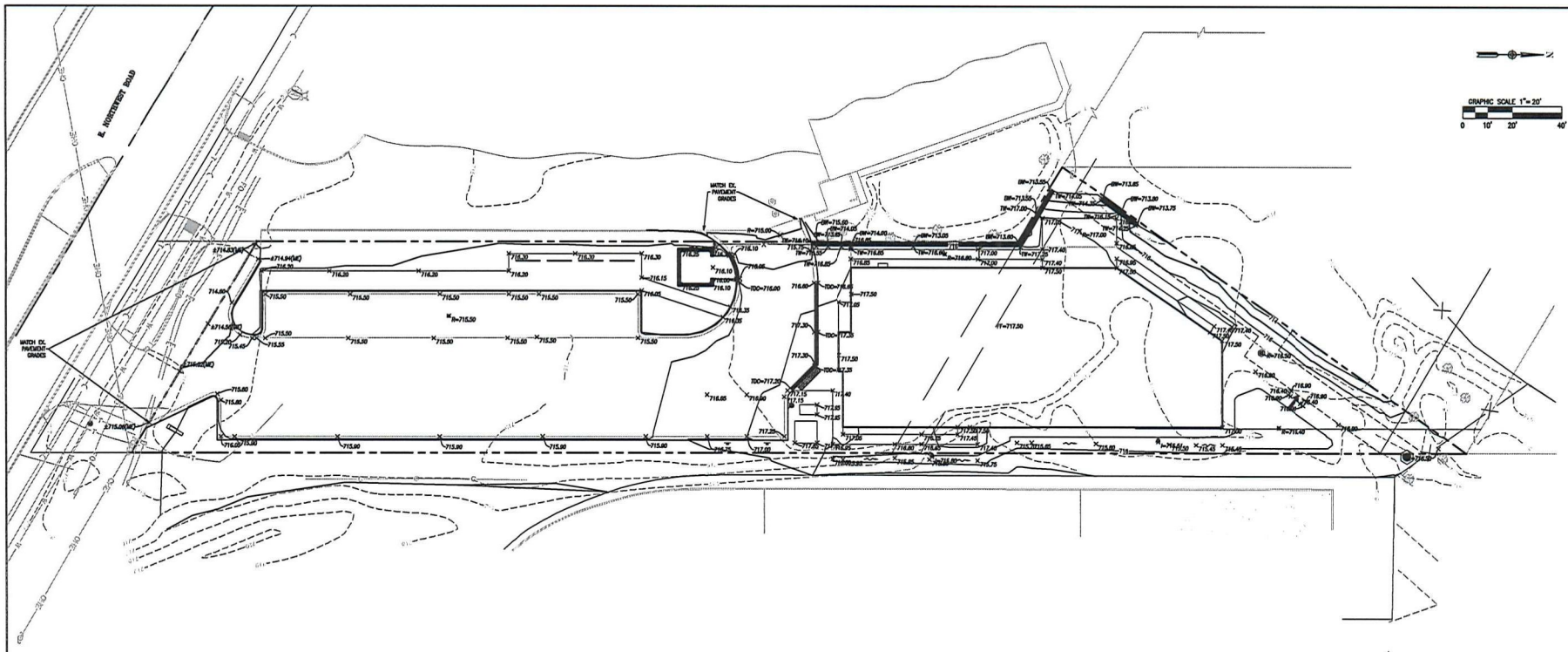

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GD CONSULTATNS (847-884-3401) AND DATED MAY 29, 2018 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.
3. CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
4. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
5. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
6. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
8. CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
9. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
11. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.
13. TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

GRADING LEGEND

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

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

GRADING PLAN

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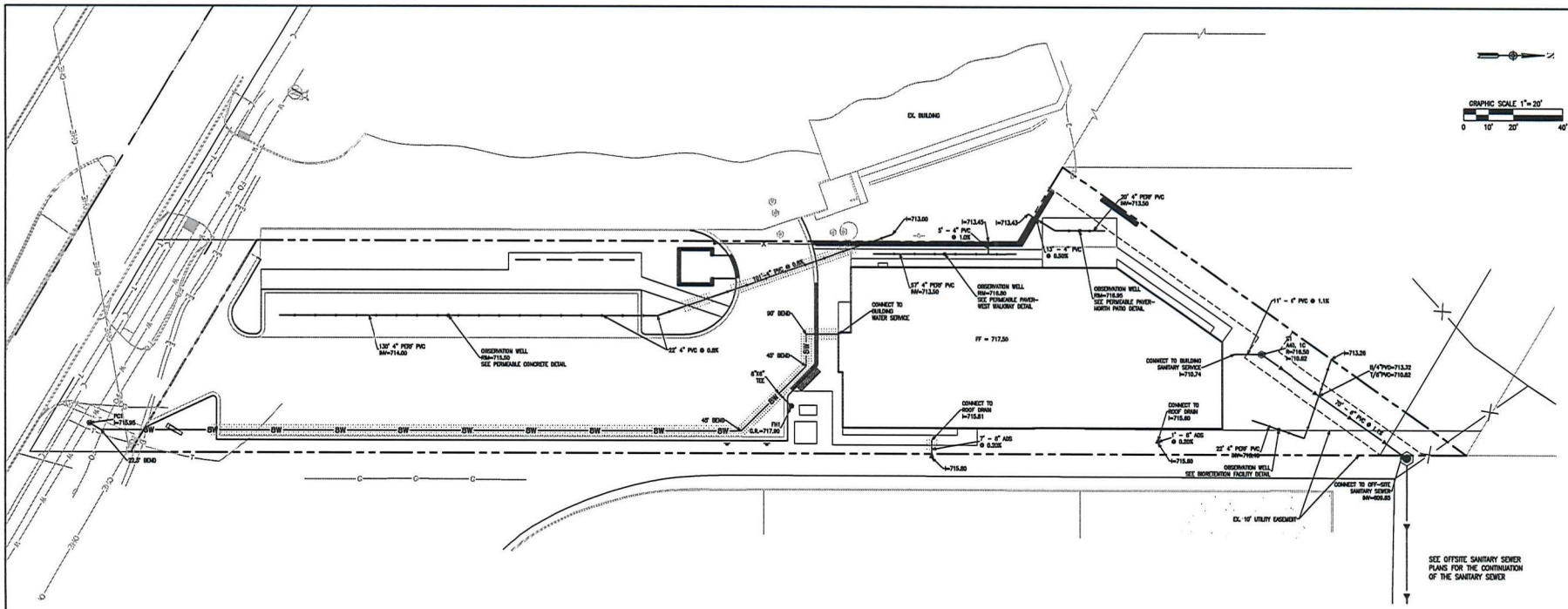

STORM SEWER NOTES:

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

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

EXAMPLE:
MH3
A40,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

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

WATER MAIN NOTES

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

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

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

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

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

MWRD NOTES:

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

UTILITY NOTES:

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

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

No.	Description	Date
4	VILLAGE COMMENTS	2/27/19
3	REVISED DRIVEWAY	12/20/18
2	ISSUE FOR PERMIT	10/23/18
1	ISSUE FOR REVIEW	8/31/18

UTILITY PLAN

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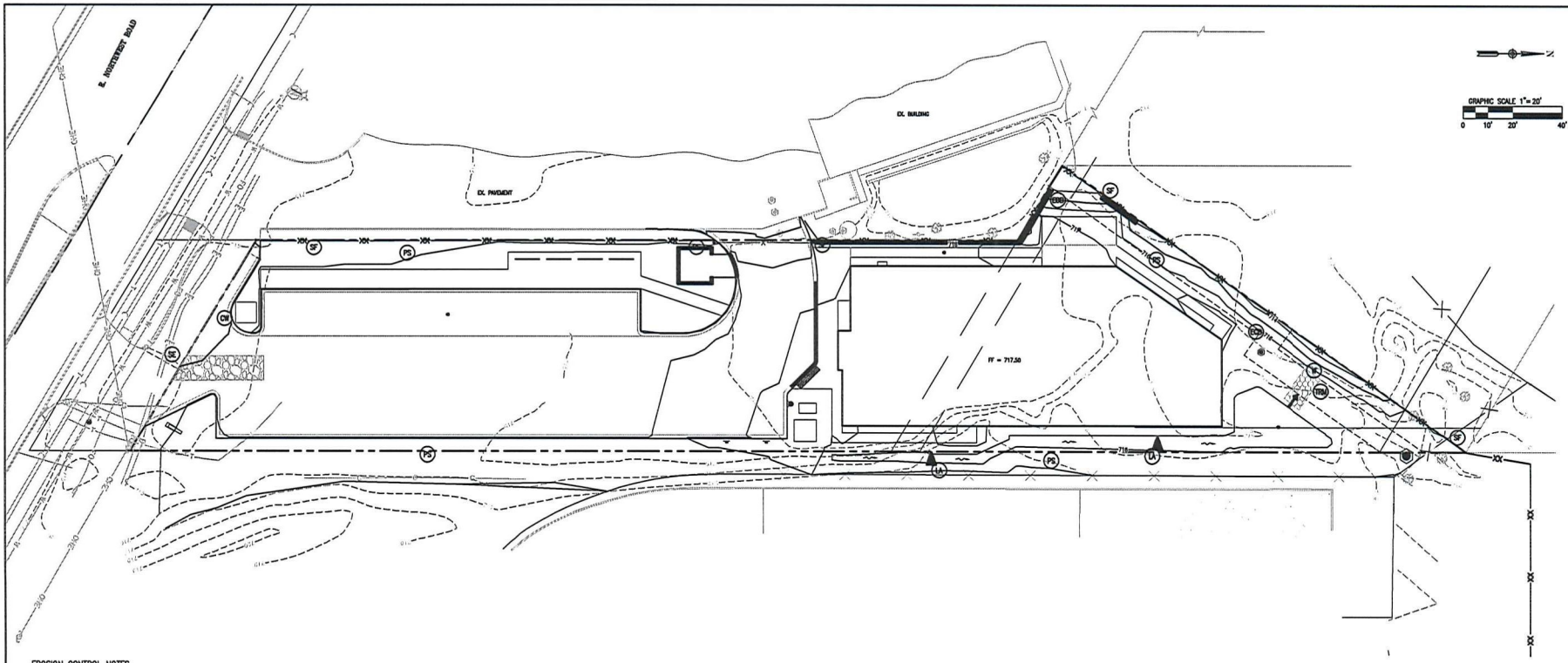

EROSION CONTROL NOTES

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

EROSION CONTROL LEGEND

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

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

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EROSION CONTROL PLAN

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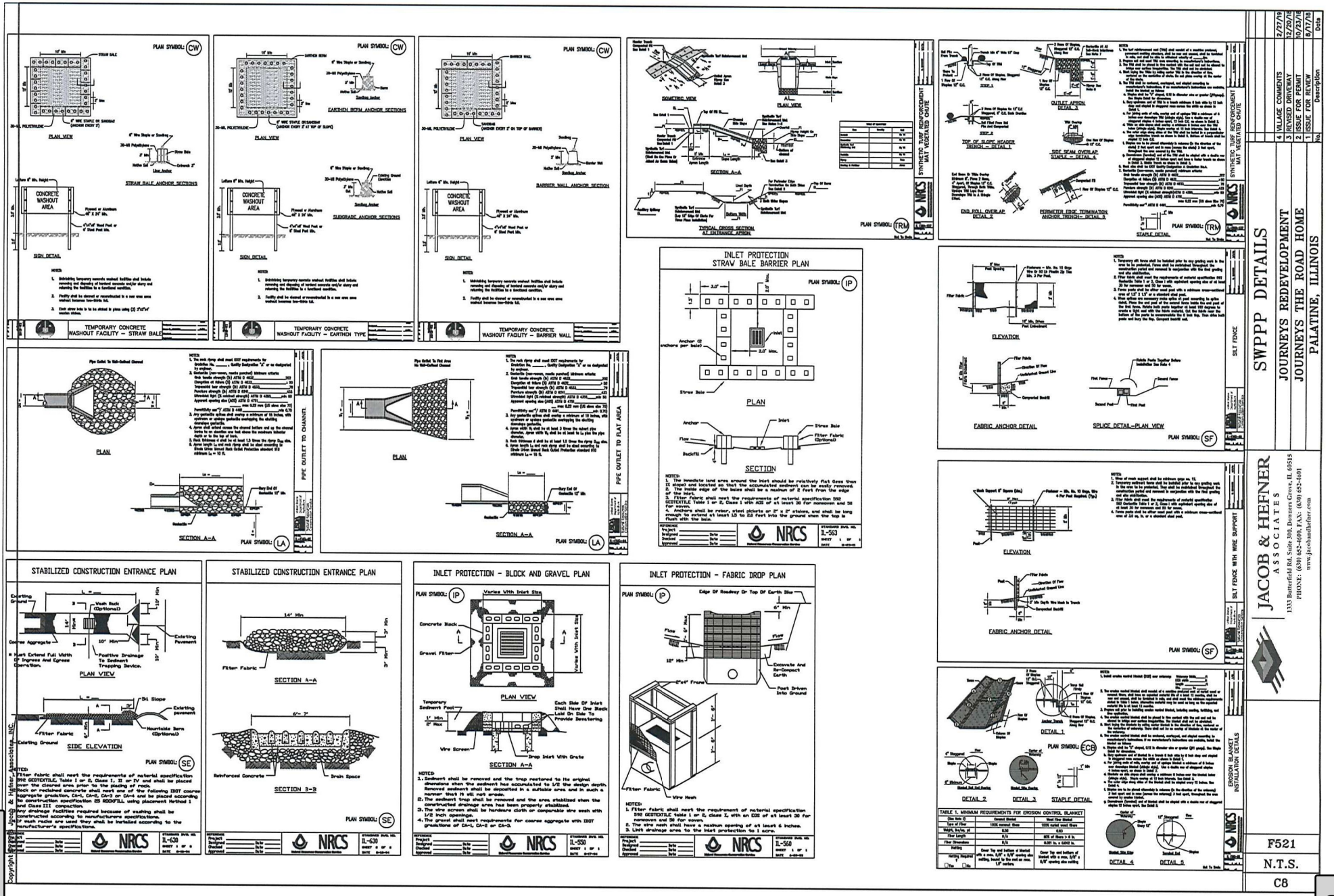

Packet Pg. 81

6.B.1.h

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

GENERAL NOTES

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

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

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

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

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

6. NOTIFICATION OF COMMENCING CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. LAWN PLANING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN BY A TRULY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

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

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

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

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

GENERAL NOTES (CONTINUED)

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

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

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

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

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

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

EARTHWORK

1. TOPSOIL EXCAVATION

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

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

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

2. EARTH EXCAVATION

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

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

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

3. UNSUITABLE MATERIAL

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

4. THE GRADING CONTRACTORS RESPONSIBILITIES

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

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

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

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

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

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

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

5. TESTING AND FINAL ACCEPTANCE

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

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

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

PAVEMENT

1. FINE GRADING

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

2. CURB AND GUTTER

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

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

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

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

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

3. PAVEMENT

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

PAVEMENT (CONTINUED)

1. GENERAL

   THE PAVING CONTRACTOR SHALL:

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

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

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

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

2. TESTING AND FINAL ACCEPTANCE

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

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

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

3. METHOD OF MEASUREMENT

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

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

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

5. LONGITUDINAL JOINT CONSTRUCTION

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

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

   C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING:
      1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING.
      2. THE WATER MAIN MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL.

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

6. LONGITUDINAL JOINT DENSITY SPECIFICATIONS

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

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

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

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

DENSITY CONTROL LIMITS TABLE

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

STORM SEWER

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

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

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

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

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

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

7. ALL STORM SEWERS SHALL BE INSTALLED ON TYPE "A" BEDDING, 1/4 TO 3/4 INCH IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR INCHES. USING BLOCKS OF ANY KIND FOR GRAD

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREON OR ON THE PLANS:
   - 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - 1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (GSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - 1.3. VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   - 1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   - 1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENTED TO THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL BYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 4-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DR=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3212 ASTM D-3212

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" N SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    - 11.1. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF H-20 WYE SADDLE OR H-20 TEE SADDLE.
    - 11.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    - 11.3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 12" VERTICAL SEPARATION, OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAIN/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   - 5.1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   - 5.2. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPLAND AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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

MWRD GENERAL NOTES

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

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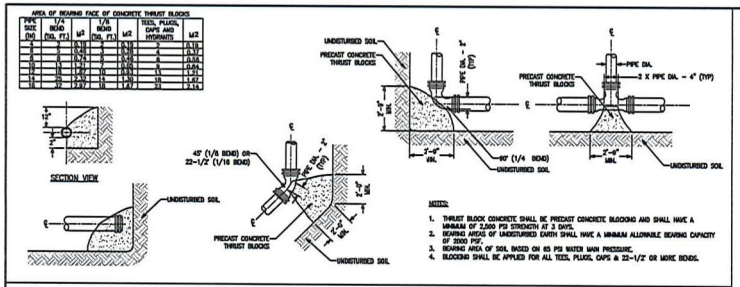
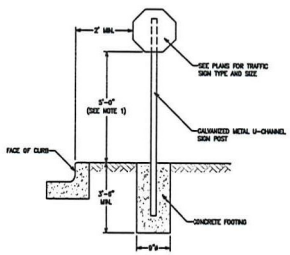
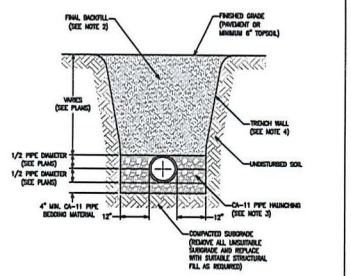


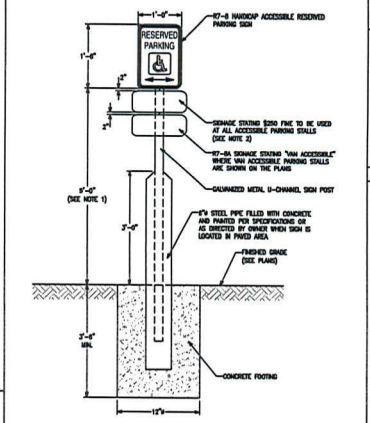
WATERMAIN THRUST BLOCK DETAIL



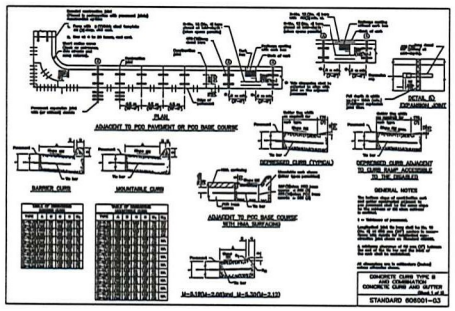
TRAFFIC SIGN DETAIL – GRASS AREA

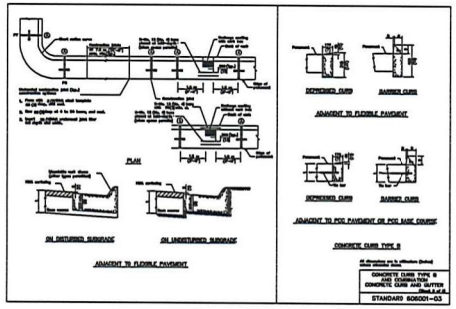


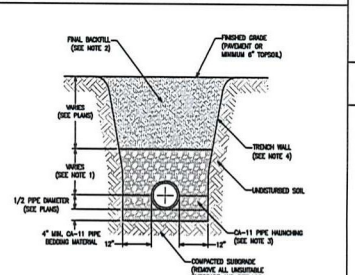
RIGID PIPE TRENCH DETAIL



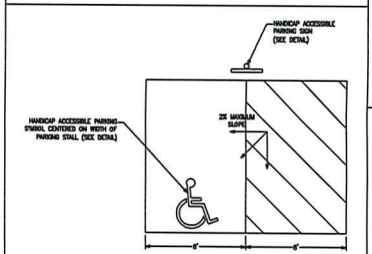
HANDICAP ACCESSIBLE PARKING SIGN DETAIL



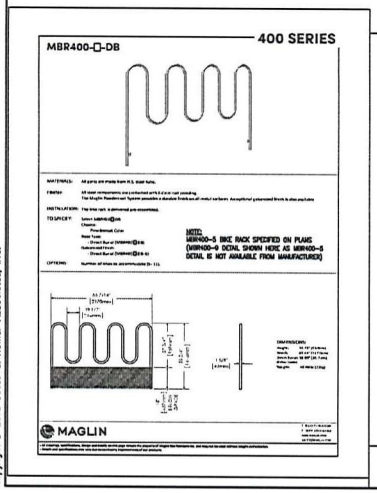


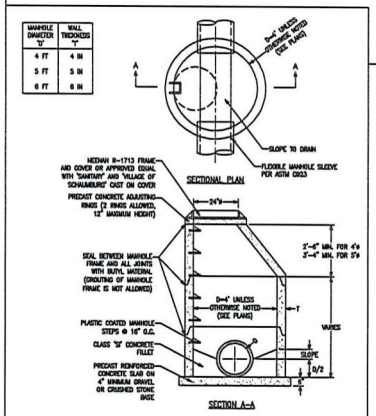


FLEXIBLE PIPE TRENCH DETAIL

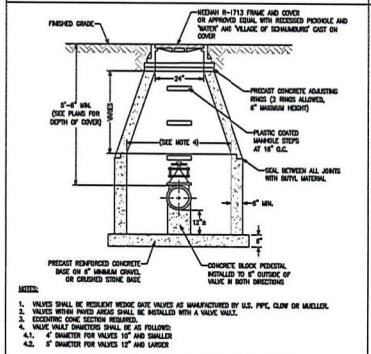


HANDICAP ACCESSIBLE PARKING STALL DETAIL

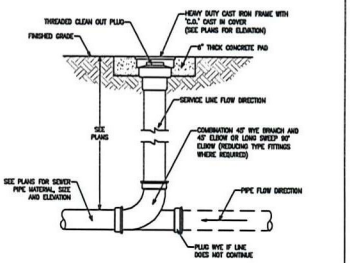




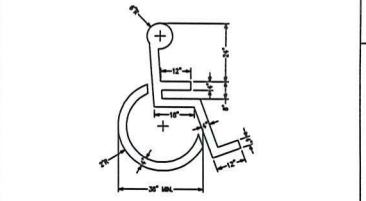
SANITARY SEWER MANHOLE DETAIL



WATER MAIN VALVE VAULT DETAIL



SEWER CLEAN OUT DETAIL



HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL

DETAILS

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

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

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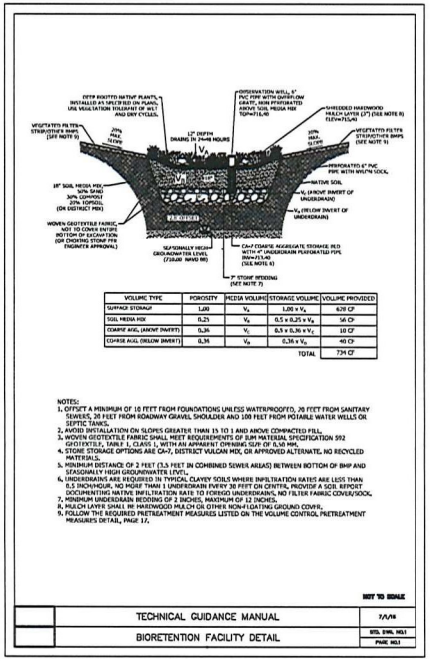
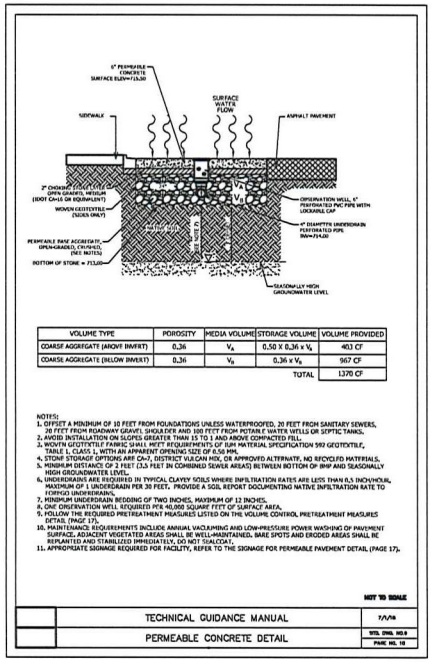


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
SURFACE STORAGE	1.00	V_s	$1.00 \times V_s$	628 CF
SOIL MEDIA MIX	0.21	V_S	$0.5 \times 0.25 \times V_S$	56 CF
COARSE AGG. (ABOVE INVERT)	0.36	V_c	$0.5 \times 0.36 \times V_C$	18 CF
COARSE AGG. (BELOW INVERT)	0.36	V_D	$0.36 \times V_D$	40 CF
			TOTAL	734 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IDM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.30 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORYGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
8. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/16
	BIORETENTION FACILITY DETAIL	STD. DWG. NO.1 PAGE NO.1

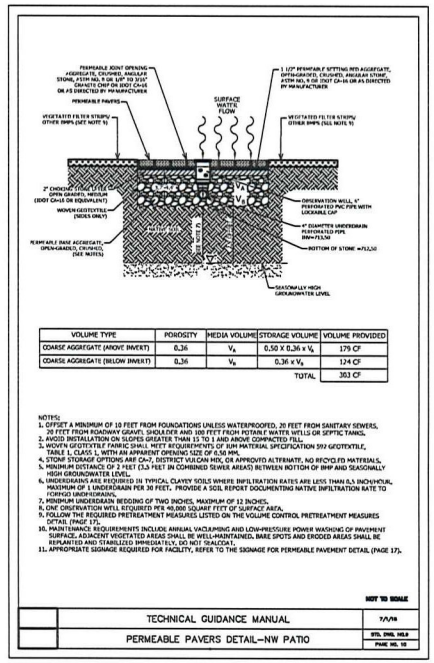


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	$0.50 \times 0.36 \times V_A$	403 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	$0.36 \times V_B$	967 CF
			TOTAL	1370 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IDM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.30 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORYGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/16
	PERMEABLE CONCRETE DETAIL	STD. DWG. NO.9 PAGE NO. 10

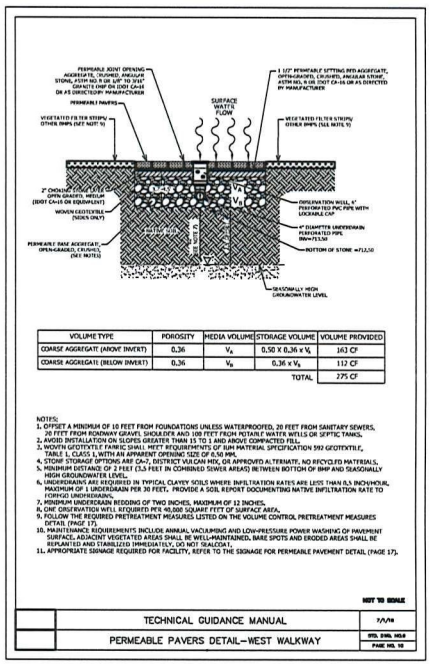


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	$0.50 \times 0.36 \times V_A$	179 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	$0.36 \times V_B$	124 CF
			TOTAL	303 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IDM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.30 MM.
4. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORYGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL (PAGE 17).
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/16
	PERMEABLE PAVERS DETAIL—NW PATIO	STD. DWG. NO.9 PAGE NO. 10



VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	V_A	$0.50 \times 0.36 \times V_A$	163 CF
COARSE AGGREGATE (BELOW INVERT)	0.36	V_B	$0.36 \times V_B$	112 CF
			TOTAL	275 CF

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
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11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY. REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL (PAGE 17).

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/16
	PERMEABLE PAVERS DETAIL—WEST WALKWAY	STD. DWG. NO.9 PAGE NO. 10

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

BMP DETAILS

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-6600, FAX: (630) 652-6601
www.jacobandhefner.com

F521
N.T.S.
C12

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F521
JOURNEYS SANITARY
12/13/18

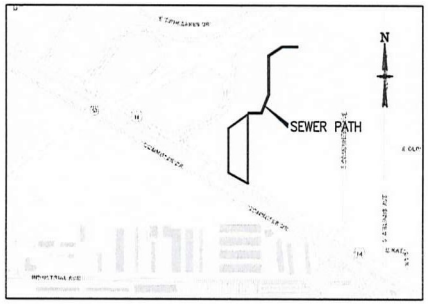
SANITARY SEWER CONNECTION

FOR

JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME



LOCATION MAP
NOT TO SCALE

SHEET	TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	OVERALL LOCATION MAP
C4	SANITARY PLAN & PROFILE
C5	EROSION CONTROL PLAN
C6	STORMWATER POLLUTION PREVENTION PLAN
C7	MWRD SPECIFICATIONS & DETAILS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
SW	WATER MAIN WITH SIZE	W
S	SANITARY SEWER	
	RIGHT-OF-WAY	
842	CONTOUR	701
842.25	SPOT GRADE	+701.23
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
UGE	UNDERGROUND ELECTRIC	E
UGG	UNDERGROUND GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	T
	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	GAS LINE	G

BENCHMARK & LOCATIONS:

REFERENCE BENHMARK(S): ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND C.S. DATUM BENCH MARK DESIGNATION L0021 OF VILLAGE OF PALATINE, NAVD 88 ORTHO HEIGHT, ELEVATION IS +716.90 FEET.

