



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 10, 2020

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

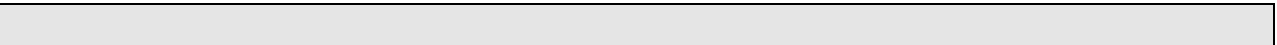
III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Special Meeting - February 3, 2020
2. Village Council & Committee of the Whole - Regular Meeting - February 3, 2020

IV. MAYOR'S REPORT

1. Proclamation - League of Women Voters Day of Action In Recognition of Their 100th Year Anniversary, February 14, 2020
2. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. 1480 W. Poplar Street (Council District: One):
 - A. Consider an Ordinance Granting a Planned Development Amendment for the Clearwater Subdivision Planned Development Ordinance (#O-046-02) to Permit a Front Yard Setback Reduction for a New Single-Family Residential Home at 1480 W. Poplar Street
 - B. Consider a Motion Authorizing the Mayor to Execute a License Agreement, Subject to Review and Approval by the Village Attorney, for Improvements to the Portion of the Poplar Street Right-of-Way that Provides Access to 1480 W. Poplar Street

2. As Submitted

B. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Party on March 13 & 14, 2020 at Tap House Grill, 56 W. Wilson Street (Council District: Six)
2. Consider a Motion Approving the Village of Palatine's Spring 2020 E-Newsletter Article Topic List
3. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**VIII. CONSENT AGENDA**

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

1. Consider a Motion Approving the Village of Palatine's Spring 2020 E-Newsletter Article Topic List
2. Consider a Resolution Regarding the Review of Closed Session Minutes

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Party on March 13 & 14, 2020 at Tap House Grill, 56 W. Wilson Street (Council District: Six)
2. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Granting a Planned Development Amendment for the Clearwater Subdivision Planned Development Ordinance (#O-046-02) to Permit a Front Yard Setback Reduction for a New Single-Family Residential Home at 1480 W. Poplar Street (Council District: One)
2. Consider a Motion Authorizing the Mayor to Execute a License Agreement, Subject to Review and Approval by the Village Attorney, for Improvements to the Portion of the Poplar Street Right-of-Way that Provides Access to 1480 W. Poplar Street (Council District: One)
3. 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



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SPECIAL VILLAGE COUNCIL MEETING

MINUTES

FEBRUARY 3, 2020

6:30 PM

I. ROLL CALL – TIME: 6:30 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	

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin and Deputy Clerk Doris Sadik

II. REQUEST FOR CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (11) and (21) - **Approved by Voice Vote**

Village Manager Reid Ottesen requested a closed session pursuant to 5 ILCS 120/2 (c) to discuss (11) Litigation and (21) Review and Approval of Closed Session Minutes.

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

Minutes Acceptance: Minutes of Feb 3, 2020 6:30 PM (APPROVAL OF MINUTES)

III. ADJOURNMENT – TIME: 7:09 PM

1. Adjourn the Special Meeting of the Village Council - **Motion Carried by Voice Vote**

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Feb 3, 2020 6:30 PM (APPROVAL OF MINUTES)



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 3, 2020

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:10 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, Police Chief Dave Daigle, Jeremy Smith IT Administrator, Deputy Clerk Doris Sadik and Customer Service Representative Vicki Cox

II. PLEDGE TO THE FLAG – Time: 7:10 PM

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

III. APPROVAL OF MINUTES

- Village Council & Committee of the Whole - Regular Meeting - January 20, 2020
- Accepted

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

Minutes Acceptance: Minutes of Feb 3, 2020 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted -

Nothing was submitted.

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE**A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:12 PM**

SCOTT LAMERAND, CHAIRMAN

1. 1150 W. Euclid Avenue (Council District: Two):

The motion was to approve Items A. and B.

Village Manager Reid Ottesen explained the new property owners, operators of Four Star Tool, Inc., Crystal Die and Mold, Inc., and JDI Plastics, Inc are seeking to occupy the former National Technical Systems (NTS) building on 4.75 acres, and request approval of a Minor Planned Development Amendment. Robotics will work after hours in a very quiet operation, with no expulsion of gases or smells. The Petitioner intends to maintain the existing exterior glass façade, upgrade the parking areas and existing driveways, improve access, parking and loading docks. The Petitioner is seeking the County's 6B tax designation. Staff recommends approval of the planned development amendment and the resolution of support for the County's 6B designation.

Mayor Schwantz asked if any remediation is necessary prior to occupancy.

Mike Biangardi, Palatine, and Jeff Walker, Wheaton, addressed the Council. Walker stated that there are no environmental issues on the property.

Councilman Millar suggested that Harper College may be a valued source for employees.

Peggy Bandemer, representing the Peregrine Lake Estates West homeowners association adjacent to the subject property, expressed concern for the impact on their residents and their view of the proposed additional parking.

Ottesen responded that area noise is only birds; having inspected the Rolling Meadows facility, there is no smell, at all. Bandemer is just working to protect residents to the east of the building in Peregrine Lake Estates West.

Walker stated that as the property flairs east; parking will expand on the east for customers and clients to park near the front door.

Bandemer stated the Homeowners would prefer trees and landscaping.

Ottesen offered a meeting with nearest homeowners to work to meet their needs, stating the Village is committed.

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

- A. Consider an Ordinance Approving a Minor Planned Development Amendment to Planned Development Ordinance #O-70-84 to Allow a New Owner/Operator to Occupy the Existing Building at 1150 W. Euclid Avenue - **Approved** (Council District: Two)
 - B. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification for the Property Located at 1150 W. Euclid Avenue - **Adopted by Voice Vote** (Council District: Two)
 - 2. As Submitted -
- Nothing was submitted.

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

DOUG MYSLINSKI, CHAIRMAN

- 1. Consider an Ordinance Granting Site Plan Approval to Allow a New Warehouse/Distribution Building at 317 S. Hicks Road - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Site Plan Review for a 162,000 square foot spec warehouse/distribution building with related improvements complying with the Village's applicable Code requirements. A traffic study concludes there is sufficient capacity to accommodate the proposed use and recommends the southern access drive be under stop sign control. Staff recommends site plan approval. Trucks will be lined up on the canopy on the south side of the building.

Councilman Millar asked about the queuing of vehicles.

Brian Quigley, Mt. Prospect, addressed the proximity of vehicles queued next to the street.

Eric Russel, KLOA a traffic study company, stated the image shows the maximum stacking, to indicate the area for staging from 8 to 10:30 AM and 12:30 to 2:00 PM.

Millar warned about train tracks and school bus schedules. Russel stated they plan for those challenges by timing after rush hour and before evening rush hour; after school busses and before the end of the school day.

A landscaping plan has been developed.

In response to Councilman Kozlowski, Quigley stated that the intended user has requested that the site provide vaulted underground detention, for the entire site, at a considerable cost.

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

2. Consider a Resolution Authorizing a Waiver of the Village's Code of Ordinances to Permit St. Mary's Services to Host a 'Queen of Hearts' Raffle at Tap House Grill, 56 W. Wilson Street - **Refer to Staff** (Council District: Six)

Deputy Village Manager Mike Jacobs presented St. Mary's Services (d/b/a Hopeful Beginnings), located at 510 N. Plum Grove Road, proposal of a Queen of Hearts raffle event to be held at Tap House Grill in 2020. The net proceeds from this raffle will be used to continue to serve and counsel their clients. Village Code states: "A licensee may rent a premises on which to determine the winning chance or chances in a raffle only from an organization which is also licensed under this Section." While this restriction was previously consistent with the State's regulations, the State has amended their statutes to eliminate this requirement. Due to these circumstances, the Petitioner is requesting a waiver from the Village's applicable regulations for this proposed event. As this type of raffle can continue for an extended period of time (depending on when winner is selected), the Petitioner is requesting a maximum time frame of 6 months. Tap House Grill would not benefit from any monies derived from the raffle. Action is at the discretion of the Council.

Mayor Schwantz asked if the Legion Hall could do this by right--the kicker is the private entity hosting in a public venue. Mayor Schwantz stated this is uncharted territory, and could open the door to many more.

Councilman Kozlowski clarified that our code did not change with the state. This one event would begin and end before another could begin again.

Councilman Helms fears the flood gates opening for many more lotteries such as this. He is not comfortable.

If Council is in favor of such a thing, staff should be directed to draft guidelines.

Councilman Solberg asked to hear from the petitioner, but agrees with Councilman Helms.

Village Manager Reid Ottesen stated the governor signed this last July. A casino night is one night. This is different--it is an ongoing lottery. It needs policy discussion.

Mayor Schwantz clarified that we have no policy for Legion raffles. We could have policy limiting numbers.

Office Manager Cathy Paglia and Executive Director Joanne Bratta responded to questioning. Ms. Bratta stated that Arlington Heights and Rolling Meadows have hosted such events.

Mayor Schwantz suggested contacting American Legion or suggested hosting a Casino Night.

Councilman Solberg asked for direction from staff, offering the choice to table or to vote against the motion.

Ottesen stated Staff could have policy by next month.

Councilman Millar favored considering other policies.

Councilman Lamerand, seconded by Councilman Kozlowski, offered a substitute motion to refer back to staff.

RESULT:	REFER TO STAFF [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

3. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:49 PM*KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider a Motion Authorizing the Mayor to Execute a License Agreement to Allow a Light and Fence in a Portion of the Garden Avenue Public Right-of-Way - **Approved by Voice Vote** (Council District: Three)

Public Works Director Matt Barry explained the developer of the Ayreshire subdivision removed fencing and a coach light at 321 E. Garden to install the public storm sewer on Garden Avenue and would like to reinstall them at the homeowner's request, requiring a License Agreement. Staff recommends executing the License Agreement, subject to review by the Village Attorney, for a portion of the right-of-way adjacent to 321 E. Garden Avenue.

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

2. Consider a Motion Waiving the Bidding Requirements and Authorizing the Village Manager to Negotiate a Contract with John Neri Construction Company for an Emergency Culvert Replacement on Lynda Drive - **Approved by Voice Vote** (Council District: Three)

Public Works Director Matt Barry explained this summer the Village of Palatine installed new water mains in various locations throughout the Village. On Lynda Drive, the new water main was directionally drilled at approximately 4-feet below a road culvert pipe. During final inspections, the existing culvert bottom was found to have failed as a result of the water main installation and is now heaved approximately 12" above the bottom of the creek floor. Due to the impact, the existing condition would cause to creek operation in snow melt or severe rains, an emergency replacement is recommended. The contractor who installed the water main estimated the repair cost at \$156,215. Two additional estimates range from \$104,442 to \$80,573. Staff recommends the formal bid process be waived and the Village Manager be authorized to execute a contract with John Neri Construction in the amount of \$80,537 using available Water capital funds.

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

Minutes Acceptance: Minutes of Feb 3, 2020 7:00 PM (APPROVAL OF MINUTES)

3. As Submitted -

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:52 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Approving a Cable Television Franchise Agreement Between Comcast of Illinois VI, LLC and the Village of Palatine - **Motion Carried by Voice Vote**

Deputy Village Manager Mike Jacobs explained in 2009, the Village of Palatine, with Hoffman Estates, Rolling Meadows, Elk Grove Village, and Buffalo Grove, approved a renewed 10-year franchise agreement (“Agreement”) with Comcast of Illinois VI, LLC. In 2019, these municipalities once again negotiated with Comcast for a renewed 10-year cable franchise agreement. The Village's franchise fee will remain at 5% of Gross revenues. There are plans to broadcast local programming in HD. Staff recommends approval. This agreement provides that the Village could pass on the cost of broadcast equipment to subscribers.

Mayor Schwantz confirmed that this is not an exclusive. Any other company is welcome to come to Palatine.

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

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:56 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:56 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:56 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

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

VIII. CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2020 Warrant #3 - **Approved**
2. Consider an Ordinance Approving a Minor Planned Development Amendment to Planned Development Ordinance #O-70-84 to Allow a New Owner/Operator to Occupy the Existing Building at 1150 W. Euclid Avenue - **Approved** (Council District: Two)

Ordinance #O-8-20
3. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification for the Property Located at 1150 W. Euclid Avenue - **Adopted by Roll Call** (Council District: Two)

Resolution #R-3-20
4. Consider an Ordinance Granting Site Plan Approval to Allow a New Warehouse/Distribution Building at 317 S. Hicks Road - **Approved** (Council District: Six)

Ordinance #O-9-20
5. Consider a Motion Authorizing the Mayor to Execute a License Agreement to Allow a Light and Fence in a Portion of the Garden Avenue Public Right-of-Way - **Approved** (Council District: Three)

6. Consider a Motion Waiving the Bidding Requirements and Authorizing the Village Manager to Negotiate a Contract with John Neri Construction Company for an Emergency Culvert Replacement on Lynda Drive - **Approved** (Council District: Three)
7. Consider an Ordinance Approving a Cable Television Franchise Agreement Between Comcast of Illinois VI, LLC and the Village of Palatine - **Approved**
Ordinance #O-10-20
8. Consider an Ordinance Approving an Amended and Restated Water Supply Contract Between Northwest Water Commission and Arlington Heights, Buffalo Grove, Palatine and Wheeling - **Approved**
Ordinance #O-11-20

IX. REPORTS OF STANDING COMMITTEE

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

7:57 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:57 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:57 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:57 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Feb 3, 2020 7:00 PM (APPROVAL OF MINUTES)

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:57 PM*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:57 PM*DOUG MYSLINSKI, CHAIRMAN*

1. Consider a Resolution Authorizing a Waiver of the Village's Code of Ordinances to Permit St. Mary's Services to Host a 'Queen of Hearts' Raffle at Tap House Grill, 56 W. Wilson Street - **Refer to Staff** (Council District: Six)

This item was previously discussed this evening during the Police Policy & Code Services Committee meeting where it was referred back to staff

RESULT:	REFER TO STAFF
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2. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER – Time: 7:58 PM**

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:58 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:58 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:58 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Feb 3, 2020 7:00 PM (APPROVAL OF MINUTES)

Proclamation - League of Women Voters Day of Action In Recognition of Their 100th Year Anniversary, February 14, 2020

BACKGROUND:

On February 14, 1920, six months before the 19th Amendment to the Constitution was ratified, the League was formally organized in Chicago as the national League of Women Voters. The work of the League of Women Voters encourages men and women to participate equally and freely within society engaging all individuals, households, communities and policy makers in creating a more perfect democracy.

In celebration of the Day of Action, this Proclamation recognizes February 14, 2020 as the League of Women Voters 100th Year Anniversary.

ATTACHMENTS:

- 2020 League of Women Voters Day of Action 100 Year

Proclamation

The League of Women Voters Day of Action In Recognition of Their 100th Year Anniversary February 14, 2020

WHEREAS, the League of Women Voters, a nonpartisan organization, was created out of the suffrage movement to promote political and civic responsibility by informing citizens on governmental issues, assisting citizens in their right to vote, and encouraging informed and active participation in the democratic process; and

WHEREAS, on February 14, 1920 - six months before the 19th Amendment to the Constitution was ratified - the League was formally organized in Chicago as the national League of Women Voters; and

WHEREAS, the work of the League of Women Voters to encourage men and women to participate equally and freely within society and democracy and to be informed citizens is increasingly important as we continue to strive toward an improved society; and

WHEREAS, diversity, equity, and inclusion are central to the organization's current and future success in engaging all individuals, households, communities, and policy makers in creating a more perfect democracy; and

WHEREAS, since its inception, the League of Women Voters has helped millions of women and men become informed participants in government.

NOW, THEREFORE, I, JIM SCHWANTZ, Mayor of the Village of Palatine, do hereby recognize February 14, 2020 as **the League of Women Voters 100th Year Anniversary**. This Day of Action honors members both past and present, who have made significant contributions to our state and our nation in the pursuit of equality and democracy.

DATED: February 10, 2020

Mayor, Village of Palatine

Consider an Ordinance Granting a Planned Development Amendment for the Clearwater Subdivision Planned Development Ordinance (#O-046-02) to Permit a Front Yard Setback Reduction for a New Single-Family Residential Home at 1480 W. Poplar Street

BACKGROUND:

The Petitioners are proposing to construct a new single-family residential home. Therefore, the Petitioners are requesting approval of the following:

Planned Development Amendment for the Clearwater Subdivision Planned Development (Ordinance #O-046-02) to permit a front yard setback reduction to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet.

KEY ISSUES:

- The Subject Property is approximately 31,000 square feet. Clearwater Subdivision was approved in 2002 for a 6-lot single-family residential subdivision. Lots 3, 5, and 6 have been developed, but Lots 1, 2, and 4 remain undeveloped. Since the approval of the subdivision, many of the lots went into foreclosure and changed ownership, likely contributing to the lack of development of the lots.
- The Petitioners are proposing to construct a new single-family residence on Lot 2, which, as proposed, would be setback 40 feet from the front (east) lot line, instead of the minimum required 50 feet. When the subdivision was approved, a 50-foot front yard building setback line was established and recorded on Lots 1 and 2 (subject lot). The Petitioners indicate that the setback reduction request is due to the existence of poor soils on the property. The square footage encroaching into the required setback is approximately 430 square feet and contains a covered porch, stairwell, a portion of the powder room and garage.
- A geotechnical investigation was prepared by a soil engineer and submitted to the Village Engineer for review, as part of this process. The conclusions of the report indicate that the 3 soil borings (at the 50-foot setback) are not recommended for the support of foundations, without deeper foundation depths or foundations supported on well-graded crushed stone to reduce the magnitude of long-term differential settlement. The western most soil boring (closest to the water) indicates recorded water levels at 10 to 11 feet. The soil report indicates improved soil qualities and magnitude of soil strengths when moving to the east and away from the water.

	Front Yard Setback	Side Yard Setbacks	Rear Yard Setbacks	Building / Lot Coverage
Proposed Lot 2 (Subject Property)	40'	19' (south) 63' (north)	>100'	8% / 19% (approximately)

Lot 3 (1481 W. Winnetka Street) - north of subject lot	40'	47' (south) 48.5' (north)	>100'	8% / 18%
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- The Petitioner submitted a cost estimate, which indicates that the cost differential using the actual soil conditions, without a setback reduction are \$176,868.27 versus \$107,342.16 to address the actual soil conditions, with the setback reduction (\$69,526.11 increase). The Petitioner indicated at the Public Hearing that the soils' issues were known initially and likely impacted the market value for the sale of the lot.
- Building height, building coverage, and lot coverage meet Code (based on R-2 standards). As shown in the table above, the setbacks and coverage of the Subject Property and Lot 3 (1481 W. Winnetka Street) are very similar and all exceed the R-2 standards.
- The Petitioners are proposing to construct a 12-foot wide asphalt driveway across Lots 1 and 2 that would connect to the existing Poplar Street. A driveway maintenance agreement for Lots 1 and 2 was recorded in November 2018 as required by Ordinance #O-46-02.
- The Petitioners had initially proposed a traditional driveway to a side loading garage on the north side of the home with a circular driveway in front of the home (east side). The total proposed driveway width was 48 feet and 12 feet at the lot line. Per the Zoning Ordinance, 3-car garages are permitted up to 35 feet in total driveway width and up to 25 feet at the lot line. Therefore, a Variation was required in addition to the Planned Development Amendment. The Petitioners have since revised their site plan to remove the circular driveway, thus the revised driveway design now meets the Code requirements and a Variation is not necessary. As part of the revised site plan, the Petitioner also relocated the private drive 4 additional feet to the west to provide an 8-foot setback from the shared rear property line for the adjacent home on Palos Avenue.
- At the Plan Commission meeting, there were discussions and questions about the status of Poplar Street (west of Palos Avenue). Subsequent to the Plan Commission meeting, Staff determined that there is a noted condition on the approved engineering plans for the approved Planned Development. The noted item indicates that: "...install a 1.5 inch overlay on Poplar Street, between Portage and Palos Avenues, to be determined by the Village Engineer." As part of this review, portions of this section of Poplar Street are in substandard condition. The pavement is approximately 17 feet in width and has an estimated Pavement Condition Index of less than 25. After reviewing this note on the

approved engineering plans, Staff communicated to the Petitioner that this improvement to Poplar Street would be required, through the review and approval of a license agreement.

- When the Planned Development was approved, this section of Poplar Street was and still remains in the right-of-way. The water line that serves lots 1-4 in Clearwater Subdivision is located on the south side of this right-of-way. The original letter of credit has been released, as all of the utility extensions were completed and accepted by the Village. Since the Subdivision was approved, this section of Poplar Street has not been improved or maintained. Although it is located in the right-of-way, the section of Poplar Street will only serve as access to lots 1 and 2. The approved Planned Development granted variations to Lots 1-4 for lack of frontage on an existing public right-of-way.
- Per Condition #7 of Planned Development Ordinance #O-46-02, the east elevations of Lots 2 & 3 shall be constructed with 50% brick, and no vinyl or aluminum siding shall be permitted unless approved by Village Council. The Petitioners are proposing stone veneer and Hardie Lap siding. Per the submitted application, the Petitioners indicate that stone masonry compliments Hardie Lap siding better than brick. The Petitioners have submitted representational elevations of the proposed home design and color scheme.
- Per Condition #8, any house that is not constructed by the Petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
- As a condition of the proposed ordinance, additional landscaping such as evergreens or other dense plantings shall be planted on the east side of the driveway to provide additional screening between the Subject Property and the adjacent residences. The Petitioners have agreed to install landscaping as recommended.

ALTERNATIVES:

1. Approve the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home.
2. Do not approve the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home.

RECOMMENDATION:

Public Hearing: Plan Commission - December 17, 2019

Residents testifying: 1 - The resident, directly east of the Subject Property, spoke to the original Planned Development review and

approval. He further stated the Petitioners were aware of the setback requirements and soil conditions prior to purchasing the lot and that the relief was based upon an economic factor. Additional concerns were raised about the driveway, which no longer requires relief. (Staff notified the required surrounding property owners regarding the Village Council review date and the removal of the driveway variation from additional consideration, as it no longer requires relief).

Vote:

The Plan Commission voted 6-0 to approve the request for the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home. Based upon the 2002 subdivision approval and the previously established front yard setbacks for Lots 1-4 and privately recorded building lines, Staff recommends action at the Village Council's discretion for the Special Use for a front yard setback reduction

ACTION REQUIRED:

A motion to approve a Planned Development Amendment to the Clearwater Subdivision Planned Development (#O-046-02) and Special Use for a front yard setback reduction to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet at 1480 W. Poplar Street.

ATTACHMENTS:

- Aerial map - 1480 W. Poplar Street
- ORD PD Amendment - 1480 W. Poplar Street
- EXHIBIT - PROGRESS SET 1-19-20
- 1480 W Poplar - Representative Renderings
- Petitioner's submitted Soil Report - 1480 W Poplar Street
- Poplar Coverage Comparison
- 1480 W Poplar Street - soil boring and foundation locations with 50 and 40 foot front yard setbacks
- Petitioner's submitted cost estimate and Soil Cost Comparison
- Water line exhibit 1480 poplar (2001 v 2019) - Submitted by the Petitioner
- O-046-02 PUD
- Clearwater Plat of Subdivision
- 1480 W Poplar Street - required ROW overlay improvement area
- ENG plans - Clearwater Subdivision
- Plat of Survey
- Application
- 12-17-19 PC Minutes 1480 W. Poplar Street

- Public Notice

1480 W. Poplar Street

6.A.1.A.a



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A
PLANNED DEVELOPMENT AMENDMENT FOR
1480 W. POPLAR STREET**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on December 17, 2019 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #O-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet on the following legally described property:

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

commonly known as 1480 W. Poplar Street (PIN # 02-09-307-014)

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: Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #O-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet, is hereby granted, subject to the following condition(s):

1. The Planned Development Amendment shall substantially conform to the site plan, floor plan, and architectural elevations prepared by the Petitioner Anthony Pecoraro (Benchmark Developers, Inc.), on 01/18/2020, except as

said plans may be revised to conform to the Village Code of Ordinances and including revisions to the architectural plans, resubmitted to the Village on January 8, 2020, including Hardie Lap siding and the proposed stone materials.

2. A landscaping plan including additional plantings on the east side of the driveway shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. A hold harmless letter shall be submitted in a manner acceptable to the Village Attorney, regarding the setback reduction from the privately recorded building line.
4. A license agreement shall be required for the necessary overlay improvements to Poplar Street.

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

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

PASSED: This _____ day of _____, 2020

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

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2020

Village Clerk

Attachment: ORD PD Amendment - 1480 W. Poplar Street (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

A NEW CUSTOM RESIDENCE FOR:
THE PECORARO FAMILY

BENCHMARK

BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD,
ROLLING MEADOWS, IL 60008
(847) 865-8080
WWW.BENCHMARKDVP.COM

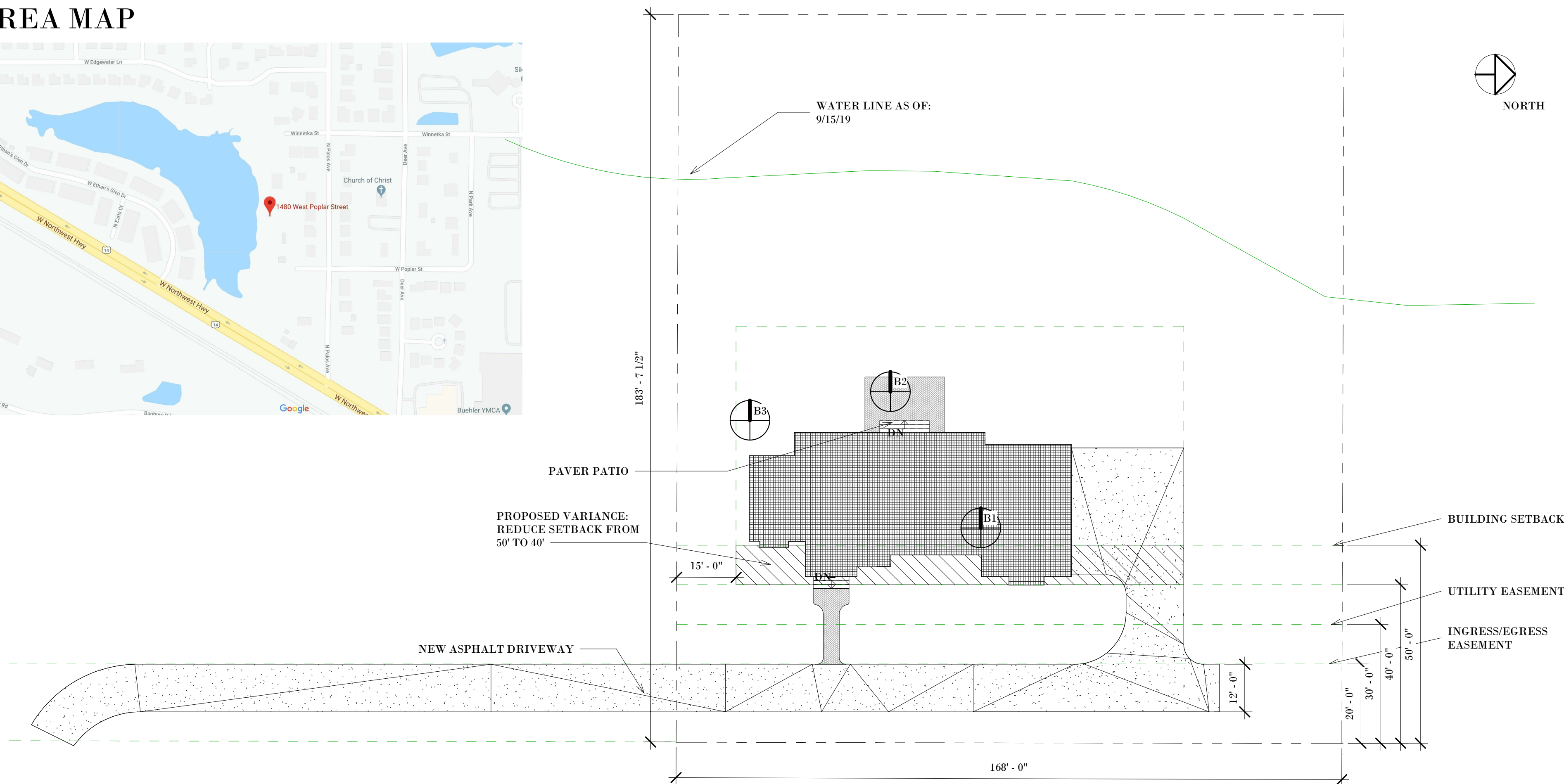
BENCHMARK

www.benchmarkdvp.com

DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

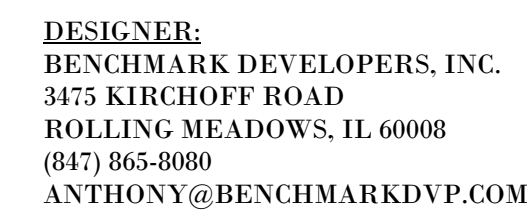
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2018 ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2014 ILLINOIS PLUMBING CODE
VILLAGE OF PALATINE CODE OF ORDINANCES
VILLAGE OF PALATINE ANTI-MONOTONY CODE
CLEARWATER SUBDIVISION PLANNED UNIT DEVELOPMENT

0 CS	COVER SHEET
G1.0	ENLARGED SITE PLAN
A0.1	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.1	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	MATERIAL CALCULATIONS
A5.1	WINDOW & DOOR SCHEDULES
A6.1	SECTIONS & DETAILS
A6.2	SECTIONS & DETAILS
A7.1	GENERAL NOTES & SPECIFICATIONS
S0.1	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING
S2.1	SECOND FLOOR FRAMING
S3.1	ROOF FRAMING
P1.1	PLUMBING
M1.1	FIRST FLOOR HVAC
M2.2	SECOND FLOOR HVAC
E0.1	BASEMENT ELECTRICAL
E1.1	FIRST FLOOR ELECTRICAL
E2.1	SECOND FLOOR ELECTRICAL
L1.1	LANDSCAPING PLAN

[illegible]
$$1'' = 20'-0''$$
[illegible]

PECORARO
1480 WEST POPLAR
COVER SHEET

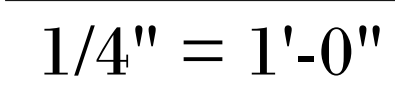
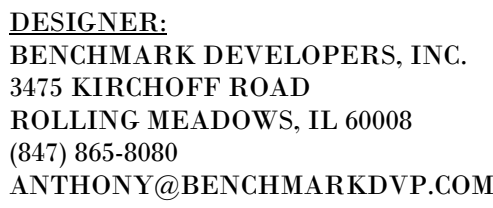
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Date	1/18/20
Brown by	AP
Checked by	EZ
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Scale	1" = 20'-0"



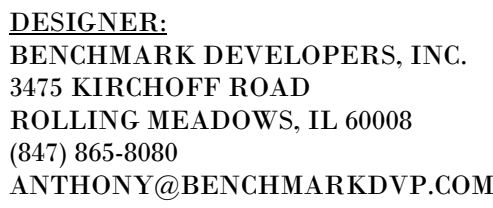
PECORARO
1480 WEST POPLAR

BASEMENT FLOOR PLAN

Packet Pg. 30



- Packet Pg. 31



PECORARO 1480 WEST POPLAR SECOND FLOOR PLAN	
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
A2.1	
Scale	1/4" = 1'-0"


$$1/4'' = 1'-0''$$

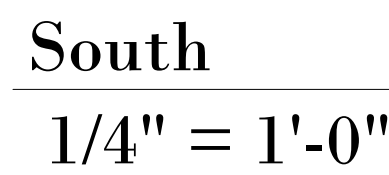
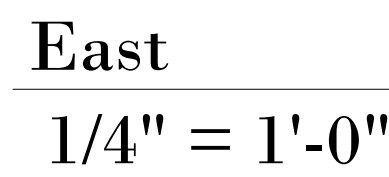
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[illegible]

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

A3.1	
Scale	1/4" = 1'-0"



STONE VENEER:

- "PELICAN'S LANDING" BY FISCHER STONE OR AS SELECTED BY OWNER
- SUPPLIED BY ILLINOIS BRICK

LIMESTONE SILLS & HEADERS:

- INDIANA LIMESTONE PER WALL SECTIONS, ELEVATIONS AND DETAILS
- COLOR: WHITE

ROOF SHINGLES:

- "TIMBERLINE HD" LIFETIME PREMIUM ARCHITECTURAL ASPHALT ROOF SHINGLES BY GAF
- COLOR: CHARCOAL
- PROVIDE SHINGLED OVER RIDGE VENTING AT ALL RIDGES
- PROVIDE ICE & WATER SHIELD ON ENTIRE ROOF

WINDOWS:

- "PIXEL SERIES" BY OKNOPLAST PER WINDOW SCHEDULE
- STYLE: CASEMENT
- COLOR: ANTHRACITE

SIDING:

- J. HARDIE 6" LAP SIDING
- COLOR: CHARCOAL GREY

EXPOSED TRIM:

- ALL TRIM AS SHOWN TO BE "HARDIETRIM" SMOOTH
- SIZE:
 - 5/4" X 5" AT CORNERS
 - 5/4" X 4" AT WINDOW SURROUNDS
- COLOR:

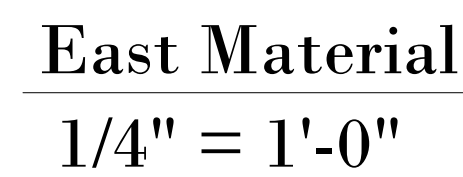
SOFFITS:

- ALL SOFFITS TO BE ALUMINUM
- COLOR: BLACK
- PROVIDE BLOCKING AS REQUIRED
- INSTALL PER MANUFACTURES REQ. AND DETAILS

GUTTERS & DOWNSPOUTS:

- ALUMINUM GUTTERS AND DOWNSPOUTS
- COLOR: BLACK

PECORARO 1480 WEST POPLAR ELEVATIONS	
Project number	19030
Rate	1/18/20
Drawn by	Author
Checked by	Checker
A4.1	
Scale	1/4" = 1'-0"



MASONRY VENEER SOUTH:
219 SF

South Material
1/4" = 1'-0"

EAST ELEVATION:		SOUTH ELEVATION:	
VINYL SIDING AREA:	376 SQ. FT	VINYL SIDING AREA:	270 SQ. FT
MASONRY VENEER AREA:	668 SQ. FT.	MASONRY VENEER AREA:	219 SQ. FT.
TOTAL AREA:	1,044 SQ. FT.	TOTAL AREA:	489 SQ. FT.
VINYL SIDING %:	36%	VINYL SIDING %:	55%
MASONRY VENEER %:	64%	MASONRY VENEER %:	45%

[illegible]

PECORARO
1480 WEST POPLAR
MATERIAL CALCULATIONS

Project number	19030
Rate	1/18/20
Drawn by	Author
Checked by	Checker
A4.3	
Scale	1/4" = 1'-0"

GENERAL NOTES:

25. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OTHER THAN SHOWN ON THESE DRAWINGS.
26. THIS SET OF PLANS IS PROTECTED UNDER UNITED STATES GOVERNMENT COPYRIGHT LAWS AND MAY NOT BE REPRODUCED, REPRINTED OR COPIED IN ANY MANNER, EXCEPT BY APPROVAL OF ARCHITECT IN WRITING. ANY PERSON OR FIRM KNOWINGLY REPRODUCING, REPRINTING, OR PHOTOCOPIING ANY OF THIS WORK WILL BE SUBJECT TO LAWSUITS AND SUCH PENALTIES AS THE LAW ALLOWS.

- WHERE AND WHEN CALLED FOR ALL CLEAN GRANULAR FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF "ASTM" D-1557-70 (MINIMUM PROCTOR DENSITY).
- EXCAVATIONS DEEPER THAN THE ELEVATION OF FOOTING MUST BE CLEARED THROUGH THE ENGINEERING OFFICE.
- WALL FOOTINGS TO HAVE 6" PROTECTIONS FROM EACH FACE OF WALL AND BE 1'-0" DEEP (UNLESS NOTED OTHERWISE).
- CONTRACTOR SHALL PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT, HEAT OR FREEZING CONDITIONS.
- PROVIDE 2 CONTINUOUS #5 BARS (TOP AND BOTTOM) AND ONE #4 BAR AT THIRD POINTS IN CONCRETE WALL UNLESS NOTED OTHERWISE. LAP AND TIE BARS 3'-0" AT SPICES AND PROVIDE 4'-0" LONG CORNER BARS (UNLESS NOTED OTHERWISE).
- ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AS PUBLISHED BY "THE AMERICAN CONCRETE INSTITUTE" (A.C.I. STANDARD 318-83).
- ALL CONCRETE TO HAVE A MINIMUM ULTIMATE STRENGTH OF 3000 P.S.I. AT THE END OF 28 DAYS (UNLESS NOTED OTHERWISE).
- ALL REINFORCING STEEL SHALL CONFORM TO "ASTM" A-615, GRADE 60 SPEC. FOR NEW BILLET STEEL.
- ALL WELDED WIRE MESH SHALL BE LAPPED (2) TWO FULL MESH PANELS AND TIED SECURELY. WELDED WIRE MESH SHALL CONFORM TO "ASTM" A-185 SPEC.
- CONCRETE COVER SHALL BE 1" TOP AND BOTTOM FOR SLABS; 1-1/2" FOR BEAMS, COLUMNS AND WALLS; 3" FOR FOOTINGS, MATS AND GRADE BEAMS.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED OF LAFTANCE WITH A WIRE BRUSH AND WATER IMMEDIATELY PRIOR TO POURING OF SUBSEQUENT OR NEW CONCRETE.
- POUR ALL SLABS-ON-GRADE IN CHECKERBOARD FASHION. CONSTRUCTION JOINTS IN AREAS NOT TO EXCEED 600 SQ. FT. WITH A MINIMUM OF 24 HOURS BETWEEN ADJACENT POURS.
- NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE OR MORTAR.
- ALL STRUCTURAL STEEL SHALL CONFORM TO "ASTM" A-36 SPEC. (UNLESS NOTED OTHERWISE).
- SPADE OR VIBRATE CONCRETE FOUNDATIONS AS NECESSARY TO AVOID HONEYCOMBING.
- INSTALL ALL THRU-WALL SLEEVES OR CHASES AS REQUIRED BY THE ELEC./PLUMBING/ OR HVAC CONTRACTOR, LOCATED AS DIRECTED.
- CONCRETE CONTRACTOR TO SUBMIT ALTERNATIVE PRICE FOR REPLACING DAMAGED SECTIONS OF PUBLIC SIDEWALK
- KEYNOTE SHOWN BY:
 - 18.1. 4" CONCRETE SLAB ON GRADE WITH ONE LAYER WWF 66-1010 AT 1'-12" CLEAR @ TOP.
 - 18.2. SEE DETAILS FOR BRIDGE REINFORCEMENT.
 - 18.3. DEPRESS TOP OF WALL 8" AT ENTRY (UNLESS NOTED OTHERWISE)-SEE ARCHITECTURAL FOR LOCATION.
 - 18.4. 3" CONCRETE SLAB ON GRADE WITH ONE LAYER WWF 66-1010 AT 1'-12" CLEAR @ TOP.(GARAGE)
 - 18.5. ALL SECTIONS OF DRIVEWAY INCLUDING THE APRON SECTIONS OF THE DRIVE (FROM THE SIDEWALK TO THE HOUSE) TO BE CONSTRUCTED OF:
 - 18.5.1. A MINIMUM 4" COMPACTED GRADE C.A. 6 STONE BASE. WITH 6" CONCRETE; OR
 - 18.5.2. A 8" COMPACTED GRADE C.A. 6 STONE BASE, WITH 2" CLASS 1 BITUMINOUS SURFACE. NO WIRE MESH ALLOWED UNDER PUBLIC WALK & PARKWAY. MESH REQUIRED ON PRIVATE SECTIONS OR ENTIRE PLOT TO BE FIBER MESH. NO PEA GRAVEL ALLOWED
 - 18.6. PRIVATE SIDEWALKS ARE TO BE 4" THICK WITH A MINIMUM OF 4" GRADE C.A. 6 STONE BASE.
 - 18.7. PUBLIC SIDEWALKS ARE TO BE 5" THICK WITH A MINIMUM OF 4" GRADE C.A. 6 STONE BASE
 - 18.7. BRICK PAVYR PATIO TO BE CONSTRUCTED OF A MINIMUM 4" COMPACTED GRADE C.A. 6 STONE BASE AND 1-1/2" SAND. A CONCRETE BASE IN LIEU OF THE MINIMUM OF CA-6 STONE IS ACCEPTABLE.