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

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

WARNING

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

811
Know what's **below.**
Call before you dig.

PERMITS		
DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY
		IEPA WATER
		MWRD

No.	Description	Date
	REVISIONS	
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18

ENGINEER _____ DATE
JASON J. SNYDER
JSNYDER@JACOBANDHEFNER.COM
ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019
ENGINEER ONLY CERTIFIES SHEETS _____
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

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

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

FOR REVIEW PURPOSES ONLY

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES ALL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY QUESTIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. NOTIFICATION OF COMMENCING CONSTRUCTION

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

   6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (POSTPONING TO TESTING UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT CONTRACTOR'S COST.
10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER DRAINAGE CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY.
14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE, FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY.
16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MAINTENANCE OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

GENERAL NOTES (CONTINUED)

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL BE CLASS I CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET INSERTS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATIONS AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND TOP OF FOUNDATION ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.

EARTHWORK

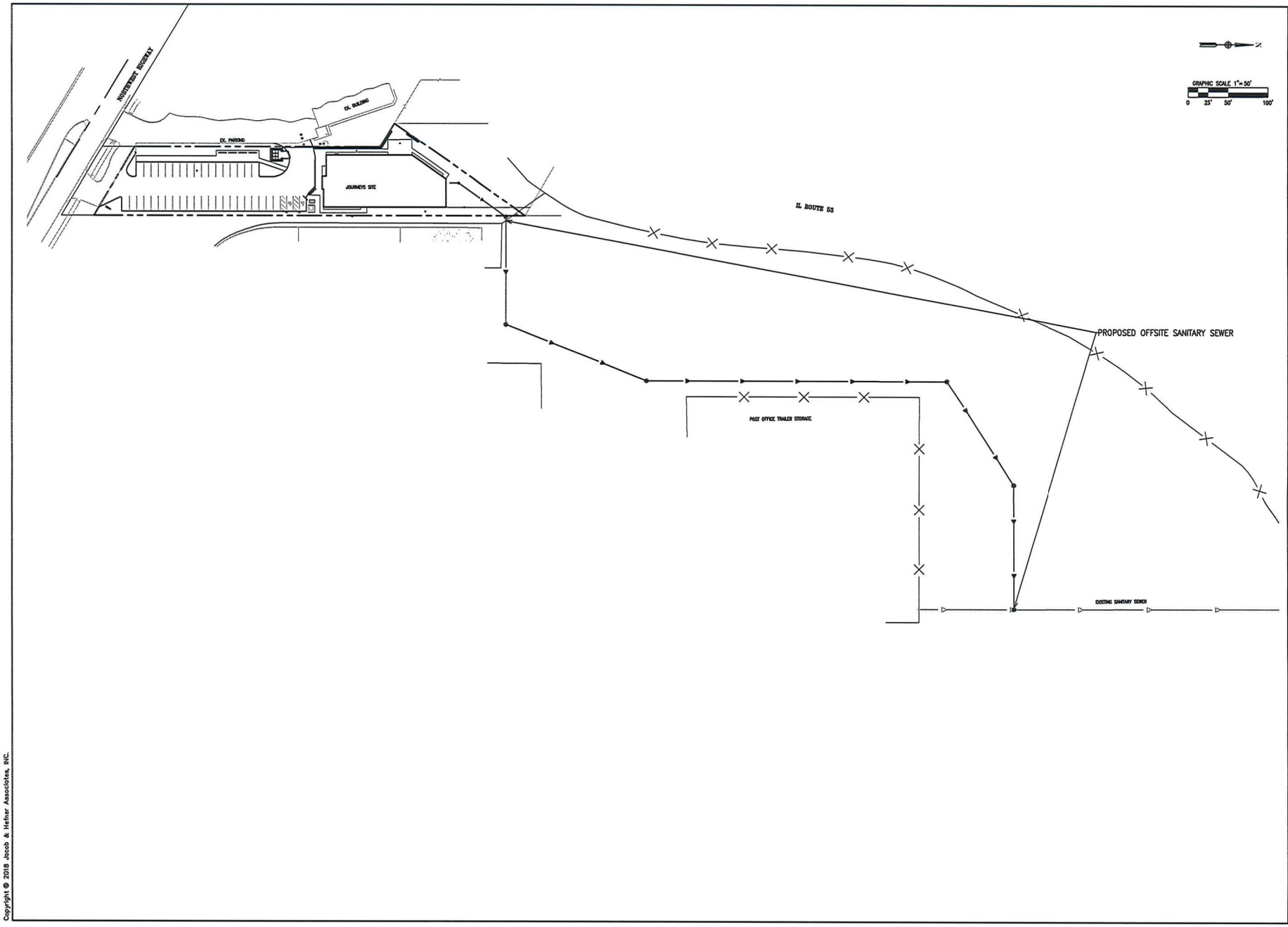
1. TOPSOIL EXCAVATION
   A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL.
   B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.
   C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
2. EARTH EXCAVATION
   A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.
   B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/-. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN THE PLAN SUBGRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.
   C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED.
3. UNSUITABLE MATERIAL
   A. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING FOUNDATIONS. SOILS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION, IF SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
4. THE GRADING CONTRACTORS RESPONSIBILITIES
   A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
   B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
   C. SCARIFY AND COMPACT THE UPPER 12 INCHES OF THE SUITABLE SUBGRADE MATERIAL, AS SPECIFIED, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
   D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
   E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
   F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS.
   G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.
5. TESTING AND FINAL ACCEPTANCE
   A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER.
   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER.
   C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

SANITARY SEWER

1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE SDR-26 PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PVC SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE SDR-21 PVC (POLYVINYL CHLORIDE) PLASTIC PIPE, CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905.
2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
3. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT PERMITTED.
4. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE MUNICIPALITY.
5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL, CONFORMING TO ASTM D-2321, CL I.
6. COST FOR PIPE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.
7. PIPE BEDDING SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWER PIPE SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF PIPE, TO A MINIMUM OF 12 INCHES. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-11 AND INSTALLED PER ASTM D-2321 CLASS I, IC.
8. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN THE "WATER MAIN" SECTION.
9. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.
10. THE TESTING OF THE PIPE STRAIGHTNESS AND FIELD TESTING, SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT CODE OF THE MUNICIPALITY.
11. SANITARY SEWER MANHOLES SHALL BE FOUR FOOT INNER DIAMETER, PRECAST REINFORCED CONCRETE RINGS OR MONOLITHIC CONCRETE, CONFORMING TO ASTM C 478. THE STRUCTURE SHALL HAVE AN ECCENTRIC CONE INSTALLED, LINING UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE NEENAH R-1981-H AT 16 INCHES ON-CENTER.
12. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEENAH R-1713-B OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID.
13. ALL MANHOLE JOINTS SHALL BE SEALED WITH "O" RING JOINTS. NO MORE THAN EIGHT INCHES OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL MANHOLES SHALL HAVE NEOPRENE COUPLING TYPE, FITTINGS FOR PIPE CONNECTIONS.
14. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.
15. INSPECTION OF MANHOLES ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS. ALL VISIBLE LEAKAGE SHALL BE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.
16. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES, INCLUDING SERVICE LINES, SHALL INCLUDE LOW PRESSURE AIR TEST AND DEFLECTION TEST FOR STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY. THE TESTS SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244-02.
17. TELEVISION TESTING OF ALL SANITARY SEWERS SHALL BE TELEVISED. A COPY OF THE RECORDING AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE STUB LOCATIONS, A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND DESCRIPTION OF LENGTH FROM THE MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE LOCATION OF TELEVISION INSPECTION SHALL BE DESIGNATED BY THE MUNICIPAL ENGINEER.
18. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL MATERIALS AND WORKMANSHIP AS NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.
19. THE CERTIFICATION CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF THE TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD METHOD OF TESTING FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING," ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212, TO DEMONSTRATE JOINT PERFORMANCE AT SIX MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.

SOIL EROSION AND SEDIMENT CONTROL

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.
2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS.
3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES.
4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN.
8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.
9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.
11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS.
    B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
13. STORM SEWER INLET



OVERALL LOCATION MAP

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

No.	Description	Date
1	ISSUE FOR REVIEW	12/13/18
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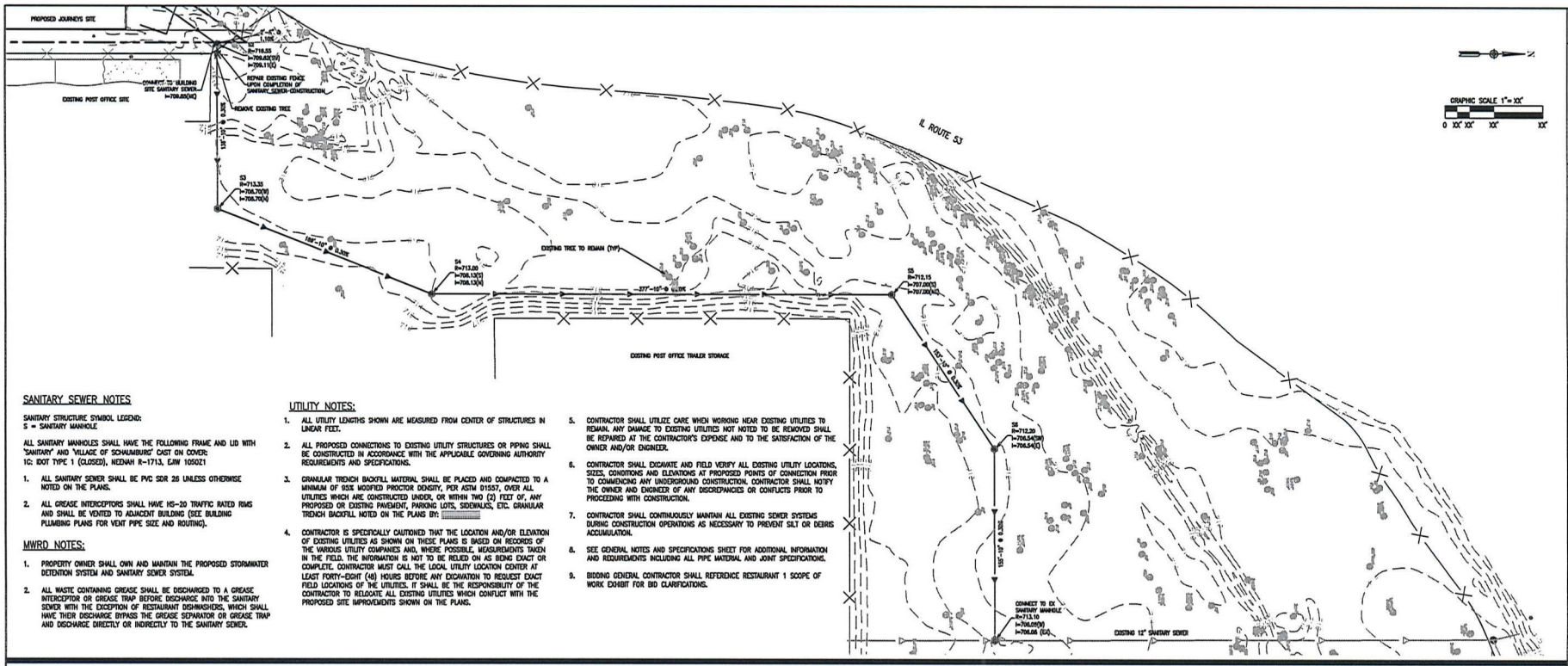


SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID WITH "SANITARY" AND "VILLAGE OF SCHAUMBURG" CAST ON COVER:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 105021

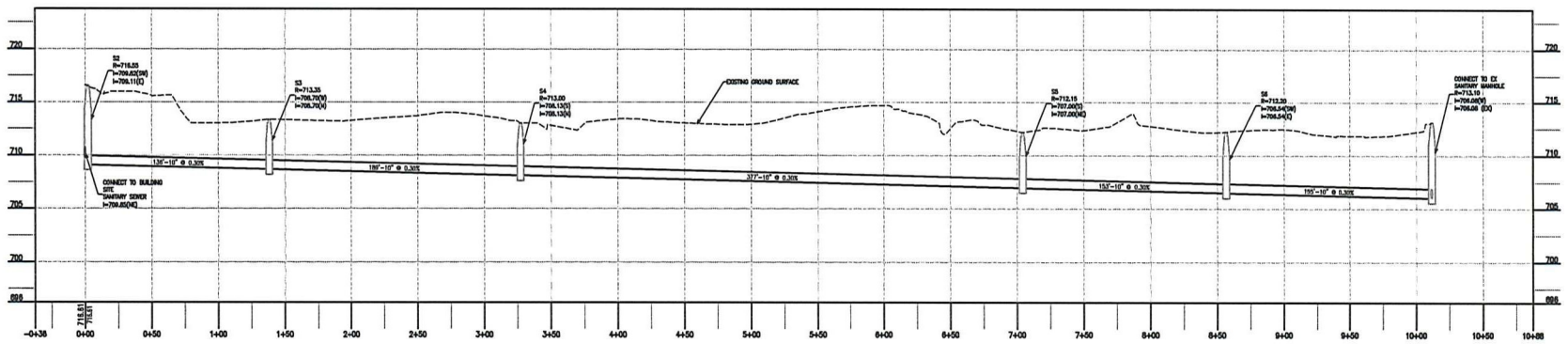
1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL GREASE INTERCEPTORS SHALL HAVE HS-20 TRAFFIC RATED RIMS AND SHALL BE VENTED TO ADJACENT BUILDING (SEE BUILDING PLUMBING PLANS FOR VENT PIPE SIZE AND ROUTING).

MWRD NOTES:

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

UTILITY NOTES:

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



SANITARY PLAN & PROFILE
JOURNEYS SANITARY SEWER CONNECTION
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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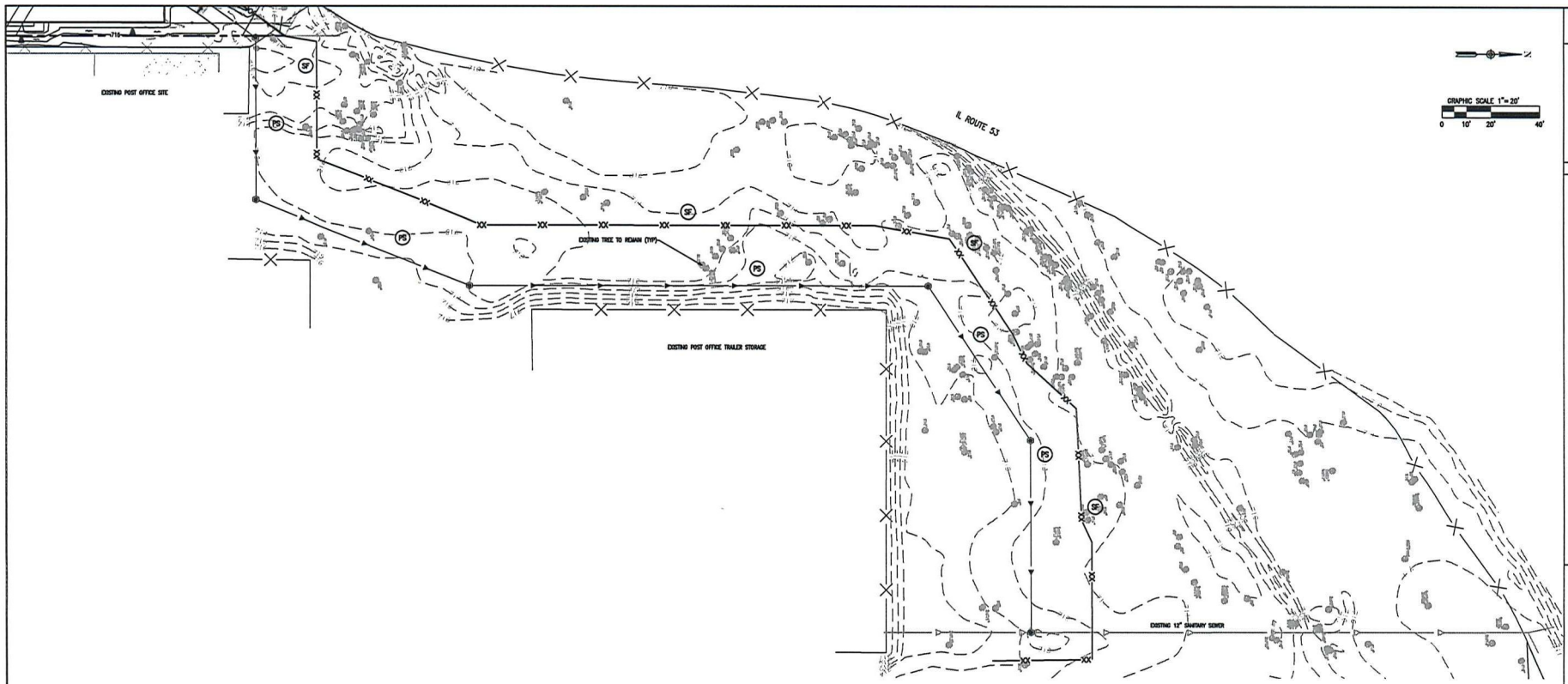

EROSION CONTROL NOTES

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

EROSION CONTROL LEGEND

(SF) SILT FENCE

(PS) PERMANENT SEEDING

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

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EROSION CONTROL PLAN

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JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANENT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	(TS)	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED ON TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	(PS)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		(DS)	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		(SO)	CAUSE IMMEDIATE COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		(MC)	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		X	N/A
	POLYMER		(P)	ADDED SUBSTANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT INTERNAL PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REAPPLY EVERY ½ MONTHS.
	AGGREGATE COVER		(AG)	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	(PV)	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		(RD)	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		(CD)	TYPICALLY USED TO SHORT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		(CM)	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	(CG)	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		(B)	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO DIVERSION LENGTH OF SLOPE AND AID SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		(VC)	PROVIDES ADEQUATE STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		(LC)	LINED WITH VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW AS WELL VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	(STS)	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	X	(UD)	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DIVERTED SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		(SPS)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		(SPD)	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	X	(W)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		(WB)	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LONGER WEIR LENGTH.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	X	(LA)	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		(SB)	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		(ST)	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	(SF)	USED FOR SMALL LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		(VF)	USED ALONG DRAINAGE WAYS ON PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	(SE)	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	REMOVE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	(DT)	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X	RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	X	(ECB)	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.			REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	X	(TRM)	REINFORCES TURF IN CHANNELS AND SHORELINES.			REPLACE AS NEEDED
	CELLULAR CONFINEMENT		(CF)	USED TO HOLD TOPSOIL ON STEEP SLOPES.			REPLACE AS NEEDED
	GABIONS		(GA)	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.			REPLACE AS NEEDED
	GEOTEXTILE FABRIC		(BF)	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.			REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		(PP)	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.			REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	(IP)	USED FOR PROTECTION OF INLETS.			REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		(SI)	USED TO BREAK UP THE FLOW ON A SLOPE.			CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	X	(DC)	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.			CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		(FL)	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.			REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		(SC)	USED FOR SEDIMENT CONTROL IN STREAM / POND.			REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		(PB)	USED FOR PUMP DISCHARGE LINES.			REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	X	(CW)	FOR CONCRETE TRUCKS TO WASHOUT.			CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	X	(SS)	USED TO PREVENT SILT BUILD UP IN STREETS.			CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

SEEDING CHART

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

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

B KENTUCKY BLUEGRASS 130 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 40 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

= IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

=== MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE

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

NOTES:

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

1. Site Description.

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

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

b. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation, and grading:

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

c. The total area of the construction site is estimated to be 1.2 acres.

The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is 0.1 acres.

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

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

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

g. Wetland acreage _____

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractor will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(1) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a.(1).(4) and 2.b. stabilization measures shall be initiated within 1 working day in portions of the site where construction activities have temporarily or permanently ceased and must be completed within 14 calendar days after the construction activity in that portion of the site has ceased on all disturbed portions of the site where construction activity will not occur for a period of 14 or more calendar days.

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

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

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

(2) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

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

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

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

b. Stormwater Management.

(1) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

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

The stormwater pollutant control measures shall include:

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

(2) Velocity dissipation devices will be placed at discharge locations and along the length of any outlet channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Stormwater Management Control Includes:

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

c. Other Controls.

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

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

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

d. Approved State or Local Plans.

The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1987, Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plans, and the Restricted Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. Maintenance

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

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

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

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

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

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

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

4. Inspections

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures, and location where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm (or by the end of the following business or work day) that exceeds of 0.5 inches or greater of rainfall or a discharge occurs due to snowmelt.

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

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 above shall be revised as appropriate as soon as practicable after such inspection. Any changes in this plan resulting from the required inspections shall be implemented within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this stormwater pollution prevention plan, and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the general permit.

d. If any violation of the provisions of this plan is identified during the constant of the construction work covered by this plan, the Resident Engineer or Resident Technician shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Resident Engineer or Resident Technician shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit. The report of noncompliance shall be mailed to the following address:

ALL PACKAGES
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1004 North Grand Avenue, East
Springfield, IL 62794

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

5. Non-Stormwater Discharge

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

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

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

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

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

NPDES CERTIFICATE

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR000000000, issued by the Environmental Protection Agency on _____

PROJECT TITLE: JOURNEYS SANITARY SEWER CONNECTION

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

DEVELOPER: JOURNEYS THE ROAD HOME

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

Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

Name:	Signature

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

STORMWATER POLLUTION PREVENTION PLAN
JOURNEYS SANITARY SEWER CONNECTION
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

No.	Description	Date
1	ISSUE FOR REVIEW	12/13/18
2	RE-NUMBERED SHEETS	1/23/19

F521
N.T.S.
OS-C6

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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
   - 1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (GSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - 1.3. VILLAGE OF PALATINE MUNICIPAL CODE;
   - 1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   - 1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENTED TO THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND DRMEC.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, D-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 8-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DR=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3212 ASTM D-3219

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

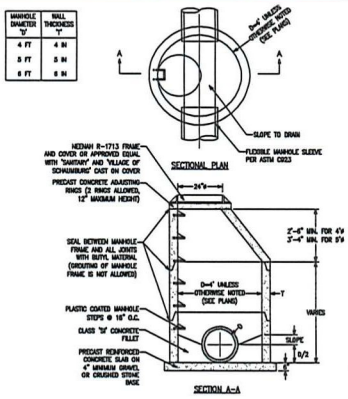
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    - 11.1. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
    - 11.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    - 11.3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

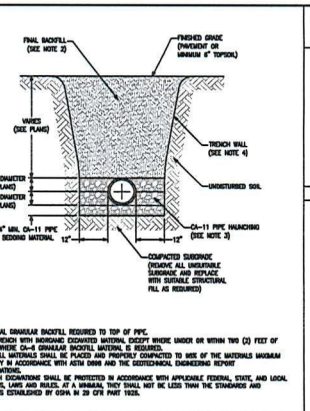
E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   - 5.1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   - 5.2. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY INVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

MANHOLE DIAMETER "D"	WALL THICKNESS "T"
4 FT	4 IN
5 FT	5 IN
6 FT	6 IN

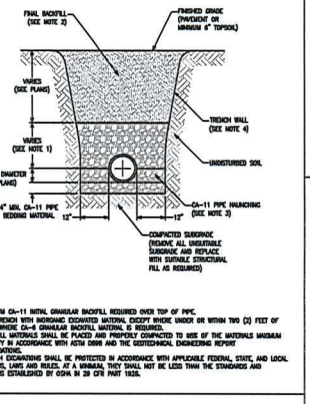


SANITARY SEWER MANHOLE DETAIL



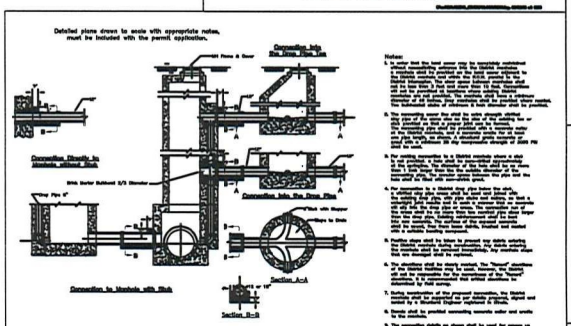
NOTES:
1. CA-11 INITIAL GRANULAR BACKFILL REQUIRED TO TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

RIGID PIPE TRENCH DETAIL



NOTES:
1. 12" MINIMUM CA-11 INITIAL GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

FLEXIBLE PIPE TRENCH DETAIL



Methods of Connecting to MWRD Manholes

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
ENGINEERING DEPARTMENT
LOCAL SEWERS

No.	Description	Date
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18

MWRD SPECIFICATIONS & DETAILS

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

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

F521

N.T.S.

0S-C7

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Entry Drive

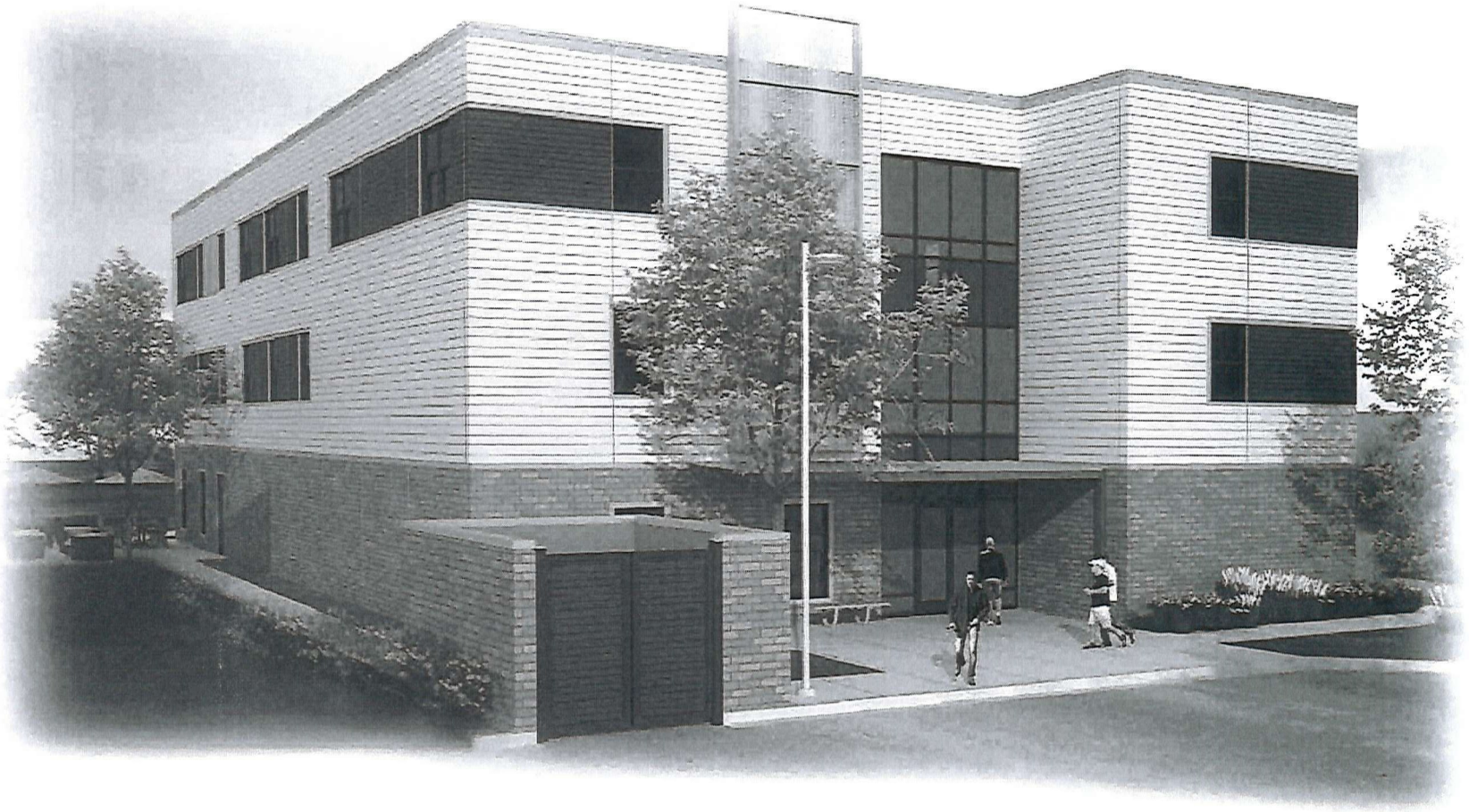
Arlington Heights, Illinois 60005
© 2018
March 16, 2018

HKM ARCHITECTS + PLANNERS, INC.