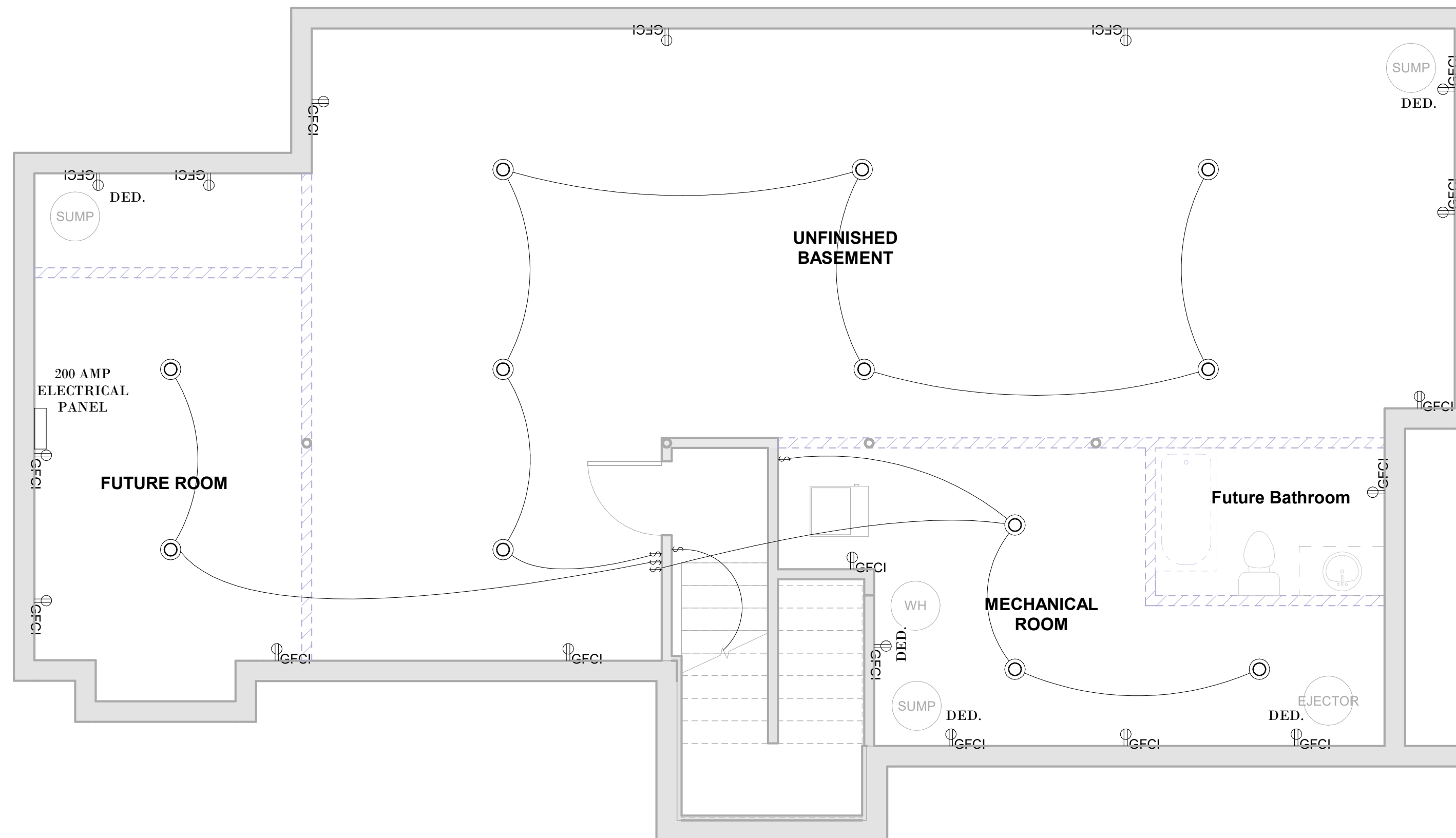
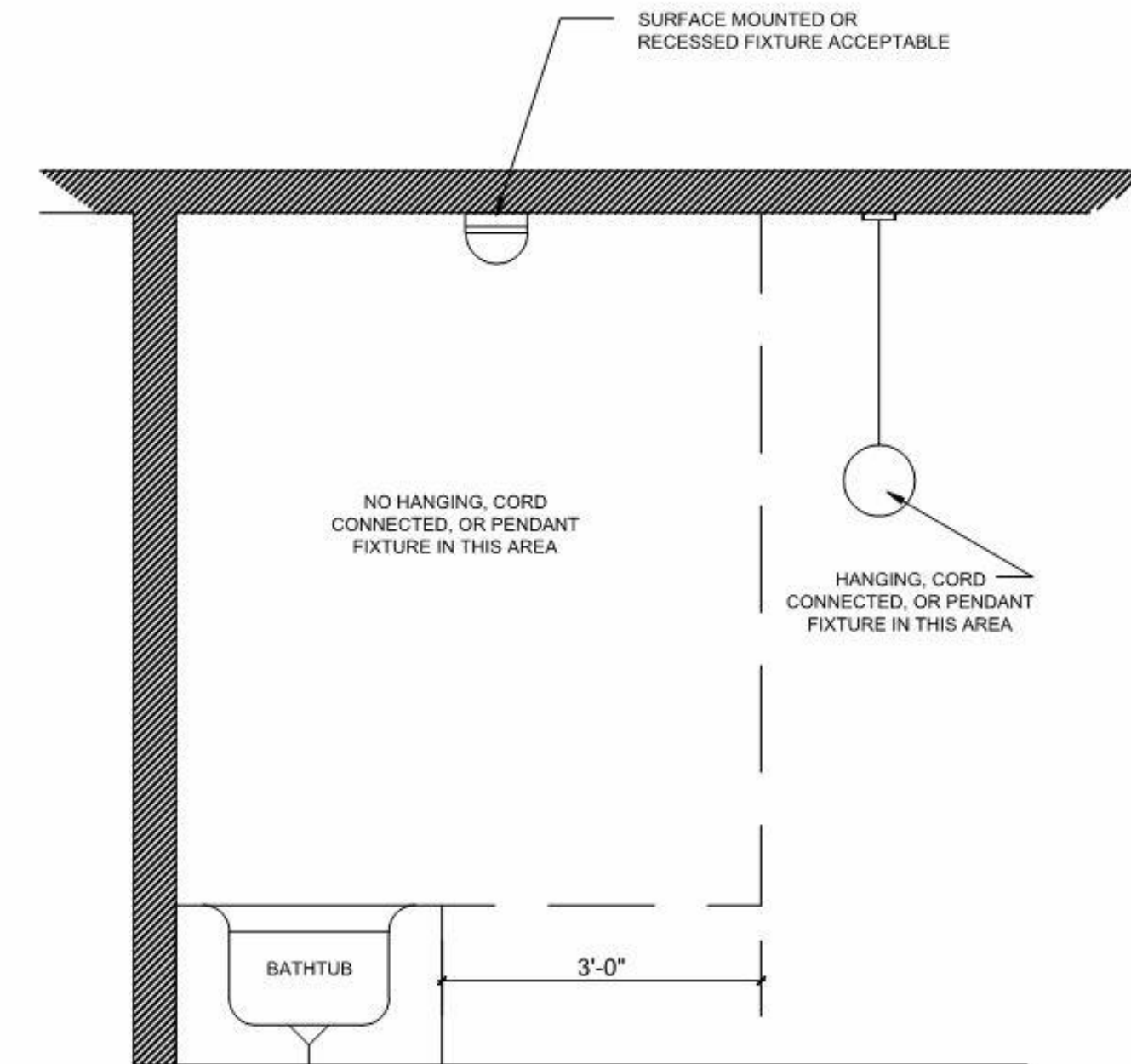
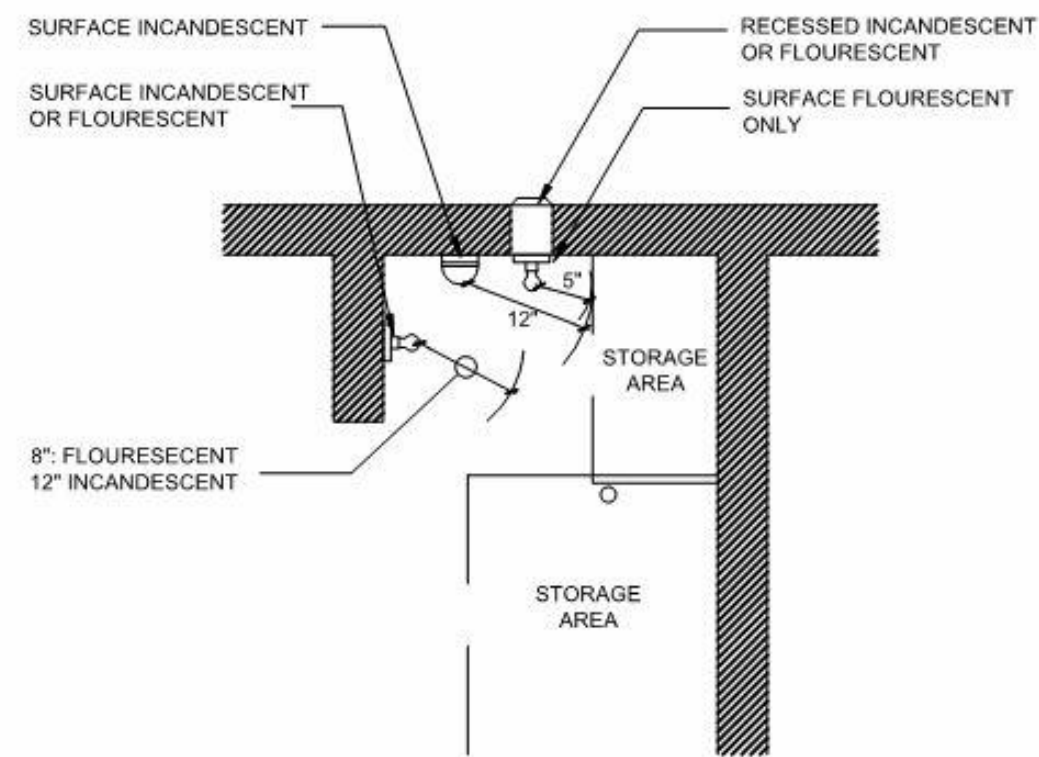
1. ALL BEAMS, LINTELS OR STRUCTURAL MEMBERS TO BE NO. 2 SOUTHERN PINE (KLN DRIED) W/ "E" = 1,600,000 AND Fb = 1,300 (OR EQUAL).
2. ALL FLOOR JOISTS SHALL BE 11-7/8" TJI-560 BY "TRUS-JOIST" CORP. @ 16" O.C. (UNLESS NOTED OTHERWISE)
3. ALL SHALL BE COVERED ON THE UNDERSIDE WITH A MINIMUM 5/8" TYPE X DRYWALL THROUGHOUT. STAIR HEADERS TO BE 11-7/8" DEEP TJI (GIRDER TRUSS) AND TRIMMERS TO BE 2 - 1 3/4" x 11 7/8" "MICRO-LAM"
4. (UNLESS NOTED OTHERWISE). FURNISH ONE (1) SET OF SEPIA SHOP DRAWINGS TO THE GENERAL CONTRACTOR TWO (2) WEEKS PRIOR TO FABRICATION FOR REVIEW AND COMMENT, AND SHALL BE SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. ANY MATERIALS DELIVERED TO THE JOB SITE WITHOUT APPROVED SHOP DRAWINGS WILL BE REJECTED. ALSO THE TRUSS MANUFACTURER SHALL SUPPLY THE GENERAL CONTRACTOR WITH A COPY OF HIS CERTIFICATE OF INSURANCE. SEE 06190 AND 06195 FOR PRODUCT SPECIFICATIONS AND INFORMATION.
3. ALL WOOD LINTELS OVER DOORS AND WINDOWS SHALL BE 2 - x 12" (UNLESS NOTED OTHERWISE).
4. ALL WOOD PLATES AND SILLS BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
5. ALL EXTERIOR CORNERS SHALL BE LET-IN METAL DIAGONAL WIND BRACING BY "SIMPSON" #CWB-126, OR 5/8" CDX PLYWOOD.
6. FLOOR: (LIVE LOAD = 30 P.S.F., DEAD LOAD = 10 P.S.F.)
7. FLOOR: (LIVE LOAD = 40 P.S.F., DEAD LOAD = 15 P.S.F.)
8. PARTITIONS: ASSUMED WALL LOAD = 20 lb/LF.
9. SNOW LOAD: 30 lb P.S.F.
10. ROOF SHEATHING SHALL BE 5/8" DOUGLAS FIR CDX PLYWOOD W/ IDENTIFICATION INDEX NO. 32/16. ALL TYPICAL FLOORS AND WALK ON DECKS SHALL BE 3/4" CDX PLYWOOD INDEX NO. 24/48. ALL TO BE GLED AND NAILD.
11. 2 x 4 TOP PLATES TO BE DOUBLED BELOW FLOOR TRUSS BEARING.
12. ALL DOUBLE TRUSSES OR "MICRO-LAM" BEAMS BEARING ON FRAME WALLS TO BE CARRIED DOWN TO FOUNDATION ON TRIPLE STUDS GLED AND SPIKED AS INDICATED.
13. REFLECTED FRAMING SHOWN ON PLAN.
14. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 30% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL 16 GAGE AND 11/2 INCHES (11/2") WIDE FASTENED TO EACH PLATE.
15. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.
16. TYPE 1A-FIRECODE INTUMESCENT ACRYLIC FLOOR SEALANT- TO BE USED AS FIRESTOP AND DRAFTSTOP AT ALL REQUIRED LOCATIONS AS DESCRIBED IN IRC R602.3
17. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
18. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE PRE-ENGINEERED TJI FLOOR JOISTS SHALL BE ON THE JOBSITE AT THE TIME OF INSPECTIONS.



DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

ELECTRICAL NOTES

- 1) ELECTRICAL SERVICE & PANEL to be 200 AMP.
- 2) NO SUB PANELS IN BASEMENT.
- 3) SMOKE DETECTORS SHALL BE WIRED ON A SEPARATE CIRCUIT, AND IN SERIES; ONE SOUNDS, ALL SOUND.
- 4) ALL ELECTRICAL DEVICES AND CONTROLS SHALL BE LOCATED NO LESS THAN 5'-0" FROM ANY TUB OR SHOWER.
- 5) ALL WHIRLPOOL TUBS SHALL BE GROUNDED FROM THE MOTOR LUG TO THE NEAREST JUNCTION BOX.
- 6) ATTIC FANS MUST BE INSTALLED WITH A HIGH TEMP. LIMIT SWITCH.
- 7) A SWITCHED GFI OUTLET MUST BE INSTALLED AT THE FRONT AND REAR ENTRIES.
- 8) ALL RECESSED CAN LIGHTS ARE 4" DIAMETER UNLESS OTHERWISE NOTED
- 9) ELECTRICAL SERVICE GROUND MUST BE INSTALLED ON THE STREET SIDE OF THE WATER METER, AND JUMPERED ACROSS METER.
- 10) PROVIDE SPEAKERS & WIRING FOR THE FAMILY ROOM & DINING ROOM.
- 11) CONDUIT BETWEEN HOUSE AND GARAGE MUST BE RIGID GALVANIZED STEEL, 18" BELOW GROUND. CALL FOR INSPECTION PRIOR TO COVERING.
- 12) ALL RECESSED CANS MUST BE IC RATED
- 13) ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
- 14) ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.
- 15) ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4.
- 16) ALL SMOKE DETECTORS SHALL BE LINE VOLTAGE AND WIRED TOGETHER.
- 18) ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- 19) ALL CEILING BOXES TO BE FAN RATED.
- 20) ELECTRICIAN MUST BE ON SITE FOR ALL INSPECTIONS
- 21) SERVICE TO BE UNDERGROUND
- 22) EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED 110V WITH BATTERY BACKUP CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES.
- 23) SURFACE MOUNTED CLOSET LIGHTS SHALL NOT BE LOCATED WITHIN 30" FROM ANY WALLS. SURFACE MOUNTED FLORESCENT IS PERMITTED ON THE INSIDE WALL ABOVE THE CLOSET OPENING.
- 24) SMOKE/CO MUST BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED. RUN ON ITS OWN CONDUIT SEPARATE FROM ANY CIRCUITS AND ON ITS OWN CIRCUIT BREAKER WITH A BREAKER LOCK.
- 25) METER SOCKET MUST HAVE DISCONNECT AND BE CECIA APPROVED.
- 26) ARC FAULTS REQUIRED ON EVERYTHING EXCEPT:
GARAGE, BATHROOMS, ATTIC, CRAWL, OUTDOORS, SMOKE, CO DETECTORS, FIRE, FRIDGE, SUMP PUMPS AND DEDICATED CIRCUITS.
- 27) ALL ARC FAULT CIRCUIT BREAKERS TO BE UL CERTIFIED AND THE ARC FAULT CIRCUIT BREAKERS MUST BE COMBINATIONAL TYPE ARC FAULT BREAKER.
- 28) ALL ALTERED OR NEW OUTLETS TO BE "TAMPERED RESISTANT OUTLETS".
- 29) WET LOCATIONS NEED HEAVY DUTY COVERS AND WET RESISTANT RECEPTACLES.
- 30) 75% OF ALL NEW LIGHTING SHALL BE ENERGY EFFICIENT PER IEC 2012.
- 31) LIGHTS ABOVE TUBS AND SHOWERS TO BE WATER/VAPOR PROOF.
- 32) ANY NEW ELECTRICAL METER SOCKETS MUST HAVE EXTERNAL DISCONNECT AND BE CECIA APPROVED.
- 33) ALL ALTERED OR NEW OUTLETS TO BE "TAMPERED RESISTANT OUTLETS".
- 34) ANY NEW CIRCUIT BREAKER PANELS OR PANELS THAT WILL BE MOUNTED TO CONCRETE MUST HAVE PLYWOOD BETWEEN PANEL AND CONCRETE.
- 35) ALL BOXES ON CEILING MUST BE FAN RATED.
- 36) ALL SMOKE AND CO MUST BE AT LEAST 3 FT AWAY FROM VENTS.
- 37) USE PHASE COLOR WIRING. NO TAPE.
- 38) ARC FAULTS ON EVERYTHING EXCEPT: GARAGE, BATHROOMS, ATTIC, CRAWL, OUTDOORS, SMOKE, CO DETECTORS, AND DEDICATED CIRCUITS. NO ARC FAULT CIRCUIT BREAKERS OR GFCI'S ON : SMOKE/CO DETECTORS, FIRE, FRIDGE, AND SUMP PUMPS.
- 39) HOT TUBS: RUN GREEN GROUND FROM PANEL TO HOT TUB OUTLET. MUST HAVE DISCONNECT AND BE GFCI PROTECTED AND BE READILY ACCESSIBLE. USE GFCI BREAKER OR FACELESS GFCI OUTSIDE HOT TUB.
- 40) LAUNDRY AREAS NOW REQUIRED TO HAVE GFCI PROTECTION FOR 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES.
- 41) EXTERIOR GFCI RECEPTACLES SHALL BE WR AND HAVE HEAVY DUTY COVERS PER NEC 2014.
- 42) ALL BEDROOMS MUST HAVE SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP.
- 43) ALL SMOKE/CO DETECTORS MUST BE HARDWIRED TOGETHER AND ON RACEWAY TO PANEL WITH BREAKER LOCK.
- 44) DEDICATED ELECTRICAL SPACE REQUIRED INDOORS AND OUTDOORS. PROVIDED SPACES TO BE 30"(W) X 26"(D) X 72"(H).
- 45) PROVIDE CONCRETE ENCASED ELECTRODE PER NEC



BASEMENT ELECTRICAL PLAN

$$1/4'' = 1'-0''$$

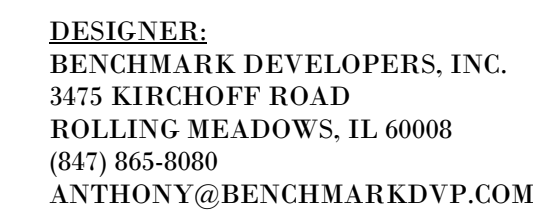

DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

[illegible]

PECORARO
1480 WEST POPLAR

BASEMENT ELECTRICAL

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
E0.1	
Scale	1/4" = 1'-0"

[illegible]

Project number	1903
Date	1/18/20
Drawn by	Author
Checked by	Checker

Scale	1/4" = 1'-0"
-------	--------------


$$\frac{511 \pm 1}{1/16} =$$

1'-0"

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BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
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ANTHONY@BENCHMARKDVP.COM

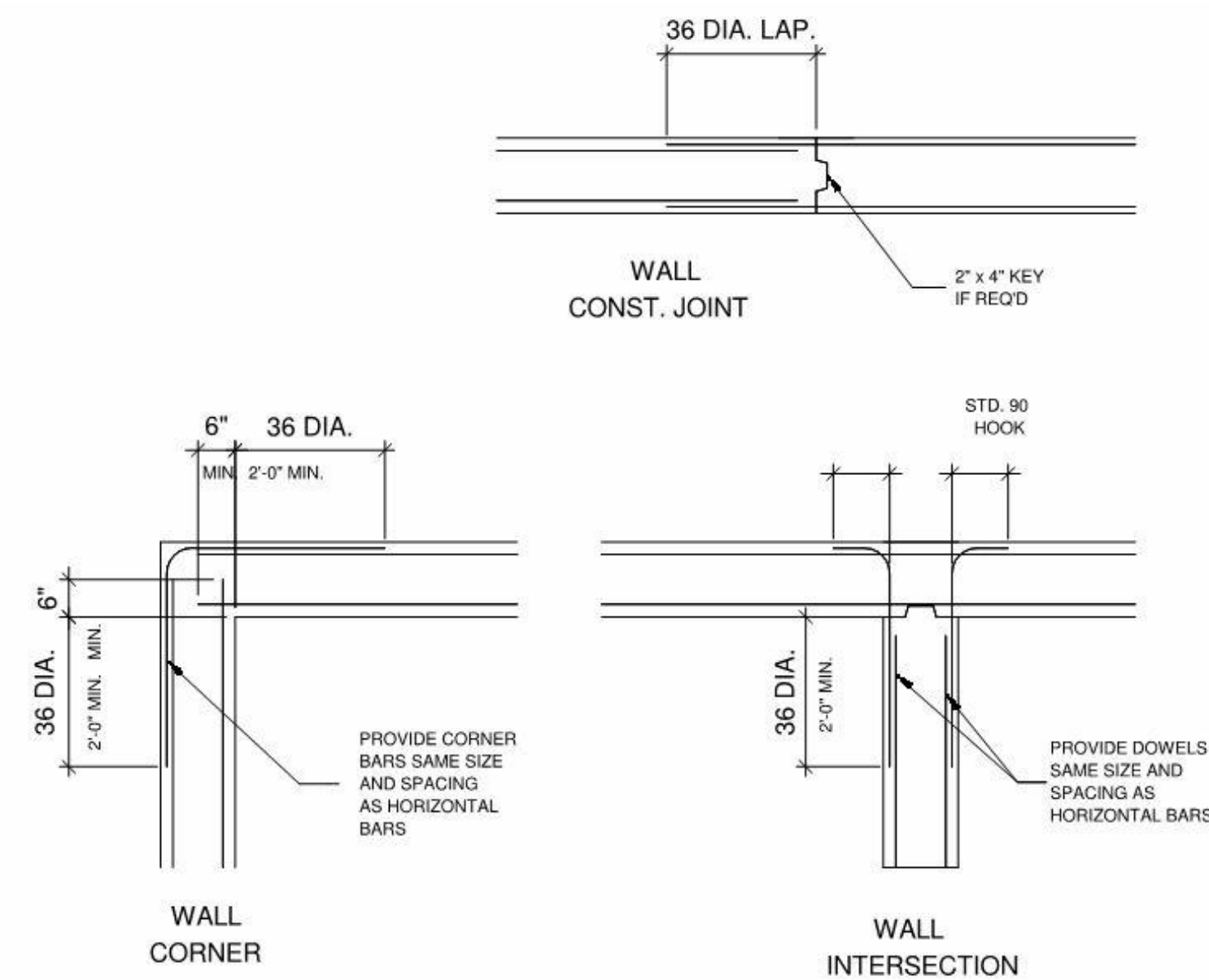
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PECORARO
1480 WEST POPLAR
SITE PLAN

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

G1.0

Scale $1/16" = 1'-0"$



TYPICAL FOUNDATION WALL DETAILS
VERTICAL REINFORCING NOT SHOWN


$$1/4'' = 1'-0''$$

BENCHMARK

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[illegible]

**PECORARO
1480 WEST POPLAR
FOUNDATION PLAN**

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

S0.1

Scale	1/4" = 1'-0"
-------	--------------



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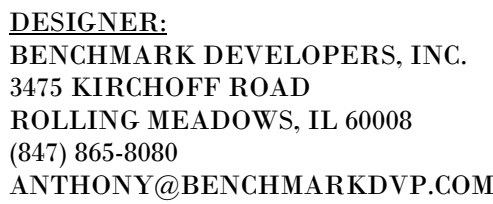
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PECORARO
1480 WEST POPLAR
FIRST FLOOR FRAMING

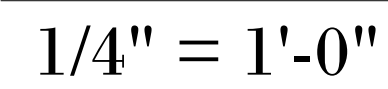
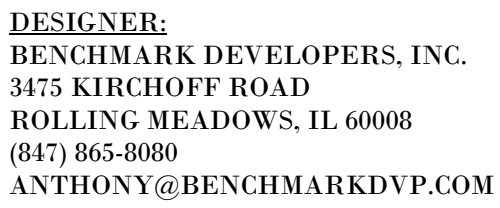
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

S1.1

Scale $1/4" = 1'-0"$



PECORARO 1480 WEST POPLAR	
SECOND FLOOR FRAMING	
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
S2.1	
Scale	1/4" = 1'-0"

Packet Pg. 46



Petitioner's Representative Rendering
of Building Design, Colors, & Materials




SOIL AND MATERIAL CONSULTANTS, INC.