Entry East

Arlington Heights, Illinois 60005
© 2018
March 16, 2018

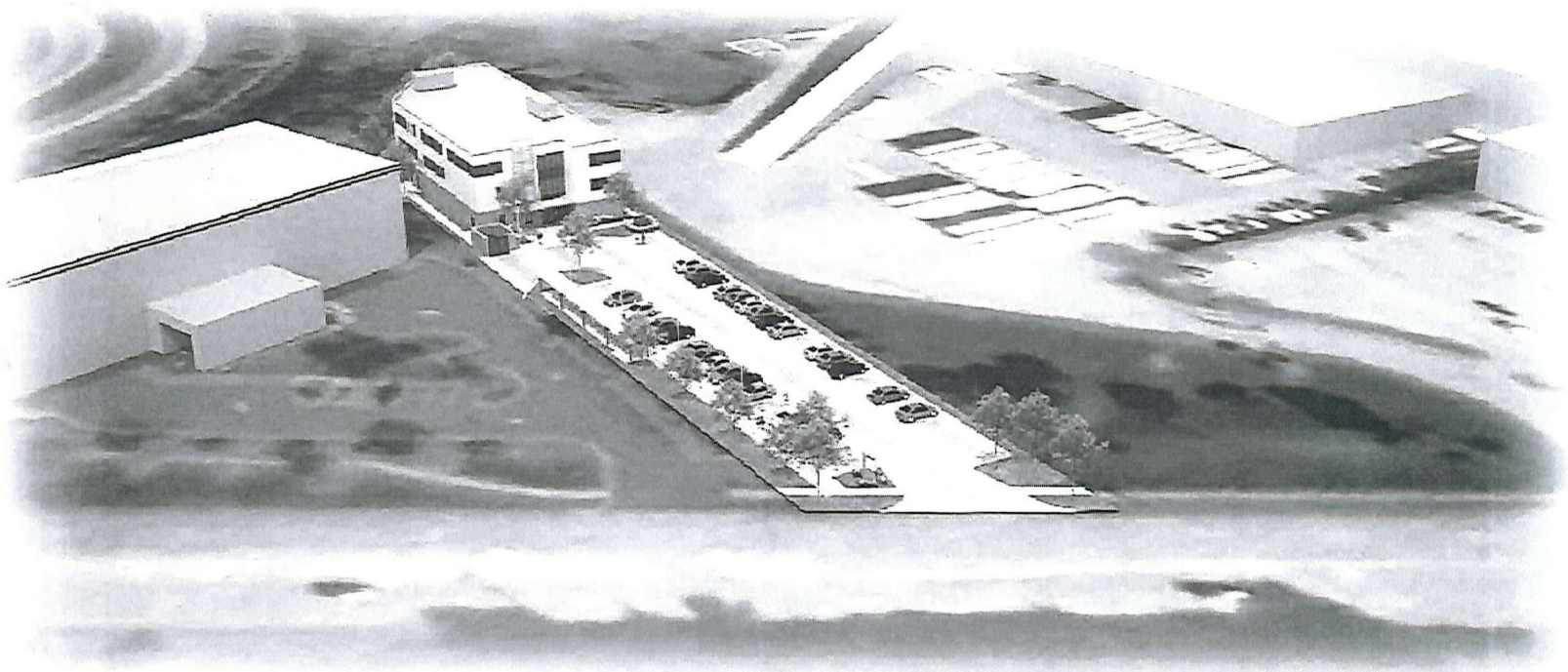
HKM ARCHITECTS + PLANNERS, INC.



Entry West

Arlington Heights, Illinois 60005
© 2018
March 16, 2018

HKM ARCHITECTS + PLANNERS, INC.



Aerial

Arlington Heights, Illinois 60005
© 2018
March 16, 2018

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, February 19, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center.
2. Rezoning from B-2 General Business District to Planned Development
The property is commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017).
The Petitioner, Beth Nabors, JOURNEYS I The Road Home is requesting to demolish their existing building and reconstruct a new 3-story, 27,000 square foot building, containing the following uses: The Hope Center, overflow PADS shelters, and 11 supportive permanent housing units. The new center will include the existing homeless day center, social service center, and also provide overnight stays for their clients.
The above petition has been filed by Beth Nabors, JOURNEYS I The Road Home, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-41
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 4th day of February 2019.
Feburary 4, 2019 (4517649)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the 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,Bannockbur 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,Elbu 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 Wo Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lak Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgo Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Nor Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round Lak Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon I Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwo 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 04-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4517649

Attachment: Planned Development Ordinance No. O-20-19 - (Journeys) (1140 E. Northwest Highway - Minor Amendment Journeys)

Consider a Motion Authorizing the Village Manager to Execute a Contract with Thompson Elevator Inspection Service, Inc. for Elevator Inspection and Plan Review Services

BACKGROUND:

As part of administering a local elevator safety program, semi-annual inspections of existing elevators must be completed. In addition, plan reviews and inspections for new elevators must also be conducted. The State requires these tasks be conducted by a licensed elevator inspection company. The Village is currently under a contract extension with Thompson Elevator Inspection Services for this work. During this contract extension period Staff was to monitor firms newer to this market. As part of that process, a Request for Qualifications (RFQ) was mailed to twenty elevator inspection companies licensed in Illinois. A total of three RFQ responses were submitted (including ATIS Elevator Inspections, LLC (ATIS), City Wide Elevator Inspection Services, Inc., and Thompson Elevator Inspection Service, Inc. (TEIS)).

The three RFQs were reviewed and evaluated by a Selection Committee consisting of five Village Staff. ATIS and TEIS were chosen to advance to the interview phase of the review process. Based on the evaluation and interviews conducted, the Selection Committee is recommending the Village continue to contract with Thompson Elevator Inspection Services for elevator inspection and plan review services.

KEY ISSUES:

- The Illinois Elevator Safety Act requires inspections be conducted by a State licensed elevator inspection company.
- TEIS complies with all of the applicable licensing and insurance requirements.
- TEIS is proposing a two year contract through and including December 31, 2023, with an option of two additional one year extensions.
- There is no increase to current rates under this contract.
- The contract may be canceled or modified by either party upon ninety days written notice.
- The contract includes a timeline to integrate with the Village's new permitting software.

ALTERNATIVES:

1. Authorize the Village Manager to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspections and plan reviews.
2. Refer back to Staff with comment.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspection and plan review services.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspection and plan review services.

ATTACHMENTS:

- 2-3-21 Palatine Contract for Services and Fee Schedule
- Elevator RFQ_DEC2020
- Selection Committee RFQ Evaluation Sheet

THOMPSON ELEVATOR INSPECTION SERVICE, INC.

830 E Rand Rd Unit 10 Mt. Prospect, Illinois 60056
Phone (847) 296-8211 Fax (847) 296-5424 Email info@thompsonelevator.com

CONTRACT FOR INSPECTION SERVICES- VILLAGE OF PALATINE

Valid through the period from February 17, 2021 through and including December 31, 2023 with option of (2) 1 year extension(

Thompson Elevator Inspection Service, Inc. 830 E Rand Rd Unit 10., Mt. Prospect, Illinois 60056, shall perform mechanica and electrical inspections of all safety devices and equipment, including, but not limited to, Passenger Elevators, Freight Elevators, Docklifts, Dumbwaiter, Escalator and Wheel Chair Lifts for the Village of Palatine.

Inspections will be made in accordance with the State of Illinois, Municipal or County Code and or Ordinance covering operation of said elevators at the addresses given by the Building Department.

Fees to be paid will be in accordance with the Fee Schedule attached to and made a part of the Agreement; it being understood and agreed that the Schedule as shown applies to each elevator inspected.

Thompson Elevator Inspection Service, Inc. will provide all insurance necessary to cover its employees who are performing under the terms of this Agreement.

Thompson Elevator Service, Inc. shall furnish a liability insurance policy in the amount of $2 million per person, $2 million per accident, public liability coverage. Thompson Elevator Inspection Service, Inc. shall provide a certificate of insurance f such coverage naming the Village of Palatine as additional insured.

At the conclusion of inspection services, documentation will be made to the Building Department providing the results of such inspection. The responsibility for the repair, replacement, alterations, or any other work indicated as necessary under said Inspection Report shall be the sole responsibility of the Building Owner.

Thompson agrees to work with the Village in establishing a system within 180 days of the execution of this contract that wi reduce double entry, streamline plan reviews, and enhance the scheduling and documentation of inspections. Furthermore, throughout the duration of this contract, Thompson agrees to investigate and work towards a paperless system of conducting inspections, plan reviews and billing.

It is agreed that Thompson Elevator Inspection Service, Inc. does not assume possession or control of any part of the equipment inspected, but such remains the responsibility of the owner thereof. Thompson Elevator Inspection Service, Inc. represents that it will make no examination of the equipment other than that necessary to do the work described herein and assumes no responsibility for any part of the equipment insofar as its mechanical functioning or use is concerned. Nothing the agreement should be construed to mean that Thompson Elevator Inspection Service, Inc. assumes any liability for loss o damage because of bodily injury (including death) or property damage arising under the agreement except loss or damage directly resulting from the negligent acts or omissions of Thompson Elevator Inspection Service, Inc. or its employees, in performing the services described in this agreement. Under no circumstances shall Thompson Elevator Inspection Service, Inc. be liable for consequential damages or for damages caused by the negligence of others whether arising under contract o tort.

Thompson Elevator Inspection Service, Inc. agrees indemnify, defend, protect and hold Village, its agents, employees, directors, and assigns harmless from and against any and all claims, losses, damages, injuries, suit, demands or expenses, including attorney's fees and costs of whatever kind or nature arising in connection with the inspection services provide including without limitation, claims against Village based upon any theory of active or passive negligence.

It is understood and agreed that completion of inspection services by Thompson Elevator Inspection Service, Inc., hereunde and submission of its Inspection Report will constitute complete and full performance by Thompson Elevator Inspection Service, Inc. under the terms of this agreement. Thompson Elevator Inspection Service, Inc. shall have no responsibility or obligation thereafter for the performance or completion of any necessary repairs, alterations, installations, or other work indicated as necessary by such Inspection Report.

This contract may be canceled or modified by either party upon ninety (90) days written notice.

IN WITNESS WHEREOF, the parties set their hands and seals at_____, Illinois, this _____ day of _____, 20_____.

THOMPSON ELEVATOR INSPECTION SERVICES, INC.

By _____
(President)

February 3 2021

APPROVED AND ACCEPTED:

Village of Palatine, Illinois

By:_____

Its:_____

_____, 20_____

Attachment: 2-3-21 Palatine Contract for Services and Fee Schedule (Elevator Inspection and Plan Review Services Contract)

THOMPSON ELEVATOR INSPECTION SERVICE, INC.

830 E Rand Rd Unit 10 Mt. Prospect, Illinois 60056
Phone (847) 296-8211 Fax (847) 296-5424 Email info@thompsonelevator.com

SCHEDULE OF FEES

Village of Palatine
Inspections made between 8 a.m. - 5 p.m.
Effective February 3, 2021

ITEM	SERVICE	FEE	ADDITIONAL INFORMATION
A	**Bi-Annual -Safety Inspection on Existing Elevators / Escalators / Conveyances** (applies to re-inspections of bi-annual) Note: village buildings would be no charge	$38.00 per unit	• TEIS provides documentation • TEIS provides insurance • TEIS provides inspection documentation to municipality
B	**New Elevator Plan Reviews Final Elevator Shop Drawings (New or MOD Construction)** Note: village buildings would be no charge	$75.00 per unit	Completed review. returned to municipality
C	**New Elevator Inspections New Construction (NC)** Note: village buildings would be no charge	$75.00 per unit	• TEIS provides documentation • TEIS provides insurance • TEIS provides inspection documentation to municipality
D	**Inspections for repair/modification to existing elevators Mod New Construction (Mod NC)** Note: village buildings would be no charge	$75.00 per unit	• TEIS provides documentation • TEIS provides insurance • TEIS provides inspection documentation to municipality
E	**Witnessing of tests as required by code** **(Hydraulic or Traction elevators and if applicable, escalators)**	$185.00 per hour	Note: Historically, this charge is billed to the elevator company

Additional Services, if applicable

ITEM	SERVICE	FEE	ADDITIONAL INFORMATION
1	**Architectural Plan Review** (New or MOD Construction) Typically for larger, complex projects	$75.00 per unit	Completed plan review, returned to municipality

Attachment: 2-3-21 Palatine Contract for Services and Fee Schedule (Elevator Inspection and Plan Review Services Contract)

REQUEST FOR QUALIFICATIONS ELEVATOR INSPECTION AND PLAN REVIEW SERVICES

VILLAGE OF PALATINE
December 22, 2020

VILLAGE OF PALATINE
200 E. Wood St.
Palatine, IL 60067

Attachment: Elevator RFQ_DEC2020 (Elevator Inspection and Plan Review Services Contract)

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Attachment: Elevator RFQ_DEC2020 (Elevator Inspection and Plan Review Services Contract)

SECTION I: INTRODUCTION

The Village of Palatine is seeking specific qualifications from interested State of Illinois Licensed and Qualified Elevator Inspector (QEI) elevator inspection companies for elevator inspection and plan review services.

SECTION II: VILLAGE INFORMATION

The Village of Palatine was founded in 1866. It was built around a station on the new Chicago and North Western Railway. Since it's founding, the Village of Palatine has grown to a total population of 67,232, making it the sixth-largest community in Cook County and the 16th-largest in the state of Illinois. According to the United States Census Bureau, the village has a total area of 13.1 square miles. There are approximately 225 conveyances located within the Village of Palatine. These conveyances range from simple scissor lifts to mid-rise elevators.

SECTION III: SELECTION PROCESS

The process for selection of an Elevator Inspection and Plan Review Service Company will proceed in three stages.

A. Submission of written qualifications

The Village will review and evaluate the written responses to the RFQ in accordance with the evaluation criteria identified herein. The Village will select no less than two qualified Companies to proceed to the interview stage of the selection process.

B. Interview

Each of the selected Companies will participate in a detailed interview to discuss how their Company satisfies the evaluation criteria identified herein. In addition, during this interview Representatives of the Company will be required to answer questions posed by the Selection Committee. It will be the sole responsibility of the Selection Committee to rank the candidates based on the evaluation of the written responses to the RFQ and responses received during the interview process. The top-ranking candidate shall then be invited to proceed to the negotiation stage.

C. Negotiation

Finalize the scope of work. Negotiation of a contract for fair and reasonable compensation based on the estimated value, scope, and complexity of the services required shall be conducted with the Company ranked as the first most qualified and should agreement not be reached, negotiations shall proceed with the second, and if necessary, the third most qualified Company.

A. Selection Process Schedule

1. Request for qualifications sent out December 22, 2020.
2. Deadline for questions from respondents is 3 PM CDT on January 5, 2021.

Attachment: Elevator RFQ_DEC2020 (Elevator Inspection and Plan Review Services Contract)

3. Responses to questions will be issued no later than January 8, 2021.
4. Submittals are due on or before 3:00 PM CDT, January 15, 2021.
5. Selection Committee to determine firms to be interviewed by January 20, 2021.
6. Interview of firms to be completed by January 29, 2021.
7. Notification of selected consultant and commencement of agreement negotiations week of February 1, 2021.
8. Council presentation and approval tentatively scheduled for February 15, 2021.

SECTION IV: SUBMITTAL REQUIREMENTS

Applicants should provide the following:

A. Provide evidence/copies of licenses by the Office of the State Fire Marshal and be Qualified Elevator Inspector (QEI) certified.

B. Provide a list of current employees along with resumes/qualifications for each.

C. Provide three recent references from Municipal clients to illustrate past knowledge and experience in the inspection of elevators and plan reviews.

D. Supply a list of current municipal clientele including how many years they have been under contract with them.

E. Provide evidence of all insurance necessary to cover its employees performing services under the terms of this agreement.

F. Demonstrate the ability to provide a liability insurance policy in the amount of $1,000,000.

G. Submit a sample copy of the following items. Redact any fees.

a. Service contract

b. Plan review

c. Inspection report

d. Billing statement

H. Explain your billing/invoicing process.

I. Indicate if you are utilizing any inspection and plan review software and indicate for how long it has been in use. Provide details as to how you interface with your clients using these software systems.

J. Provide a list of all current clients in the Village of Palatine for which elevator maintenance is provided

Attachment: Elevator RFQ_DEC2020 (Elevator Inspection and Plan Review Services Contract)

SECTION V: EVALUATION CRITERIA

The following criteria will be used to evaluate each of the written submissions. The feedback from current and previous clients will also be considered. (These are not ranked in order of importance).

A. Quality of information based on completeness, relevance, conciseness and organization of materials.

B. Qualifications and experience of personnel.

C. Years of experience in providing these services to municipalities.

D. Demonstrated ability to work with municipal agencies, their residents and businesses.

E. Demonstrated ability to complete work within prescribed timelines.

SECTION VI: SUBMITTAL

RFQs shall be submitted in a labeled and sealed envelope. Label shall read as follows:

Request for Qualifications, Elevator Plan Review and Inspection Services

Deliver to:
Village of Palatine
200 E. Wood St.
Palatine, IL 60067
Attn: Harry Spila – Director of Community Services

Due on or before 3:00 p.m., January 15, 2021

Attachment: Elevator RFQ_DEC2020 (Elevator Inspection and Plan Review Services Contract)

Company Name	RFQ Mailed to Company?	Questions Received Prior to 1/5/2021?	Date RFQ Received	Date/Time RFQ Opened and # of Copies	SUBMITTAL REQUIREMENTS MET? - Y/N													EVALUATION CRITERIA, RATE BETWEEN 1-5, 1 = DOES NOT MEET, 5 = FULLY MEETS					Comments	Total
					A	B	C	D	E	F	G				H	I	J	A	B	C	D	E		
											a	b	c	d										
ATIS	No	Yes	01/15/2021	1/15/21, 3:31PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y*	Y	Y	NA	5	3	3	4	5	did not redact fees	20
City Wide Elevator Inspection Services, Inc.	Yes, 12/22/2020	no	01/12/2021	1/15/21, 3:30PM, 4 copies	N	Y	N	N	N	N	N	N	N	N	N	N	NA	0	4	0	0	0	incomplete RFQ	
Thompson Elevator Inspection Service, Inc	Yes, 12/22/2020	no	01/14/2021	1/15/21, 3:33PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	NA	4	5	5	5	2		21
Anderson Elevator Co/South West Industries, Inc.	Yes, 12/22/2020		no submittal																					
BCR Elevators, Inc.	Yes, 12/22/2020		no submittal																					
Boca Group Central, LLC	Yes, 12/22/2020		no submittal																					
Carlsen's Elevator Services, Inc.	Yes, 12/22/2020		no submittal																					
Certified Elevator Inspection Corporation	Yes, 12/22/2020		no submittal																					
Colley Elevator	Yes, 12/22/2020		no submittal																					
Complete Elevator Service	Yes, 12/22/2020		no submittal																					
Donnelly & Associates, Inc	Yes, 12/22/2020		no submittal																					
Elevator Inspection Services	Yes, 12/22/2020		Will not participate																					
Elevator Safety Associates, LLC	Yes, 12/22/2020		no submittal																					
Jeffrey Elevator Company	Yes, 12/22/2020		no submittal																					
Just Elevator Inspection Service, Inc.	Yes, 12/22/2020		no submittal																					
Parkway Elevators, Inc.	Yes, 12/22/2020		no submittal																					
Peerless Elevator Company	Yes, 12/22/2020		no submittal																					
Quality Elevator Inspections, Inc.	Yes, 12/22/2020		no submittal																					
Stuard & Associates, Inc.	Yes, 12/22/2020		mailing returned 1/13/2021																					
The Elevator Consultants	Yes, 12/22/2020		no submittal																					
Otis Elevator Company	Yes, 12/22/2020		no submittal																					

Attachment: Selection Committee RFQ Evaluation Sheet (Elevator Inspection and Plan Review Services

Company Name	RFQ Mailed to Company?	Questions Received Prior to 1/5/2021?	Date RFQ Received	Date/Time RFQ Opened and # of Copies	SUBMITTAL REQUIREMENTS MET? - Y/N													EVALUATION CRITERIA, RATE BETWEEN 1-5, 1 = DOES NOT MEET, 5 = FULLY MEETS					Comments	Total
					A	B	C	D	E	F	G				H	I	J	A	B	C	D	E		
											a	b	c	d										
ATIS	No	Yes	01/15/2021	1/15/21, 3:31PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y*	Y	Y	NA	5	3	3	3	5	did not redact fees	19
City Wide Elevator Inspection Services, Inc.	Yes, 12/22/2020	no	01/12/2021	1/15/21, 3:30PM, 4 copies	N	Y	N	N	N	N	N	N	N	N	N	N	NA	-	-	-	-		incomplete RFQ	
Thompson Elevator Inspection Service, Inc	Yes, 12/22/2020	no	01/14/2021	1/15/21, 3:33PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	NA	4	5	5	5	3		22
Anderson Elevator Co/South West Industries, Inc.	Yes, 12/22/2020		no submittal																					
BCR Elevators, Inc.	Yes, 12/22/2020		no submittal																					
Boca Group Central, LLC	Yes, 12/22/2020		no submittal																					
Carlsen's Elevator Services, Inc.	Yes, 12/22/2020		no submittal																					
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Attachment: Selection Committee RFQ Evaluation Sheet (Elevator Inspection and Plan Review Services

Company Name	EVALUATION CRITERIA, RATE BETWEEN 1-5, 1 = DOES NOT MEET, 5 = FULLY MEETS					Total	Comments
	A	B	C	D	E		
ATIS	5	5		3	5	18	did not redact fees
City Wide Elevator Inspection Services, Inc.	1	5		2	1	9	incomplete RFQ
Thompson Elevator Inspection Service, Inc	5	5		5	5	20	

Company Name	RFQ Mailed to Company?	Questions Received Prior to 1/5/2021?	Date RFQ Received	Date/Time RFQ Opened and # of Copies	SUBMITTAL REQUIREMENTS MET? - Y/N													EVALUATION CRITERIA, RATE BETWEEN 1-5, 1 = DOES NOT MEET, 5 = FULLY MEETS					Comments	Total
					A	B	C	D	E	F	G				H	I	J	A	B	C	D	E		
											a	b	c	d										
ATIS	No	Yes	01/15/2021	1/15/21, 3:31PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y*	Y	Y	NA	5	3	2	3	5	did not redact fees	18
City Wide Elevator Inspection Services, Inc.	Yes, 12/22/2020	no	01/12/2021	1/15/21, 3:30PM, 4 copies	N	Y	N	N	N	N	N	N	N	N	N	N	NA	0	0	0	0	0	incomplete RFQ	
Thompson Elevator Inspection Service, Inc	Yes, 12/22/2020	no	01/14/2021	1/15/21, 3:33PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	NA	5	5	5	5	4		24
Anderson Elevator Co/South West Industries, Inc.	Yes, 12/22/2020		no submittal																					
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					A	B	C	D	E	F	G				H	I	J	A	B	C	D	E		
											a	b	c	d										
ATIS	No	Yes	01/15/2021	1/15/21, 3:31PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y*	Y	Y	NA	5	3	3	4	5	did not redact fees	20
City Wide Elevator Inspection Services, Inc.	Yes, 12/22/2020	no	01/12/2021	1/15/21, 3:30PM, 4 copies	N	Y	N	N	N	N	N	N	N	N	N	N	NA	v	o	i	d		incomplete RFQ	
Thompson Elevator Inspection Service, Inc	Yes, 12/22/2020	no	01/14/2021	1/15/21, 3:33PM, 4 copies	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	NA	4	4	5	5	3		21
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Attachment: Selection Committee RFQ Evaluation Sheet (Elevator Inspection and Plan Review Services

Consider a Motion Authorizing the Village Manager to Execute Amendment 1 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

BACKGROUND:
An Agreement for Use of Right-of-Way with Verizon, through its wholly owned subsidiary MCImetro Access Transmission Services Corporation (d/b/a Verizon Access Transmission Services), was approved at the Village Council meeting of May 11, 2020. MCImetro Access requested an amendment to the Agreement

WOW Internet, Cable and Phone had constructed a fiber optic network in the early 2000's and had previously been licensed by the Village to own and maintain these facilities. Verizon purchased the facilities located within the Village rights-of-way and seeks to maintain and expand the network.

KEY ISSUES:

- MCImetro Access Transmission Services has approached the Village to amend the Agreement for Use of Right-of-Way.

- The amendment seeks to replace the original Exhibit B (a map of MCImetro's planned fiber routes) with an updated Exhibit B which includes expanding aerial facilities by over 2.5 miles and buried facilities by more than 20 miles.

- This item was originally scheduled on February 1st, but the applicant failed to attend the Village Council meeting to address questions. Staff requested the applicant clarify if this is their full plan for the next several years and for a construction schedule. A portion of their response is as follows, "..the Telecommunications industry is an ever-changing industry driven on customer demand and technological advancement. This is not unlike what our society experienced in the wireline side of the telecommunications industry for the past 125 years. The expansion of the Verizon network is designed to provide better, more reliable coverage for Palatine's residents and businesses, not to mention better coverage for first responders. The amendment being reviewed by your administration for council consideration entails the fiber expansion currently released by Verizon to build. Some of the permitted-for fiber runs connecting two other runs already in ground, while other runs are expansions of previous runs. While no other fiber runs are being studied for release in Palatine currently, this is subject to change since the very nature of fiber demand is dynamic".

- All other terms and conditions of the Agreement remain unchanged.

ALTERNATIVES:

1. Authorize the Village Manager to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 1 to the

Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro Access Transmission Services.

ATTACHMENTS:

- Palatine IL Amendment No 1 to Right of Way Access Agreement VZW 012621

AMENDMENT No. 1
TO THE AGREEMENT FOR USE OF RIGHT-OF-WAY
BETWEEN THE VILLAGE OF PALATINE AND MCIMETRO ACCESS TRANSMISSION SERVICES CORP.

This Amendment Number 1, ("Amendment") is entered into effective as of ___/___/___ ("Amendment Effective Date") by and between the Village of Palatine, Illinois, an Illinois municipal corporation ("Village"), and MCImetro Access Transmission Services Corp., d/b/a Verizon Access Transmission Services, a subsidiary of Verizon, a Delaware Corporation ("Company"), referred to collectively as "Parties".

RECITALS

A. Village and Company entered in an Agreement for Use of Right-of-Way ("Agreement") effective May 11, 2020 which grants Company the right to install certain fiber in the Village right-of-way, set forth in Exhibit B of the Agreement.
B. The parties wish to amend the Agreement as set forth in this Amendment.

NOW THEREFORE, in consideration of the promises of each of the parties to the other and the covenants contained herein, it is agreed as follows:

1. Exhibit B of the Agreement is replaced with a new Exhibit B dated _____.
2. All other terms and conditions that are not hereby amended are to remain in full force and effect.

VILLAGE OF PALATINE, an Illinois Municipal Corporation

BY:_____
Reid T. Ottesen / Village Manger

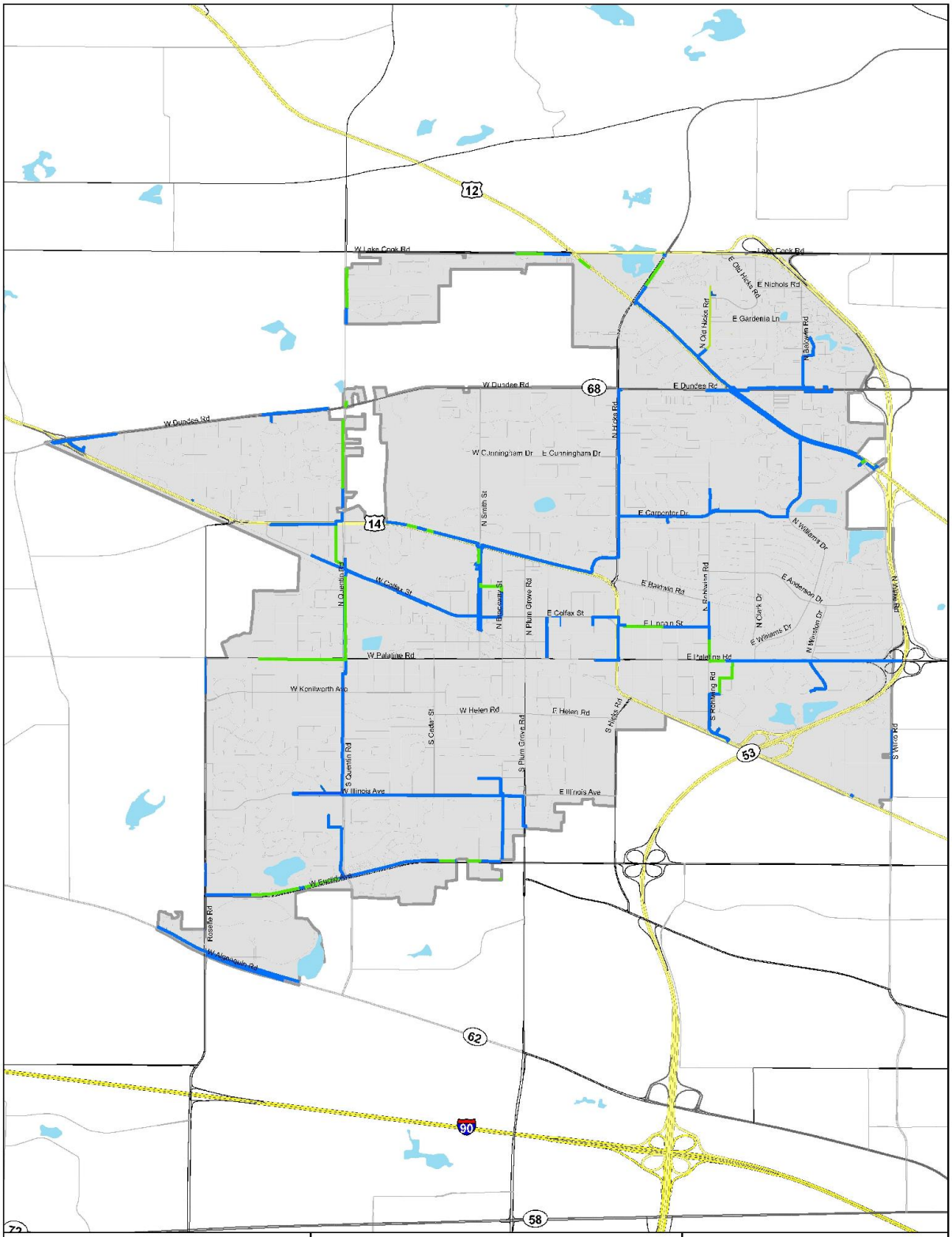
MCI/METRO ACCESS TRANSMISSION CERVICES CORP., d/b/a Verizon Access Transmission Services, a Delaware Corporation

BY:_____
Robert J. Hayes / Senior Manager-Network Engineering & Operations

Attachment: Palatine IL Amendment No 1 to Right of Way Access Agreement VZW 012621 (Verizon Access/MCImetro ROW Agreement

Exhibit B

MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services
Planned Fiber Routes
Village of Palatine, IL



Planned Aerial - 36,206 LF
Planned Buried - 221,187 LF
Palatine

Note: This is a PRELIMINARY VIEW only

Final design not yet completed, thus routes subject to change. Cables shown in Blue and Green represent backbone fiber to existing. Not shown above are additional laterals off backbone cables to be determined to serve business customers along the routes.

Verizon/MCImetro Confidential and Proprietary. May Contain Trade Secrets, or Sensitive Commercial or Financial Information. Any Unauthorized Review, Use, Disclosure, Distribution, or Copying is Prohibited.

Data Source: VZB

Projection: GCS WGS 1984

Map Created: 01/10/2021

Map Created By: Andres McDonnell

N W E S

Attachment: Palatine IL Amendment No 1 to Right of Way Access Agreement VZW 012621 (Verizon Access/MCImetro ROW Agreement

Consider a Motion to Award a Contract for the Village's 2021 Street Resurfacing Program

BACKGROUND:
On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Thirty-seven sections of street have been identified, resurfacing approximately 35,472 feet or 6.72 miles. In addition, the proposed work includes 23 inlet structures to be replaced, 8,010 square feet of sidewalk replaced for ADA accessible ramps, approximately 34,954 feet of curb/gutter replaced and new gutter installed, along with base course repairs.

KEY ISSUES:

- The street resurfacing program's major funding source is State Motor Fuel Tax (MFT) funds, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, February 2, 2021, five bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The engineer's opinion of probable cost for this project was $2,760,387.90. The low bid is 9.3% under the amount estimated when the 2021 Budget was adopted.
- Arrow Road Construction Company of Elk Grove Village, Illinois submitted the lowest compliant bid in the amount of $2,096,479.40.
- The savings of approximately $680,000 are split between MFT savings ($400,000) and local capital improvement funds ($280,000).
- Due to the restrictions on the MFT funds, Staff is recommending that those savings be rolled to an expanded 2022 resurfacing program with an enhanced focus on collector streets consistent with the Council's direction several years ago.
- The local savings are recommended to be considered as follows:
    - $190,000 expanded resurfacing program - Winston, from Anderson to Everett, and Jonathan, from Everett to Churchill, would likely be the recommended roadways. These are collector routes with a Pavement Condition Index of less than 60 which is consistent with the roadway maintenance standards recently adopted by the Council.
    - $20,000 for 50/50 sidewalk replacement program. The 2021 Budget did not fund this program as part of trying to contain costs and avoid any property tax increase. That said, we do have a number of residents seeking participation with a commitment to share in the costs of the improvements.
    - The remaining $70,000 would be savings for the Village and discussed as part of the capital projects that were funded, but placed on hold. This discussion will come in several months.

ALTERNATIVES:

1. Award the contract for the 2021 Street Resurfacing Program to Arrow Road

Construction.

2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Street Resurfacing Program be awarded to Arrow Road Construction of Elk Grove Village, Illinois in the amount of $2,096,480.

BUDGET IMPACT:
Funds have been budgeted in the 2021 Capital Improvement Program. The low compliant bid will result in a savings of approximately $680,000. $400,000 is from MFT savings and $280,000 of local funds. The local funds can be allocated through separate actions as described in this memo.

ACTION REQUIRED:
Motion to award the contract for the 2021 Street Resurfacing Program to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of $2,096,480.

ATTACHMENTS:

- Bid Tabulation
- 2021 Street Resurfacing Sections

VILLAGE OF PALATINE

Bidding Summary
2021 Street Resurfacing Program
11:00 AM, Tuesday, February 2, 2021

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Arrow Road Construction Co.	$ 2,096,479.40	Correct as Read
2	Builders Paving, LLC	$ 2,348,000.00	Correct as Read
3	J.A. Johnson Paving Company	$ 2,643,060.16	Correct as Read
4	Peter Baker & Son Company	$ 2,645,945.21	Correct as Read
5	R.W. Dunteman Company	$ 2,891,836.46	Correct as Read

Attachment: Bid Tabulation (2021 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2021 Street Resurfacing Program

DPW - 2111

SECTION NO. 21-00000-00 GM

COMPUTED BY MG

BID OPENING	
DATE:	February 2, 2021
TIME:	11:00 AM
PLACE:	Community Room A

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate UNIT PRICE	Engineer's Estimate TOTAL	Arrow Road Construction Co. 1445 Oakton Street Elk Grove Village IL 60007 (847) 437-0700 UNIT PRICE	Arrow Road Construction Co. TOTAL	Builders Paving, LLC 4413 W. Roosevelt Road, Suite 108 Hillside, IL 60162 (847) 419-9000 UNIT PRICE	Builders Paving, LLC TOTAL	J.A. Johnson Paving Company 1025 E Addison Court Arlington Heights IL 60005 (847) 439-2025 UNIT PRICE	J.A. Johnson Paving Company TOTAL	Peter Baker & Son Company 1349 Rockland Road PO Box 187 Lake Bluff IL 60044-0187 (847) 362-3663 UNIT PRICE	Peter Baker & Son Company TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ. YD.	106,029	$3.05	$323,388.45	$0.25	$26,507.25	$2.75	$291,579.75	$2.50	$265,072.50	$2.90	$307,484.1(
2	LEVELING BINDER (MACHINE METHOD), N50	TON	4,454	82.00	365,228.00	67.45	300,422.30	71.00	316,234.00	75.00	334,050.00	73.00	325,142.0(
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	71,571	0.01	715.71	1.00	71,571.00	0.01	715.71	0.01	715.71	0.01	715.7'
4	HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50	TON	8,906	85.00	757,010.00	67.60	602,045.60	74.00	659,044.00	75.00	667,950.00	73.00	650,138.0(
5	CLASS D PATCHES, TYPE III, 6"	SQ. YD.	173	50.00	8,650.00	15.00	2,595.00	15.00	2,595.00	45.00	7,785.00	62.00	10,726.0(
6	CLASS D PATCHES, TYPE IV, 6"	SQ. YD.	2,545	40.00	101,800.00	15.00	38,175.00	15.00	38,175.00	45.00	114,525.00	49.00	124,705.0(
7	SUBGRADE REMOVAL AND REPLACEMENT	CU. YD.	48	38.50	1,848.00	50.00	2,400.00	25.00	1,200.00	90.00	4,320.00	25.00	1,200.0(
8	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	990	1.05	1,039.50	1.50	1,485.00	0.65	643.50	1.45	1,435.50	1.50	1,485.0(
9	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	282	1.55	437.10	1.75	493.50	1.20	338.40	2.85	803.70	1.75	493.5(
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	296	3.10	917.60	3.50	1,036.00	2.20	651.20	3.40	1,006.40	3.50	1,036.0(
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	789	6.20	4,891.80	7.00	5,523.00	5.25	4,142.25	6.75	5,325.75	7.00	5,523.0(
12	THERMOPLASTIC PAVEMENT MARKINGS - LETTERS AND SYM	SQ. FT.	73	6.20	453.84	7.00	512.40	5.25	384.30	6.75	494.10	7.00	512.4(
13	STRUCTURES TO BE ADJUSTED	EACH	102	285.00	29,070.00	250.00	25,500.00	300.00	30,600.00	300.00	30,600.00	300.00	30,600.0(
14	STRUCTURES TO BE RECONSTRUCTED	EACH	2	1,435.00	2,870.00	1,190.00	2,380.00	1,000.00	2,000.00	1,100.00	2,200.00	1,250.00	2,500.0(
15	FRAMES AND LIDS TO BE ADJUSTED	EACH	2	450.00	900.00	470.00	940.00	300.00	600.00	350.00	700.00	450.00	900.0(
16	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	54	575.00	31,050.00	595.00	32,130.00	600.00	32,400.00	600.00	32,400.00	625.00	33,750.0(
17	FRAMES AND LIDS TO BE REPLACED, TYPE 1	EACH	5	400.00	2,000.00	290.00	1,450.00	290.00	1,450.00	350.00	1,750.00	350.00	1,750.0(
18	FRAMES AND GRATES TO BE REPLACED, SPECIAL	EACH	53	500.00	26,500.00	385.00	20,405.00	350.00	18,550.00	400.00	21,200.00	400.00	21,200.0(
19	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15"-30"	EACH	15	1,400.00	21,000.00	1,410.00	21,150.00	1,050.00	15,750.00	1,150.00	17,250.00	1,250.00	18,750.0(
20	INLETS, TYPE A, WITH SALVAGED FRAME AND GRATE (15' - 3	EACH	3	1,000.00	3,000.00	1,000.00	3,000.00	985.00	2,955.00	1,000.00	3,000.00	1,100.00	3,300.0(
21	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (OVER 3	EACH	4	1,650.00	6,600.00	1,410.00	5,640.00	1,250.00	5,000.00	1,500.00	6,000.00	1,500.00	6,000.0(
22	INLETS, TYPE B, WITH FRAME AND GRATE, SPECIAL (15" - 30	EACH	1	2,000.00	2,000.00	2,440.00	2,440.00	1,450.00	1,450.00	1,650.00	1,650.00	1,650.00	1,650.0(
23	CATCH BASINS, TYPE A, 48" DIAMETER, WITH FRAME AND GI	EACH	1	2,100.00	2,100.00	3,725.00	3,725.00	3,200.00	3,200.00	4,750.00	4,750.00	5,150.00	5,150.0(
24	CURB REMOVAL, SPECIAL	FOOT	170	3.00	510.00	2.00	340.00	5.00	850.00	300.00	51,000.00	3.00	510.0(
25	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AN	FOOT	27,567	20.75	572,015.25	19.55	538,934.85	19.00	523,773.00	21.00	578,907.00	21.00	578,907.0(
26	TYPE B GUTTER, SPECIAL	FOOT	6,707	21.50	144,200.50	19.00	127,433.00	19.00	127,433.00	21.00	140,847.00	22.00	147,554.0(
27	INTEGRAL CURB REMOVAL	FOOT	680	3.50	2,380.00	2.75	1,870.00	4.75	3,230.00	3.00	2,040.00	3.00	2,040.0(
28	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	FOOT	680	19.50	13,260.00	17.00	11,560.00	15.00	10,200.00	21.00	14,280.00	21.00	14,280.0(
29	PORTLAND CEMENT CONCRETE BASE COURSE REPLACEME	SQ. YD.	40	19.50	780.00	12.00	480.00	14.00	560.00	18.00	720.00	18.00	720.0(
30	TIE-BARS, EPOXY COATED, NO. 6 X 18"	EACH	222	7.75	1,720.50	7.00	1,554.00	4.00	888.00	9.00	1,998.00	8.00	1,776.0(
31	SIDEWALK REMOVAL, SPECIAL	SQ. FT.	150	3.10	465.00	1.50	225.00	2.00	300.00	3.00	450.00	3.00	450.0(
32	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND F	SQ. FT.	8,010	6.50	52,065.00	5.90	47,259.00	5.65	45,256.50	6.25	50,062.50	6.25	50,062.5(
33	DETECTABLE WARNINGS	SQ. FT.	928	22.05	20,462.40	20.00	18,560.00	20.00	18,560.00	21.00	19,488.00	22.00	20,416.0(
34	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND RE	SQ. YD.	1,475	52.25	77,068.75	51.70	76,257.50	55.00	81,125.00	40.00	59,000.00	45.00	66,375.0(
35	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REM	SQ. YD.	1,225	56.50	69,212.50	52.00	63,700.00	51.00	62,475.00	55.00	67,375.00	54.00	66,150.0(
36	ADDITIONAL TOPSOIL AND SEED	FOOT	6,715	2.80	18,802.00	2.00	13,430.00	1.10	7,386.50	1.60	10,744.00	1.60	10,744.0(
37	ADDITIONAL TOPSOIL AND SOD	SQ. YD.	395	13.80	5,451.00	10.00	3,950.00	20.00	7,900.00	18.00	7,110.00	18.00	7,110.0(
38	MAILBOX RELOCATIONS	EACH	55	155.00	8,525.00	60.00	3,300.00	100.00	5,500.00	1.00	55.00	150.00	8,250.0(
39	TRAFFIC CONTROL AND PROTECTION	L. SUM	1	80,000.00	80,000.00	16,100.00	16,100.00	22,904.89	22,904.89	114,000.00	114,000.00	115,890.00	115,890.0(
		AS READ					**$2,096,479.40**		**$2,348,000.00**		**$2,643,060.16**		**$2,645,945.2'**
	TOTALS	AS CORRECTED			**$2,760,387.90**								
					PROPOSAL GUARANTEE	5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
					COMMENTS					Bid delivered to Palatine Park District and opened by PPD. Bid was resealed and delivered to VOP.			

Attachment: Bid Tabulation (2021 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2021 Street Resurfacing Program

DPW - 2111

SECTION NO. 21-00000-00 GM

COMPUTED BY MG

BID OPENING

DATE:	**February 2, 2021**
TIME:	**11:00 AM**
PLACE:	**Community Room A**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	R.W. Dunteman Company 600 S Lombard Road PO Box 1129 Addison IL 60101 (630) 953-1500 UNIT PRICE	R.W. Dunteman Company TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ. YD.	106,029	$2.40	$254,469.60								
2	LEVELING BINDER (MACHINE METHOD), N50	TON	4,454	83.00	369,682.00								
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	71,571	0.01	715.71								
4	HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50	TON	8,906	78.00	694,668.00								
5	CLASS D PATCHES, TYPE III, 6"	SQ. YD.	173	52.00	8,996.00								
6	CLASS D PATCHES, TYPE IV, 6"	SQ. YD.	2,545	49.00	124,705.00								
7	SUBGRADE REMOVAL AND REPLACEMENT	CU. YD.	48	127.00	6,096.00								
8	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	990	0.65	643.50								
9	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	282	1.20	338.40								
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	296	2.20	651.20								
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	789	5.25	4,142.25								
12	THERMOPLASTIC PAVEMENT MARKINGS - LETTERS AND SYM	SQ. FT.	73	5.25	384.30								
13	STRUCTURES TO BE ADJUSTED	EACH	102	300.00	30,600.00								
14	STRUCTURES TO BE RECONSTRUCTED	EACH	2	1,100.00	2,200.00								
15	FRAMES AND LIDS TO BE ADJUSTED	EACH	2	350.00	700.00								
16	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	54	600.00	32,400.00								
17	FRAMES AND LIDS TO BE REPLACED, TYPE 1	EACH	5	350.00	1,750.00								
18	FRAMES AND GRATES TO BE REPLACED, SPECIAL	EACH	53	400.00	21,200.00								
19	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15"-30"	EACH	15	1,150.00	17,250.00								
20	INLETS, TYPE A, WITH SALVAGED FRAME AND GRATE (15' - 3	EACH	3	1,000.00	3,000.00								
21	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (OVER 3	EACH	4	1,500.00	6,000.00								
22	INLETS, TYPE B, WITH FRAME AND GRATE, SPECIAL (15" - 30	EACH	1	1,650.00	1,650.00								
23	CATCH BASINS, TYPE A, 48" DIAMETER, WITH FRAME AND GI	EACH	1	4,750.00	4,750.00								
24	CURB REMOVAL, SPECIAL	FOOT	170	17.25	2,932.50								
25	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AN	FOOT	27,567	29.75	820,118.25								
26	TYPE B GUTTER, SPECIAL	FOOT	6,707	23.25	155,937.75								
27	INTEGRAL CURB REMOVAL	FOOT	680	7.00	4,760.00								
28	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	FOOT	680	24.50	16,660.00								
29	PORTLAND CEMENT CONCRETE BASE COURSE REPLACEME	SQ. YD.	40	41.00	1,640.00								
30	TIE-BARS, EPOXY COATED, NO. 6 X 18"	EACH	222	6.00	1,332.00								
31	SIDEWALK REMOVAL, SPECIAL	SQ. FT.	150	8.50	1,275.00								
32	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND F	SQ. FT.	8,010	8.00	64,080.00								
33	DETECTABLE WARNINGS	SQ. FT.	928	24.25	22,504.00								
34	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND RE	SQ. YD.	1,475	39.00	57,525.00								
35	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REM	SQ. YD.	1,225	51.00	62,475.00								
36	ADDITIONAL TOPSOIL AND SEED	FOOT	6,715	2.75	18,466.25								
37	ADDITIONAL TOPSOIL AND SOD	SQ. YD.	395	12.25	4,838.75								
38	MAILBOX RELOCATIONS	EACH	55	160.00	8,800.00								
39	TRAFFIC CONTROL AND PROTECTION	L. SUM	1	61,500.00	61,500.00								
			AS READ		**$2,891,836.46**								
	TOTALS		AS CORRECTED										
	PROPOSAL GUARANTEE			5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
	COMMENTS												

Attachment: Bid Tabulation (2021 Street Resurfacing Program)

2021 STREET RESURFACING – SECTIONS

	Street Name	From	To
1	LAGUNA COURT	LAKEVIEW DRIVE	CUL-DE-SAC
2	SHORESIDE COURT	LAKEVIEW DRIVE	CUL-DE-SAC
3	FOREST VIEW CIRCLE	LAKEVIEW DRIVE	CUL-DE-SAC
4	ROSEWOOD COURT	LAKEVIEW DRIVE	CUL-DE-SAC
5	LAKEVIEW COURT	LAKEVIEW DRIVE	CUL-DE-SAC
6	OAK RIDGE COURT	LAKEVIEW DRIVE	CUL-DE-SAC
7	COUNTRYSIDE DRIVE	STERLING DRIVE	NORTHWEST HIGHWAY
8	HIDDEN PRAIRIE COURT	NORTHWEST HIGHWAY	CUL-DE-SAC
9	KING CHARLES COURT	CUNNINGHAM DRIVE	GARDEN AVENUE
10	ASTER AVENUE	OLD HICKS ROAD	CAPRI DRIVE
11	ZINNIA LANE	LAUREL DRIVE	IRIS DRIVE
12	IRIS DRIVE	ZINNIA LANE	ASTER AVENUE
13	CARPENTER DRIVE	CLARK DRIVE	WILLIAMS DRIVE
14	CARPENTER DRIVE	WILLIAMS DRIVE	DEAD END
15	TAHOE TRAIL	WILLOWWOOD DRIVE	STARK DRIVE
16	BEL AIRE TERRACE	TAHOE TRAIL	POMPANO LANE
17	GREENWOOD DRIVE	TAHOE TRAIL	POMPANO LANE
18	PATTEN DRIVE	ROBINSON DRIVE	WILLIAMS DRIVE
19	ROSITA DRIVE	WINSTON DRIVE	RICHARDS DRIVE
20	BABCOCK DRIVE	CHURCH DRIVE	CLARK DRIVE
21	JOYCE AVENUE	WINSTON DRIVE	PATRICIA LANE
22	KENILWORTH AVENUE	PATRICIA LANE	DEAD END
23	MOZART STREET	WOOD STREET	COLFAX STREET
24	WOOD STREET	PLUM GROVE ROAD	OAK STREET
25	CHARLOTTE STREET	ROBERTSON STREET	COMFORT STREET
26	IMPERIAL COURT	W. GLADE AVENUE	BOTHWELL STREET
27	IMPERIAL COURT	IMPERIAL COURT	CUL-DE-SAC
28	LONGVIEW LANE	QUENTIN ROAD	ELM STREET
29	ROCKLEDGE DRIVE	SLIPPERY ROCK DRIVE	PARKSIDE DRIVE
30	BLOOMFIELD COURT	ROCKLEDGE DRIVE	CUL-DE-SAC
31	NIGHTINGALE DRIVE	PEREGRINE DRIVE	PARTRIDGE DRIVE
32	MIDDLETON AVENUE	HUNTING DRIVE	GILBERT AVENUE
33	MIDDLETON AVENUE	GILBERT AVENUE	WHYTECLIFF ROAD
34	BRIGHTON LANE	BEDFORD DRIVE	WHYTECLIFF ROAD
35	CLYDE AVENUE	KENILWORTH AVENUE	GLENCOE ROAD
36	LEONARD ROAD	CRESCENT AVENUE	QUENTIN ROAD
37	WILLIAMS AVENUE	NORTHWEST HIGHWAY	DEAD END

Attachment: 2021 Street Resurfacing Sections (2021 Street Resurfacing Program)

Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for Renovation of the Combined Service Facility

BACKGROUND:
As part of the 2020 Capital Improvement Program, funding was provided to begin the process to design the renovation of the existing Combined Service Facility, located at 148 W. Illinois Avenue. The campus serves as the base of operations for the Village's Public Works Department and for the Palatine Park District's Parks & Planning Department. The Village and Park District partnered to design and construct the building in 1991, and have continued to share the building since that time. While the area served by the two separate functions has expanded, limited alterations or modernizations have occurred since the building opened.

KEY ISSUES:

- A Request for Qualifications was prepared and published. Fourteen architectural firms submitted qualifications, four of which were interviewed by Public Works and Park District staff. The preferred firm, Wold Architects and Engineers of Palatine, Illinois, was selected based upon their ability to comprehensively address the project scope.
- Wold can provide services consisting of architectural, structural, mechanical, electrical and civil engineering; landscape architecture; interior design; furnishing design and procurement; bidding and negotiation phase services; and construction phase services for renovation of the existing Combined Service Facility.
- Schematic design is the first phase and recommended for approval at this time. The proposed cost of $46,625, plus reimburseables estimated at $2,375. The Council will have the ability to elect to continue moving forward or go in a different direction following this phase.
- The schematic design portion of this project will be completed in approximately three months from the date of execution. This is intended to allow for consideration for improvements as soon as 2022.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and to approve the Schematic Design Phase.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the agreement for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and approving the Schematic Design Phase in an amount not-to-exceed $49,000.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Budget to accommodate the space needs study and schematic design phases. The

Palatine Park District would reimburse the Village 28% of the cost of this schematic design ($13,720).

ACTION REQUIRED:
Motion to authorize the Village Manager to execute an agreement in a manner acceptable to the Village Attorney for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and Engineers of Palatine, Illinois and to approve the Schematic Design Phase in the not-to-exceed amount of $49,000.

ATTACHMENTS:

- Wold Architects Fee Agreement Proposal Letter
- Wold Architects Draft AIA Owner-Architect Agreement
- Gewalt Hamilton Proposal for Additional Services

January 14, 2021

Matthew D. Barry, Director of Public Works
Village of Palatine Department of Public Works
148 West Illinois Avenue
Palatine, Illinois 60067

Re: Village of Palatine / Palatine Park District
Combined Service Facility Remodel
Proposal for Schematic Design Services
Commission No. 9999

Dear Matt:

The Wold team greatly appreciates having been selected by the Village of Palatine and Palatine Park District through the RFQ and interview process to assist with Combined Service Facility Remodel project. We look forward to being able to continue to our relationship with both organizations in service of the Palatine community.

As requested, we are providing the following fee agreement proposal and attached Owner-Architect Agreement for your review.

Based on our discussions, we understand that the Village and Park District have budgeted for the preliminary design phase of this project as part of the current year's budget, with intentions for evaluating the developed project cost estimates to allow for budgeting of potential of an initial implementation phase in 2022. Additional projects identified in the preliminary design phase may be master planned for implementation in future budgets.

An initial construction budget estimate of approximately $3,000,000 has been discussed by the Village and Park District for budget planning purposes, however, it is the intent that the final project budget will be established through the preliminary design phase. For the purposes of establishing a fee agreement, Wold proposes to use $3,000,000 as the estimated cost of construction as the basis of our fee calculation.

Wold proposes fixed rates to all of our clients, based on the size and type of project, as follows:

Construction Cost	< $500,000		$500,000 - $2,000,000		$2,000,000 - $10,000,000		> $10,000,000	
Type of Work	New Construction	Renovations & Additions	New Construction	Renovations & Additions	New Construction	Renovations & Additions	New Construction	Renovations & Additions
% of Cost	7.0%	8.5%	6.5%	8.0%	6.25%	7.75%	6.0%	7.5%

Based on the current construction budget estimate, Wold's overall proposed fixed fee for Basic Services, as defined the Owner-Architect Agreement, would be calculated as follows:

$3,000,000 x 7.75% = $232,500, plus actual reimbursable expenses billed at rate

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

PLANNERS
ARCHITECTS
ENGINEERS

Attachment: Wold Architects Fee Agreement Proposal Letter (Architectural and Engineering Services for Renovation of the Combined Service

A breakdown of this Basic Services fee by project phase would be as follows:

Project Phase	Phase %	Fee
Schematic Design	15%	$34,875
Design Development	20%	$46,500
Contract Documents	40%	$93,000
Bidding	5%	$11,625
Construction Administration	20%	$46,500
Total	100%	$232,500

In order to achieve the identified preliminary design objectives, Wold proposes establishing a fee agreement for Basic Services through the completion of Schematic Design in the amount of $34,875; plus actual reimbursable expenses billed at rate.

The Schematic Design scope and deliverables will include the following:

- Establish a Core Planning Group to build consensus on long-term goals
  - Develop Guiding Principals
  - Conduct facility tours
- Analyze existing space utilization and develop anticipated space needs
  - Survey and meet with staff input groups to determine functional space requirements
  - Develop current and proposed functional space summary program
- Assess existing facility and site conditions
  - Document all existing facility conditions issues with recommended action items and estimated costs
  - Establish baseline for minimal facility asset maintenance
- Develop options and budgets for achieving project goals
  - Conceptual site plans, floor plans, and exterior elevations/renderings
  - Mechanical and Electrical systems narratives
  - Total estimated project cost budget
  - Proposed implementation/phasing schedule

At the end of Schematic Design, Wold will present the Village and Park District with updated construction cost and total project cost budgets for approval by their respective Boards. If approved to proceed, Wold proposes that the Basic Services fixed fee would be recalculated based upon the updated construction cost estimate for the scope of work to be implemented utilizing the same fixed fee percentage. The currently proposed fee for Schematic Design Basic Services would be credited against the recalculated fixed fee proposal.

Attachment: Wold Architects Fee Agreement Proposal Letter (Architectural and Engineering Services for Renovation of the Combined Service

As discussed through the RFQ and interview process, there is due diligence related to the Watershed Management Ordinance (WMO) from the Metropolitan Water Reclamation District will be required to be performed during the Schematic Design Phase in order to understand what the impacts of any proposed site improvements or building additions may be relative to stormwater management and mitigation. We are proposing to utilize Gewalt Hamilton Associates as our Civil Engineering consultant for this project. Their firm is well versed in the technical requirements of the WMO, and will help to ensure that all provisions are accounted for in the preliminary design phase. This scope of work is outside the Basic Services as defined by the Owner-Architect Agreement, and therefore Wold proposes an additional fee of $11,750 for including this as part of the Schematic Design deliverable. A copy of Gewalt Hamilton's proposed scope of services is attached for your review.

Based on the above proposed scope for Basic Services and Additional Services, Wold's overall proposed fee for Schematic Design is $46,625; plus actual reimbursables billed at rate.

Wold is available to begin work on Schematic Design upon authorization to proceed, and as early as March 2021. We anticipate it will take approximately 3 months to complete Schematic Design.

We are available at your convenience to discuss this proposal. Again, we are excited for this opportunity to partner with the Village and Park District on this project and we look forward to getting started.

Sincerely,

Wold Architects and Engineers

Matt Bickel | AIA, LEED AP
Partner

Enclosure

cc: Kirsta Ehmke, Wold
Elisabeth Geib, Wold

KH/O:/Promo/Municipal/Village of Palatine/crsp/jan21

Attachment: Wold Architects Fee Agreement Proposal Letter (Architectural and Engineering Services for Renovation of the Combined Service

AIA® Document B101™ – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

and the Architect:
(Name, legal status, address and other information)

Wold Architects and Engineers
220 N. Smith Street, Suite 310
Palatine, Illinois 60067
Telephone Number: 847-241-6100
Fax Number: 847-241-6105

for the following Project:
(Name, location and detailed description)

Combined Service Facility Remodeling
148 W. Illinois Avenue
Palatine, Illinois 60067

Provision of full Architectural and Engineering design services related to the renovations of, and additions to, the existing Combined Service Facility.

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

- Attachment: Wold Architects Draft AIA Owner-Architect Agreement (Architectural and Engineering Services for Renovation of the Combined

Init.
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User Notes:

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1 INITIAL INFORMATION

2 ARCHITECT'S RESPONSIBILITIES

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4 SUPPLEMENTAL AND ADDITIONAL SERVICES

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6 COST OF THE WORK

7 COPYRIGHTS AND LICENSES

8 CLAIMS AND DISPUTES

9 TERMINATION OR SUSPENSION

10 MISCELLANEOUS PROVISIONS

11 COMPENSATION

12 SPECIAL TERMS AND CONDITIONS

13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Attachment: Wold Architects Draft AIA Owner-Architect Agreement (Architectural and Engineering Services for Renovation of the Combined

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User Notes:

.2 Construction commencement date:

.3 Substantial Completion date or dates:

.4 Other milestone dates:

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:
(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

N/A
(Paragraph Deleted)

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E204™–2017, Sustainable Projects Exhibit, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E204–2017 is incorporated into this agreement, the Owner and Architect shall incorporate the completed E204–2017 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:
(List name, address, and other contact information.)