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September 28, 2018

File No. 24170

Mr. Anthony Pecoraro
 Benchmark Developers, Inc.
 405 S. Creekside Drive, Unit 405
 Palatine, IL 60074

Re: Geotechnical Investigation
 1480 W. Poplar Street
 Palatine, Illinois

Dear Mr. Pecoraro:

The following is our report of findings for the geotechnical investigation completed at 1480 West Poplar Street in the Village of Palatine, Illinois.

The investigation was requested to determine current subsurface soil and water conditions at select boring locations. The findings of the field investigation and the results of laboratory testing are intended to assist in the planning, design and construction of proposed site improvements.

PROPOSED IMPROVEMENTS

We understand that it is proposed to construct a 2-story residence supported on shallow depth foundations. The interior is expected to have a full or partial basement area as well as areas with slabs supported on prepared subgrade soils. Improvements exterior to the building are expected to include pavement areas, sidewalks and related underground improvements.

SCOPE OF THE INVESTIGATION

The field investigation included obtaining 3 borings at the locations requested and as indicated on the enclosed location sketch. The boring locations were established using field taping methods and accuracy. Surface elevations were determined using the temporary benchmark indicated on the location sketch.

We auger drilled the 3 structure borings to depths of 20.0 feet below existing surface elevations. Soil samples were obtained using a split barrel sampler advanced utilizing an automatic SPT hammer. Soil profiles were determined in the field and soil samples returned to our laboratory for additional testing including determination of moisture content. Cohesive soils obtained by split barrel sampling were tested further to determine dry unit weight and unconfined compressive strength.

The results of all field determinations and laboratory testing are included in summary with this report.

File No. 24170
 Re: 1480 W. Poplar Street
 Palatine, Illinois

Page 2

RESULTS OF THE INVESTIGATION

Enclosed are boring logs indicating the soil conditions encountered at each location. Site surface conditions include vegetation and fill soil conditions.

Fill soil conditions were encountered at each of the boring locations. Composition of the fill includes the presence of moderately to well-compacted silt/clay and clay/silt mixtures extending to depths of 3.5 feet to 6.0 feet at these boring locations. The limits of fill placement were not determined within the scope of this investigation. Larger debris may also be present within the fill but was not encountered during the investigation.

Underlying natural soil conditions consist primarily of cohesive soils. These are classified as tough to hard clay/silt mixtures with lesser portions of sand and gravel. Non-cohesive soils were also encountered as indicated at borings B-2 and B-3. These include loose silt/clay and sand mixtures. Cobbles and boulders may be present within the site soils at any elevation, although none were encountered while drilling.

The following table summarizes depth ranges below existing grade, the magnitude of soil strength within these ranges and other information:

<u>Boring</u>	<u>Surface Elevation (feet)</u>	<u>Depth Range Below Existing Surface (feet)</u>	<u>Soil Strength (lbs./sq.ft.)</u>	<u>Recorded Water Levels, W.D./A.D. (feet)</u>
1	97.7	0.0 to 7.5	*3,000	dry/dry
		7.5 to 10.0	6,000	
		10.0 to 12.0	5,000	
		12.0 to 17.0	4,000	
2	97.3	0.0 to 6.5	*3,000	11.0/10.0
		6.5 to 9.0	2,000	
		9.0 to 11.0	3,000	
		11.0 to 17.0	2,000	
3	97.5	0.0 to 4.0	*3,000	dry/dry
		4.0 to 7.0	3,000	
		7.0 to 11.0	5,000	
		11.0 to 17.0	4,000	

* Not recommended for support of foundations. Deeper foundation depths or foundations supported on well-graded crushed stone fill may be needed to reduce the magnitude of long-term total and differential settlement.

It is expected that foundations can be supported on undisturbed natural soils located at any elevation within the depth ranges indicated in the above table, except as noted. Above these depth ranges the soils are not considered able to support foundations, even at reduced design bearing values, due to long-term settlement considerations.

SUBSURFACE WATER

The boring logs and the above table indicate the depth at which subsurface water was encountered in the bore holes at the time of the drilling operations and during the period of these readings. It is expected that fluctuations from the water levels recorded will occur over a period of time due to variations in rainfall, temperature, subsurface soil conditions, soil permeability and other factors not evident at the time of the water level measurements.

FOUNDATIONS

Based on the results of this investigation it is our opinion that continuous and isolated footing foundations may be considered for support of building loads. These foundations can be supported on undisturbed natural soils located below all topsoil, unsuitable fill soils, low strength soils and other unsuitable conditions which may be encountered. Soil strength values and the depths at which they are expected to be encountered at these boring locations are indicated in the above table. A net allowable bearing value of 2,000 lbs./sq.ft. is available for design. This value can be used to size foundations for support of structure dead and live loads.

All exterior building foundations should extend at least 42.0 inches below exposed surface elevations to provide adequate protection against uplift due to freezing of the supporting soils. Foundations for unprotected improvements should extend at least 48.0 inches below exposed surface elevations. We recommend providing adequate reinforcing steel in foundation walls and piers to minimize the effects of long-term differential settlement.

Uncontrolled and/or unsuitable fill soil conditions are expected to be discovered locally at design foundation elevations and may require extending the foundation to a deeper elevation. Alternately, removal of the weak soil followed by replacement with properly compacted well-graded crushed granular fill (CA06) may be feasible. The Village of Palatine normally does not allow the use of open-graded aggregate (CA01 or CA07) within undercuts without prior written approval. When removal is approved by the Soil Engineer, the removal of the weak soil should also extend beyond the face of footings and/or piers to a distance at least equal to the depth of fill that will be present beneath the footings and/or piers.

In lieu of replacement with granular fill, removal of the weak soil followed by replacement with lean concrete may be feasible. When removal is approved by the Soil Engineer, the removal of the weak soil should also extend beyond the face of footings and/or piers to a distance at least 0.5 ft.

FLOOR SLABS

Floor slabs planned for support on the existing soil conditions are expected to undergo some degree of long-term settlement as the soils consolidate under loading and as they shrink due to desiccation. Slabs may be considered for support on suitable natural soils or on properly placed and compacted fill soils. This is feasible when the soils supporting the slabs are prepared in accordance with the recommendations for Subgrade Soil Preparation.

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Re: 1480 W. Poplar Street
Palatine, Illinois

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DEWATERING

Excavations may require dewatering due to subsurface water seepage and/or surface precipitation. This water can likely be removed to depths of several feet by standard sump and pump operations. Soils exposed at foundation, slab or undercut elevations should not be permitted to become saturated. Loss of bearing strength and stability may occur, requiring additional soil excavation.

Fill soils, non-cohesive soils and others can be unstable when saturated. These soils tend to cave or run when submerged or disturbed. The stability of exposed embankments is minimal to non-existent as confining soil pressures are removed. Proper drainage within excavations is necessary at all times, particularly when excavations extend below anticipated water levels and below saturated soils.

The contractor should be made responsible for designing and constructing stable temporary excavations. Also, the contractor should shore, slope, bench or restrain the sides of the excavations as required to maintain stability of both the excavation sides and bottom. In no case, should the slope, slope heights, or excavation depth exceed those in the local, state, and federal safety regulations.

Permanent dewatering of basement, crawl space and other below grade areas is necessary. The dewatering system should include the provision for peripheral drain tile adjacent to the footings of foundation walls exposed to the interior of the building. Drain tile runs should also be provided below basement floor slabs. We recommend damp-proofing or possibly water-proofing exterior foundation walls exposed to the interior of the building. Water stop may be necessary in concrete cold joints such as the footing/wall interface.

The presence of saturated sand and sand/gravel soils at or near basement foundation elevations may result in water being continually channeled to the drainage system. Water removal will likely be required on a frequent basis. This condition is often undesirable and can be minimized by locating the basement footings at least 2.5 feet above anticipated long-term water levels. Alternately, it can be considered that sand and sand/gravel soils encountered below the foundation support elevation and rising in the side walls of the excavation be removed and replaced with at least 2.0 feet of properly compacted clay fill. The presence of a relatively impervious clay layer will provide a medium that significantly reduces the volume of water that has to be removed by the dewatering system. This solution will allow locating the basement floor slab at a lower elevation.

SUBGRADE SOIL PREPARATION

Subgrade soil preparation should be accomplished where needed within the building area prior to excavation for foundations. The procedure in all areas of subgrade supported improvements should include the removal of unsuitable surface conditions including vegetation, topsoil, unsuitable fill soils, significant debris, weak or unstable soils, and other deleterious conditions which may be encountered. Above grade areas should be cut to design subgrade elevations.

File No. 24170
Re: 1480 W. Poplar Street
Palatine, Illinois

Exposed subgrade soils should be leveled, compacted and proof-rolled in the presence of the Soil Engineer.

Proof-rolling may reveal areas of unstable soil conditions. Discing and aeration of high moisture content soils can be effective to depths of up to 1.0 foot, depending upon the equipment utilized. Removal of unstable soils may be necessary if high moisture content conditions extend to depths greater than the effective depth of discing. If the depth of undercut appears to be significant, it may be economical to limit the depth of undercut to that needed to establish adequate support of slabs and remediate weak soil conditions at foundation elevations at the time of foundation construction.

Soft or unstable soil conditions in pavement areas can often be bridged by use of an effective depth of crushed granular material. The placement of the crushed granular bridging material, possibly in conjunction with the use of an appropriate geotextile fabric, should only proceed after review of the proof-roll conditions by the Soil Engineer. Long-term settlement of pavement surfaces may occur locally as the bridged soils desiccate.

Structural fill can be placed on soils prepared to the satisfaction of the Soil Engineer. The fill should be placed in lifts not to exceed 8.0 inches when uncompacted. Each lift should exceed minimum compaction requirements prior to placement of the next lift. We recommend a minimum of 95% compaction based on the modified Proctor test, ASTM D-1557, be achieved within building areas. A minimum of 90% compaction should be achieved beneath exterior improvements such as pavements and sidewalks. Compaction requirements also apply to backfill placement around foundations and within trench excavations located below subgrade supported improvements.

FILL SOURCES

The onsite non-organic soils are generally suitable for reuse as fill. Offsite sources may also be used provided they are approved in advance by the Soil Engineer. Aeration may be necessary to reduce soil moisture content prior to compaction. Soil borrowed from near the surface where seasonal fluctuations in soil moisture content occur may require particular attention. The moisture content of fill soils should be within approximately 3.0% of optimum moisture content as determined by the modified Proctor test for the soils to meet or exceed minimum compaction requirements.

CONCLUSION

The information within this report is intended to provide initial information concerning subsurface soil and water conditions on the site. Variations in subsurface conditions are expected to be present between boring locations due to naturally changing and filled soil conditions.

Our understanding of the proposed improvements is based on limited information available to us at the writing of this report. The findings of the investigation and the recommendations presented are not considered applicable to significant changes in the scope of the

File No. 24170
Re: 1480 W. Poplar Street
Palatine, Illinois

Page 6

improvements or applicable to alternate site uses. We recommend that proposed foundation, pavement and grading plans be reviewed by our office to determine if additional considerations are necessary to address anticipated subsurface conditions.

The soils exposed in soil undercut areas should be evaluated for suitability prior to placement of structural fill, as previously indicated in this report. Soils and aggregates placed as structural fill should be tested as the work progresses to verify that minimum compaction requirements have been met. We recommend that soil conditions encountered at foundation elevations be tested to verify the presence of design soil strength prior to concrete placement.

If you have any questions concerning the findings or recommendations presented in this report, please let me know.

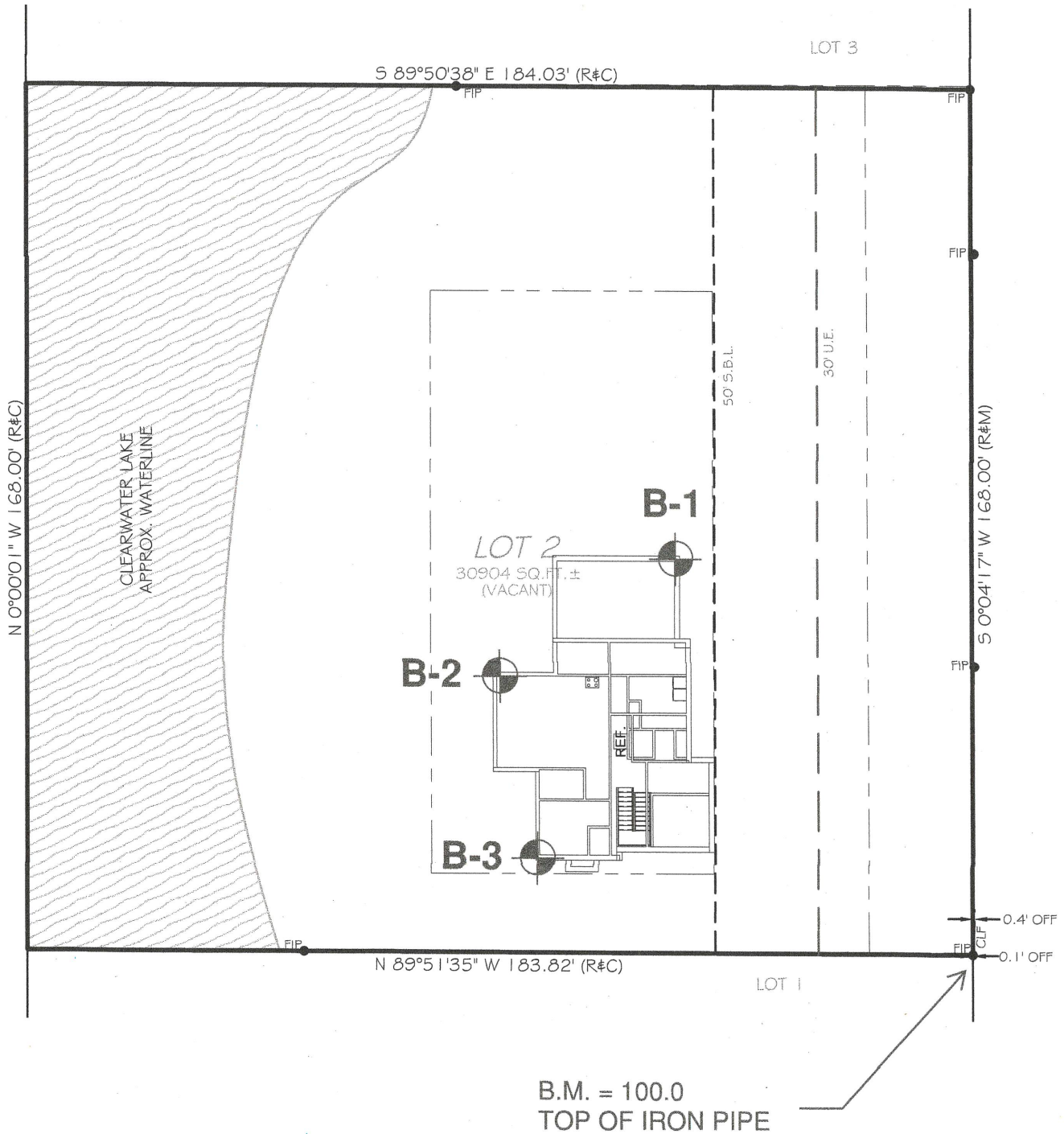
Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.

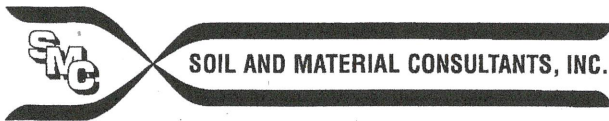


Thomas P. Johnson, P.E.
President

TPJ:ek
Enc.



SMC		SOIL AND MATERIAL CONSULTANTS, INC.	LOCATION SKETCH
Client:	BENCHMARK DEVELOPERS, INC.		
Project:	1480 WEST POPLAR STREET		
Location:	PALATINE, ILLINOIS		
File No.	24170	Date: 9-26-18	Scale: 1" ≈ 30'



SOIL AND MATERIAL CONSULTANTS, INC.

8 W. COLLEGE DR. • SUITE C • ARLINGTON HEIGHTS, IL 60004

SOIL BORING LOG 1

Logged By: CS

Page: 1 of 1

Client: Benchmark Developers, Inc.

File No. 24170

Date Drilled: 9/26/18

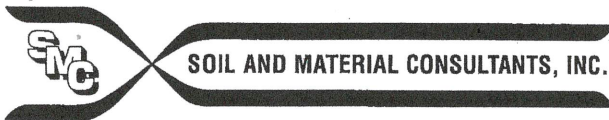
Reference: 1480 W. Poplar Street
Palatine, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq.			
	CLASSIFICATION					1.0	2.0	3.0	4.0
	Elevation 97.7' Existing Surface	X	Δ	⋈	○	× standard penetration "N", blows Δ moisture content, %			
						10	20	30	40
	Dark brown-black silt, some clay, trace sand & gravel, damp, loose - Fill								
	Brown-dark brown-black clay, some silt, trace sand & gravel, damp, hard-Fill	9	13.8 14.5	113.4	5.1	×	Δ		●
5	Brown-dark brown-black clay, some silt, trace sand & gravel, damp, very tough - Fill	11	17.1	111.0	3.6	×	Δ	●	○
	Brown clay, some silt, trace sand & gravel, damp, hard	10	19.3 21.0	105.9 105.6	2.1 4.7	×	Δ	●	
10		14	18.6	109.9	5.7	×	Δ		●
	Gray clay, some silt, trace sand & gravel, damp, hard	12	14.9	114.4	4.6	×	Δ		●
15	Gray clay, some silt, trace sand & gravel, damp, very tough	10	18.6	109.8	2.9	×	Δ	○	●
20	End of Boring	8	16.9	115.3	2.3	×	Δ	○	●
25									
30									
35									
40									

Water encountered at dry
 Water recorded at dry
 Water recorded at

feet during drilling operations (W.D.)
 feet on completion of drilling operations (A.D.)
 feet hours after completion of drilling



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8 W. COLLEGE DR. • SUITE C • ARLINGTON HEIGHTS, IL 60004

SOIL BORING LOG 2

Logged By: CS

Page: 1 of 1

Client: Benchmark Developers, Inc.

File No. 24170

Date Drilled: 9/26/18

Reference: 1480 W. Poplar Street
Palatine, IL

Comments:

depth, ft.	Equipment: ☐ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows △ moisture content, % 10 20 30 40			
	Elevation 97.3' Existing Surface	×	△	×	○				
	Dark brown-black silt, some clay, trace sand & gravel, damp, loose - Fill								
	Brown-dark brown-black clay, some silt, trace sand & gravel, damp, hard - Fill	7	16.9 17.5	111.6	5.3	×	△		
5		11	16.7	111.9	5.8	×	△		
	Brown-gray silt, some clay, trace sand & gravel, damp, loose	7	18.9			×	△		
10	Brown clay, some silt, trace sand & gravel, damp, very tough	10	20.4	108.3	3.4	×	△	○	
	Gray clay, some silt, trace sand & gravel, damp, very tough (gray fine sand seams at 12.5'-13.5')	11	18.7	108.9	3.0	×	△	○	●
15	Gray clay, some silt, trace sand & gravel, damp, tough	8	17.4	120.3	1.1	×	△	●	
	(a) see below								
20	(b) see below	7	15.7 18.2	117.7	1.6	×	△	●	
	End of Boring								
25	(a) Gray fine sand, trace medium-coarse sand & gravel, very damp, loose								
	(b) Gray clay, some silt, trace sand & gravel, damp, tough								
30									
35									
40									

Water encountered at 11.0 feet during drilling operations (W.D.)
 Water recorded at 10.0 feet on completion of drilling operations (A.D.)
 Water recorded at feet hours after completion of drilling



SOIL AND MATERIAL CONSULTANTS, INC.

8 W. COLLEGE DR. • SUITE C • ARLINGTON HEIGHTS, IL 60004

SOIL BORING LOG 3

Logged By: CS

Page: 1 of 1

Client: Benchmark Developers, Inc.

File No. 24170

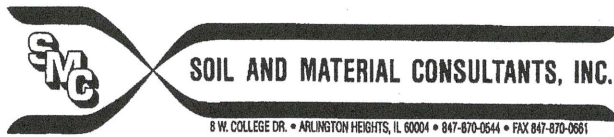
Date Drilled: 9/26/18

Reference: 1480 W. Poplar Street
Palatine, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows △ moisture content, % 10 20 30 40			
	Elevation 97.5' Existing Surface	×	△	×	○				
	Dark brown-brown silt, some clay, trace sand & gravel, damp, loose - Fill								
	(a) see below	6	20.6 18.4	107.5	3.9	×	△		○
5	Brown silt, some clay & sand, trace gravel damp, loose	9	16.2			×	△		
	Brown clay, some silt, trace sand & gravel damp, hard	12	19.6	105.9	4.8	×	△		
10		14	19.9	106.5	4.0	×	△	●	○
	Gray clay, some silt, trace sand & gravel, damp, very tough to hard	11	15.7	114.6	3.6	×	△	●	○
15		11	16.6	115.8	4.3	×	△	●	○
	Gray clay, some silt, trace sand & gravel, damp, very tough								
20	End of Boring	10	17.7	114.0	2.1	×	△	●	
	(a) Brown-dark brown clay, some silt, trace sand, gravel & brick, damp, hard - Fill								
25									
30									
35									
40									

Water encountered at dry feet during drilling operations (W.D.)
 Water recorded at dry feet on completion of drilling operations (A.D.)
 Water recorded at feet hours after completion of drilling operations (A.D.)



GENERAL NOTES

SAMPLE CLASSIFICATION

Soil sample classification is based on the Unified Soil Classification System, the Standard Practice for Description and Identification Soils (Visual-Manual Procedure), ASTM D-2488, the Standard Test Method for Classification of Soils for Engineering Purposes, ASTM D-2487 (when applicable), and the modifiers noted below.