Matthew D. Barry, Director of Public Works
148 West Illinois Avenue
Palatine, Illinois 60067

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

§ 1.1.9 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

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.2 Other, if any:
(List any other consultants and contractors retained by the Owner.)

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

Matt Bickel, AIA, LEED AP
220 North Smith Street, Suite 310
Palatine, Illinois 60067

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

.1 Civil Engineer:

Gewalt Hamilton Associates
625 Forest Edge Drive
Vernon Hills, Illinois
60061

.1 Structural Engineer:

Johnson Wilbur Adams, Inc.
330 South Naperville Road, #300
Wheaton, Illinois 60187

.2 Mechanical Engineer:

Wold Architects and Engineers
220 N. Smith Street, Suite 310
Palatine, Illinois 60067

.3 Electrical Engineer:

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220 N. Smith Street, Suite 310
Palatine, Illinois 60067

§ 1.1.11.2 Consultants retained under Supplemental Services:

§ 1.1.12 Other Initial Information on which the Agreement is based:

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

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§ 2.5.1 Commercial General Liability with policy limits of not less than One Million ($ 1,000,000) for each occurrence and Two Million ($ 2,000,000) in the aggregate for bodily injury and property damage.

§ 2.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million ($ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation at statutory limits.

§ 2.5.5 Employers' Liability with policy limits not less than ($) each accident, ($) each employee, and ($) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than One Million ($ 1,000,000) per claim and Two Million ($ 2,000,000) in the aggregate.

§ 2.5.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella polices for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services, interior design, civil engineering, and landscape architecture services at no additional cost to the Owner. Consultants will be hired by the Architect as services as required as part of Basic Services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

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§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider, if requested by the Owner, sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

(Paragraph Deleted)

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval. The Owner shall provide written approval to the Architect indicating approval of the Schematic Design Documents in order for the Architect to proceed to the Design Development Phase.

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and

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electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

(Paragraph Deleted)

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval. The Owner shall provide written approval to the Architect indicating approval of the Design Development Documents in order for the Architect to proceed to the Construction Documents Phase.

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

(Paragraph Deleted)

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval. The Architect shall after consultation with the Owner be primarily responsible for the preparation of the necessary bidding information and bidding forms. The Architect shall also assist the owner in the preparation of the General Conditions of the Contract for Construction, and form of agreement between the Owner and Contractor. All bidding documents and contractual agreements shall be in compliance with the requirements of Illinois's public bidding and contracting law as those laws apply to public entities.

§ 3.4.6 The Architect shall work with the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project. The Architect shall have the primary responsibility to complete the required documents and ensure that they are properly filed on behalf of the Owner. The Architect shall observe those applicable laws, statues, ordinances, codes, rules and regulations in force and publically announced as of the date of this agreement.

§ 3.5 Procurement Phase Services

§ 3.5.1 General

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.

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§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by:

.1 facilitating the distribution of Bidding Documents to prospective bidders;

.2 organizing and conducting a pre-bid conference for prospective bidders, if requested by Owner;

.3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda; and,

.4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

§ 3.5.3 Negotiated Proposals

§ 3.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents.

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by:

.1 facilitating the distribution of Proposal Documents for distribution to prospective contractors and requesting their return upon completion of the negotiation process;

.2 organizing and participating in selection interviews with prospective contractors;

.3 preparing responses to questions from prospective contractors and providing clarifications and interpretations of the Proposal Documents to the prospective contractors in the form of addenda; and,

.4 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.

§ 3.5.3.3 If the Proposal Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective contractors.

§ 3.5.3.4 In the event the lowest bid (or bids) exceeds the budget for the Project, the Architect, in consultation with and at the direction of the Owner, shall provide such modifications in the Contract Documents as necessary to bring the cost of the Project within the budget, unless Owner directs the Architect to bid a project estimated over **budget.**

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates at the end of the one year contractor's construction warranty period.

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§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents. Not withstanding the foregoing; in the event any Claim between the Owner and Contractor also involves a claim against the Architect, the Owner and Architect shall mutually agree on a person who is affiliated with neither the Owner nor the Architect to render initial decisions regarding such claim.

§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

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§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review. For standard product selections, color selections, and simple shop drawings (defined as three pages or less) the Architect and its Consultants shall have ten (10) working days for review of such materials. For complex shop drawings (totaling more than three (3) pages in size, examples being structural steel or mechanical layout shop drawings) the Architect and its Consultant shall have fifteen (15) working days for review of such materials.

§ 3.6.4.2 The Architect shall review, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

.1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;

.2 issue Certificates of Substantial Completion;

.3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,

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.4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility *(Architect, Owner, or not provided)*
§ 4.1.1.1 Programming	Basic Services
§ 4.1.1.2 Multiple preliminary designs	Basic Services
§ 4.1.1.3 Measured drawings	Owner
§ 4.1.1.4 Existing facilities surveys	Basic Services
§ 4.1.1.5 Site evaluation and planning	Basic Services
§ 4.1.1.6 Building Information Model management responsibilities	Basic Services
§ 4.1.1.7 Development of Building Information Models for post construction use	Basic Services
§ 4.1.1.8 Civil engineering	Basic Services
§ 4.1.1.9 Landscape design	Basic Services
§ 4.1.1.10 Architectural interior design	Basic Services
§ 4.1.1.11 Value analysis	Basic Services
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	N/P
§ 4.1.1.13 On-site project representation	N/P
§ 4.1.1.14 Conformed documents for construction	N/P
§ 4.1.1.15 As-designed record drawings	N/P
§ 4.1.1.16 As-constructed record drawings	N/P

Init.
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§ 4.1.1.17 Post-occupancy evaluation	N/P
§ 4.1.1.18 Facility support services	N/P
§ 4.1.1.19 Tenant-related services	N/P
§ 4.1.1.20 Architect's coordination of the Owner's consultants	N/P
§ 4.1.1.21 Telecommunications/data design	Can be provided for additional fee. Refer to Section 11.1.C
§ 4.1.1.22 Security evaluation and planning	Basic Services
§ 4.1.1.23 Commissioning	N/P
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	N/P
§ 4.1.1.25 Fast-track design services	N/P
§ 4.1.1.26 Multiple bid packages	Basic Services
§ 4.1.1.27 Historic preservation	N/P
§ 4.1.1.28 Furniture, furnishings, and equipment design	Can be provided for additional fee. Refer to Section 11.1.3
§ 4.1.1.29 Other services provided by specialty Consultants	N/P
§ 4.1.1.30 Other Supplemental Services	N/P

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;

.2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;

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.3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;

.4 *(Paragraph Deleted)*

Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner; *(Paragraph Deleted)*

.5 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.6 Evaluation of the qualifications of entities providing bids or proposals;

.7 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,

.8 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

.1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;

.2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;

.3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;

.4 Evaluating an extensive number of Claims as the Initial Decision Maker; or,

.5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

.6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services beyond the end of the one-year contractor's construction warranty period.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements. The Owner shall furnish to the Architect, within 15 days after receipt of a written request, information necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

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§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

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§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

(Paragraph Deleted)

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 authorize rebidding or renegotiating of the Project within a reasonable time;
.3 terminate in accordance with Section 9.5;
.4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
.5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

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ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

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§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

[X] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 No mediation or legal action arising out of or relating to this Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement and signed by the Owner, Architect, and any other person or entity
sought to be joined. Consent to mediation or legal action involving an additional person or entity shall not constitute consent to mediation or legal action of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or
described therein. The foregoing agreement to mediate and other agreements to mediate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

(Paragraphs Deleted)

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ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice. Notwithstanding the forgoing, in the event Architect tenders seven days' written notice and Owner resumes the Project during said seven days, Architect shall thereupon have no further right to terminate this agreement for the suspension of the Project described in such written notice.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

(Paragraphs Deleted)

(Paragraph Deleted)

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for

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the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

§ 10.10 Owner irrevocably assigns to Architects all rights to claim Section 179D federal tax credits under Energy Policy Act of 2005 as amplified and clarified in IRS Notice 2008-40. Owner shall cooperate with Architect to establish Architect's eligibility for these federal tax credits. Architect shall be responsible for the costs of the independent third party energy study and certification.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

(Paragraph Deleted)

§ 11.1.1 Basic Services

Init.
/
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Construction Cost	<$500,000		$500,000-$2,000,000		>$2,000,000		>$10,000,000	
Type of Work	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition
% of Cost	7.0%	8.5%	6.5%	8.0%	6.25%	7.75%	6.0%	7.5%

1. The fixed fee will be the product of the appropriate percentage listed above multiplied by the Cost of Work, including 5% design contingency, established as the Owner's construction cost budget at the project onset. .

2. For the Basic Services, the Owner shall retain the Architect on a per Project basis as described above and/or as set forth in the project fee agreement and letter.
3. Furnishings and Equipment Services (if requested). Fixed Fee based upon 6% (six percent) of the furnishings and/or equipment costs, as determined by the Architect, and subsequently approved by the Owner in writing.
4. Technology and Data Design:
5. Fixed Fee based on 10% of the Technology and Data Costs documented by Wold.

(Paragraph Deleted)

§ 11.1.2 Additional Services

1. MWRD WMO Due Diligence and Conceptual Planning: As set forth in the specific project fee agreement letter.

(Paragraph Deleted)

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

As agreed to in writing, and as authorized by the Owner..

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

As agreed to in writing, and as authorized by the Owner.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be Hourly Rate or Fixed Fee Agreed Upon in Writing to Owner.
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

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Schematic Design Phase	fifteen	percent	(	15	%)
Design Development Phase	twenty	percent	(	20	%)
Construction Documents Phase	forty	percent	(	40	%)
Procurement Phase	five	percent	(	5	%)
Construction Phase	twenty	percent	(	20	%)
Total Basic Compensation	one hundred	percent	(	100	%)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices. *(If applicable, attach an exhibit of hourly billing rates or insert them below.)*

Employee or Category	Rate ($0.00)
Principal	$210
Project Manager	$180
Lead Mechanical Engineer	$180
Lead Electrical Engineer	$180
Mechanical Engineer – Staff	$150
Electrical Engineer – Staff	$150
Architectural Staff	$100
Administrative	$75

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 mileage based on Federal rates in connection with the project.

.2 Long distance services, dedicated data and communication services.

.3 Printing, reproductions, plots, standard form documents;

.4 Postage, handling and delivery;

(Paragraphs Deleted)

§ 11.8.2 For Reimbursable Expenses related to mileage the compensation shall be the expenses incurred by the Architect and the Architect's consultants and shall be billed at expense. All other reimbursable expenses shall be billed at actual cost to Architect plus zero percent (0 %) of the expenses incurred.

§ 11.9 Architect's Insurance. If the types and limits of coverage required in Section 2.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

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(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.5, and for which the Owner shall reimburse the Architect.)

§ 11.10 Payments to the Architect
§ 11.10.1 Initial Payments
§ 11.10.1.1 An initial payment of zero ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2 Progress Payments
§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

Pursuant to the *Illinois Local Government Prompt Payment Act*.

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

ARTICLE 13 SCOPE OF THE AGREEMENT
§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B101™–2017, Standard Form Agreement Between Owner and Architect

.2 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this agreement.)

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this agreement.)

[ ] Other Exhibits incorporated into this Agreement:

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(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

.4 Other documents:
(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)	**ARCHITECT** (Signature)
(Printed name and title)	*(Printed name, title, and license number, if required)*

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Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

...

Wold Architects and Engineers
220 N. Smith Street, Suite 310
Palatine, Illinois 60067
Telephone Number: 847-241-6100
Fax Number: 847-241-6105

...

Combined Service Facility Remodeling
148 W. Illinois Avenue
Palatine, Illinois 60067

Provision of full Architectural and Engineering design services related to the renovations of, and additions to, the existing Combined Service
Facility.

PAGE 2

TABLE OF ARTICLES

...

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

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N/A

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...

Matthew D. Barry, Director of Public Works
148 West Illinois Avenue
Palatine, Illinois 60067

PAGE 4

~~.2 Civil Engineer:~~

...

~~.3~~ .2 Other, if any:

...

Matt Bickel, AIA, LEED AP
220 North Smith Street, Suite 310
Palatine, Illinois 60067

...

.1 Civil Engineer:

...

Gewalt Hamilton Associates

...

625 Forest Edge Drive

...

Vernon Hills, Illinois

...

~~.1~~ 60061

...

.1 Structural Engineer:

...

Johnson Wilbur Adams, Inc.

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...

330 South Naperville Road, #300

...

Wheaton, Illinois 60187

...

Wold Architects and Engineers

...

220 N. Smith Street, Suite 310

...

Palatine, Illinois 60067

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Wold Architects and Engineers

...

220 N. Smith Street, Suite 310

...

Palatine, Illinois 60067

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§ 2.5.1 Commercial General Liability with policy limits of not less than One Million ($ 1,000,000) for each occurrence and Two Million ($ 2,000,000) in the aggregate for bodily injury and property damage.

...

§ 2.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million ($ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

§ 2.5.4 Workers' Compensation at statutory limits.

...

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than One Million ($ 1,000,000) per claim and Two Million ($ 2,000,000) in the aggregate.

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...

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering ~~services.~~ services, interior design, civil engineering, and landscape architecture services at no additional cost to the Owner. Consultants will be hired by the Architect as services as required as part of Basic Services. Services not set forth in this Article 3 are Supplemental or Additional Services.

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§ 3.2.5.1 The Architect shall ~~consider~~ consider, if requested by the Owner, sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

...

~~**§ 3.2.6** The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.~~

...

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval. The Owner shall provide written approval to the Architect indicating approval of the Schematic Design Documents in order for the Architect to proceed to the Design Development Phase.

PAGE 8

~~**§ 3.3.2** The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.~~

...

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval. The Owner shall provide written approval to the Architect indicating approval of the Design Development Documents in order for the Architect to proceed to the Construction Documents Phase.

...

~~**§ 3.4.4** The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 6.3.~~

...

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval. The Architect shall after consultation with the Owner be primarily responsible for the preparation of the necessary bidding information and bidding forms. The Architect shall also assist the owner in the preparation of the General Conditions of the Contract for Construction, and form of agreement between the Owner and Contractor. All bidding documents and contractual agreements shall be in compliance with the requirements of Illinois's public bidding and contracting law as those laws apply to public entities.

...

§ 3.4.6 The Architect shall work with the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project. The Architect shall have the primary responsibility to complete the required documents and ensure that they are properly filed on behalf of the Owner. The Architect shall observe those applicable laws, statues, ordinances, codes, rules and regulations in force and publically announced as of the date of this agreement.

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.2 organizing and conducting a pre-bid conference for prospective ~~bidders;~~bidders, if requested by Owner;

...

§ 3.5.3.4 In the event the lowest bid (or bids) exceeds the budget for the Project, the Architect, in consultation with and at the direction of the Owner, shall provide such modifications in the Contract Documents as necessary to bring the cost of the Project within the budget, unless Owner directs the Architect to bid a project estimated over

...

~~§~~ budget.

...

§ 3.6 Construction Phase Services

...

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates ~~on the date the Architect issues the final Certificate for Payment.~~at the end of the one year contractor's construction warranty period.

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§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents. Not withstanding the foregoing; in the event any Claim between the Owner and Contractor also involves a claim against the Architect, the Owner and Architect shall mutually agree on a person who is affiliated with neither the Owner nor the Architect to render initial decisions regarding such claim.

...

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, ~~to the best of the Architect's knowledge, information and belief,~~ the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

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§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review. For standard product

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selections, color selections, and simple shop drawings (defined as three pages or less) the Architect and its Consultants shall have ten (10) working days for review of such materials. For complex shop drawings (totaling more than three (3) pages in size, examples being structural steel or mechanical layout shop drawings) the Architect and its Consultant shall have fifteen (15) working days for review of such materials.

...

§ 3.6.4.2 The Architect shall ~~review and approve,~~ review, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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§ 4.1.1.1 Programming	Basic Services
§ 4.1.1.2 Multiple preliminary designs	Basic Services
§ 4.1.1.3 Measured drawings	Owner
§ 4.1.1.4 Existing facilities surveys	Basic Services
§ 4.1.1.5 Site evaluation and planning	Basic Services
§ 4.1.1.6 Building Information Model management responsibilities	Basic Services
§ 4.1.1.7 Development of Building Information Models for post construction use	Basic Services
§ 4.1.1.8 Civil engineering	Basic Services
§ 4.1.1.9 Landscape design	Basic Services
§ 4.1.1.10 Architectural interior design	Basic Services
§ 4.1.1.11 Value analysis	Basic Services
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	N/P
§ 4.1.1.13 On-site project representation	N/P
§ 4.1.1.14 Conformed documents for construction	N/P
§ 4.1.1.15 As-designed record drawings	N/P
§ 4.1.1.16 As-constructed record drawings	N/P
§ 4.1.1.17 Post-occupancy evaluation	N/P
§ 4.1.1.18 Facility support services	N/P
§ 4.1.1.19 Tenant-related services	N/P
§ 4.1.1.20 Architect's coordination of the Owner's consultants	N/P
§ 4.1.1.21 Telecommunications/data design	Can be provided for additional fee. Refer to Section 11.1.C
§ 4.1.1.22 Security evaluation and planning	Basic Services
§ 4.1.1.23 Commissioning	N/P
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	N/P
§ 4.1.1.25 Fast-track design services	N/P
§ 4.1.1.26 Multiple bid packages	Basic Services

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§ 4.1.1.27	Historic preservation	N/P
§ 4.1.1.28	Furniture, furnishings, and equipment design	Can be provided for additional fee. Refer to Section 11.1.3
§ 4.1.1.29	Other services provided by specialty Consultants	N/P
§ 4.1.1.30	Other Supplemental Services	N/P

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.4 ~~Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;~~

...

~~.5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;~~

...

~~.6~~ Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;

...

~~.7 Preparation for, and attendance at, a public presentation, meeting or hearing;~~

...

~~.8~~ .5 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

...

~~.9~~ .6 Evaluation of the qualifications of entities providing bids or proposals;

...

~~.10~~ .7 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,

...

~~.11~~ .8 Assistance to the Initial Decision Maker, if other than the Architect.

...

§ 4.2.3 ~~The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:~~.6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services beyond the end of the one-year contractor's construction warranty period.

...

~~.1 ( ) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor~~

...

~~.2 ( ) visits to the site by the Architect during construction~~

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...

~~.3 ( ) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents~~

...

~~.4 ( ) inspections for any portion of the Work to determine final completion.~~

...

§ 4.2.5 ~~If the services covered by this Agreement have not been completed within ( ) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.~~

...

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements. The Owner shall furnish to the Architect, within 15 days after receipt of a written request, information necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

PAGE 16

§ 6.3 ~~In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.~~

PAGE 17

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable ~~law, but in any case not more than 10 years after the date of Substantial Completion of the Work.~~ law. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

PAGE 18

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.~~If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

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...

~~[ ] Arbitration pursuant to Section 8.3 of this Agreement~~

...

[X] Litigation in a court of competent jurisdiction

...

§ ~~8.3 Arbitration~~8.3.4 Consolidation or Joinder

...

§ ~~8.3.1~~ ~~If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.~~**8.3.4.1** No mediation or legal action arising out of or relating to this Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement and signed by the Owner, Architect, and any other person or entity

...

§ ~~8.3.1.1~~ ~~A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the~~ sought to be joined. Consent to mediation or legal action involving an additional person or entity shall not constitute consent to mediation or legal action of any claim, dispute or other matter in question ~~would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.~~not described in the written consent or with a person or entity not named or

...

§ ~~8.3.2~~ described therein. The foregoing agreement to ~~arbitrate,~~ mediate and other agreements to ~~arbitrate~~ mediate with an additional person or entity duly consented to by parties to this ~~Agreement,~~ Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

...

§ ~~8.3.3~~ ~~The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.~~

...

§ ~~8.3.4 Consolidation or Joinder~~

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...

~~**§ 8.3.4.1** Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~

...

~~**§ 8.3.4.2** Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.~~

...

~~**§ 8.3.4.3** The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.~~

...

~~**§ 8.4** The provisions of this Article 8 shall survive the termination of this Agreement.~~

PAGE 19

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services.~~The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.~~

...

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

...

~~**§ 9.4** Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.~~Notwithstanding the forgoing, in the event Architect tenders seven days' written notice and Owner resumes the Project during said seven days, Architect shall thereupon have no further right to terminate this agreement for the suspension of the Project described in such written notice.

...

~~**§ 9.7** In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:~~

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...

~~*(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)*~~

...

~~.1 Termination Fee:~~

...

~~**.2** Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:~~

PAGE 20

§ 10.10 Owner irrevocably assigns to Architects all rights to claim Section 179D federal tax credits under Energy Policy Act of 2005 as amplified and clarified in IRS Notice 2008-40. Owner shall cooperate with Architect to establish Architect's eligibility for these federal tax credits. Architect shall be responsible for the costs of the independent third party energy study and certification.

...

~~.1 Stipulated Sum~~

...

§ 11.1.1 Basic Services

PAGE 21

~~*(Insert amount)*~~

...

Construction Cost	**<$500,000**		**$500,000-$2,000,000**		**>$2,000,000**		**>$10,000,000**	
Type of Work	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition	New Construction	Renovation/ Addition
% of Cost	7.0%	8.5%	6.5%	8.0%	6.25%	7.75%	6.0%	7.5%

1. The fixed fee will be the product of the appropriate percentage listed above multiplied by the Cost of Work, including 5% design contingency, established as the Owner's construction cost budget at the project onset.
.
2. For the Basic Services, the Owner shall retain the Architect on a per Project basis as described above and/or as set forth in the project fee agreement and letter.
3. Furnishings and Equipment Services (if requested). Fixed Fee based upon 6% (six percent) of the furnishings and/or equipment costs, as determined by the Architect, and subsequently approved by the Owner in writing.
4. Technology and Data Design:
5. Fixed Fee based on 10% of the Technology and Data Costs documented by Wold.

...

~~.2 Percentage Basis~~

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...

§ 11.1.2 Additional Services

...

~~*(Insert percentage value)*~~

1. MWRD WMO Due Diligence and Conceptual Planning: As set forth in the specific project fee agreement letter.

...

~~() % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.~~

...

~~.3 Other~~

...

~~*(Describe the method of compensation)*~~

...

As agreed to in writing, and as authorized by the Owner..

...

As agreed to in writing, and as authorized by the Owner.

...

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be ~~the amount invoiced to the Architect plus percent (%), or as follows:~~Hourly Rate or Fixed Fee Agreed Upon in Writing to Owner.

PAGE 22

Schematic Design Phase	fifteen	percent (	15	%)
Design Development Phase	twenty	percent (	20	%)
Construction Documents Phase	forty	percent (	40	%)
Procurement Phase	five	percent (	5	%)
Construction Phase	twenty	percent (	20	%)

...

Employee or Category	Rate ($0.00)
Principal	$210
Project Manager	$180
Lead Mechanical Engineer	$180
Lead Electrical Engineer	$180
Mechanical Engineer – Staff	$150
Electrical Engineer – Staff	$150

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Architectural Staff	$100
Administrative	$75

~~Employee or Category~~	~~Rate ($0.00)~~

...

§ 11.8.1 Reimbursable Expenses are in addition to compensation for ~~Basic, Supplemental,~~ Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

...

.1 ~~Transportation and authorized out-of-town travel and subsistence;~~mileage based on Federal rates in connection with the project.

...

.2 Long distance services, dedicated data and communication ~~services, teleconferences, Project web sites, and extranets;~~services.

...

.3 ~~Permitting and other fees required by authorities having jurisdiction over the Project;~~

...

~~.4~~ Printing, reproductions, plots, ~~and~~ standard form documents;

...

~~.5 Postage, handling,~~ **.4** Postage, handling and delivery;

...

~~.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;~~

...

~~.7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;~~

...

~~.8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;~~

...

~~.9 All taxes levied on professional services and on reimbursable expenses;~~

...

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~~.10 Site office expenses;~~

...

~~.11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,~~

...

~~.12 Other similar Project-related expenditures.~~

...

§ 11.8.2 For Reimbursable Expenses related to mileage the compensation shall be the expenses incurred by the Architect and the Architect's consultants ~~plus percent ( )~~ and shall be billed at expense. All other reimbursable expenses shall be billed at actual cost to Architect plus zero percent (0 %) of the expenses incurred.

PAGE 23

§ 11.10.1.1 An initial payment of zero ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

...

~~**§ 11.10.1.2** If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of ($) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.~~

...

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

~~%~~ Pursuant to the *Illinois Local Government Prompt Payment Act.*

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 16:01:45 ET on 01/14/2021 under Order No. 7441252328 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ - 2017, Standard Form of Agreement Between Owner and Architect, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
Tel 847.478.9700 ■ Fax 847.478.9701
www.gha-engineers.com

January 12, 2021

Mr. Matt Bickel, AIA, LEED AP, Partner
Wold Architects and Engineers
110 North Brockway Street
Suite 220
Palatine, IL 60067

Re: Agreement for Professional Services
Palatine Public Works
Palatine, Illinois
GHA Proposal No. 2021.SD008

Dear Mr. Bickel:

Thank you for requesting a Gewalt Hamilton Associates, Inc. (GHA) to provide engineering services for the referenced project.

If our proposal is acceptable, please sign one copy and return it to our office. We are pleased to have the opportunity to make our services available to you and look forward to assisting you on this project.

Sincerely,
Gewalt Hamilton Associates, Inc.

Donald E. Matthews, P.E., CFM
Vice President / Director of Site Design Services
dmatthews@gha-engineers.com

Encl.: GHA Proposal No. 2021.SD008

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Professional Engineering Services
Palatine Public Works
GHA Proposal No. 2021.SD008

Wold Architects and Engineers (Client), 110 North Brockway Street, Suite 220, Palatine, IL 60067, and Gewalt Hamilton Associates, Inc. (GHA), 625 Forest Edge Drive, Vernon Hills, IL 60061, agree and contract as follows:

I. Project Understanding

The Village of Palatine and the Palatine Park District wish to make improvements to the existing public works facility located at 148 W. Illinois Avenue in Palatine. The 8-acre property is located at the southwest quadrant of the intersection of a Michigan Avenue and Brockway Street. The property is immediately adjacent to Salt Creek and is encumbered with floodplain and floodway. Palatine Fire Department Station 84 is immediately west of the property. Improvements on the Fire Station will not be included in the improvements.

The extent of the improvements has not been established; however, it is expected that an enclosure of the corridor between the central and southern building will be made. A construction budget of $3 million has been targeted, but we understand that that may change depending on the outcome of the programming study.

Our office prepared a memorandum dated September 21, 2020, enclosed herewith, summarizing some of the stormwater challenges on the property. In particular, the proximity to Salt Creek combined with the existing dense development will make accommodations for stormwater detention and flood storage difficult. We understand that the creation of stormwater storage in Cardinal Park, south of the subject property, may be considered if sufficient area is not available on the site itself.

II. Scope of Services

GHA will provide the following services:

A. Preliminary Stormwater and Site Assessment

We will prepare a preliminary stormwater and site assessment based on the Village/Park District's objectives. Our work will include:

1. Obtain and review the current utility atlases readily available for the proposed project.
2. Obtain and prepare exhibits of the project limits relative to the FIRM map, MWRD flood map, aerial topographic map, and USGS Quadrangle map.
3. Analyze and summarize public infrastructure requirements and possible connections to the Village systems (water, sanitary, storm).
4. Conduct telephone interviews with Village development and engineering staff to determine development process and constraints.

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

5. Determine the local, county, state and federal agencies anticipated to review the site improvement plans and provide anticipated permitting timelines.
6. Determine applicable stormwater issues and outline the potential impact upon site development, including preliminary analysis of the stormwater detention requirements for the site and identification of the area most appropriate to allocate for stormwater.
7. Examination of regulatory and MWRD flood maps and provide guidance to the Client and Design Team on methods of satisfying requirements for development in, and adjacent to, the floodplain.
8. Provide commentary on up to three concept plans prepared by the Client.
9. Meet with the Client and Design Team (up to two video meetings) to assist in the development of a concept plan.
10. Prepare site evaluation memo summarizing our findings.

B. Schematic Design

GHA will assist the Client and the Design Team in the preparation of a Schematic Design plan. The plan will be in dwg format using an existing condition and topographic survey prepared by our office. If a survey is not available at the time our work, we will require a site plan from the Client. We will then supplement the Client's site plan with aerial topographic information. The deliverable is anticipated to be a single sheet plan depicting rough site geometric layout, site utilities, basic grading parameters and stormwater management strategies.

Based on comments received by the Client and Design Team, one design iteration of the plan is included in our scope.

In addition, we will prepare a brief civil narrative describing the project. This will include a summary of anticipated permits and time frames for securing such permits.

It is anticipated a construction manager will develop construction cost opinions. Our office will review and offer comments as warranted on the CM's cost opinions.

One video meeting is included in this phase.

III. Services Not Included

Any service not enumerated in *Section II. Scope of Services*, including, but not limited to the following, is not included in this proposal/agreement. These services may be provided at the request of the Client as an additional service. GHA will provide the Client with an estimate of the additional work scope and request authorization to proceed prior to commencing additional services.