CONSISTENCY OF COHESIVE SOILS

Term	Qu-tons./sq.ft.	N (unreliable)
Very soft	0.00 – 0.25	0 – 2
Soft	0.26 – 0.49	3 – 4
Stiff	0.50 – 0.99	5 – 8
Tough	1.00 – 1.99	9 – 15
Very Tough	2.00 – 3.99	16 – 30
Hard	4.00 – 7.99	30 +
Very Hard	8.00 +	

RELATIVE DENSITY OF GRANULAR SOILS

Term	N – blows/foot
Very Loose	0 – 4
Loose	5 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	50 +

IDENTIFICATION AND TERMINOLOGY

Term	Size Range
Boulder	over 8 in.
Cobble	3 in. to 8 in.
Gravel - coarse	1 in. to 3 in.
- medium	3/8 in. to 1 in.
- fine	#4 sieve to 3/8 in.
Sand - coarse	#10 sieve to #4 sieve
- medium	#40 sieve to #10 sieve
- fine	#200 sieve to #40 sieve
Silt	0.002 mm to #200 sieve
Clay	smaller than 0.002mm

Modifying Term Percent by Weight

Trace	1 – 10
Little	11 – 20
Some	21 – 35
And	36 – 50

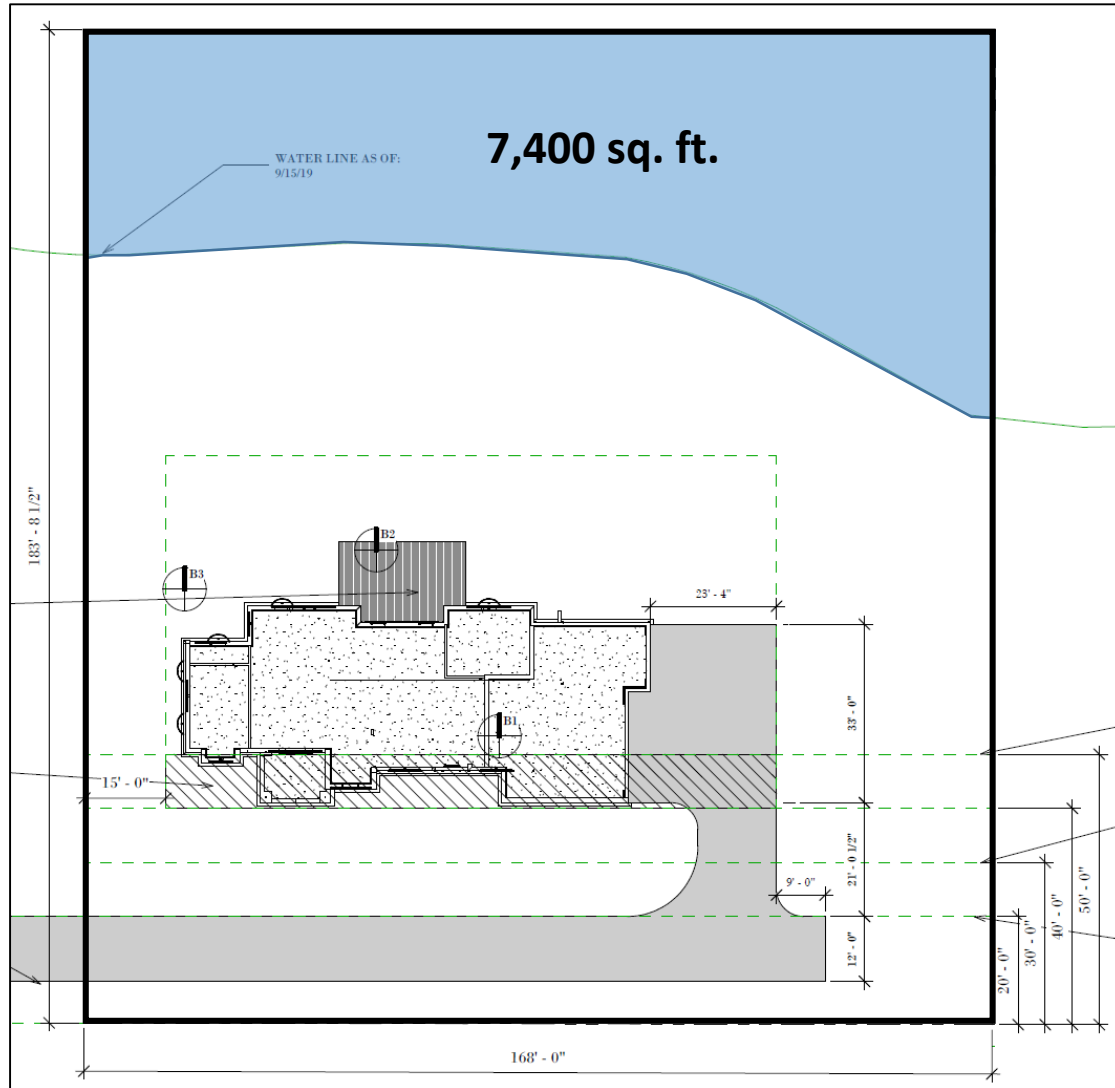
Moisture Content

Dry
Damp
Very Damp
Saturated

DRILLING, SAMPLING & SOIL PROPERTY SYMBOLS

CF	- Continuous Flight Auger
HS	- Hollow Stem Auger
HA	- Hand Auger
RD	- Rotary Drilling
AX	- Rock Core, 1-3/16 in. diameter
BX	- Rock Core, 1-5/8 in. diameter
NX	- Rock Core, 2-1/8 in. diameter
S	- Sample Number
T	- Type of Sample
J	- Jar
AS	- Auger Sample
SS	- Split Spoon (2 in. O.D. with 1-3/8 in. I.D.)
ST	- Shelby Tube (2 in. O.D. w/1-7/8 in. I. D.)
R	- Recovery Length, in.
B	- Blows/6 in. interval, Standard Penetration Test (SPT)
N	- Blows/foot to drive 2 in. O.D. split-spoon sampler with 140 lb. hammer falling 30 in., (STP)
Pen.	- Pocket Penetrometer readings, tons/sq.ft.
W	- Water Content, % dry weight
Uw	- Dry Unit Weight of soil, lbs./cu.ft.
Qu	- Unconfined Compressive Strength, tons/sq.ft.
Str	- % Strain at Qu.
WL	- Water Level
WD	- While Drilling
AD	- After Drilling
DCI	- Dry Cave-in.
WCI	- Wet Cave-in.
LL	- Liquid Limit, %
PL	- Plastic Limit, %
PI	- Plasticity Index (LL-PL)
LI	- Liquidity Index [(W-PL)/PI]

Approximate Lot & Building Coverage Calculation Comparison



Coverage Calculations (based on entire lot):

Lot Area: 30,899 sq. ft.

Building Coverage: 3,070 sq. ft. (9.9%)

Driveway: 3,115 sq. ft.

Total Lot Coverage: 6,185 sq. ft. (20%)

Coverage Calculations (excluding area under water line):

Lot Area: 23,499 sq. ft.
(30,899 sq. ft. – 7,400 sq. ft.)

Building Coverage: 3,070 sq. ft. (13%)

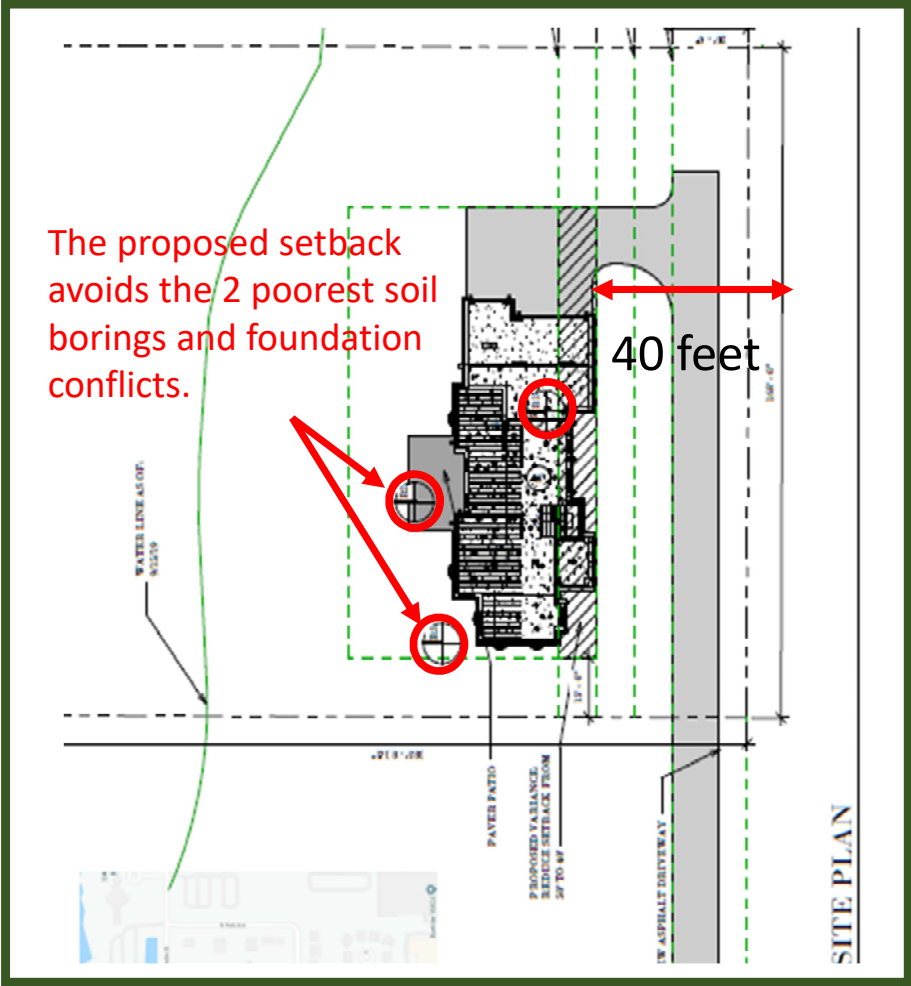
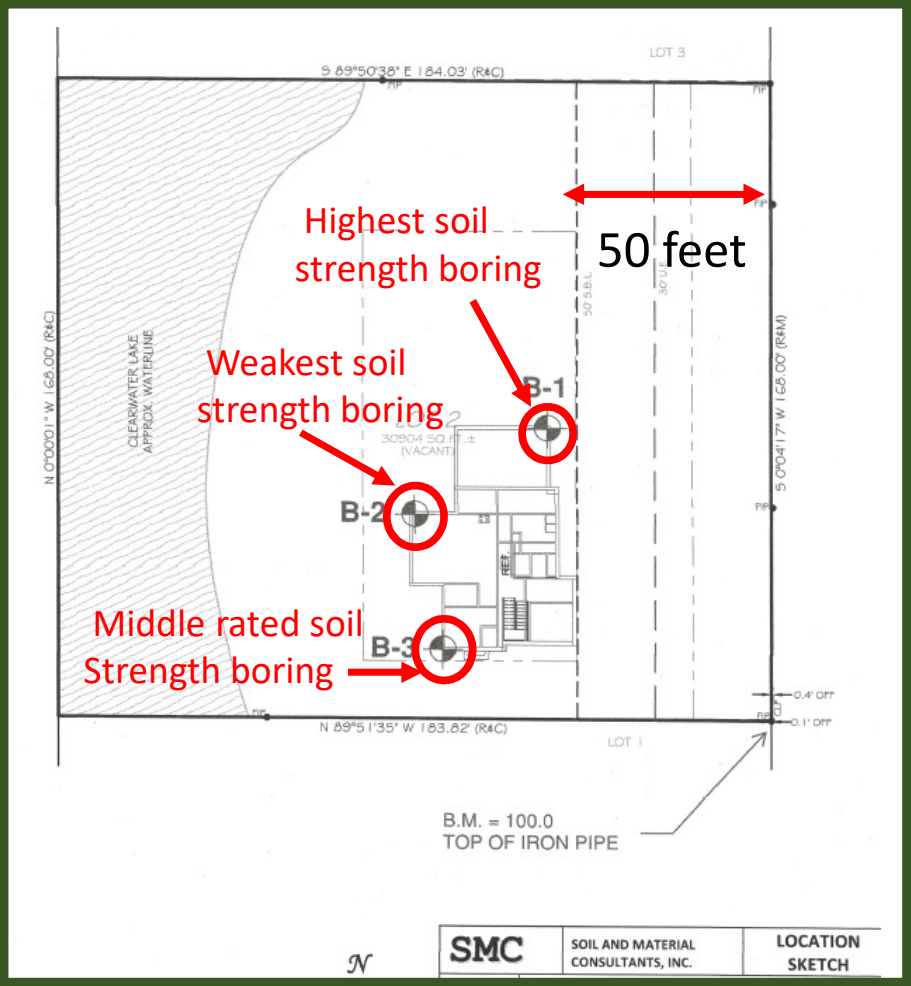
Driveway: 3,115 sq. ft.

Total Lot Coverage: 6,185 sq. ft. (26%)



<u>District:</u>	<u>Max Bldg. Cov.:</u>	<u>Max Lot Cov.:</u>
R-1	25%	35%
R-2	35%	45%

Foundation and soil boring locations, with front yard setbacks of 50 feet and 40 feet



Attachment: 1480 W Poplar Street - soil boring and foundation locations with 50 and 40 foot front yard

The diagram illustrates a building with an orange roof and walls, and green windows. Below the building is a cross-section of the ground. The ground is divided into three horizontal layers: a top layer of light blue 'Fill', a middle layer of grey 'Weak and compressible soils', and a bottom layer of white 'Strong soils'. Vertical red lines represent columns or piles. Arrows indicate the flow of 'Downward loads' from the building, through the fill, into the weak soils, and finally into the strong soils at the base of the columns. The labels 'Fill', 'Material', 'Weak and compressible soils', 'Strong soils', and 'Downward loads' are placed within their respective areas or next to the arrows.

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

NOTES:

1. ONSITE BENCHMARK - ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE. ELEVATION = 818.18' (NAVDD88)
2. PERMANENT INDEX NUMBER (P.I.N. #):
02-09-307-014-0000
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. PROPERTY AREA: 30,899 SQUARE FEET / 0.71 ACRES
5. FIELD WORK COMPLETED ON 09/15/19
6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT; REFER TO A CURRENT TITLE REPORT, DEED RECORDS AND ANY CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. DESCRIPTION SHOWN HEREON IS FROM DEED DOCUMENT NUMBER 1834106128, RECORDED 12/07/2018.
7. SURVEY PREPARED FOR: ELENÍ ZGURI
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

	PROPERTY LINE		POST LIGHT/GROUND AREA LIGHT/GROUND
	CENTER LINE		TRAFFIC SIGNAL
	BUILDING SETBACK		STREET ARM SIGNAL
	RECORD DATA		HANDHOLE (electric/gas)
	ELEVATION		GAS METER
	ELECTRIC METER		PEDESTAL (tele/elec)
	UTILITY POLE		SOIL BORING
	TOP FOUNDATION/HD BOX		MAILBOX
	GUARDRAIL		GUY WIRE ANCHOR
	CONTOUR LINE		TREE LINE / HEDGE
	EDGE GRAVEL/STONE		FENCE LINE
	STORM SEWER		SANITARY SEWER
	COMB SEWER		WATER SERVICE LINE
	WATER MAIN		OVERHEAD LINE
	FIBER OPTIC LINE		GAS LINE
	U.G. TELE LINE		U.G. ELECTRIC LINE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF
SEPTEMBER A.D. 2019. AT HOFFMAN 
 ILLINOIS.

THE W-T GROUP, LLC

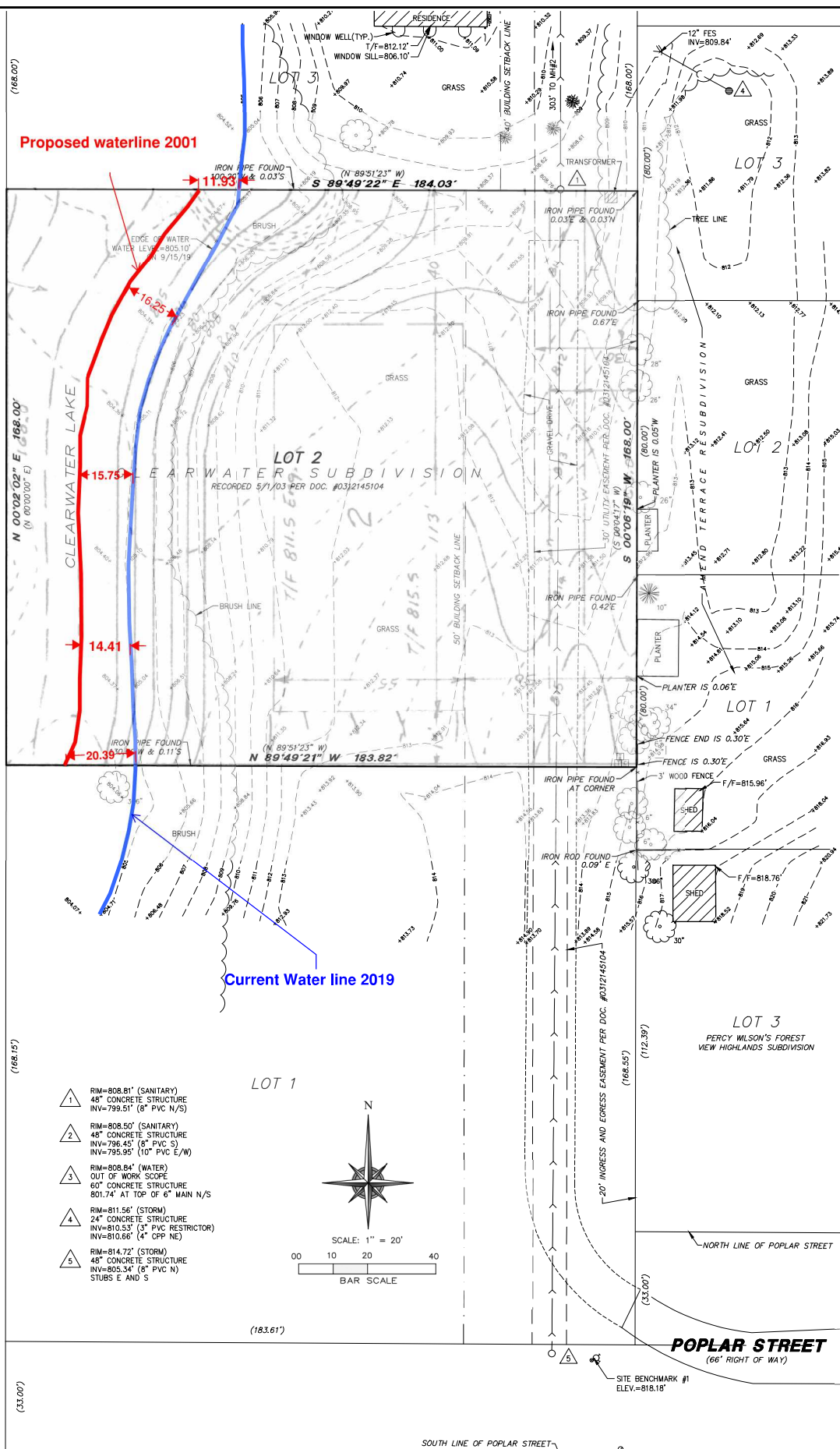
FRANJO I. MATIĆ - PLS #035-003556
EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO.
184.007570-0015



WT
Group
Engineering • Design • Construction

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60191
T: 224.293.6333 | F: 224.293.6444
info@wtgroup.com

Packet Pg. 62



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING

ZGURI RESIDENCE
1480 W. POPLAR STREET
PALATINE, ILLINOIS 60067

CHECKING
DRAWN BY
JOB: ZGUR
BOUNDARY &
TOPOGRAPHIC SURVEY
S-1

TO	DATE
CLIENT	9/20/19



0312145102

Eugene "Gene" Moore Fee: \$86.00
Cook County Recorder of Deeds
Date: 05/01/2003 02:18 PM Pg: 1 of 32

ORDINANCE NO. 0-46-02

**ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE
CLEARWATER SUBDIVISION**

Attachment: O-046-02 PUD (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 8, 2002

ORDINANCE NO. 0-46-02

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE – CLEARWATER SUBDIVISION**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 5, 2002 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 Rezoning and Final Plat of Subdivision.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Being a re-subdivision of Lots 4, 5, 6 and the North half of Lot 1 in Block 16 in Percy Wilson's Forest View Highlands, a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded July 23, 1926, as Document No. 9349772, in Cook County, Illinois

commonly known as the Northeast corner of Poplar and unimproved Portage Avenue, commonly known as 100 Poplar Lane and 1080 Palos Avenue.

SECTION 2: That final approval of a Planned Development is hereby granted to the

above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy.
3. A covenant shall be added to the final plat indicating that no fill, fences, sheds or other structures can be installed in the rear yards of Lots 1 through 4.
4. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
5. The following permits are required: MWRD & IEPA
6. The development shall be subject to the Village's Anti-Monotony Code..
7. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
8. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
9. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40' from the proposed high water line.
10. The diameter of the new stormsewer along Winnetka Street from the east side of Palos Avenue to the outfall shall be 27 inches. The location of the replacement culvert under Palos Avenue shall be at the direction of the Village Engineer and shall not interfere with any existing utilities.
11. The petitioner shall submit a letter of credit in the amount of \$50,000 and in a form acceptable to the Village Engineer to ensure completion of the planned development.

SECTION 3: That the petition for preliminary and final planned development, a

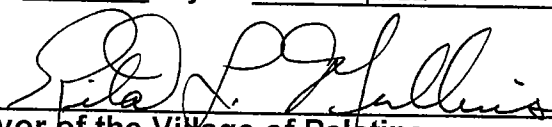
copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

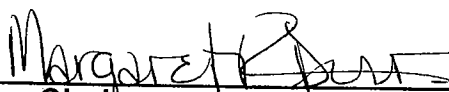
PASSED: This 8th day of April, 2002

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

APPROVED by me this 8th day of April, 2002


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th day of April, 2002


Village Clerk

R-43-02

CLEARWATER SUBDIVISION

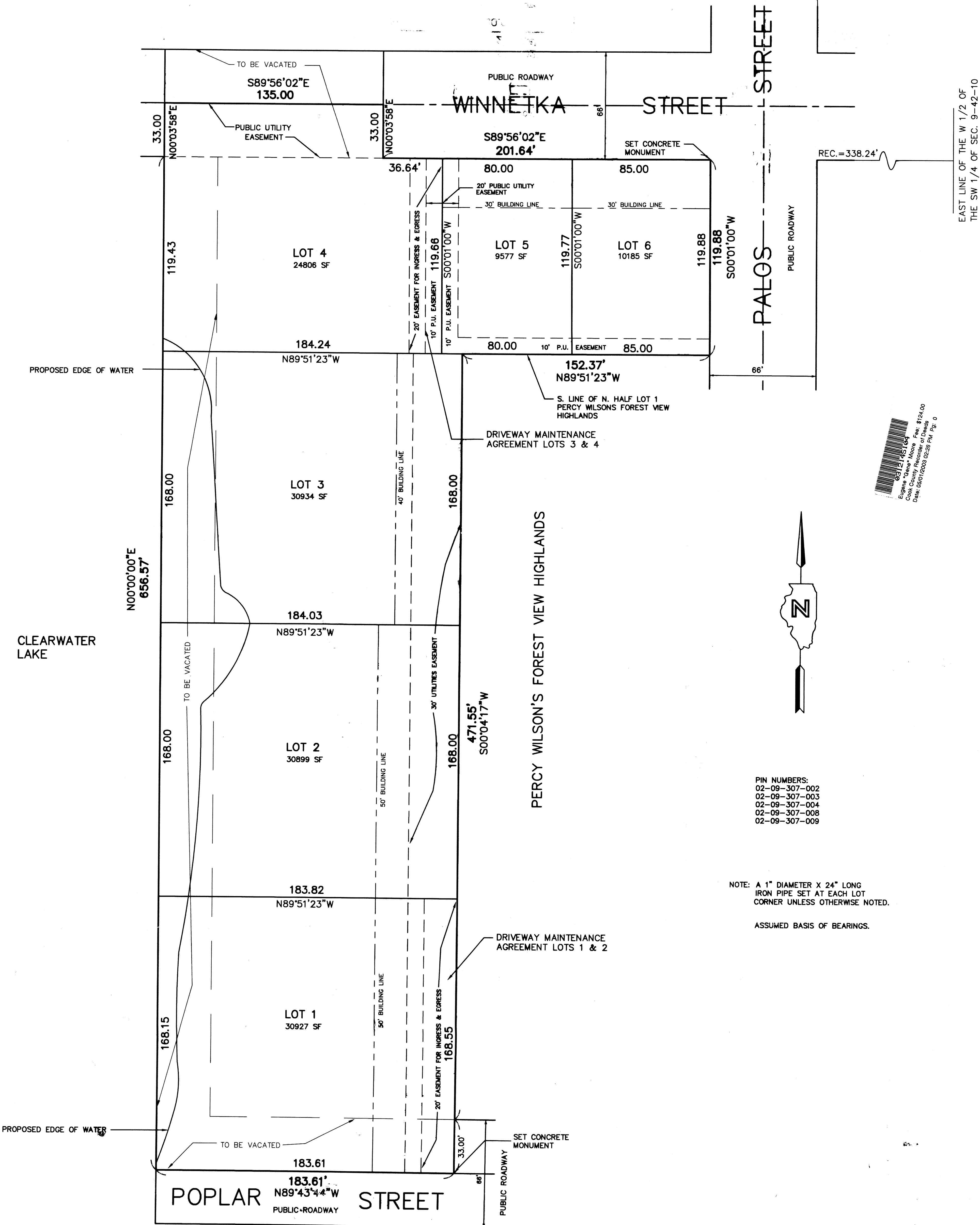
BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

CLEARWATER
SUBD.

0312145104
2-P

DOCUMENTS
WITH THIS
PLAT

NORTH LINE OF THE W 1/2 OF
THE SW 1/4 OF SEC. 9-42-10



Engine: Gary J. Moore, FWS, #124.00
Cook County Recorder of Deeds
Date: 08/07/2003 02:28 PM, Pg. 0



PIN NUMBERS:
02-09-307-002
02-09-307-003
02-09-307-004
02-09-307-008
02-09-307-009

NOTE: A 1" DIAMETER X 24" LONG
IRON PIPE SET AT EACH LOT
CORNER UNLESS OTHERWISE NOTED.

ASSUMED BASIS OF BEARINGS.

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-6D
DATE: 12/19/02
SCALE: 1" = 30'
SHEET: 1 OF 2

R-43-02

03/21/45104

CLEARWATER SUBDIVISION

PLAN COMMISSION

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE AT A MEETING THIS _____ DAY OF _____, A.D. 2002.
BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

COUNTY CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, _____, COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES, NO UNPAID FORFEITED TAXES OR UNPAID FORFEITED SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS _____ DAY OF _____, A.D. 2002.

COUNTY CLERK, COOK COUNTY, ILLINOIS.

VILLAGE COLLECTOR

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ABOVE SUBDIVISION.
DATED THIS _____ DAY OF _____, A.D. 2002.

VILLAGE COLLECTOR

VILLAGE COUNCIL

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2002.
BY: _____ ATTEST: _____
MAYOR VILLAGE CLERK

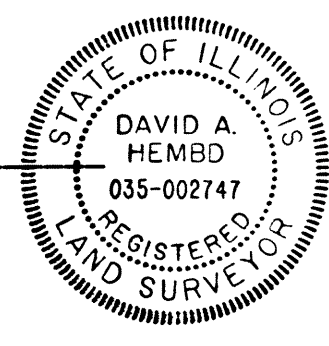
SURVEYOR

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ OF _____, 2002 A.D.

DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747



RIGHTS OF THE VILLAGE:
THE VILLAGE OF PALATINE SHALL HAVE THE RIGHT, BUT NOT THE DUTY OR RESPONSIBILITY TO ENTER THE COMMON AREA TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THE VILLAGE MAY PLACE A LIEN ON THE COMMON AREA FOR THE COST OF SAID REPAIRS OR MAINTENANCE. IN THE EVENT THAT THE OWNER OF THE COMMON AREA SHALL FAIL TO PAY THE COST TO THE VILLAGE FOR SAID REPAIR OR MAINTENANCE, THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT 18 PERCENT INTEREST PER ANNUM FROM THE DATE THE COSTS ARE INCURRED THROUGH THE DATE THE VILLAGE HAS BEEN REIMBURSED.
PURSUANT TO THIS SECTION, THE VILLAGE IS HEREBY GRANTED AN EASEMENT OF ACCESS FOR INGRESS AND EGRESS FOR THE PURPOSE OF ENTERING THE COMMON AREA IN ORDER TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THIS SECTION SHALL NOT BE AMENDED, DELETED OR IN ANY WAY ALTERED WITHOUT PRIOR WRITTEN CONSENT TO THE VILLAGE OF PALATINE.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 1 & 2

THE LOT 1 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF POPLAR STREET TO THE END OF THE LOT 1 PRIVATE DRIVEWAY. THE LOT 2 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 1 PRIVATE DRIVEWAY TO THE SOUTH LOT 2 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 3 & 4

THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF WINNETKA STREET TO THE END OF THE LOT 4 PRIVATE DRIVEWAY. THE LOT 3 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 4 PRIVATE DRIVEWAY TO THE NORTH LOT 3 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS THAT IS LOCATED NORTH OF LOT 5.

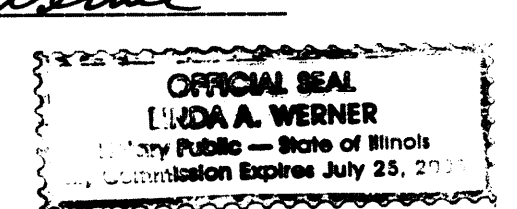
VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY _____, VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2002.

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL AND NOTARIZED SEAL.
DATED THIS _____ DAY OF _____, 2002.

NOTARY PUBLIC



GAS:

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

CABLE TELEVISION:

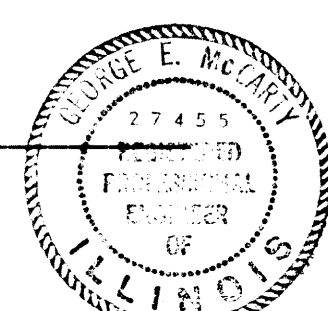
A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN LATER INTERFERE WITH AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR AND IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

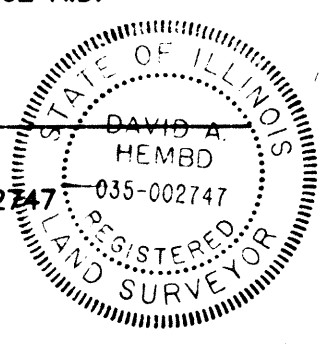
ENGINEER



FLOOD CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HERE LIES IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 6, 2000, COMMUNITY PANEL NO. 17031C0039F.
DATED THIS _____ OF _____, 2002 A.D.

DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747



SEND TAX BILLS TO:

HUMMEL DEVELOPMENT CORP.
5109 SANDBURG DR.
MCHENRY, IL. 60050

SCHOOL DISTRICT STATEMENT:

THIS IS TO STATE THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OF SUBDIVISION. THIS IS ALSO TO STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK LIES, IS:
GRADE SCHOOL DISTRICT: 15
HIGH SCHOOL DISTRICT: 211
CONSOLIDATED SCHOOL: 15
COMMUNITY COLLEGE DISTRICT: 512

OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE STYLE AND TITLE THEREON INDICATED.
DATED THIS _____ DAY OF _____, A.D. 2002.

OWNER

OWNER

MORTGAGOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
THIS IS TO CERTIFY THAT _____, CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.
DATED THIS _____ DAY OF _____, A.D. 2002.
BY: _____ TITLE: _____
ATTEST: _____ TITLE: _____
DATED THIS _____ DAY OF _____, 2002.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



ELECTRIC AND TELEPHONE:

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

EASEMENTS:

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

NO FILL, FENCES, SHEDS OR OTHER STRUCTURES SHALL BE INSTALLED IN THE REAR YARDS OF LOTS 1-4.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

COUNTY CLERK
DATE _____

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-5D
DATE: 11/05/02
SCALE: 1" = 30'
SHEET: 2 OF 2

**VILLAGE OF
PALATINE**

ROW Limit

Pavement Overlay Area

W POPLAR ST

1008 N

960 N

N PALOS AV

0 40 80
1 in. = 35 ft. Feet

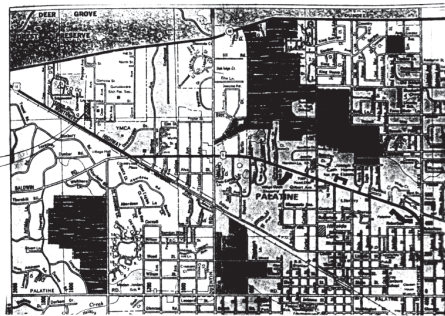
Attachment: 1480 W Poplar Street - required ROW overlay improvement area (1480 W. Poplar Street - PD Amendment for FY Setback



ENGINEERING IMPROVEMENT PLANS

CLEARWATER SUBDIVISION

BEING A SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS



LOCATION MAP

INDEX

- 1 TITLE SHEET
- 2 GENERAL NOTES and SPECIFICATIONS
- 3 ORIGINAL CONTOURS TOPO
- 4 SITE GRADING and EROSION CONTROL PI
- 5 STREET PROFILE AND UTILITIES PLAN
- 6 LANDSCAPE PLAN
- 7 STANDARD DETAILS
- 8 STREET LIGHT PLAN

OWNER ——— HUMMEL DEVELOPMENT C
601 EAST BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 487-1300

SURVEYOR ——— PRECISION LAND SURVEY
603 EAST BURNETT ROAD -
ISLAND LAKE, IL 60042
(847) 487-0500

ENGINEER ——— GEORGE E. McCARTY, CIVIL
890 RAINBOW ROAD
BARRINGTON, IL 60010
(847) 382-3644

This is to certify that to the best of my knowledge these specifications have been prepared with good engineering and meet the requirements and approval of the Village of P.

George E. McCarty

True copy of plans on file with
Metropolitan Water Reclamation
District of Greater Chicago
Sewerage Permit No. **02-200**
TITLE SHEET

CLEARWATER SUB

LOCATED BETWEEN WINNETKA STREET
WEST OF PALOS STREET, VILLAGE OF

06/20/01

GEORGE E. McCARTY, Civil Engineer
890 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 382-3644

SHEET 1

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback

GENERAL NOTES

- All work shall be performed in accordance with applicable sections of the IDOT "Standard Specifications for Road and Bridge Construction", latest edition, the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and all applicable ordinances and regulations of the Village of Palatine and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.
- Prior to commencement of construction, the Contractor shall verify all dimensions and conditions affecting the work with all actual conditions at the job site. The Contractor shall also verify the Engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, Standard Specifications, and/or any special conditions the contractor shall notify the Owner and the engineer immediately and resolve the discrepancies prior to proceeding with any work affected by the discrepancies.
- All work performed under this contract shall be guaranteed by the Contractor against all defects in materials and workmanship regardless of the nature of such defects, for a period of 12 months from the date of initial acceptance of the completed work by the owner and the Village of Palatine.
- The Contractor shall be responsible for the installation and maintenance of signs, traffic control devices, and warning devices to adequately inform and protect the public during all phases of construction.
- Information pertaining to the location of existing underground utilities is shown on the plans according to available records and information and is included only as a guide for the Contractor. The Engineer and Owner assume no responsibility for the accuracy of the information shown on the plans as to the location of such utilities or the manner in which they may have to be removed or relocated. It shall be the Contractor's responsibility to determine the actual location of all such facilities and obtain information from the respective utility companies regarding any necessary removal or relocation.
- The Contractor shall contact J.U.L.I.E. at 1-800-892-0123 for locations at least 48 hours prior to construction. Contractor to be responsible for the protection of all utilities.
- The Standard Specifications, Engineering Improvement Plans, and subsequent details are all to be considered as part of the contract. Incidental items necessary to complete the work may not be specifically noted but are to be considered as part of these plans and contract. Whenever the performance of work is indicated on the plans and no item is included in the contract for payment, the work shall be considered as incidental and no additional payment will be made.
- During construction it shall be the responsibility of the Contractor to remove any material or debris deposited in public streets, gutters, drainage structures, etc. at the end of each working day. At the conclusion of construction all drainage structures, roads, ditches, etc. shall be free of dirt and debris. This work shall be considered incidental to the contract.
- All work is to be inspected and approved by the Village Engineer. It shall be the contractor's responsibility to call the Village and coordinate proper inspections.
- It shall be the Contractor's responsibility to remove from the site any material and debris which results from his construction operations at no additional expense.
- The Contractor shall defend, indemnify, keep and save harmless the Village, Owners, and Engineer and their respective board members representatives, agents, and employees in both individual and official capacities, against all suits, claims, damages, losses and expenses including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the Contract by the Contractor or its subcontractors to the full extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch. 48, par. 60 et seq.) and regarding the protection of adjacent landowners (Ill. Rev. Stat. Ch. 17-12 par. 51 et seq.). In the event of any such injury (including death) or loss or damages, or claims thereof, the Contractor shall give prompt notice to the Owners.
- The Contractor shall notify the Village of Palatine at least two working days prior to start of construction.

STREET LIGHTS

- All street lights shall be installed according to the National Electric Code Village adopted edition, the American National Standard Practice for Roadway Lighting, current edition, and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.

SANITARY SEWERS

- All sanitary sewers mains shall be 8 inch Thick-walled PVC Pipe SDR 26 conforming to ASTM D-3034. All joints shall conform to ASTM D-3212 Building service sewers shall be 6 inch PVC SDR 26 conforming to ASTM D-3034 and joints shall conform to ASTM D-3212 or D-2680. Total length of services 1652 L.F. at 1.0% minimum slope.
- Manholes shall be precast reinforced concrete sections and have flexible water tight boots or mechanical seal joints to the pipes. Manholes shall have the bottoms cast integral with the lower section. An eccentric top shall be provided and oriented so that the manhole cover is over the main sewer. Manhole steps shall be MA Industries Inc. model PSI-PF set at 16 inches on centers (or equal).
- Frames and covers in traffic areas shall be Neenah R-1015 or equal with self sealing covers and non-traffic areas Neenah R-1077B or equal with self sealing covers. All covers shall be Type B with concealed pickholes and stamped "SANITARY SEWER". All frames are to be set in grout or bituminous mastic compound.
- Wherever 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 watermain shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 18 inches 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 inches vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to watermain standards.
- "Band-Seal" or similar flexible type coupling shall be used to connect sewer pipe of different materials.
- The Contractor shall keep a record of the location of all sewer services measured to the nearest down stream manhole and said record shall be given to the Village Engineer at the completion of the work.
- The Contractor shall place a 4"x4"x6" post extending 3 feet out of the ground with the top portion painted red at the terminus of each service.
- All trenches within 2 feet of a paved surface, curb, or sidewalk shall be backfilled with granular trench backfill.
- Elevations are USGS datum.
- All floor drains shall discharge to the sanitary sewer.
- All new buildings shall have overhead plumbing.
- All down spouts and footing drains shall discharge to the storm system.
- 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:
 - Circular saw - cut of sewer main with proper tools ("Sewer-Tap machine" or similar) and proper installation of hub-wye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top one bell) and replace with a wye or tee branch section.
 - 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.
- All sanitary and storm in combined sewer areas, sewer construction requires stone bedding 1/4" to 1" in size, with a minimum 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 - 11 or CA - 13 and shall be extended at least two (2) inches above the top of the pipe when using PVC.
- All sanitary sewers will be subject to infiltration testing. Maximum allowable infiltration shall be 100 gal/inch diameter/day.
- The Contractor shall be responsible to provide materials and equipment for testing, and install and maintain such equipment for testing.
- The Village Engineer shall check and verify the testing.
- The Contractor shall call the MWRDGC Local Sewers field office at least two (2) working days prior to start of construction. Phone number (708) 588-4055.

WATER MAIN

- All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction", latest edition and revisions thereto, and all applicable ordinances and regulations of the Village of Palatine and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.
- All water mains shall be ductile iron pipe Class 52 conforming to ANSI A21.51, latest revision. Fittings shall conform to ANSI A21.11, latest revision.
- Thrust blocks are required at all valves, hydrants, tees, and bends.
- Fire hydrants shall be break away type and of Traverse City or Mueller manufacturer.
- Services shall be Type K soft temper seamless copper. Taps into the main shall be between 30 and 90 degrees from the vertical.
- The Contractor shall place a 4"x4"x6" post extending 3 feet out of the ground with the top portion painted blue at the terminus of each service.

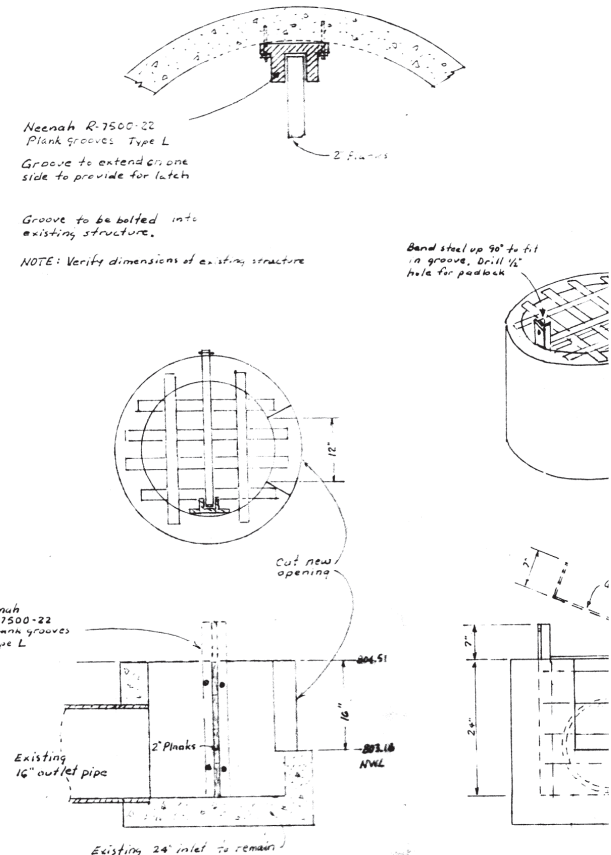
ROADWAY CONSTRUCTION

- All work shall conform to IDOT "Standard Specifications for Road and Bridge Construction", latest edition, and all Ordinances and Subdivision Regulations of the Village of Palatine.
- All subgrade material shall have minimum Liquid Limit (LL) of 30. Subgrade material having an LL less than 30 shall be removed and replaced with suitable fill material.
- Compaction tests, performed by the sand cone method ASSHTO T-191 or with an approved nuclear density-moisture meter, shall be taken in each fill section with maximum distance between tests of 300 feet. Density shall be a minimum of ninety-five (95) percent of the maximum density.
- Curb and gutter shall be mountable type 3"x18" PCC and having a minimum thickness at the gutterline of 11 inches.
- Sidewalks shall be constructed of portland cement concrete with a minimum width of 4 1/2 feet and a minimum thickness of 5 inches. Sidewalks to be located as shown on the improvement plans.

STORM SEWERS

- Storm sewers shall be constructed of reinforced concrete pipe conforming to ASTM C-76 thickness B. Joints shall be tongue and groove, machined ends with rubber ring gaskets and shall conform to ASTM C-443.
- Manholes, catchbasins, inlets, etc. shall be precast reinforced concrete sections. The bottom shall be cast integral with the lower section. Joints shall be tongue and groove with bituminous mastic compound.
- All manholes, catchbasins, inlets, etc. shall be placed on a 6 inch granular base.
- Frames shall be adjusted to grade with a maximum of two precast concrete rings set in mortar. Maximum adjustment shall be 12 inches.
- Steps are to be installed in all manholes and catchbasins greater than 4 feet in depth. Steps shall be Neenah R-1981-V or equal, placed 16 inches on centers.
- Frames and covers or grates shall be of the following:

Manholes	Traffic areas - Neenah R-1015 or equal
	Non-traffic areas - Neenah R-1077-B or equal
Covers	Type B with concealed pickholes and stamped "STORM SEWER"
Catchbasins and inlets	Traffic areas - Neenah R-2077-C or equal
	Non-traffic areas - Neenah R-4340-B or equal
- Precast reinforced concrete flared end sections shall be used on all outlets with inrap placed at the ends of all end sections.