1. Meetings with the client, public officials, or agencies, beyond those noted;
2. Electrical Engineering services or Lighting photometrics;
3. Structural Engineering service or design of retaining walls or underground vaults;
4. Geotechnical, Environmental, or CCDD testing or services;
5. Preliminary, or final design engineering of onsite and/or offsite improvements;
6. Engineer's Opinions of Probable Costs (to be provided by CM);
7. Gas, electric, telephone, or other public utility service design; and

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

8. Wetland delineation, mitigation and/or preservation, and tree identification.

IV. Engineering Staff and Schedule

Ms. Mei Zhu, P.E., will function as the Project Manager and will be the primary contact for the duration of the project. Additional professional and technical staff will provide support as needed.

Work is expected to begin in March of 2021 with design occurring this summer and construction commencing in the spring of 2022.

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

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www.gha-engineers.com

MEMORANDUM

To: Matt Bickel, Wold Architects

From: Don Matthews, GHA

Date: September 21, 2020

Re: Palatine Public Works
148 W. Illinois Avenue, Palatine, IL

We understand Wold Architects has been short listed for A/E services for the referenced project. The scope of the improvements includes a 20,000 sf expansion of the existing public works facility to provide additional covered storage for vehicles and equipment. Other ancillary site improvements, such as the relocation of the fueling station and the renovation/modifications to annex structures may also be included. The following site conditions are noteworthy:

- The westerly portion of the property lies within regulatory floodplain and floodway. (see attached exhibit) Redevelopment in the floodway is severely restricted and prohibits building structures of any kind. Development in floodplain is permitted provided building structures are protected from flooding and flood storage is maintained.

- Based on FEMA flood maps, the Base Flood Elevation (BFE) of Salt Creek varies between elevation 728.3 and 726.2 adjacent to the site. Any new structure will have to be constructed a minimum of two feet above the BFE.

- The Metropolitan Water Reclamation District of Greater Chicago (MWRD) has their own model of Salt Creek. The MWRD model identifies the BFE of Salt Creek to be 729.3 or roughly one to three feet above the regulatory model. The Village and MWRD may require any new structure to be protected to an elevation of 731.3 or two feet above the MWRD BFE.

- Any land redeveloped will require compliance with the county's Watershed Management Ordinance (WMO) including detention and volume control storage. Given the dense development of the existing site, underground storage will likely be needed.

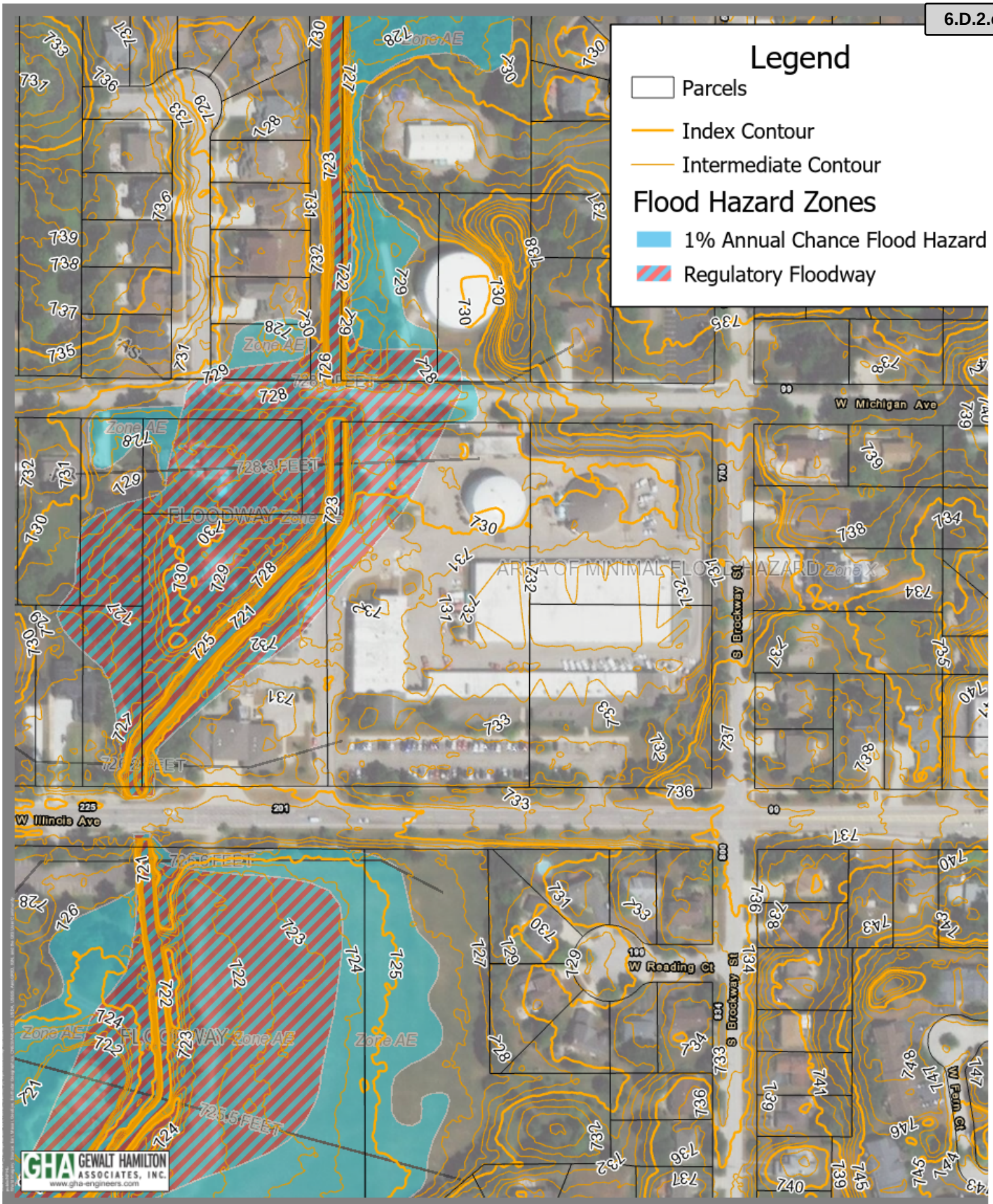
- Due to the adjacency of the Salt Creek, the WMO requires detention volumes to be computed assuming the creek to be at flood stage (zero release). This will require higher storage volumes than a typical development.

- A wetland delineation will need to be prepared to identify the limits of regulatory wetlands and the proximity of the redevelopment to the wetland. At a minimum. a Letter of No Objection (LONO) will need to be secured from the U.S. Army Corps of Engineers. If a new outfall is proposed into Salt Creek, a Regional Permit from the Corps will be needed.

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

Our approach to designing the site would include a detailed due diligence analysis of the above noted site constraints, review of historical engineering plans, wetland delineation, and a permit inquiry of the MWRD to determine how previous development has been permitted. We will work collaboratively with Wold, the Village and Park District to arrive at a plan that meets the project objectives in the most cost-effective manner possible.

Based on our preliminary investigation of the site and the historical engineering plans provided, we expect expansion of the main facility will be allowable as it appears to be elevated to the flood protection elevation. Renovation of the northerly annex buildings or construction of new structures in the vicinity of the annex buildings will be problematic. Locating a suitable and cost effective location of an underground storage basin may also be challenging.



N

1 inch = 200 Feet

One Foot Topography with FEMA Flood Hazard

Palatine Public Works Department
148 W. Illinois Ave, Palatine, IL 60067

Attachment: Gewalt Hamilton Proposal for Additional Services (Architectural and Engineering Services for Renovation of the Combined

Consider a Motion to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Park District for the Sale of a Compaction Roller

BACKGROUND:
The Village has three different sizes of tandem vibratory compaction rollers in the current fleet. The smallest has been identified as surplus at this time as it no longer suits the scale of in-house operations.

The Palatine Park District has used this equipment from time to time through the equipment sharing practices in place at our Combined Services Maintenance Facility. An intergovernmental agreement is proposed with the Palatine Park District for this transaction as Village Code requires Village Council approval to dispose of titled assets or those items over $5,000.

KEY ISSUES:
- The proposed sale of the Village roller would be conditioned on the Village utilizing the roller consistent with the governing agreement between the Village and Park District.
- The market rate for a comparable eleven-year-old roller is $6,000 - $7,000. The proposed consideration from the Park District is $6,000 made payable in a one-time payment or other equivalent consideration.

ALTERNATIVES:
1. Approve the proposed intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale be approved.

BUDGET IMPACT:
The proposed intergovernmental agreement approves the sale of Village equipment and results in payment or services to the Village. Additionally, it allows for the reduction of future costs by eliminating the full replacement of an existing piece of equipment in the Village's Capital Equipment Replacement Program.

ACTION REQUIRED:
Motion to approve the intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale of a surplus compaction roller.

ATTACHMENTS:

- Palatine Park District IGA Roller

INTERGOVERNMENTAL AGREEMENT BETWEEN THE PALATINE PARK DISTRICT AND THE VILLAGE OF PALATINE REGARDING THE SALE OF A ROLLER

THIS INTERGOVERNMENTAL AGREEMENT is entered into this _____ day of _____, 2021, by and between the VILLAGE OF PALATINE, Cook County, Illinois, an Illinois municipal corporation (the "Village") and the PALATINE PARK DISTRICT, Cook County, Illinois, a unit of local government ("District") in the exercise of their intergovernmental cooperation power under the Illinois Constitution and the Illinois Governmental Cooperation Act and of their respective authorities under the Illinois Municipal Code. Both parties have approved this Agreement and adopted it in the manner required by law.

WITNESSETH:

WHEREAS, the parties hereto are units of Local Government and the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, Chapter 5, Illinois Compiled Statutes, Act 220, Section1, et seq, entitled the "Intergovernmental Cooperation Act," provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with another unit of local government; and

WHEREAS, the Village is the owner of a 2009 Bomag Tandem Vibratory Roller, Model BW90AD-2, Serial Number 101460541004 ("Roller"); and

WHEREAS, the Village is no longer in continuous need of the Roller and the equipment is deemed to be no longer necessary to the Village; and

WHEREAS, the District desires to purchase the Village's Roller; and

WHEREAS, the Village is willing to sell the Roller to the District so long as the District will agree to allow the Village to utilize the Roller at no cost consistent with the governing agreement between the Village and District.

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and promises contained below, the sufficiency of which is hereby acknowledged, the parties do hereby mutually agree as follows:

1. The foregoing Recitals are incorporated herein by this reference as if restated verbatim and in their entirety in this Paragraph 1.

Attachment: Palatine Park District IGA Roller (IGA Between VoP and PPD for Sale of a Roller)

2. The Village hereby agrees to sell the Roller to the District for the sum of six thousand ($6,000) dollars and no cents in an "As Is Where Is" condition, with no representations or warranties of any kind, including, but not limited to, merchantability of fitness for intended purpose.

3. The District hereby agrees to purchase the Roller for the sum of six thousand ($6,000) dollars and no cents in an "As Is Where Is" condition, with no representations or warranties of any kind. Payment may be made in a one-time installment of $6,000 or other equivalent consideration.

4. The District further agrees, as a condition of the sale of the equipment by the Village to the District, that the District shall make the Roller available to the Village for use at no cost consistent with the governing agreement between the Village and District.

5. The Village shall be responsible for operating expenses during its use of the Roller. The Village shall also be responsible to return the Roller in the same condition as when it was made available for use, normal wear and tear of non-consumable components excepted.

6. Each party agrees to hold the other harmless for any claims related to that party's use of the Roller.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Village of Palatine:

200 E. Wood Street
Palatine, Illinois 60067

By: _____
Reid Ottesen, Village Manager

Attest:
_____

Palatine Park District:

250 E. Wood Street
Palatine, Illinois 60067

By: _____
Mike Clark, Executive Director

Attest:
_____

Consider a Motion to Approve 2021 Warrant #4

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 4 having been approved by the Village Council on 02/16/2021 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	259,238.97	26,146.65	-	-	285,385.62
Downtown TIF Fund	233	132,477.98	-	-	-	132,477.98
Debt Service Fund	300	950.00	-	-	-	950.00
Capital Equipment Fund	401	37.00	-	-	-	37.00
Water Fund	605	667,266.58	1,036.97	-	-	668,303.55
Sewer Fund	610	1,800.42	596.38	-	-	2,396.80
Refuse Fund	615	97,083.82	251,882.68	-	16.88	348,983.38
Parking Fund	620	20,459.61	123.54	-	-	20,583.15
Fleet Services Fund	710	48,538.67	993.37	-	-	49,532.04
Total Report		**1,227,853.05**	**280,779.59**	**-**	**16.88**	**1,508,649.52**

ATTACHMENTS:

- Warrant #4

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1633 - 3M - PCA3034**									
9410194755	Electrocut Film Black Non-punched 36 in x 50 yd	Open		01/25/2021	02/24/2021	02/10/2021			557.
			Vendor **1633 - 3M - PCA3034** Totals			Invoices	1		$557.
Vendor **2385 - A & A Body Shop, Inc.**									
4015	Repairs & Maintenance - T-476	Open		01/22/2021	02/21/2021	02/03/2021			7,266.
			Vendor **2385 - A & A Body Shop, Inc.** Totals			Invoices	1		$7,266.
Vendor **4853 - Advance Auto Parts**									
2376-969582	Parts - PT-418	Open		01/19/2021	02/18/2021	01/26/2021			4.
2376-969588	Parts - STOCK	Open		01/19/2021	02/18/2021	01/26/2021			3.
2376-971215	Parts - T-409	Open		01/26/2021	02/25/2021	02/09/2021			39.
2376-971362	Parts - T459	Open		01/27/2021	02/26/2021	02/09/2021			20.
2376-971364	Parts - PT-203	Open		01/27/2021	02/26/2021	02/09/2021			63.
2376-971849	Parts - STOCK	Open		01/29/2021	02/28/2021	02/09/2021			173.
2376-971879	Parts - STOCK	Open		01/29/2021	02/28/2021	02/09/2021			52.
2376-971913	Parts - STOCK	Open		01/29/2021	02/28/2021	02/09/2021			71.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	8		$428.
Vendor **1437 - Ahlgrim Family Funeral Services**									
2021-00000128	Transport to Medical Examiners Office (Rpt # 20-12072)	Open		12/03/2020	02/03/2021	12/31/2020			275.
			Vendor **1437 - Ahlgrim Family Funeral Services** Totals			Invoices	1		$275.
Vendor **4650 - Amalgamated Bank of Chicago**									
1857354004	Paying Agent fees	Open		12/01/2020	02/03/2021	12/31/2020			950.
			Vendor **4650 - Amalgamated Bank of Chicago** Totals			Invoices	1		$950.
Vendor **1730 - Andres Medical Billing**									
250799	Billing Charges - January	Open		02/02/2021	02/17/2021	02/02/2021			6,338.
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$6,338.
Vendor **3669 - Aquafix, Inc**									
34653	Sewer Grease Treatment	Open		01/28/2021	02/27/2021	02/01/2021			1,022.
			Vendor **3669 - Aquafix, Inc** Totals			Invoices	1		$1,022.
Vendor **5021 - Arlington Heights Ford LLC**									
10677H	Parts - T-402	Open		01/19/2021	02/18/2021	01/26/2021			80.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	1		$80.
Vendor **1443 - Arlington Power Equipment**									
60219	Parts - STOCK	Open		01/29/2021	02/28/2021	02/10/2021			34.
61176	Parts - PT-999	Open		01/29/2021	02/28/2021	02/10/2021			16.
61184	Credit Memo	Open		01/29/2021	02/28/2021	02/10/2021			(34.80)

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **1443 - Arlington Power Equipment** Totals				Invoices	3		$16.
Vendor **4455 - AutoZone Stores LLC**									
2567165579	Parts - M-999	Open		01/11/2021	02/10/2021	02/09/2021			29.
2567167751	Parts - T-356	Open		01/15/2021	02/14/2021	02/09/2021			316.
2567169967	Parts - T-402	Open		01/20/2021	02/19/2021	02/09/2021			485.
		Vendor **4455 - AutoZone Stores LLC** Totals				Invoices	3		$831.
Vendor **2744 - Avalon Petroleum Company**									
019131	Motor Fuel	Open		01/18/2021	02/17/2021	02/03/2021			1,739.
022658	Motor Fuel	Open		01/18/2021	02/17/2021	02/03/2021			13,189.
		Vendor **2744 - Avalon Petroleum Company** Totals				Invoices	2		$14,928.
Vendor **3133 - Matthew J Banach**									
PWBRMB01292021	Boot Reimbursement	Open		01/25/2021	02/08/2021	02/04/2021			236.
		Vendor **3133 - Matthew J Banach** Totals				Invoices	1		$236.
Vendor **1101 - Beverly Materials LLC**									
260853	Wash Stone-WMB Restoration Repair	Open		01/30/2021	03/01/2021	02/01/2021			668.
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	1		$668.
Vendor **2747 - Blue Cross Blue Shield Of Illinois**									
2021-00000122	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			871.
		Vendor **2747 - Blue Cross Blue Shield Of Illinois** Totals				Invoices	1		$871.
Vendor **1722 - Bollinger Lach & Associates Inc**									
20726-2	Wood and Greeley Resurfacing Construction Engineering DPW-2032	Open		11/30/2020	01/21/2021	12/31/2020			13,422.
20772-3	Wood and Greeley Resurfacing Construction Engineering DPW-2032	Open		12/31/2020	01/30/2021	12/31/2020			9,982.
		Vendor **1722 - Bollinger Lach & Associates Inc** Totals				Invoices	2		$23,405.
Vendor **1235 - Bonnell Industries Inc**									
0196752-IN	Parts - STOCK	Open		01/21/2021	02/20/2021	02/03/2021			4,104.
0196959-IN	Parts - T-470 & STOCK	Open		01/27/2021	02/26/2021	02/03/2021			2,727.
		Vendor **1235 - Bonnell Industries Inc** Totals				Invoices	2		$6,831.
Vendor **1492 - Bound Tree Medical LLC**									
83920053	Carry Case	Open		01/19/2021	02/18/2021	02/02/2021			109.
83920054	Medical Equipment	Open		01/19/2021	02/18/2021	02/02/2021			208.
83922332	BP Cuffs	Open		01/20/2021	02/19/2021	02/02/2021			77.
		Vendor **1492 - Bound Tree Medical LLC** Totals				Invoices	3		$395.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1857 - Brian Edward Landscaping Inc**									
24201	2021 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		01/19/2021	02/18/2021	02/10/2021			680.
24202	2021 Snow and Ice Control-Arterial Sidewalks	Open		01/19/2021	02/18/2021	02/10/2021			1,200.
24203	2021 Snow and Ice Control-Police HQ	Open		01/19/2021	02/18/2021	02/10/2021			509.
24204	2021 Snow and Ice Control-Parking Deck and Train Station	Open		01/19/2021	02/18/2021	02/10/2021			2,931.
24205	2021 Snow and Ice Control-Downtown Palatine	Open		01/19/2021	02/18/2021	02/10/2021			8,152.
24210	2021 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		01/27/2021	02/26/2021	02/10/2021			760.
24211	2021 Snow and Ice Control-Arterial Sidewalks	Open		01/27/2021	02/26/2021	02/10/2021			1,200.
24212	2021 Snow and Ice Control-Police HQ	Open		01/27/2021	02/26/2021	02/10/2021			333.
24213	2021 Snow and Ice Control-Parking Deck and Train Station	Open		01/27/2021	02/26/2021	02/10/2021			1,980.
24214	2021 Snow and Ice Control-Downtown Palatine	Open		01/27/2021	02/26/2021	02/10/2021			9,250.
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	10		$26,997.
Vendor **2774 - Cargill Inc-Salt Division**									
2905976704	2021 Rock Salt	Open		01/30/2021	03/01/2021	02/08/2021			3,255.
			Vendor **2774 - Cargill Inc-Salt Division** Totals			Invoices	1		$3,255.
Vendor **2650 - Case Lots**									
2498	Custodial Supplies-100	Open		01/19/2021	02/18/2021	01/26/2021			992.
			Vendor **2650 - Case Lots** Totals			Invoices	1		$992.
Vendor **2732 - CDW Government Inc**									
6647622	APC Battery Replacement	Open		01/14/2021	02/13/2021	01/27/2021			156.
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$156.
Vendor **4988 - Chevrolet of Palatine**									
CTCS338725	Parts - T-458	Open		01/19/2021	02/18/2021	02/09/2021			60.
			Vendor **4988 - Chevrolet of Palatine** Totals			Invoices	1		$60.
Vendor **2555 - Chicago Parts & Sound**									
1-0182338	Parts - STOCK	Open		01/25/2021	02/24/2021	02/09/2021			155.
1-0182341	Parts - T-445	Open		01/25/2021	02/24/2021	02/09/2021			372.
1CR0031113	Credit Memo	Open		01/26/2021	02/26/2021	02/09/2021			(30.4
1-0182713	Parts - T-409	Open		01/27/2021	02/26/2021	02/09/2021			440.
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	4		$938.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2[illegible]
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3050 - Cintas #22**									
4073834378	Uniform Cleaning	Open		01/22/2021	02/21/2021	01/19/2021			127.
4074492423	Uniform Cleaning	Open		01/29/2021	02/28/2021	02/04/2021			129.
			Vendor **3050 - Cintas #22** Totals			Invoices	2		$256.
Vendor **4568 - CivicPlus**									
207038	CivicPlus Annual Maintenance	Open		01/01/2021	02/01/2021	01/27/2021			6,934.
			Vendor **4568 - CivicPlus** Totals			Invoices	1		$6,934.
Vendor **1596 - Clifford Wald Company**									
IN00124525	Plotter Maintenance	Open		01/24/2021	02/08/2021	02/01/2021			1,130.
			Vendor **1596 - Clifford Wald Company** Totals			Invoices	1		$1,130.
Vendor **1488 - CNS Tire Supply**									
25374	Repairs & Maintenance - T-456	Open		01/25/2021	02/24/2021	02/09/2021			388.
25378	Parts - T-394	Open		01/27/2021	02/26/2021	02/09/2021			538.
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	2		$926.
Vendor **3033 - Comcast Cable**									
FD83 11-20 A	Backup Internet Connections	Open		11/24/2020	12/22/2020	12/31/2020			84.
PW 12-20 B	Backup Internet Connections	Open		12/24/2020	01/29/2021	01/29/2021			6.
CC 01-21 A (2)	Backup Internet Connections	Open		01/16/2021	02/13/2021	01/27/2021			31.
FD83 01-21 A	Backup Internet Connections	Open		01/24/2021	02/21/2021	02/01/2021			84.
CC 01-21 B	Backup Internet Connections	Open		01/25/2021	02/22/2021	02/01/2021			59.
			Vendor **3033 - Comcast Cable** Totals			Invoices	5		$267.
Vendor **3706 - Constellation NewEnergy Inc**									
19197187001	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		01/14/2021	03/01/2021	02/10/2021			2,221.
19197187401	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		01/14/2021	03/01/2021	02/10/2021			314.
19197332701	Electricity-700 N. North Court RT/25 Street Lighting	Open		01/14/2021	03/01/2021	02/10/2021			61.
19209627301	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		01/15/2021	03/02/2021	02/10/2021			189.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	4		$2,786.
Vendor **4918 - DACRA Tech LLC**									
2021-128	DACRA Software Service Usage Fee - January	Open		01/31/2021	01/31/2021	02/03/2021			3,238.
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$3,238.
Vendor **3812 - Stephen A Davia**									
PWBRSD02012021	Boot Reimbursement	Open		02/01/2021	02/15/2021	02/04/2021			125.[illegible]

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **3812 - Stephen A Davia** Totals			Invoices	1		$125.
Vendor **1728 - Doland Engineering, LLC**									
21-9468	2021 Engineering Plan Review Services	Open		01/29/2021	02/28/2021	02/04/2021			2,575.
21-9470	2021 Site Development Permit Inspection Services	Open		01/29/2021	02/28/2021	02/04/2021			125.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	2		$2,700.
Vendor **5049 - James P Etchingham**									
January 2021	Village Prosecutor Legal	Open		01/31/2021	02/16/2021	02/08/2021			3,450.
			Vendor **5049 - James P Etchingham** Totals			Invoices	1		$3,450.
Vendor **2195 - FMP**									
162-071982	Parts - PT-408	Open		01/22/2021	02/21/2021	02/09/2021			433.
			Vendor **2195 - FMP** Totals			Invoices	1		$433.
Vendor **1621 - Fox Valley Fire & Safety**									
IN00411667	Station 83 Extinguisher Maintenance	Open		01/30/2021	02/28/2021	01/29/2021			111.
IN00411668	Station 82 Extinguisher Maintenance	Open		01/30/2021	02/28/2021	01/29/2021			127.
IN00411669	Station 81 Extinguisher Maintenance	Open		01/30/2021	02/28/2021	01/29/2021			160.
IN00411670	Station 85 Extinguisher Maintenance	Open		01/30/2021	02/28/2021	01/29/2021			112.
			Vendor **1621 - Fox Valley Fire & Safety** Totals			Invoices	4		$511.
Vendor **3081 - FulLife Safety Center**									
54564	Parts - STOCK	Open		01/12/2021	02/11/2021	02/09/2021			209.
			Vendor **3081 - FulLife Safety Center** Totals			Invoices	1		$209.
Vendor **1233 - Golf Rose Boarding Kennel**									
2021-00000131	Stray Billing - January	Open		02/01/2021	02/28/2021	02/03/2021			126.
			Vendor **1233 - Golf Rose Boarding Kennel** Totals			Invoices	1		$126.
Vendor **2281 - Grainger**									
9779551846	Liquid-Tight Conduit-Countryside Pump Station	Open		01/20/2021	02/19/2021	01/26/2021			96.
9780448552	Electrical Box Cover	Open		01/21/2021	02/20/2021	01/26/2021			12.
9789120327	Thermostat-Smith Street Elevated Water Tower	Open		01/28/2021	02/27/2021	02/01/2021			48.
			Vendor **2281 - Grainger** Totals			Invoices	3		$157.
Vendor **1173 - Graybar Electric Company, Inc.**									
9319701999	Wire for Chlorine Room	Open		01/20/2021	02/19/2021	02/01/2021			107.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **1173 - Graybar Electric Company, Inc.** Totals				Invoices	1		$107.
Vendor **1916 - Harvard Maintenance Inc**									
1217613	Train Station Janitorial Service-January 2021	Open		01/01/2021	01/31/2021	02/01/2021			7,984.
		Vendor **1916 - Harvard Maintenance Inc** Totals				Invoices	1		$7,984.
Vendor **3116 - Bryan C Haupt**									
PWTRBH02012021	Tool Reimbursement	Open		01/19/2021	02/02/2021	02/04/2021			160.
		Vendor **3116 - Bryan C Haupt** Totals				Invoices	1		$160.
Vendor **5046 - Hoosier Fire Equipment Inc**									
108462	Parts - T-413	Open		01/12/2021	02/25/2021	02/09/2021			901.
128869	Credit Memo	Open		01/26/2021	02/25/2021	02/09/2021			(686.0
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	2		$215.
Vendor **2989 - Huerta Bros**									
38965	Snow and Ice Removal-Fawn Lane	Open		01/31/2021	03/02/2021	02/10/2021			1,450.
		Vendor **2989 - Huerta Bros** Totals				Invoices	1		$1,450.
Vendor **2420 - Hydraulic Services & Repairs Inc**									
360043	Parts - STOCK	Open		01/07/2021	02/06/2021	02/09/2021			948.
		Vendor **2420 - Hydraulic Services & Repairs Inc** Totals				Invoices	1		$948.
Vendor **2563 - IAPEM**									
57854	2021 Membership Dues (Semro)	Open		01/19/2021	02/28/2021	01/22/2021			35.
		Vendor **2563 - IAPEM** Totals				Invoices	1		$35.
Vendor **4591 - IL Department of Innovation & Technology**									
T2114133	Custom Bandwidth	Open		01/19/2021	02/19/2021	02/01/2021			428.
		Vendor **4591 - IL Department of Innovation & Technology** Totals				Invoices	1		$428.
Vendor **2407 - Illinois Fire Chiefs Association**									
1785	Membership Renewal	Open		01/12/2021	02/11/2021	01/29/2021			650.
		Vendor **2407 - Illinois Fire Chiefs Association** Totals				Invoices	1		$650.
Vendor **4723 - Industrial Systems Ltd**									
22974	Liquid Deicing Chemicals	Open		01/26/2021	02/25/2021	02/10/2021			3,735.
		Vendor **4723 - Industrial Systems Ltd** Totals				Invoices	1		$3,735.
Vendor **4951 - Interstate Batteries of North Chicago**									
70121583	Parts - STOCK	Open		01/19/2021	02/18/2021	02/03/2021			313.
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	1		$313.
Vendor **5005 - J & J Tools and Equipment**									

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
0114213980	Parts - M-999	Open		01/14/2021	02/13/2021	02/10/2021			96.
			Vendor **5005 - J & J Tools and Equipment** Totals			Invoices	1		$96.
Vendor **4165 - J.M.L. Overhead Door Inc**									
2951	Garage Door Maintenance	Open		01/12/2021	01/22/2021	02/03/2021			850.
			Vendor **4165 - J.M.L. Overhead Door Inc** Totals			Invoices	1		$850.
Vendor **2992 - James Messineo**									
January 29, 2021	JANUARY 2021 LAW JUDGE	Open		01/29/2021	02/16/2021	01/29/2021			3,037.
			Vendor **2992 - James Messineo** Totals			Invoices	1		$3,037.
Vendor **2695 - JG Uniforms Inc**									
81429	Misc Uniform/Equipment Items (Dibble)	Open		01/28/2021	02/27/2021	02/03/2021			11.
81430	Misc Uniform/Equipment Items (Mattuck)	Open		01/28/2021	02/27/2021	02/03/2021			32.
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	2		$44.
Vendor **3631 - Johnson Controls Security Solutions LLC**									
35235897	Alarm Monitoring 148 W. Illinois Ave-1/1/21-3/31/21	Open		12/12/2020	02/12/2021	02/01/2021			404.
35356473	Alarm Monitoring 137 W. Wood St.-2/1/21-4/30/21	Open		01/09/2021	02/12/2021	02/01/2021			162.
			Vendor **3631 - Johnson Controls Security Solutions LLC** Totals			Invoices	2		$567.
Vendor **4246 - Michael J Kowalczyk**									
PWBRMK01282021	Boot Reimbursement	Open		01/28/2021	02/11/2021	02/04/2021			142.
			Vendor **4246 - Michael J Kowalczyk** Totals			Invoices	1		$142.
Vendor **3324 - Language Testing International Inc**									
L40375	Language Testing - Matthew C	Open		02/02/2021	02/07/2021	12/31/2020			55.
			Vendor **3324 - Language Testing International Inc** Totals			Invoices	1		$55.
Vendor **4975 - Liquidity Services Operations LLC**									
269-012021	Auction Fees	Open		01/31/2021	03/02/2021	02/10/2021			37.
			Vendor **4975 - Liquidity Services Operations LLC** Totals			Invoices	1		$37.
Vendor **2995 - M & B Landscaping Co.**									
PD-304	2021 Parking Deck Snow & Ice Control Services	Open		01/21/2021	02/20/2021	02/01/2021			3,740.
PD-305	2021 Parking Deck Snow & Ice Control Services	Open		01/31/2021	03/02/2021	02/01/2021			3,252.
			Vendor **2995 - M & B Landscaping Co.** Totals			Invoices	2		$6,992.
Vendor **5055 - M.G.R. Legal Filing/Title Services**									
218554	Recording Fees	Open		12/17/2020	01/17/2021	12/31/2020			525.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
219002	Recording Fees	Open		01/07/2021	02/07/2021	02/02/2021			1,581.
		Vendor **5055 - M.G.R. Legal Filing/Title Services** Totals				Invoices	2		$2,106.
Vendor **1709 - Master Hitch**									
56452	Parts - T-420	Open		01/22/2021	02/21/2021	02/09/2021			58.
		Vendor **1709 - Master Hitch** Totals				Invoices	1		$58.
Vendor **2173 - Menards Inc**									
48026	Cribbing for T-492	Open		01/25/2021	02/24/2021	01/27/2021			86.
48092	Cribbing for T-492	Open		01/26/2021	02/25/2021	01/27/2021			22.
48476	Lumber Replacement call 21-00579	Open		02/01/2021	03/01/2021	02/02/2021			60.
		Vendor **2173 - Menards Inc** Totals				Invoices	3		$170.
Vendor **4600 - Meridian IT Inc**									
487281	Reporting and Support Services: Commvault Licenses	Open		02/01/2021	03/01/2021	01/14/2021			579.
		Vendor **4600 - Meridian IT Inc** Totals				Invoices	1		$579.
Vendor **2737 - Mes Inc/Global**									
IN1544584	Calibration gas (sensit meters)	Open		01/28/2021	02/27/2021	02/05/2021			149.
		Vendor **2737 - Mes Inc/Global** Totals				Invoices	1		$149.
Vendor **1118 - Mid American Water Of Wauconda Inc**									
236501W	Manhole Hook	Open		01/27/2021	02/26/2021	02/01/2021			306.
		Vendor **1118 - Mid American Water Of Wauconda Inc** Totals				Invoices	1		$306.
Vendor **3753 - Midwest Remanufacturing Llc**									
331224	Parts - T-324	Open		01/14/2021	02/27/2021	02/10/2021			795.
112776	Credit Memo	Open		01/28/2021	02/27/2021	02/10/2021			(300.0
		Vendor **3753 - Midwest Remanufacturing Llc** Totals				Invoices	2		$495.
Vendor **1856 - Monroe Truck Equipment**									
5444718	Parts - STOCK	Open		12/15/2020	01/14/2021	12/31/2020			822.
5447484	Parts - STOCK	Open		01/13/2021	02/12/2021	02/09/2021			690.
5447542	Parts - T-381	Open		01/13/2021	02/12/2021	02/09/2021			135.
5448154	Parts - T-385	Open		01/20/2021	02/19/2021	02/09/2021			2,609.
		Vendor **1856 - Monroe Truck Equipment** Totals				Invoices	4		$4,257.
Vendor **2772 - Motion Industries**									
IL33-837867	Parts - STOCK	Open		01/22/2021	02/21/2021	02/09/2021			151.
		Vendor **2772 - Motion Industries** Totals				Invoices	1		$151.
Vendor **1405 - MPC Communications & Lighting Inc**									
21-1011	Repairs & Maintenance - T-432	Open		01/22/2021	02/21/2021	02/09/2021			390.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21-1014	Repairs & Maintenance - T-415	Open		01/22/2021	02/21/2021	01/26/2021			394.
		Vendor **1405 - MPC Communications & Lighting Inc** Totals				Invoices	2		$784.
Vendor **2360 - Napa Of Palatine**									
4460-308190	Credit Memo	Open		12/02/2020	02/14/2021	12/31/2020			(6.2
4460-309457	Credit Memo	Open		12/11/2020	02/14/2021	12/31/2020			(21.6
4460-313141	Parts - T-402	Open		01/13/2021	02/14/2021	02/03/2021			8.
4460-313213	Parts - STOCK	Open		01/14/2021	02/14/2021	02/03/2021			10.
4460-313214	Parts - STOCK	Open		01/14/2021	02/14/2021	02/03/2021			10.
4460-313348	Parts - M-953	Open		01/15/2021	02/14/2021	02/03/2021			1.
4460-313623	Parts - M-999	Open		01/18/2021	02/17/2021	02/03/2021			19.
4460-313766	Parts - STOCK	Open		01/19/2021	02/18/2021	02/03/2021			13.
4460-313823	Parts - T-402	Open		01/19/2021	02/18/2021	02/03/2021			7.
4460-313833	Parts - T-446	Open		01/19/2021	02/18/2021	02/03/2021			13.
4460-314205	Parts - T-387	Open		01/22/2021	02/21/2021	02/09/2021			102.
4460-314839	Parts - PT-411	Open		01/27/2021	02/26/2021	02/09/2021			48.
4460-314915	Parts - PT-997	Open		01/28/2021	02/27/2021	02/09/2021			6.
4460-315114	Parts - STOCK	Open		01/29/2021	02/28/2021	02/09/2021			44.
		Vendor **2360 - Napa Of Palatine** Totals				Invoices	14		$257.
Vendor **2253 - Natures Select Pet Of Chicago**									
8119	Food for K-9 "Hondo" (Contreras)	Open		02/01/2021	02/21/2021	02/03/2021			66.
		Vendor **2253 - Natures Select Pet Of Chicago** Totals				Invoices	1		$66.
Vendor **2616 - Nicor Gas**									
36756460568 1220	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		01/04/2021	02/19/2021	12/31/2020			129.
		Vendor **2616 - Nicor Gas** Totals				Invoices	1		$129.
Vendor **2224 - Northwest Community Hospital-EMS**									
2021-00000130	3rd Quarter In-Station & CE Class Fees	Open		02/02/2021	03/01/2021	12/31/2020			273.
		Vendor **2224 - Northwest Community Hospital-EMS** Totals				Invoices	1		$273.
Vendor **3002 - Northwest Community Hospital-OEHS**									
22414	2020 Services Medical (PD-K.Fronczak) NCH-O&EH Physical Exam	Open		01/11/2021	01/28/2021	12/31/2020			505.
21659	Annual Exams	Open		01/02/2021	02/01/2021	12/31/2020			5,004.
21806	Annual Exams	Open		01/02/2021	02/01/2021	12/31/2020			3,467.
22158	Annual Exams	Open		01/02/2021	02/01/2021	12/31/2020			3,036.
22246	Annual Exams	Open		01/11/2021	02/10/2021	12/31/2020			1,102.
21615	Physicals/DOT Screening	Open		10/08/2020	02/12/2021	12/31/2020			195.
22301	Physicals/DOT Screening	Open		02/04/2021	02/16/2021	12/31/2020			1,015.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **3002 - Northwest Community Hospital-OEHS** Totals				Invoices	7		$14,324.
Vendor **1292 - Northwest Water Commission**									
PALQRTLY 0221	Quarterly Payment 02/2021	Open		01/31/2021	02/28/2021	02/02/2021			602,169.
		Vendor **1292 - Northwest Water Commission** Totals				Invoices	1		$602,169.
Vendor **2753 - Office Depot Inc**									
17289086	Office supplies - general	Open		01/31/2021	03/02/2021	02/09/2021			12.
17289052	Misc Office Supplies	Open		01/31/2021	03/02/2021	02/03/2021			52.
		Vendor **2753 - Office Depot Inc** Totals				Invoices	2		$65.
Vendor **1214 - On Time Embroidery Inc.**									
83004	Clothing	Open		01/26/2021	02/25/2021	01/29/2021			32.
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	1		$32.
Vendor **2572 - Paddock Publications, Inc**									
169119	Legal Notices	Open		01/17/2021	02/17/2021	01/28/2021			172.
169406	Legal Notices - Notice to Bid 2021 Street Resurfacing DPW-2111	Open		01/24/2021	02/24/2021	02/01/2021			137.
169724	Legal Notices	Open		01/29/2021	02/26/2021	02/05/2021			167.
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	3		$477.
Vendor **2387 - Park Towne Condominium Association**									
January 2021	Parking Agreement - January	Open		02/01/2021	02/17/2021	02/01/2021			408.
		Vendor **2387 - Park Towne Condominium Association** Totals				Invoices	1		$408.
Vendor **4636 - PDC Laboratories Inc**									
I9450991	Water Sample Testing	Open		01/29/2021	02/28/2021	02/01/2021			1,075.
		Vendor **4636 - PDC Laboratories Inc** Totals				Invoices	1		$1,075.
Vendor **4309 - Pedley Knowles & Company**									
427000	Gas Detectors and O2 Sensor	Open		01/26/2021	02/25/2021	01/29/2021			619.
427200	Protective boot for T85 MultiRae	Open		01/26/2021	02/25/2021	02/05/2021			92.
427298	(2) QRae3 LEL sensors	Open		01/26/2021	02/25/2021	02/05/2021			388.
		Vendor **4309 - Pedley Knowles & Company** Totals				Invoices	3		$1,099.
Vendor **1499 - Plum Grove Printers**									
58066	Printed Forms - 2-Part Order Forms	Open		01/31/2021	03/02/2021	02/03/2021			205.
		Vendor **1499 - Plum Grove Printers** Totals				Invoices	1		$205.
Vendor **2167 - Pomp's Tire Service, Inc.**									
410835548	Parts - PT-224	Open		01/20/2021	02/19/2021	02/09/2021			543.
		Vendor **2167 - Pomp's Tire Service, Inc.** Totals				Invoices	1		$543.
Vendor **1944 - Quill Corporation**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
14038407	Office supplies - general	Open		01/22/2021	02/21/2021	02/08/2021			101.
			Vendor **1944 - Quill Corporation** Totals			Invoices	1		$101.
Vendor **4300 - Ray O'Herron Co, Inc**									
2081008-IN	Department Ammunition - 9mm & 5.56 55GR .223	Open		01/20/2021	02/19/2021	02/03/2021			6,555.
			Vendor **4300 - Ray O'Herron Co, Inc** Totals			Invoices	1		$6,555.
Vendor **1487 - Robert W. Hendricksen Company Inc**									
8015	Tree Removals-814 S. California	Open		01/13/2021	02/12/2021	02/09/2021			672.
			Vendor **1487 - Robert W. Hendricksen Company Inc** Totals			Invoices	1		$672.
Vendor **4592 - Rogner's Towing & Recovery**									
18269	Repairs & Maintenance - T-409	Open		01/19/2021	02/18/2021	02/09/2021			280.
18592	Repairs & Maintenance - T-409	Open		01/28/2021	02/27/2021	02/09/2021			280.
			Vendor **4592 - Rogner's Towing & Recovery** Totals			Invoices	2		$560.
Vendor **1201 - Route 12 Rental Co. Inc.**									
108732	Lift Rental-Village Hall Christmas Tree Removal	Open		01/19/2021	02/18/2021	01/26/2021			166.
			Vendor **1201 - Route 12 Rental Co. Inc.** Totals			Invoices	1		$166.
Vendor **4019 - Rush Truck Centers**									
3021954725	Parts - T-396	Open		01/04/2021	02/03/2021	02/10/2021			41.
3021981793	Parts - T-346 & T-410	Open		01/08/2021	02/07/2021	02/10/2021			195.
3022132480	Repairs & Maintenance - T-395	Open		01/20/2021	02/19/2021	02/10/2021			2,445.
3022221718	Parts - T-370	Open		01/27/2021	02/26/2021	02/10/2021			56.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	4		$2,739.
Vendor **4168 - Doris K Sadik**									
1/16/21 Gordon	Council Chamber Food Supplies	Open		01/13/2021	02/18/2021	01/18/2021			108.
			Vendor **4168 - Doris K Sadik** Totals			Invoices	1		$108.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
109134	Legal Services January 2021	Open		02/02/2021	02/16/2021	02/05/2021			20,778.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$20,778.
Vendor **3556 - Schroeder Asphalt Services Inc**									
2020-405	Wood Street and Greeley Street Resurfacing DPW-2032	Open		12/30/2020	01/29/2021	12/31/2020			108,412.
			Vendor **3556 - Schroeder Asphalt Services Inc** Totals			Invoices	1		$108,412.
Vendor **3694 - SHI International Corp**									
B12913243	Dell Batteries	Open		01/22/2021	02/22/2021	01/27/2021			77.
B12913257	Dell Battery	Open		01/22/2021	02/22/2021	01/27/2021			77.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **3694 - SHI International Corp** Totals			Invoices	2		$155.
Vendor **3008 - Sikich LLP**									
485667	Annual Financial Audit	Open		02/03/2021	02/26/2021	02/10/2021			6,000.
			Vendor **3008 - Sikich LLP** Totals			Invoices	1		$6,000.
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
6660	Refuse Service - March	Open		02/01/2021	02/24/2021	02/02/2021			97,083.
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$97,083.
Vendor **1422 - Spunky Dunkers**									
2021-00000132	Prisoner Meals (01/03/21 - 02/05/21)	Open		02/05/2021	02/15/2021	02/03/2021			106.
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$106.
Vendor **2463 - Standard Industrial & Automotive Equipment Inc**									
WO-6525	Repair & Maintenance - M-999	Open		01/04/2021	02/03/2021	12/31/2020			1,265.
			Vendor **2463 - Standard Industrial & Automotive Equipment Inc** Totals			Invoices	1		$1,265.
Vendor **4966 - T-Mobile**									
965537055-0121	CS Telematics Program Monthly Service Fee-January	Open		01/29/2021	02/21/2021	02/10/2021			261.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$261.
Vendor **4754 - Tech Electronics of Illinois, Llc**									
N000062888-1	Garage Door Remotes (20)	Open		01/26/2021	02/15/2021	02/03/2021			343.
			Vendor **4754 - Tech Electronics of Illinois, Llc** Totals			Invoices	1		$343.
Vendor **2111 - Terminal Supply Co**									
97940-00	Parts - STOCK	Open		01/07/2021	02/06/2021	02/09/2021			541.
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$541.
Vendor **2545 - Terrace Supply Co**									
70490090	Oxygen	Open		01/21/2021	02/20/2021	01/21/2021			167.
70490736	Oxygen	Open		02/01/2021	03/02/2021	02/02/2021			132.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$299.
Vendor **2593 - TKB Associates Inc**									
14178	LaserFiche Maintenance and Support Renewal	Open		01/28/2021	02/28/2021	02/01/2021			8,690.
			Vendor **2593 - TKB Associates Inc** Totals			Invoices	1		$8,690.
Vendor **1650 - Topcon Solutions Store**									
INV151619	Level Books and Power Return Tape	Open		01/25/2021	02/24/2021	02/04/2021			65.
			Vendor **1650 - Topcon Solutions Store** Totals			Invoices	1		$65.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3787 - Township High School District 211**									
01-21-2021-D211	Motor Fuel - January	Open		01/21/2021	02/20/2021	02/09/2021			865.
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$865.
Vendor **4403 - Tyler Technologies Inc**									
045-308051a	2020 Annual Maintenance	Open		12/31/2020	02/28/2021	12/31/2020			67,761.
045-326868	Maintenance on Executime	Open		01/01/2021	02/01/2021	01/27/2021			4,604.
025-316175	Software Support & Maintenance - 2021	Open		12/01/2020	02/10/2021	02/09/2021			80,997.
			Vendor **4403 - Tyler Technologies Inc** Totals			Invoices	3		$153,363.
Vendor **4797 - Ultra Cleaning, Inc.**									
1127	Cleaning Services for CSF and Police HQ-January 2021	Open		01/30/2021	03/01/2021	02/01/2021			3,800.
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1344550	Shop Rags/Carpets	Open		01/25/2021	02/24/2021	02/04/2021			42.
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	1		$42.
Vendor **3709 - Verizon Wireless**									
9871189962	Cellular Usage	Open		01/12/2021	02/04/2021	01/27/2021			1,518.
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$1,518.
Vendor **3887 - Vian Construction Co Inc**									
#4	2020 Thomas St. and Victoria Dr. Water Main Replacement DPW-2023	Open		11/30/2020	02/04/2021	12/31/2020			19,350.
			Vendor **3887 - Vian Construction Co Inc** Totals			Invoices	1		$19,350.
Vendor **4997 - Viking Electric**									
S004319335.001	14 FT Street Light Pole and Light Fixture	Open		01/29/2021	02/28/2021	02/01/2021			10,528.
			Vendor **4997 - Viking Electric** Totals			Invoices	1		$10,528.
Vendor **3020 - Village of Palatine Petty Cash**									
2021-00000139	C. Felde - Lunch for TK Enforcement Roadblock Participants	Open		02/02/2021	02/16/2021	02/10/2021			38.
2021-00000138	B. Morris - Lunch for NWCD Empl's Updating PD Radio's	Open		01/20/2021	02/16/2021	02/10/2021			13.
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	2		$52.
Vendor **3209 - Warehouse Direct**									
4875583-0	Paper	Open		01/28/2021	02/02/2021	02/02/2021			21.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
4878798-0	Folders	Open		02/02/2021	02/17/2021	02/10/2021			6.
4880431-0	Labels	Open		02/03/2021	02/17/2021	02/10/2021			16.
			Vendor **3209 - Warehouse Direct** Totals			Invoices	3		$43.
Vendor **2752 - West Side Tractor Sales**									
W88152	Parts - STOCK	Open		01/29/2021	02/28/2021	02/10/2021			278.
			Vendor **2752 - West Side Tractor Sales** Totals			Invoices	1		$278.
Vendor **1080 - Wheatland Title Guaranty Company**									
628863	Title for Right-of-Way Verification for Sewer-New Hope Church	Open		08/13/2020	02/10/2021	12/31/2020			778.
629037	Title for Water Main Easement-Pride of Palatine	Open		08/17/2020	02/10/2021	12/31/2020			762.
			Vendor **1080 - Wheatland Title Guaranty Company** Totals			Invoices	2		$1,540.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
789583	Repairs & Maintenance - T-441	Open		01/15/2021	02/14/2021	02/10/2021			29.
790218	Repairs & Maintenance - T-466	Open		01/20/2021	02/19/2021	02/10/2021			29.
790379	Repairs & Maintenance - T-485	Open		01/21/2021	02/20/2021	02/10/2021			46.
791321	Repairs & Maintenance - C-363	Open		01/29/2021	02/28/2021	02/10/2021			54.
			Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals			Invoices	4		$160.
Vendor **4225 - Winter Equipment Company Inc**									
IV46403	Parts - STOCK	Open		01/04/2021	02/03/2021	02/10/2021			587.
			Vendor **4225 - Winter Equipment Company Inc** Totals			Invoices	1		$587.
Vendor **1W63 Welfare Fund**									
2021-00000127	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			301.
			Vendor **1W63 Welfare Fund** Totals			Invoices	1		$301.
Vendor **A & J Concrete of West Chicago, Inc.**									
Inv-00000181	Refund duplicate contractor payment	Open		02/09/2021	02/09/2021	02/09/2021			30.
			Vendor **A & J Concrete of West Chicago, Inc.** Totals			Invoices	1		$30.
Vendor **Corporate Sign Systems**									
Inv-00000701	Registered as General Contractor in error	Open		02/09/2021	02/09/2021	02/09/2021			250.
			Vendor **Corporate Sign Systems** Totals			Invoices	1		$250.
Vendor **DP Landscaping Inc.**									
INV-00000611	dup payment contractor license - CON-000592-2021	Open		02/09/2021	02/09/2021	02/09/2021			63.
			Vendor **DP Landscaping Inc.** Totals			Invoices	1		$63.
Vendor **Humana-Medicare**									

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4

Invoice Due Date Range 12/01/20 - 03/02/2[illegible]
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000123	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			291.
			Vendor **Humana-Medicare** Totals			Invoices	1		$291.
Vendor **Medicaid Illinois**									
2021-00000125	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			412.
			Vendor **Medicaid Illinois** Totals			Invoices	1		$412.
Vendor **Medicaid Illinois**									
2021-00000126	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			452.
			Vendor **Medicaid Illinois** Totals			Invoices	1		$452.
Vendor **Jeanie Meeks**									
2021-00000124	Ambulance Fee Refund	Open		02/02/2021	02/02/2021	02/02/2021			75.
			Vendor **Jeanie Meeks** Totals			Invoices	1		$75.
Vendor **MODUN INC**									
2021-00000129	sign refund/ 309 E Northwest Hwy / 20-75	Open		02/04/2021	02/04/2021	02/04/2021			125.
			Vendor **MODUN INC** Totals			Invoices	1		$125.
Vendor **Michael Turner**									
VS #37264	Refund - New Resident Late Fee Removal	Open		01/28/2021	01/28/2021	01/28/2021			20.
			Vendor **Michael Turner** Totals			Invoices	1		$20.
			Grand Totals			Invoices	219		$1,227,853.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4 EFT #1

Payment Date Range 02/08/21 - 02/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
FIN-012521-1	Groot Industries	Paid by EFT #4017		01/25/2021	02/08/2021	12/31/2020		02/08/2021	251,882.
FIN-012521-2	GFOA	Paid by EFT #4018		01/25/2021	02/08/2021	02/08/2021		02/08/2021	595.
FIN-012521-3	IGFOA	Paid by EFT #4019		01/25/2021	02/08/2021	02/08/2021		02/08/2021	600.
FIN-012521-4	Federal Express	Paid by EFT #4020		01/25/2021	02/08/2021	12/31/2020		02/08/2021	21.
FIN-012521-5	Jimmy Johns	Paid by EFT #4021		01/25/2021	02/08/2021	02/08/2021		02/08/2021	109.
PDM-012521-1	Crains	Paid by EFT #4022		01/25/2021	02/08/2021	02/08/2021		02/08/2021	169.
BRV-012521-1	WPY National Community	Paid by EFT #3874		01/12/2021	02/08/2021	02/08/2021		02/08/2021	200.
LAS-012521-1	Ebay	Paid by EFT #4002		01/25/2021	02/08/2021	02/08/2021		02/08/2021	58.
LAS-012521-10	Amazon	Paid by EFT #4011		01/25/2021	02/08/2021	02/08/2021		02/08/2021	21.
LAS-012521-11	B&H Photo	Paid by EFT #4012		01/25/2021	02/08/2021	02/08/2021		02/08/2021	196.
LAS-012521-12	Columbia Books	Paid by EFT #4013		01/25/2021	02/08/2021	02/08/2021		02/08/2021	99.
LAS-012521-13	Ebay	Paid by EFT #4014		01/25/2021	02/08/2021	02/08/2021		02/08/2021	7.
LAS-012521-14	Ebay	Paid by EFT #4015		01/25/2021	02/08/2021	02/08/2021		02/08/2021	200.
LAS-012521-15	Amazon	Paid by EFT #4016		01/25/2021	02/08/2021	02/08/2021		02/08/2021	89.
LAS-012521-2	B&H Photo	Paid by EFT #4003		01/25/2021	02/08/2021	02/08/2021		02/08/2021	1,429.
LAS-012521-3	Ebay	Paid by EFT #4004		01/25/2021	02/08/2021	02/08/2021		02/08/2021	144.
LAS-012521-4	Ebay	Paid by EFT #4005		01/25/2021	02/08/2021	02/08/2021		02/08/2021	44.
LAS-012521-5	Google	Paid by EFT #4006		01/25/2021	02/08/2021	02/08/2021		02/08/2021	30.
LAS-012521-6	Dell	Paid by EFT #4007		01/25/2021	02/08/2021	02/08/2021		02/08/2021	290.
LAS-012521-7	Ace Hardware Store	Paid by EFT #4008		01/25/2021	02/08/2021	02/08/2021		02/08/2021	27.
LAS-012521-8	Columbia Books	Paid by EFT #4009		01/25/2021	02/08/2021	02/08/2021		02/08/2021	99.
LAS-012521-9	Dell	Paid by EFT #4010		01/25/2021	02/08/2021	02/08/2021		02/08/2021	488.
ATR-012521-1	Illinois Environmental	Paid by EFT #3906		01/25/2021	02/08/2021	02/08/2021		02/08/2021	110.
DLG-012521-1	Old Navy US 1651 Hoffman Estates	Paid by EFT #3902		01/25/2021	02/08/2021	12/31/2020		02/08/2021	41.
DLG-012521-2	Old Navy US 1651 Hoffman Estates	Paid by EFT #3903		01/25/2021	02/08/2021	12/31/2020		02/08/2021	13.
DLG-012521-3	Old Navy US 5733 Schaumburg IL	Paid by EFT #3904		01/25/2021	02/08/2021	12/31/2020		02/08/2021	(54.9
DLG-012521-4	Old Navy On-LIne Groveport OH	Paid by EFT #3905		01/25/2021	02/08/2021	12/31/2020		02/08/2021	49.
BMB-012521-1	Divine Signs	Paid by EFT #3952		01/25/2021	02/08/2021	02/08/2021		02/08/2021	143.
BMB-012521-2	Safe Kids Worldwide	Paid by EFT #3953		01/25/2021	02/08/2021	02/08/2021		02/08/2021	55.
BMB-012521-3	North American Police (NAPWDA)	Paid by EFT #3954		01/25/2021	02/08/2021	02/08/2021		02/08/2021	50.
BMB-012521-4	North American Police (NAPWDA)	Paid by EFT #3955		01/25/2021	02/08/2021	02/08/2021		02/08/2021	50.
BMB-012521-5	The Home Depot	Paid by EFT #3956		01/25/2021	02/08/2021	02/08/2021		02/08/2021	34.
PAC-012521-1	Amazon Marketplace	Paid by EFT #3887		01/25/2021	02/08/2021	12/31/2020		02/08/2021	19.
PAC-012521-10	PayPal - Public Grant	Paid by EFT #3896		01/25/2021	02/08/2021	02/08/2021		02/08/2021	179.
PAC-012521-2	Amazon Marketplace	Paid by EFT #3888		01/25/2021	02/08/2021	12/31/2020		02/08/2021	818.
PAC-012521-3	Ray O'Herron Company	Paid by EFT #3889		01/25/2021	02/08/2021	12/31/2020		02/08/2021	1,468.
PAC-012521-4	Ray O'Herron Company	Paid by EFT #3890		01/25/2021	02/08/2021	12/31/2020		02/08/2021	1,482.
PAC-012521-5	Vistaprint	Paid by EFT #3891		01/25/2021	02/08/2021	02/08/2021		02/08/2021	53.
PAC-012521-6	Ray O'Herron Company	Paid by EFT #3892		01/25/2021	02/08/2021	12/31/2020		02/08/2021	1,480.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4 EFT #1