DETAIL OF OVERFLOW STRUCTURE FOR ETHAN'S GLEN POND

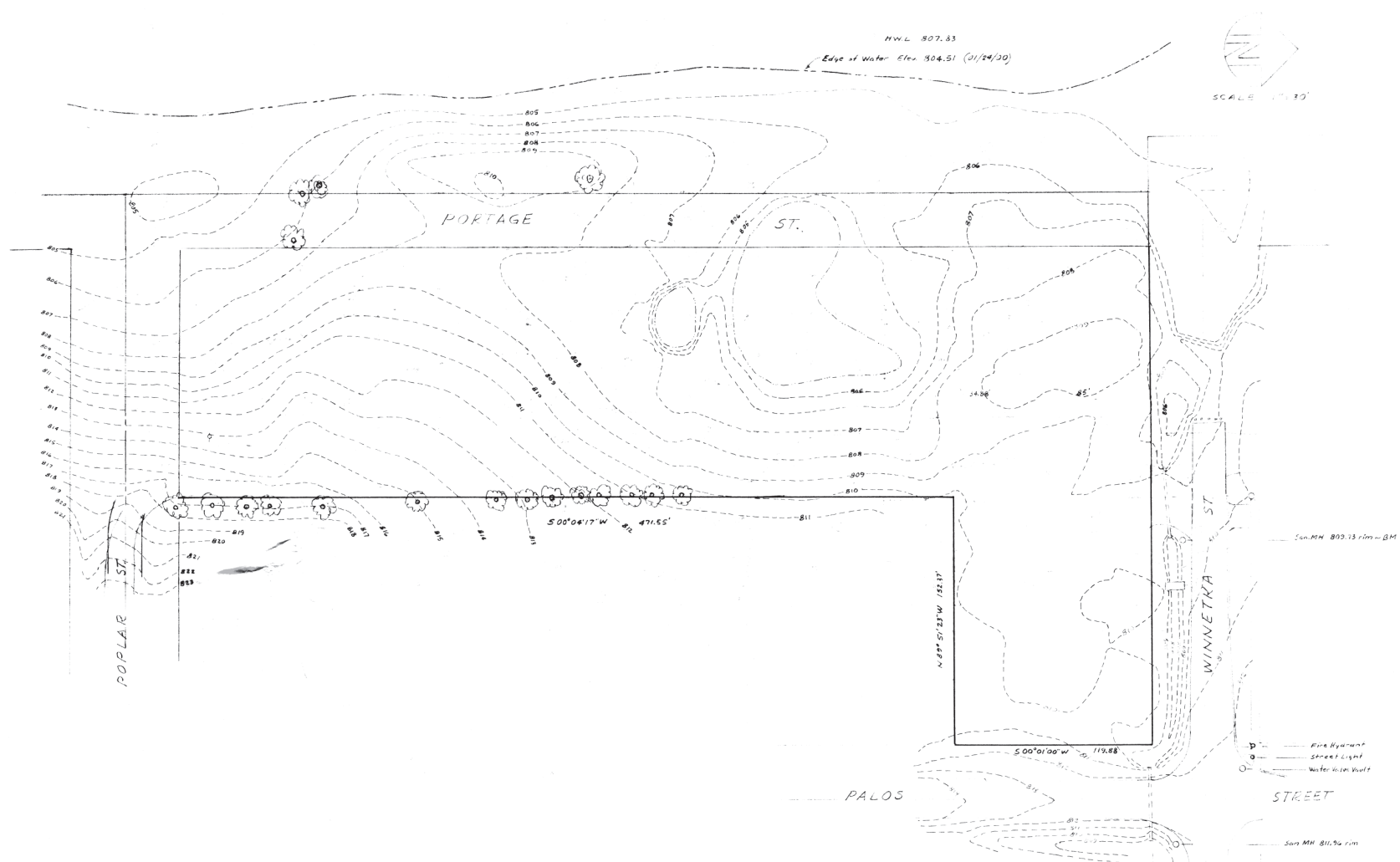
GENERAL NOTES

CLEARWATER

LOCATED BETWEEN WINNETT
WEST OF PALOG STREET.

06/20/01

GEORGE E. McCARTY, Civil En
890 Rainbow Road - Barrington,
Phone / Fax (847) 382-3644



ORIGINAL COPY
CLEARWATER

LOCATED BETWEEN WINNETKA
WEST OF PALOS STREET. VII

06/20/01

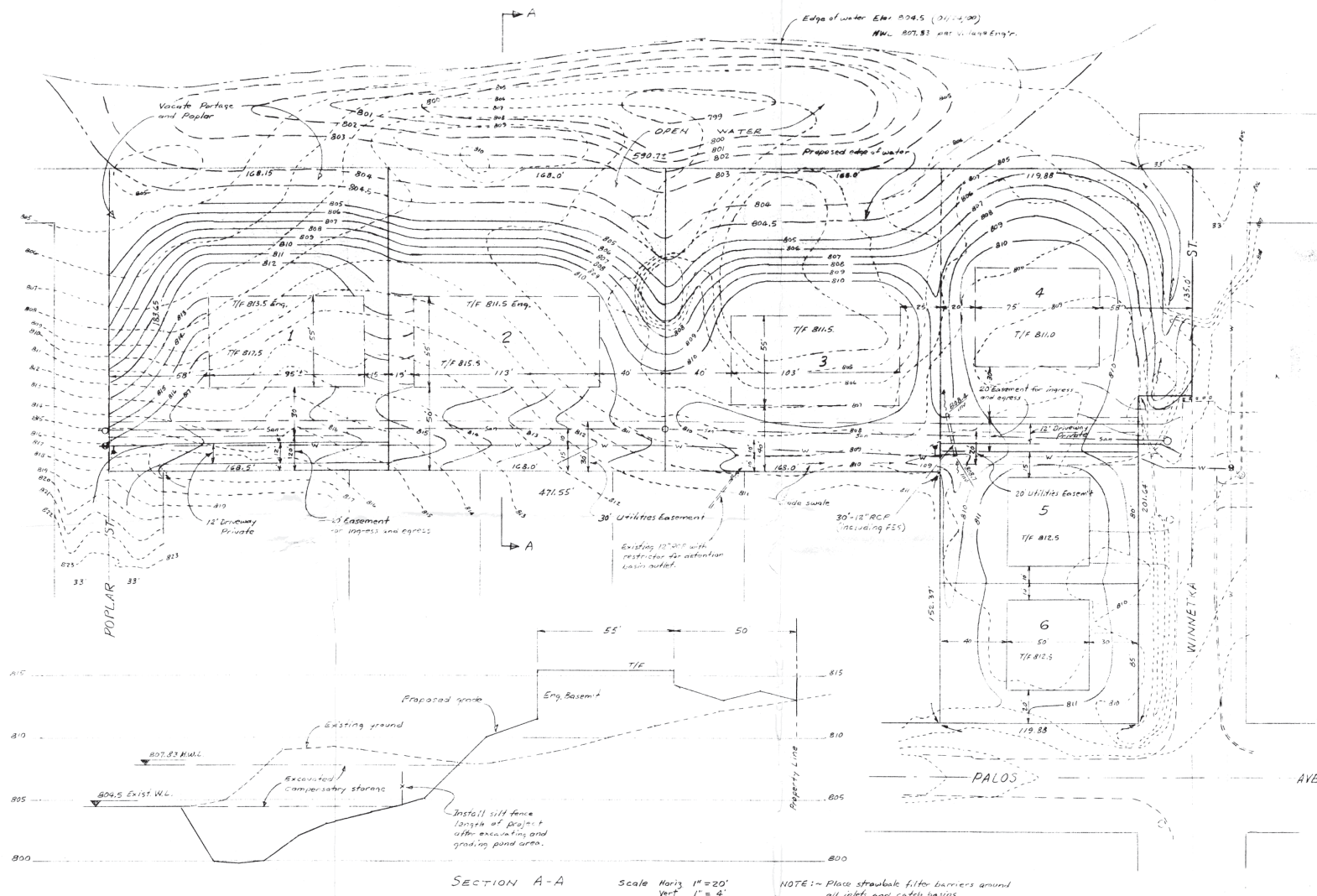
GEORGE E. McCARTY, Civil Engin
890 Rainbow Road - Barrington, IL
Phone / Fax (847) 382-3644

**TOPO
VISION**

ND POPLAR STREET
PALATINE, ILLINOIS.

SHEET 3

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback



PLAN SCALE 1"=30'
0 20 40 60
FEET

PORTAGE ST.

Quantitative Site Data

Parcel size	res
Total amount of existing built area	res
Total amount of open space	res
Total amount of usable open space	res
Total amount of non-residential construction	res
Total number of dwelling units	res
Type of dwelling units	res
Gross residential density	res
Net residential density	res

SITE DATA

Area	3.15 acres
Number of lots	6
Maximum lot area	30945 sq. ft. App.
Minimum lot area	9000 sq. ft. App.
Average lot area	22870 sq. ft. App.
Gross residential density	1.90 units per acre
Gross Density	1.90 lots per acre

SITE, GRADING, and EROSION
CLEARWATER SUBDIVISION

LOCATED BETWEEN WINNETKA ST.
WEST OF PALOS STREET, VILLAGE OF PALOS

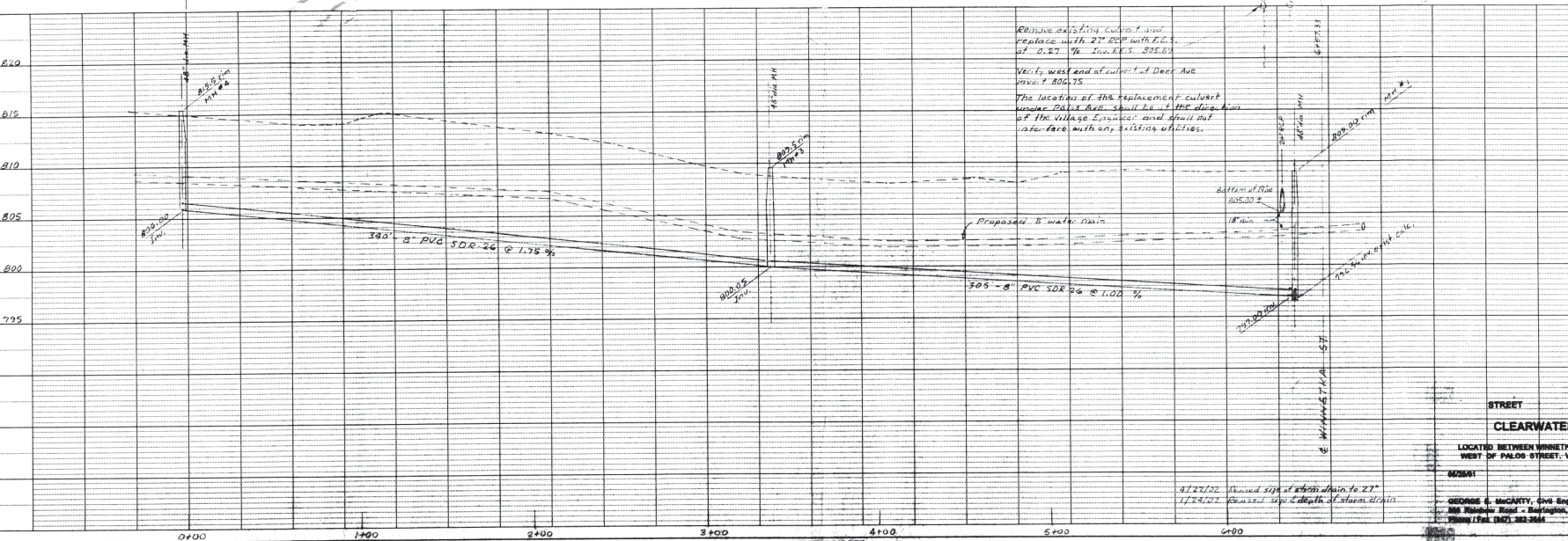
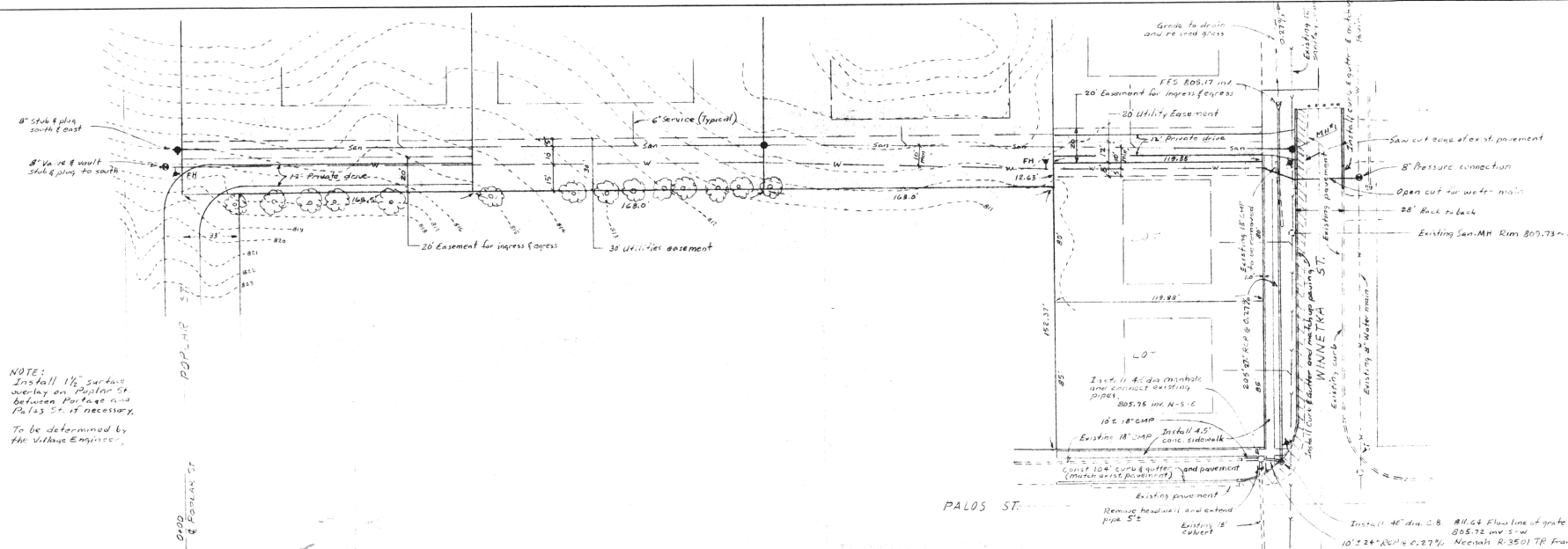
06/28/01

GEORGE E. MCCARTY, Civil Engineer
880 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 362-3644

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback

SHEET 4

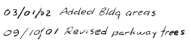
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DESIGNED BY	
CHECKED BY	
IN CHARGE BY	
DATE	

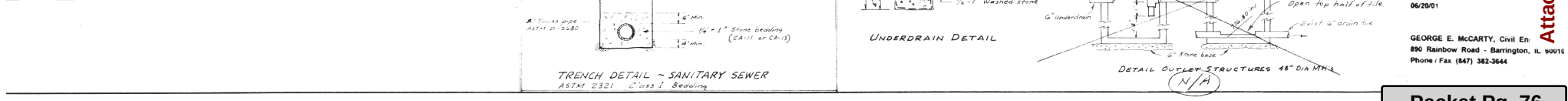
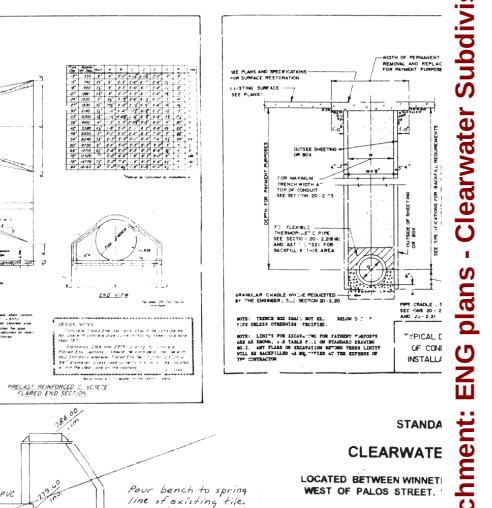
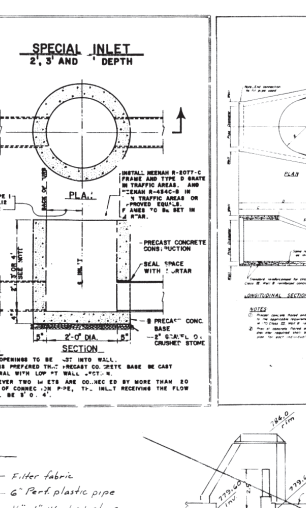
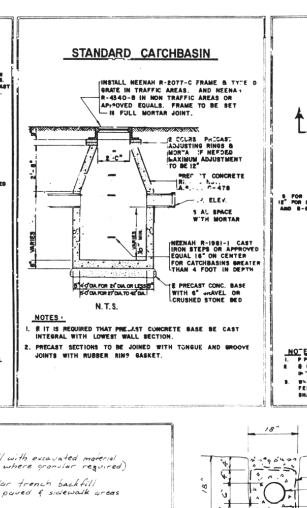
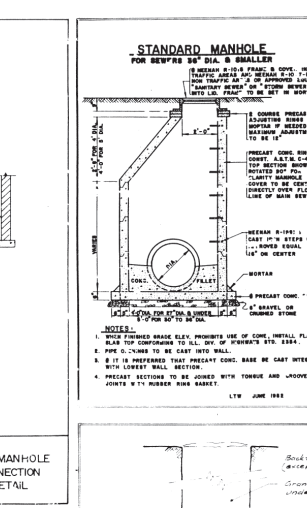
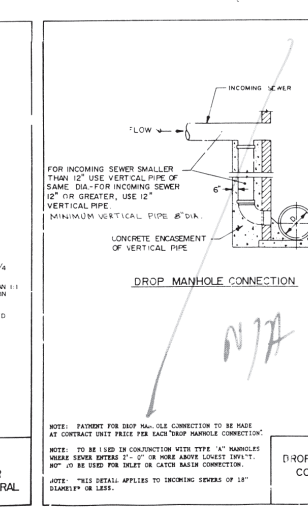
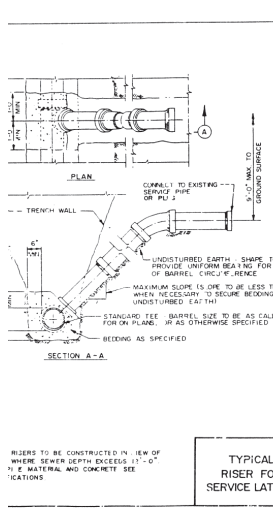
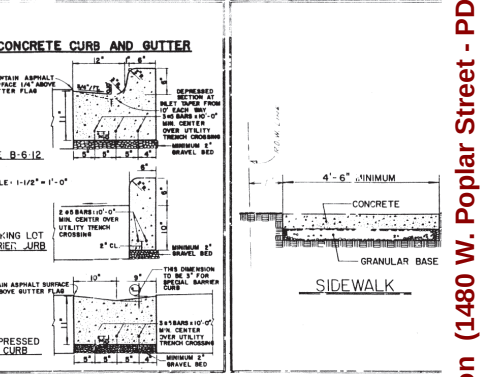
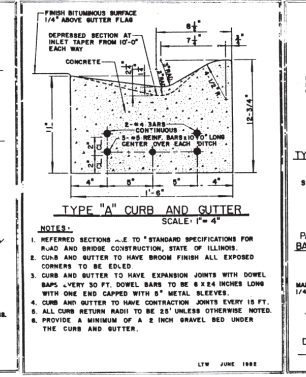
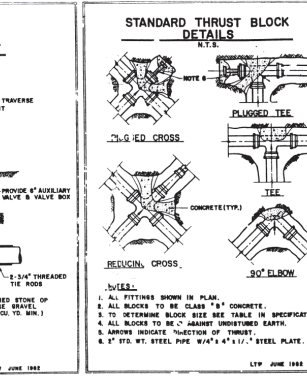
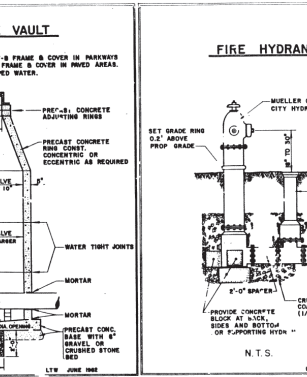
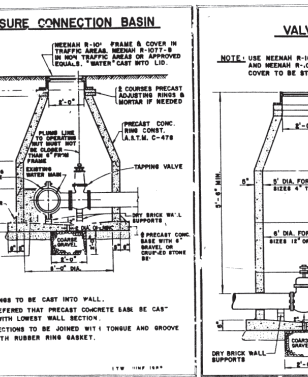
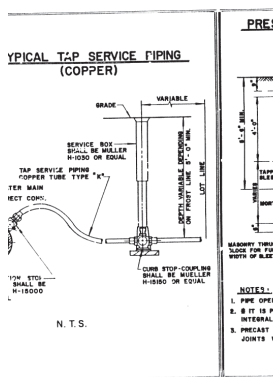
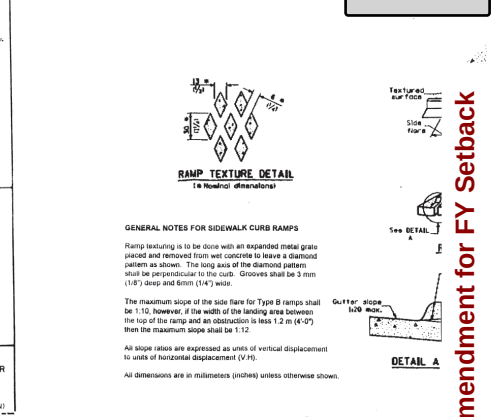
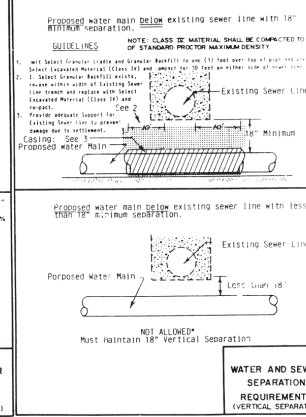
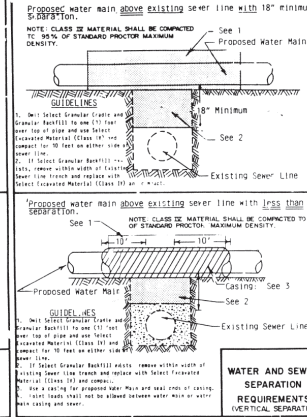
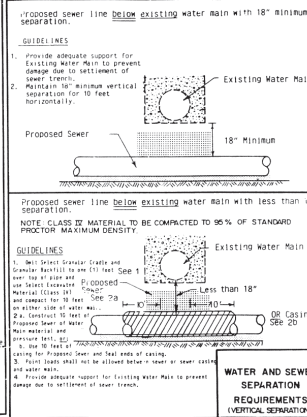
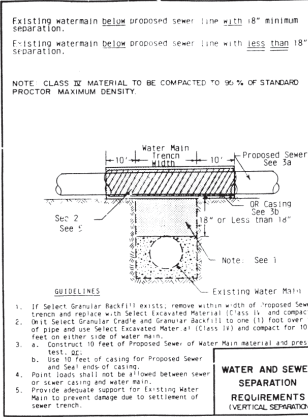
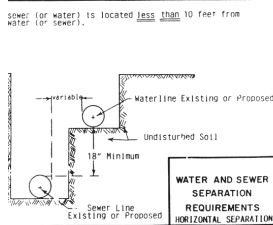
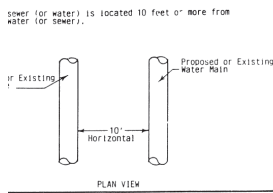