Payment Date Range 02/08/21 - 02/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
PAC-012521-7	Ray O'Herron Company	Paid by EFT #3893		01/25/2021	02/08/2021	12/31/2020		02/08/2021	808.
PAC-012521-8	Amazon Marketplace	Paid by EFT #3894		01/25/2021	02/08/2021	02/08/2021		02/08/2021	239.
PAC-012521-9	Kilk Belts	Paid by EFT #3895		01/25/2021	02/08/2021	02/08/2021		02/08/2021	393.
JBS-012521-1	Mutual Ace Hardware	Paid by EFT #3927		01/25/2021	02/08/2021	02/08/2021		02/08/2021	3.
JBS-012521-2	The Home Depot	Paid by EFT #3928		01/25/2021	02/08/2021	02/08/2021		02/08/2021	61.
JBS-012521-3	The Home Depot	Paid by EFT #3929		01/25/2021	02/08/2021	02/08/2021		02/08/2021	149.
JBS-012521-4	The Home Depot	Paid by EFT #3930		01/25/2021	02/08/2021	02/08/2021		02/08/2021	15.
JBS-012521-5	The Home Depot	Paid by EFT #3931		01/25/2021	02/08/2021	02/08/2021		02/08/2021	320.
JBS-012521-6	The Home Depot	Paid by EFT #3932		01/25/2021	02/08/2021	02/08/2021		02/08/2021	48.
JJA-012521-1	Firestop Contractors	Paid by EFT #3880		01/25/2021	02/08/2021	02/08/2021		02/08/2021	80.
JJA-012521-2	Illinois Fire Inspectors	Paid by EFT #3881		01/25/2021	02/08/2021	02/08/2021		02/08/2021	100.
JJA-012521-3	NAARSO	Paid by EFT #3882		01/25/2021	02/08/2021	02/08/2021		02/08/2021	75.
JJA-012521-4	Pyrotechnics Guild	Paid by EFT #3883		01/25/2021	02/08/2021	02/08/2021		02/08/2021	100.
JJA-012521-5	NAARSO	Paid by EFT #3884		01/25/2021	02/08/2021	02/08/2021		02/08/2021	75.
JJA-012521-6	NAARSO	Paid by EFT #3885		01/25/2021	02/08/2021	02/08/2021		02/08/2021	350.
JJA-012521-7	Jelly Cafe	Paid by EFT #3886		01/25/2021	02/08/2021	02/08/2021		02/08/2021	170.
MDB-012521-1	Mutual Ace Hardware	Paid by EFT #3877		01/25/2021	02/08/2021	02/08/2021		02/08/2021	14.
MDB-012521-2	Mutual Ace Hardware	Paid by EFT #3878		01/25/2021	02/08/2021	02/08/2021		02/08/2021	14.
MDB-012521-3	The Home Depot	Paid by EFT #3879		01/25/2021	02/08/2021	02/08/2021		02/08/2021	199.
MDB-012521-4	The Home Depot	Paid by EFT #3876		01/25/2021	02/08/2021	02/08/2021		02/08/2021	88.
MON-012521-1	Mutual Ace Hardware	Paid by EFT #3897		01/25/2021	02/08/2021	02/08/2021		02/08/2021	34.
PMG-012521-1	Wal-Mart	Paid by EFT #3977		01/25/2021	02/08/2021	12/30/2020		02/08/2021	213.
SEM-012521-1	Warrior Fire Equipment	Paid by EFT #3946		01/25/2021	02/08/2021	02/08/2021		02/08/2021	76.
SEM-012521-2	Amazon.com	Paid by EFT #3947		01/25/2021	02/08/2021	02/08/2021		02/08/2021	53.
SEM-012521-3	Amazon.com	Paid by EFT #3948		01/25/2021	02/08/2021	02/08/2021		02/08/2021	39.
SEM-012521-4	Amazon.com	Paid by EFT #3949		01/25/2021	02/08/2021	02/08/2021		02/08/2021	32.
SEM-012521-5	Amazon.com	Paid by EFT #3950		01/25/2021	02/08/2021	02/08/2021		02/08/2021	18.
SEM-012521-6	Amazon.com	Paid by EFT #3951		01/25/2021	02/08/2021	02/08/2021		02/08/2021	12.
AJB-012521-1	The Home Depot #1927	Paid by EFT #3941		01/25/2021	02/08/2021	02/08/2021		02/08/2021	42.
AJB-012521-2	ISA	Paid by EFT #3942		01/25/2021	02/08/2021	02/08/2021		02/08/2021	190.
AJB-012521-3	Dungarees, LLC	Paid by EFT #3943		01/25/2021	02/08/2021	02/08/2021		02/08/2021	126.
AJB-012521-4	Menards	Paid by EFT #3944		01/25/2021	02/08/2021	02/08/2021		02/08/2021	54.
AJB-012521-5	ISA	Paid by EFT #3945		01/25/2021	02/08/2021	02/08/2021		02/08/2021	120.
DVN-012521-1	The Home Depot #1927	Paid by EFT #3971		01/25/2021	02/08/2021	12/31/2020		02/08/2021	1,045.
DVN-012521-2	SAI Subscription	Paid by EFT #3972		01/25/2021	02/08/2021	02/08/2021		02/08/2021	49.
GSR-012521-1	IAFSM	Paid by EFT #3933		01/25/2021	02/08/2021	02/08/2021		02/08/2021	225.
JJM-012521-1	eBay	Paid by EFT #3978		01/25/2021	02/08/2021	02/08/2021		02/08/2021	799.
JJM-012521-10	Grainger	Paid by EFT #3987		01/25/2021	02/08/2021	02/08/2021		02/08/2021	10.
JJM-012521-11	Grainger	Paid by EFT #3988		01/25/2021	02/08/2021	02/08/2021		02/08/2021	216.
JJM-012521-12	Grainger	Paid by EFT #3989		01/25/2021	02/08/2021	02/08/2021		02/08/2021	180.
JJM-012521-13	Grainger	Paid by EFT #3990		01/25/2021	02/08/2021	02/08/2021		02/08/2021	10.
JJM-012521-14	Grainger	Paid by EFT #3991		01/25/2021	02/08/2021	02/08/2021		02/08/2021	125.76

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4 EFT #1

Payment Date Range 02/08/21 - 02/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
JJM-012521-15	Grainger	Paid by EFT #3992		01/25/2021	02/08/2021	02/08/2021		02/08/2021	69.
JJM-012521-16	Utility Refrigerator	Paid by EFT #3993		01/25/2021	02/08/2021	02/08/2021		02/08/2021	151.
JJM-012521-17	Grainger	Paid by EFT #3994		01/25/2021	02/08/2021	02/08/2021		02/08/2021	31.
JJM-012521-18	eBay	Paid by EFT #3995		01/25/2021	02/08/2021	02/08/2021		02/08/2021	99.
JJM-012521-19	eBay	Paid by EFT #3996		01/25/2021	02/08/2021	02/08/2021		02/08/2021	123.
JJM-012521-2	eBay	Paid by EFT #3979		01/25/2021	02/08/2021	02/08/2021		02/08/2021	30.
JJM-012521-20	eBay	Paid by EFT #3997		01/25/2021	02/08/2021	02/08/2021		02/08/2021	60.
JJM-012521-21	eBay	Paid by EFT #3998		01/25/2021	02/08/2021	02/08/2021		02/08/2021	29.
JJM-012521-22	eBay	Paid by EFT #3999		01/25/2021	02/08/2021	02/08/2021		02/08/2021	29.
JJM-012521-3	eBay	Paid by EFT #3980		01/25/2021	02/08/2021	02/08/2021		02/08/2021	176.
JJM-012521-4	eBay	Paid by EFT #3981		01/25/2021	02/08/2021	02/08/2021		02/08/2021	99.
JJM-012521-5	eBay	Paid by EFT #3982		01/25/2021	02/08/2021	02/08/2021		02/08/2021	99.
JJM-012521-6	eBay	Paid by EFT #3983		01/25/2021	02/08/2021	02/08/2021		02/08/2021	65.
JJM-012521-7	eBay	Paid by EFT #3984		01/25/2021	02/08/2021	02/08/2021		02/08/2021	11.
JJM-012521-8	eBay	Paid by EFT #3985		01/25/2021	02/08/2021	02/08/2021		02/08/2021	91.
JJM-012521-9	Grainger	Paid by EFT #3986		01/25/2021	02/08/2021	02/08/2021		02/08/2021	23.
JRK-012521-1	Bucket-Teeth.biz	Paid by EFT #3975		01/25/2021	02/08/2021	12/31/2020		02/08/2021	127.
JRK-012521-2	FordPartsGiant.com	Paid by EFT #3974		01/25/2021	02/08/2021	02/08/2021		02/08/2021	29.
JRK-012521-3	Bucket-Teeth.biz	Paid by EFT #3973		01/25/2021	02/08/2021	02/08/2021		02/08/2021	33.
JRK-012521-4	JWF Technologies, LLC	Paid by EFT #3976		01/25/2021	02/08/2021	02/08/2021		02/08/2021	105.
KML-012521-1	ASCE Purchasing	Paid by EFT #3907		01/25/2021	02/08/2021	12/31/2020		02/08/2021	275.
KML-012521-10	Amazon Marketplace	Paid by EFT #3922		01/25/2021	02/08/2021	02/08/2021		02/08/2021	129.
KML-012521-11	Amazon Marketplace	Paid by EFT #3912		01/25/2021	02/08/2021	02/08/2021		02/08/2021	103.
KML-012521-12	Warehouse Direct	Paid by EFT #3913		01/25/2021	02/08/2021	02/08/2021		02/08/2021	34.
KML-012521-13	Amazon Marketplace	Paid by EFT #3923		01/25/2021	02/08/2021	02/08/2021		02/08/2021	201.
KML-012521-14	Amazon Marketplace	Paid by EFT #3924		01/25/2021	02/08/2021	02/08/2021		02/08/2021	299.
KML-012521-15	Amazon.com	Paid by EFT #3925		01/25/2021	02/08/2021	02/08/2021		02/08/2021	81.
KML-012521-16	Amazon Marketplace	Paid by EFT #3914		01/25/2021	02/08/2021	02/08/2021		02/08/2021	29.
KML-012521-17	Amazon Marketplace	Paid by EFT #3926		01/25/2021	02/08/2021	02/08/2021		02/08/2021	25.
KML-012521-18	Amazon Marketplace	Paid by EFT #3915		01/25/2021	02/08/2021	02/08/2021		02/08/2021	27.
KML-012521-19	Amazon Marketplace	Paid by EFT #3919		01/25/2021	02/08/2021	02/08/2021		02/08/2021	58.
KML-012521-2	ASCE Purchasing	Paid by EFT #3908		01/25/2021	02/08/2021	12/31/2020		02/08/2021	275.
KML-012521-20	Amazon Marketplace	Paid by EFT #3916		01/25/2021	02/08/2021	02/08/2021		02/08/2021	83.
KML-012521-3	Amazon Marketplace	Paid by EFT #3920		01/25/2021	02/08/2021	02/08/2021		02/08/2021	84.
KML-012521-4	Amazon Marketplace	Paid by EFT #3917		01/25/2021	02/08/2021	02/08/2021		02/08/2021	100.
KML-012521-5	Warehouse Direct	Paid by EFT #3909		01/25/2021	02/08/2021	02/08/2021		02/08/2021	25.
KML-012521-6	Amazon Marketplace	Paid by EFT #3910		01/25/2021	02/08/2021	02/08/2021		02/08/2021	119.
KML-012521-7	Amazon Marketplace	Paid by EFT #3921		01/25/2021	02/08/2021	02/08/2021		02/08/2021	76.
KML-012521-8	Amazon Marketplace	Paid by EFT #3911		01/25/2021	02/08/2021	02/08/2021		02/08/2021	41.
KML-012521-9	Amazon Marketplace	Paid by EFT #3918		01/25/2021	02/08/2021	02/08/2021		02/08/2021	55.
MAT-012521-1	Arlington Power Equipment	Paid by EFT #3957		01/25/2021	02/08/2021	02/08/2021		02/08/2021	59.
RLK-012521-1	Home Depot	Paid by EFT #3898		01/25/2021	02/08/2021	02/08/2021		02/08/2021	53.40

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4 EFT #1

Payment Date Range 02/08/21 - 02/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
RLK-012521-2	Home Depot	Paid by EFT #3899		01/25/2021	02/08/2021	02/08/2021		02/08/2021	29.
RLK-012521-3	Home Depot	Paid by EFT #3900		01/25/2021	02/08/2021	02/08/2021		02/08/2021	477.
RLK-012521-4	Mutual Ace Palatine	Paid by EFT #3901		01/25/2021	02/08/2021	02/08/2021		02/08/2021	440.
SAD-012521-1	Menards	Paid by EFT #3875		01/25/2021	02/08/2021	02/08/2021		02/08/2021	76.
SC-012521-1	Mutual Ace Hardware	Paid by EFT #3958		01/25/2021	02/08/2021	12/31/2020		02/08/2021	1.
SC-012521-10	Grainger	Paid by EFT #3969		01/25/2021	02/08/2021	02/08/2021		02/08/2021	59.
SC-012521-11	Grainger	Paid by EFT #3970		01/25/2021	02/08/2021	02/08/2021		02/08/2021	58.
SC-012521-12	Mutual Ace Hardware	Paid by EFT #3967		01/25/2021	02/08/2021	02/08/2021		02/08/2021	79.
SC-012521-13	Arlington Power Equipment	Paid by EFT #3968		01/25/2021	02/08/2021	02/08/2021		02/08/2021	100.
SC-012521-2	Menards	Paid by EFT #3959		01/25/2021	02/08/2021	12/31/2020		02/08/2021	34.
SC-012521-3	Mutual Ace Hardware	Paid by EFT #3960		01/25/2021	02/08/2021	12/31/2020		02/08/2021	141.
SC-012521-4	The Home Depot #1927	Paid by EFT #3961		01/25/2021	02/08/2021	02/08/2021		02/08/2021	88.
SC-012521-5	The Home Depot #1927	Paid by EFT #3962		01/25/2021	02/08/2021	02/08/2021		02/08/2021	111.
SC-012521-6	The Home Depot #1927	Paid by EFT #3963		01/25/2021	02/08/2021	02/08/2021		02/08/2021	44.
SC-012521-7	The Home Depot #1927	Paid by EFT #3964		01/25/2021	02/08/2021	02/08/2021		02/08/2021	500.
SC-012521-8	The Home Depot #1927	Paid by EFT #3965		01/25/2021	02/08/2021	02/08/2021		02/08/2021	61.
SC-012521-9	Grainger	Paid by EFT #3966		01/25/2021	02/08/2021	02/08/2021		02/08/2021	145.
SLW-012521-1	Grainger	Paid by EFT #4000		01/25/2021	02/08/2021	02/08/2021		02/08/2021	318.
SLW-012521-2	The Home Depot #1927	Paid by EFT #4001		01/25/2021	02/08/2021	02/08/2021		02/08/2021	141.
WES-012521-1	The Home Depot #1927	Paid by EFT #3934		01/25/2021	02/08/2021	02/08/2021		02/08/2021	131.
WES-012521-2	Menards	Paid by EFT #3935		01/25/2021	02/08/2021	02/08/2021		02/08/2021	51.
WES-012521-3	The Home Depot #1927	Paid by EFT #3936		01/25/2021	02/08/2021	02/08/2021		02/08/2021	72.
WES-012521-4	The Home Depot #1927	Paid by EFT #3937		01/25/2021	02/08/2021	02/08/2021		02/08/2021	59.
WES-012521-5	The Home Depot #1927	Paid by EFT #3938		01/25/2021	02/08/2021	02/08/2021		02/08/2021	262.
WES-012521-6	Berland's, Inc.	Paid by EFT #3939		01/25/2021	02/08/2021	02/08/2021		02/08/2021	289.
WES-012521-7	The Home Depot #1927	Paid by EFT #3940		01/25/2021	02/08/2021	02/08/2021		02/08/2021	478.
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	149		$277,779.
				Grand Totals		Invoices	149		$277,779.

Attachment: Warrant #4 (2021 Warrant # 4)

VILLAGE OF PALATINE

Warrant #4 EFT #2

Payment Date Range 02/09/21 - 02/09/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2048 - Quadient Finance USA, Inc**									
02/09/21	Village Wide Postage for Postage Machine	Paid by EFT #4023		02/08/2021	02/09/2021	02/09/2021		02/09/2021	3,000.
			Vendor **2048 - Quadient Finance USA, Inc** Totals			Invoices	1		$3,000.
			Grand Totals			Invoices	1		$3,000.

Attachment: Warrant #4 (2021 Warrant # 4)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 02/08/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	02/08/2021	256075	Utility Management Refund	CARTWRIGHT , JASON		9.57
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	02/08/2021	256076	Utility Management Refund	PLANCON , RYAN		7.31
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$16.88
	Checks:	2	$16.88			

Attachment: Warrant #4 (2021 Warrant # 4)

Consider an Ordinance Granting a Minor Special Use for the Placement of a Pergola in the Rear Yard at 357 N. Westminster Drive

BACKGROUND:
The Subject Property, zoned R-2 Single-Family Residential, contains a single-family residence and related improvements. The Petitioners are proposing to install a pergola less than one foot from the primary structure. Therefore, the Petitioners are requesting approval of the following:

> **Minor Special Use to permit a pergola to be located 0 feet from the principal structure, instead of the minimum required 10 feet.**

KEY ISSUES:

- The Petitioners propose to construct a pergola in the rear of their property. The Code requires that accessory structures must be located at least 10 feet from the principal structure. The proposed pergola is less than a foot from the principal structure. The Code was recently amended to allow pergolas to be reviewed as a as a Minor Special Use.
- The pergola is part of a larger project that includes a new patio, in-ground swimming pool, seat wall, fire pit, and outdoor kitchen area. These proposed improvements exceed the maximum lot coverage. The Petitioner has also applied for an Administrative Variation.
- The overall height of the proposed pergola is 10 feet, which meets Code.
- As required, the Petitioners have obtained the required approvals from the neighboring property owners.

ALTERNATIVES:

Approve the Minor Special Use to allow a pergola to be 0 feet from the principal structure.

RECOMMENDATION:
This request was reviewed by the relevant Departments and the Petitioner submitted the required approvals from the surrounding residents. Therefore, Staff recommends approval of the Minor Special Use.

ACTION REQUIRED:
Motion to approve Minor Special Use for a pergola to be 0 feet from the principal structure at 357 N. Westminster Drive.

Consider a Minor Amendment to the Previously Approved Planned Development Ordinance (O-20-19) for the Journeys' Facility at 1140 E. Northwest Highway

BACKGROUND:
Journeys received Planned Development approval for a new homeless center in March of 2019. Since that time, the building plans were revised, due to capital funding limitations associated with the COVID-19 pandemic.

KEY ISSUES:
Journeys has revised their building plans, as they are working through their capital campaign efforts. The following provides a summary of the proposed revisions:

1. The building height was reduced from a 3-story structure to a 2-story structure, with a similar footprint. The use and operation remain the same, within a reduced area.

2. The approved building was a pre-cast design and the proposed building is a metal stud framing.

3. The building changes will not alter to the site utility locations.

4. The Planned Development allowed 43 spaces and the revised plans provide 41 spaces, with the required parking significantly reduced due to the removal of the 3rd floor and reduction of 4 apartments.

The proposed revisions to the approved building plans:

- Reduce the building height from 3 stories to 2 stories;
- Reduce the number of affordable apartment from 11 units (27 Residents) to 7 units (13 Residents); and
- Increase the 42 PADS beds to 47 beds.

	Approved	**Revised**
Facility Size	**Approximately 27,000 sf Three-story facility**	Approximately **18,200 sf Two-story** facility
Activities and Services Provided	PADS Administration Hope Center Pathway Housing Readiness Support Services 1 PADS Shelter Location (42 beds); 11 Affordable Housing Units (apartments**)**	PADS Administration. Hope Center. Pathway Housing Readiness Support Services. 1 PADS Shelter Location **(47 beds); 1 family emergency shelter unit; 7** Affordable Housing Units (apartments)
Hours of Operation	1st Floor 7AM - 7 PM Daily 2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily	1st Floor 7 AM - 7PM Daily **2nd Floor combined use** Shelter Unit 7 PM- 7AM Apartment Units 24 Hours Daily
Staff	28 staff (15 full-time; 13	28 staff (15 full-time, 13

	part-time)	part-time)
Clients	1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents	1st Floor 50 clients**;** 2nd floor **47** shelter beds**, and 13** Residents
Parking	41 parking spots plus 2 handicap parking spots	**39 parking spots plus 2 handicap parking spots**
Transportation	1 van /1 mini-bus	1 van / 1 mini-bus

Previous parking requirements:

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	8,865	1/300 square feet	30
2nd Floor	PADS	8,865	1/300 square feet	30
3rd Floor	Housing	8,865	2.25 per residence	25
			Total Provided	**84 43 (51%)**

Proposed parking requirements:

	Use	**Square Feet**	**Parking Requirement**	**# of Spaces**
1st Floor	Offices/Hope Center	9,100	1 per 300	30
2nd Floor	PADS and Housing	9,100	1 per 300 PADS and 2.25 per residence	21 + 18 = 39
			Total Provided	**69 41(59%)**

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-20-19.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-20-19.

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Journeys' Planned Development Ordinance #O-20-19.

ACTION REQUIRED:
A motion to approve the Minor Amendment to Planned Development Ordinance #O-20-19 at 1140 E. Northwest Highway.

Consider a Motion Authorizing the Village Manager to Execute a Contract with Thompson Elevator Inspection Service, Inc. for Elevator Inspection and Plan Review Services

BACKGROUND:

As part of administering a local elevator safety program, semi-annual inspections of existing elevators must be completed. In addition, plan reviews and inspections for new elevators must also be conducted. The State requires these tasks be conducted by a licensed elevator inspection company. The Village is currently under a contract extension with Thompson Elevator Inspection Services for this work. During this contract extension period Staff was to monitor firms newer to this market. As part of that process, a Request for Qualifications (RFQ) was mailed to twenty elevator inspection companies licensed in Illinois. A total of three RFQ responses were submitted (including ATIS Elevator Inspections, LLC (ATIS), City Wide Elevator Inspection Services, Inc., and Thompson Elevator Inspection Service, Inc. (TEIS)).

The three RFQs were reviewed and evaluated by a Selection Committee consisting of five Village Staff. ATIS and TEIS were chosen to advance to the interview phase of the review process. Based on the evaluation and interviews conducted, the Selection Committee is recommending the Village continue to contract with Thompson Elevator Inspection Services for elevator inspection and plan review services.

KEY ISSUES:

- The Illinois Elevator Safety Act requires inspections be conducted by a State licensed elevator inspection company.
- TEIS complies with all of the applicable licensing and insurance requirements.
- TEIS is proposing a two year contract through and including December 31, 2023, with an option of two additional one year extensions.
- There is no increase to current rates under this contract.
- The contract may be canceled or modified by either party upon ninety days written notice.
- The contract includes a timeline to integrate with the Village's new permitting software.

ALTERNATIVES:

1. Authorize the Village Manager to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspections and plan reviews.
2. Refer back to Staff with comment.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspection and plan review services.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute a contract with Thompson Elevator Inspection Service, Inc. for elevator inspection and plan review services.

Consider a Motion Authorizing the Village Manager to Execute Amendment 1 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

BACKGROUND:
An Agreement for Use of Right-of-Way with Verizon, through its wholly owned subsidiary MCImetro Access Transmission Services Corporation (d/b/a Verizon Access Transmission Services), was approved at the Village Council meeting of May 11, 2020. MCImetro Access requested an amendment to the Agreement

WOW Internet, Cable and Phone had constructed a fiber optic network in the early 2000's and had previously been licensed by the Village to own and maintain these facilities. Verizon purchased the facilities located within the Village rights-of-way and seeks to maintain and expand the network.

KEY ISSUES:

- MCImetro Access Transmission Services has approached the Village to amend the Agreement for Use of Right-of-Way.

- The amendment seeks to replace the original Exhibit B (a map of MCImetro's planned fiber routes) with an updated Exhibit B which includes expanding aerial facilities by over 2.5 miles and buried facilities by more than 20 miles.

- This item was originally scheduled on February 1st, but the applicant failed to attend the Village Council meeting to address questions. Staff requested the applicant clarify if this is their full plan for the next several years and for a construction schedule. A portion of their response is as follows, "..the Telecommunications industry is an ever-changing industry driven on customer demand and technological advancement. This is not unlike what our society experienced in the wireline side of the telecommunications industry for the past 125 years. The expansion of the Verizon network is designed to provide better, more reliable coverage for Palatine's residents and businesses, not to mention better coverage for first responders. The amendment being reviewed by your administration for council consideration entails the fiber expansion currently released by Verizon to build. Some of the permitted-for fiber runs connecting two other runs already in ground, while other runs are expansions of previous runs. While no other fiber runs are being studied for release in Palatine currently, this is subject to change since the very nature of fiber demand is dynamic".

- All other terms and conditions of the Agreement remain unchanged.

ALTERNATIVES:

1. Authorize the Village Manager to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 1 to the

Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro Access Transmission Services.

Consider a Motion to Award a Contract for the Village's 2021 Street Resurfacing Program

BACKGROUND:
On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Thirty-seven sections of street have been identified, resurfacing approximately 35,472 feet or 6.72 miles. In addition, the proposed work includes 23 inlet structures to be replaced, 8,010 square feet of sidewalk replaced for ADA accessible ramps, approximately 34,954 feet of curb/gutter replaced and new gutter installed, along with base course repairs.

KEY ISSUES:

- The street resurfacing program's major funding source is State Motor Fuel Tax (MFT) funds, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, February 2, 2021, five bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The engineer's opinion of probable cost for this project was $2,760,387.90. The low bid is 9.3% under the amount estimated when the 2021 Budget was adopted.
- Arrow Road Construction Company of Elk Grove Village, Illinois submitted the lowest compliant bid in the amount of $2,096,479.40.
- The savings of approximately $680,000 are split between MFT savings ($400,000) and local capital improvement funds ($280,000).
- Due to the restrictions on the MFT funds, Staff is recommending that those savings be rolled to an expanded 2022 resurfacing program with an enhanced focus on collector streets consistent with the Council's direction several years ago.
- The local savings are recommended to be considered as follows:
    - $190,000 expanded resurfacing program - Winston, from Anderson to Everett, and Jonathan, from Everett to Churchill, would likely be the recommended roadways. These are collector routes with a Pavement Condition Index of less than 60 which is consistent with the roadway maintenance standards recently adopted by the Council.
    - $20,000 for 50/50 sidewalk replacement program. The 2021 Budget did not fund this program as part of trying to contain costs and avoid any property tax increase. That said, we do have a number of residents seeking participation with a commitment to share in the costs of the improvements.
    - The remaining $70,000 would be savings for the Village and discussed as part of the capital projects that were funded, but placed on hold. This discussion will come in several months.

ALTERNATIVES:

1. Award the contract for the 2021 Street Resurfacing Program to Arrow Road

Construction.

2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Street Resurfacing Program be awarded to Arrow Road Construction of Elk Grove Village, Illinois in the amount of $2,096,480.

BUDGET IMPACT:
Funds have been budgeted in the 2021 Capital Improvement Program. The low compliant bid will result in a savings of approximately $680,000. $400,000 is from MFT savings and $280,000 of local funds. The local funds can be allocated through separate actions as described in this memo.

ACTION REQUIRED:
Motion to award the contract for the 2021 Street Resurfacing Program to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of $2,096,480.

Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for Renovation of the Combined Service Facility

BACKGROUND:
As part of the 2020 Capital Improvement Program, funding was provided to begin the process to design the renovation of the existing Combined Service Facility, located at 148 W. Illinois Avenue. The campus serves as the base of operations for the Village's Public Works Department and for the Palatine Park District's Parks & Planning Department. The Village and Park District partnered to design and construct the building in 1991, and have continued to share the building since that time. While the area served by the two separate functions has expanded, limited alterations or modernizations have occurred since the building opened.

KEY ISSUES:

- A Request for Qualifications was prepared and published. Fourteen architectural firms submitted qualifications, four of which were interviewed by Public Works and Park District staff. The preferred firm, Wold Architects and Engineers of Palatine, Illinois, was selected based upon their ability to comprehensively address the project scope.
- Wold can provide services consisting of architectural, structural, mechanical, electrical and civil engineering; landscape architecture; interior design; furnishing design and procurement; bidding and negotiation phase services; and construction phase services for renovation of the existing Combined Service Facility.
- Schematic design is the first phase and recommended for approval at this time. The proposed cost of $46,625, plus reimburseables estimated at $2,375. The Council will have the ability to elect to continue moving forward or go in a different direction following this phase.
- The schematic design portion of this project will be completed in approximately three months from the date of execution. This is intended to allow for consideration for improvements as soon as 2022.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and to approve the Schematic Design Phase.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the agreement for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and approving the Schematic Design Phase in an amount not-to-exceed $49,000.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Budget to accommodate the space needs study and schematic design phases. The

Palatine Park District would reimburse the Village 28% of the cost of this schematic design ($13,720).

ACTION REQUIRED:
Motion to authorize the Village Manager to execute an agreement in a manner acceptable to the Village Attorney for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects and Engineers of Palatine, Illinois and to approve the Schematic Design Phase in the not-to-exceed amount of $49,000.

Consider a Motion to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Park District for the Sale of a Compaction Roller

BACKGROUND:
The Village has three different sizes of tandem vibratory compaction rollers in the current fleet. The smallest has been identified as surplus at this time as it no longer suits the scale of in-house operations.

The Palatine Park District has used this equipment from time to time through the equipment sharing practices in place at our Combined Services Maintenance Facility. An intergovernmental agreement is proposed with the Palatine Park District for this transaction as Village Code requires Village Council approval to dispose of titled assets or those items over $5,000.

KEY ISSUES:
- The proposed sale of the Village roller would be conditioned on the Village utilizing the roller consistent with the governing agreement between the Village and Park District.
- The market rate for a comparable eleven-year-old roller is $6,000 - $7,000. The proposed consideration from the Park District is $6,000 made payable in a one-time payment or other equivalent consideration.

ALTERNATIVES:
1. Approve the proposed intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale be approved.

BUDGET IMPACT:
The proposed intergovernmental agreement approves the sale of Village equipment and results in payment or services to the Village. Additionally, it allows for the reduction of future costs by eliminating the full replacement of an existing piece of equipment in the Village's Capital Equipment Replacement Program.

ACTION REQUIRED:
Motion to approve the intergovernmental agreement between the Village of Palatine and the Palatine Park District for the sale of a surplus compaction roller.