SCALE 1"=30'

STREET	OTHER PLAN
CLEARWATER	DIVISION
LOCATED BETWEEN WINNETH	AND POPLAR STREET
WEST OF PALOS STREET	PALMIST, ILLINOIS
02/28/21	
GEORGE E. MCCARTY, CIVIL ENGR	
200 N. WINDY ROAD - BLOOMINGTON	
PHONE: (312) 383-3844	
SHEET 6	

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback

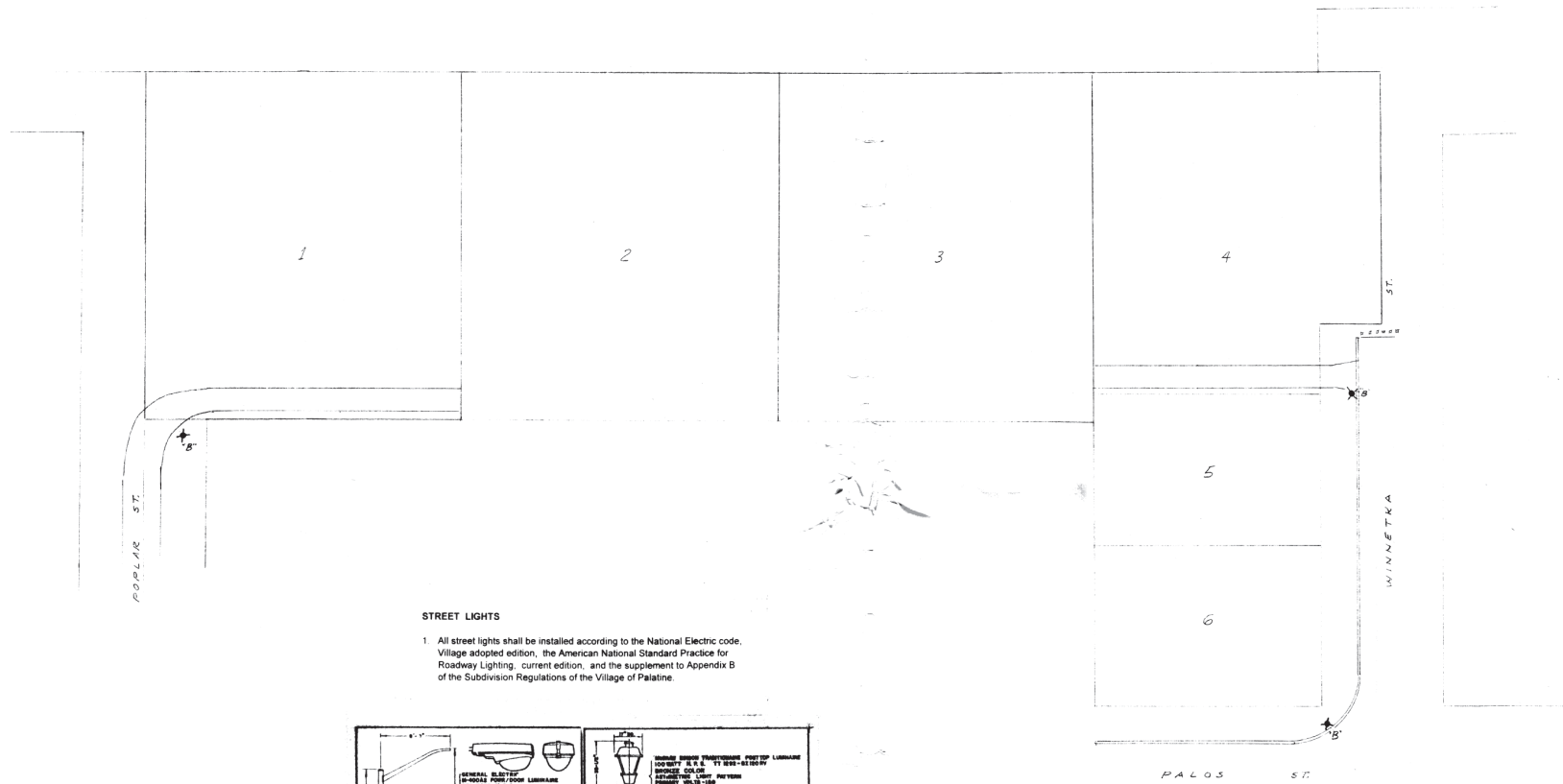




Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback

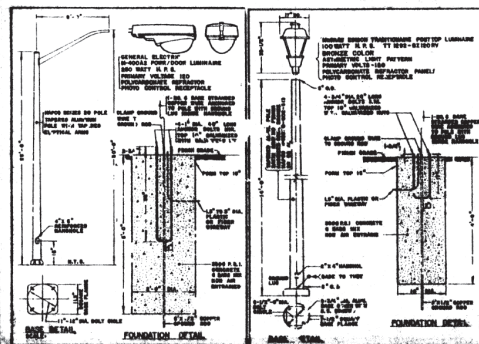


SCALE 1"=20'



STREET LIGHTS

1. All street lights shall be installed according to the National Electric code, Village adopted edition, the American National Standard Practice for Roadway Lighting, current edition, and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.



STREET LIGHT DETAIL

**STREET LIGHT
CLEARWATER S**

LOCATED BETWEEN WINNETKA ST
WEST OF PALOS STREET, VILLAGE

GEORGE E. MCCARTY, Civil Engineer
800 Rainbow Road - Barrington, IL 60015
Phone / Fax (847) 362-3644

SION

POPLAR STREET
VILLAGE OF PALATINE, ILLINOIS

SHEET 8

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - PD Amendment for FY Setback

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

NOTES:

- ONSITE BENCHMARK – ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE. ELEVATION = 818.18' (NAVD88)
- PERMANENT INDEX NUMBER (P.I.N. #): 02-09-307-014-0000
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- PROPERTY AREA: 30,899 SQUARE FEET / 0.71 ACRES
- FIELD WORK COMPLETED ON 09/15/19
- SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. DESCRIPTION SHOWN HEREON IS FROM DEED DOCUMENT NUMBER 1834106128, RECORDED 12/07/2018.
- SURVEY PREPARED FOR: ELENI ZGURI
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

PROPERTY LINE	POST LIGHT/GROUND LIGHT
CENTER LINE	AREA LIGHT/LIGHT POLE
EASEMENT LINE	STREET LIGHT
BUILDING SETBACK	TRAFFIC SIGNAL
RECORD DATA	MAST ARM SIGNAL
(XXX') TOP OF (CURB,WALL, ETC.)	HANDHOLE (electric/traffic)
+XXXXXX SPOT GRADE	GAS METER
XXXXXX BOTTOM OF (GROUND, GUTTER,ETC.)	ELECTRIC METER
CONCRETE	PEDESTAL (teleco,elec,cable)
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	UTILITY POLE
SHRUB/SHRUB LINE	SOIL BORING
MONITOR WELL	T/F TOP FOUNDATION/THRESHOLD
GAS VALVE	MAILBOX
TYPICAL SIGN	GUARDRAIL
FLARED END SECTION	GUY WIRE ANCHOR
CLOSED MANHOLE	773 CONTOUR LINE
OPEN GRATE MANHOLE	TREE LINE / HEDGE LINE
BEEHIVE GRATE MANHOLE	EDGE GRAVEL/STONE
GUTTER FRAME MANHOLE	FENCE LINE
VALVE VAULT	STORM SEWER
FIRE HYDRANT	SANITARY SEWER
B-BOX/SERVICE VALVE	COMBO SEWER
TEL/ELEC MANHOLE	WS WATER SERVICE LINE
UTILITY MARKINGS (cable,elec,fiber)	WM WATER MAIN
(tel,water,gas)	OHL OVERHEAD LINE
	FO FIBER OPTIC LINE
	G GAS LINE
	UGT U.G. TELCO LINE
	UGE U.G. ELECTRIC LINE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF SEPTEMBER A.D. 2019 AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATIČIĆ - PLS #035-003556
EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

WT GROUP

Engineering with Precision, Pace and Passion.

2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtegroup.com

IL License No: 184.007570-0015 Expires: 04.30.2019
COPYRIGHT 2018 THE WT GROUP, LLC

BOUNDARY & TOPOGRAPHIC SURVEY
S-1
JOB: ZGURI
DRAWN: KCH
CHECKED: M
ISSUE DATE: 9/20/19

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

ZGURI RESIDENCE
1480 W. POPLAR STREET
PALATINE, ILLINOIS 60067

WT Group
Engineering • Design • Consulting

Attachment: Plat of Survey (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): ANTHONY & ELENI PELOPANO
- Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Business No. _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): OWNER
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1480 W. POPLAR ST.
- All existing land use(s) on the property are: VACANT LAND
- The proposed use(s) on the property, if this petition is approved is (are): SINGLE-FAMILY
- Current zoning of property: PUD

Attachment: Application (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

- CURRENT PUD FRONT BUILDING SETBACK IS 50'

- REQUESTING REDUCTION IN FRONT SETBACK FROM 50' TO 40'

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

10. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

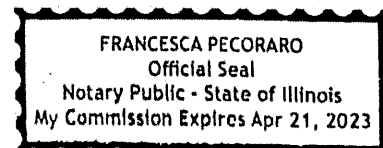
11. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 12/12/19

[Signature]
Signature

SUBSCRIBED AND SWORN to before me this 12th day of December
2019.

[Signature]
Notary Public



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner KR	Zoning Case # 19-71
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date PC 12/17/19	Village Council Date

date received

Background Information	PETITIONER(S) ANTHONY & ELENI PECORARO		Business Name (if applicable)	
	Subject Property Address 1480 WEST POPLAR STREET			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email ANTHONY@BENCHMARKDVP.COM	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District PUD	Existing Land Use VACANT	Proposed Land Use SINGLE-FAMILY	
	Generally describe your request:			

REDUCE FRONT BUILDING SETBACK FROM 50' TO 40'

- HARDSHIP DUE TO POOR SOILS IN REAR OF PROPERTY.

- CONFORMS WITH ADJACENT NORTH NEIGHBOR (1481 WINNETKA STREET) ALSO 40'

ALLOW FOR FRONT CIRCLE DRIVE

- TURNAROUND DUE TO UNIQUE DRIVEWAY SITUATION

Attachment: Application (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 420
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

NECESSARY IN ORDER TO BUILD THE HOME. WITH A 50' SETBACK, IT CREATES A VERY DIFFICULT AND EXPENSIVE
HARDSHIP TO BUILD THE HOME. POOR SOILS REQUIRE DEEPER FOUNDATIONS AND PILONS

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

PUBLIC SAFETY AND HEALTH IS PROTECTED AND UNHARMED BY THE CHANGE

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

10' SETBACK DIFFERENCE WILL NOT CHANGE NEARBY PROPERTY VALUES

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



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

EXISTING REGULATIONS CREATE A DIFFICULT IF UNDESIREABLE TURNAROUND SITUATION

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

UNIQUE DRIVEWAY SITUATION DUE TO SHARED DRIVE WITH NEIGHBOR AND DISTANCE FROM PUBLIC ROAD

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

CONFORMS WITH ORIGINAL DEVELOPER'S PROPOSED SITE PLAN FOR THE PROPERTY

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

COMPLY WITH a-f



VILLAGE OF PALATINE

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

PLAN COMMISSION MINUTES • DECEMBER 17, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 19, 2019 7:00 PM - **Accepted**

Ms. Williams made a motion to approve the minutes of November 19, 2019; seconded by Ms. Robins.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Jane Robins, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Williams, Friedman, Fedota
ABSENT:	Noonan, Bettenhausen, Kolososki

Attachment: 12-17-19 PC Minutes 1480 W. Poplar Street (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

III. PUBLIC HEARING

1. 1480 W. Poplar Street - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on December 2, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey
5. Plans
6. Clearwater Plat of Subdivision
7. SMC Soil Report dated 9/28/2018
8. Planned Development Ordinance #O-046-02

Sworn in the petitioners: Anthony & Eleni Pecoraro 405 S. Creekside Dr. Palatine, IL

Mr. Pecoraro stated they purchased the property a little over a year ago and were aware of some issues so got for less than market. He stated they did soil borings and found the conditions were worse to the west. He explained they are trying to make it more affordable in foundation price to build the house. Mr. Pecoraro explained they are requesting a setback reduction of 40 feet, which conforms to the property to the north that also has a 40-foot setback. He stated they were not aware the circle drive in front was outside Code which was similar to the original developer's proposal for the property. Mr. Pecoraro pointed out it is unique because it is not a public road which makes it difficult when having guests without a circular drive or a hammer head.

Ms. Robins asked what the soil problems are.

Mr. Pecoraro explained the findings of the soil report which included 3 soil borings that are on the cover sheet of the site plan. He spoke to the water levels of the property stating the neighbor to the north has a sump pump that runs continuously. He spoke to the neighbor's construction process which included excavation at night and sheet pylons to support the slab. Mr. Pecoraro stated he is trying to avoid all that while making a home that is affordable.

Ms. Robins asked if they will still have problems if approved for the change in setback.

Mr. Pecoraro explained referring to site plan slide to show the areas of the soil borings stating the setback change will help reduce the worst case scenario.

Mr. Hansen asked about access to the garage with it feeding from the north side. Mr. Pecoraro explained they will build an asphalt driveway referring to site plan slide.

Sworn in Staff: Ms. Katie Rivard

Mr. Hansen asked about the turn on the site plan slide asking who puts in the street.

Mr. Pecoraro stated he does.

Ms. Rivard explained Mr. Pecoraro is constructing a new drive along Lots 1 & 2.

Mr. Friedman clarified the turn is off Poplar Street.

Ms. Rivard answered that is correct.

Mr. Hansen clarified the home is not really on Poplar Street.

Mr. Pecoraro explained that is the address he was given.

Discussion on the street including responsibility of installation, maintaining and whether it is a private road or a private drive.

Mr. Dwyer asked if the road needs to be built to street specifications.

Ms. Rivard answered yes and it would be covered under the building permit.

Mr. Pecoraro stated he did not know this.

Mr. Friedman asked if the width is adequate.

Mr. Pecoraro explained it is similar to Lots 3 and 4 being a one lane which was part of the reason they were requesting a circular drive.

Mr. Friedman stated the circular drive is kind of a necessity with the narrow driveway.

Mr. Dwyer stated the alternative to the circular drive would be widening the driveway.

Mr. Pecoraro explained it is difficult because the driveway is at the limit of the easement.

Ms. Robins asked if it meets Fire code.

Ms. Rivard answered yes Fire Prevention has reviewed it and has no concerns.

Mr. Pecoraro asked if the driveway has to be street grade.

Ms. Rivard stated that will have to be further discussed.

Mr. Friedman asked if the plans include a basement.

Mr. Pecoraro answered yes explaining it will be unfinished.

Ms. Rivard gave a brief overview explaining the request is to build a single family home 40 feet from the lot line instead of the required 50 feet and do a variation for a circular driveway. She stated the Subject Property was part of Clearwater Subdivision approved in 2002. She stated it is 6 lots with only 3 being developed as several went into foreclosure and changed ownership. Ms. Rivard pointed out the Subject Property setbacks; building and lot coverage are similar to the property to the north. She stated building height and coverage all meet code. She

spoke to Condition #7 on elevations stating the Petitioner has agreed to do hardie board siding and stone veneer, which Village Council will have to approve. Ms. Rivard stated they will construct the drive across both Lots 1 and 2 consisting of a traditional drive up to the side loading garage with an additional turnaround circular drive in the front. She stated the Petitioners have agreed to install additional landscaping between the drive and the neighboring residents to provide additional screening and will be addressed in the landscaping plan that will need to be submitted at the time of the building permit. Ms. Rivard referred to the slide to show existing conditions.

Mr. Hansen asked about the front yard setbacks of the homes to the north. Ms. Rivard answered they are at 40 feet.

Mr. Fedota asked why the property to the north is at 40 feet. Ms. Rivard explained it is due to the high water line.

Mr. Fedota asked if it would make sense to recommend the same setback for Lot 1 for continuity. Ms. Rivard stated the board can express their recommendation, but the Village has not received an application to reduce the setback for Lot 1. Discussion on adding the recommendation.

Mr. Fedota asked about the radius of the turn in the drive from the loading drive. Ms. Rivard stated Staff had no concerns. Mr. Pecoraro stated it is a tight radius but they had a civil engineer review and he didn't have any objections. He explained the purpose was for cars to park to get out of the way not for heavy traffic.

Mr. Fedota clarified he was referring to the side load turn. Mr. Pecoraro explained that is part of their architectural plan and through the process has had an engineer redesigned to be more suitable for a turn and will be address in building permits.

Mr. Fedota asked if the landscaping to the north will extend to the egress corridor. Ms. Rivard explained the Petitioners have agreed to do the landscaping on the east side of the driveway.

Mr. Dwyer clarified the requested driveway width. Ms. Rivard explained how it was calculated referring to site plan slide.

Discussion on private drive vs private street. Ms. Rivard explained the ordinance calls it out as a private drive.

Mr. Friedman asked how the width is calculated. Ms. Rivard explained staff took the widest part of both drives referring to the site plan.

Mr. Friedman clarified the total width is 48 feet not the circular drive.
Ms. Rivard answered yes.

STAFF RECOMMENDATION:

Since the approval of Clearwater Subdivision, only 3 of the 6 lots have been developed, as the property ownership has changed, since the development's approval in 2002. The Petitioners purchased the Subject Property in late 2018 with the intention of constructing a new single-family residence. The Petitioners have requested to reduce the required front yard setback from 50 feet to 40 feet, due to the conclusions made in the geotechnical investigation for this lot. The setback reduction is consistent with the minimum required front yard setback for Lot 3, directly north of the Subject Property, as well as building and lot coverages. Additionally, the Petitioners have agreed to install landscaping (evergreens or other dense plantings) on the east side of the driveway between the neighboring residences.

Due to the uniqueness of the Subject Property and the orientation of the lot, the Petitioners are also requesting approval of a Variation to allow for a circular driveway. As the private drive ends on the Subject Property, the Petitioners have indicated the circular drive will provide a turnaround, as these lots are not located on a traditional public or private street. If the Petitioners did not require zoning relief for the setback and driveway, only Village Council review and approval would be required (per Condition #8 of Ordinance #O-46-02). Therefore, Staff recommends approval of the Planned Development Amendment and Variation, subject to the following conditions:

1. The Planned Development Amendment and Variation shall substantially conform to the site plan, floor plan, and architectural elevations prepared by the Petitioner Mr. Anthony Pecoraro (Benchmark Developers, Inc.), on 09/25/2019, except as said plans may be revised to conform to the Village Code of Ordinances and including revisions to the architectural plans to include Hardie Lap siding.
2. A landscaping plan including additional plantings on the east side of the driveway shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. A hold harmless letter shall be submitted in a manner acceptable to the Village Attorney, regarding the setback reduction from the privately recorded building line.

Mr. Hansen asked who they are holding harmless in Condition #3.

Ms. Rivard explained this is a typical condition for a setback request when there is a privately recorded building line.

Mr. Hansen asked the Petitioners if they understood.

Mr. Pecoraro answered yes.

Mr. Hansen asked if the Petitioners can and will agree to all staff's conditions.

Mr. and Mrs. Pecoraro answered yes.

Ms. Robins asked if the property has city water and sewer.
Ms. Rivard answered yes.

Mr. Dwyer asked if extensions were needed.
Ms. Rivard explained any conditions were handled when original subdivision was approved.

Sworn in Mr. Symon Arnold 1048 N. Palos Avenue, Palatine, IL

Mr. Arnold spoke to the original request and approvals. He stated the Petitioners were aware of the setbacks, the driveways and the soil conditions. He pointed out this request is financial being that all conditions can be met. He stated the property sat for a long time because of this added cost to build at the approved setback. Mr. Arnold spoke to the setback of the property to the north explaining it was not only because of waterline but because of the way the driveway was feeding in from the north. He spoke to the uniqueness of the property with the front lot line abutting a back lot line. Mr. Arnold expressed concern with the additional asphalt with more than 50% of the front yard being covered. He spoke to the land usage a calculation pointing out more than a third of the property is under water. Mr. Arnold pointed out the length of the property stating they can build the same size house without the variance. He referred to site plan stating the driveway will requires backfill and the lot has already had significant backfill. Mr. Arnold stated the driveway is bigger than the footprint house. Mr. Arnold stated there was a full year of debate with the Village Council that ended in these conditions and is not sure what has changed to accept these variances.

Ms. Robins asked why the house to the north was granted the 40-foot variance.
Mr. Arnold explained the water line was the closest and the driveway was designed to come in at the north rather than from the front of the house and the property line.

Mr. Dwyer spoke to the possibility of reversing the house making it similar to Lot 3 and not require a circular drive.

Mr. Arnold stated there are number of houses with side loading garage that don't have a circular drive. He stated the circular drive would be up on a contour or require backfill.

Mr. Pecoraro stated if they were forced to build with pylons and extreme foundation cases they would be forced to sell the property which will probably be foreclosed and affect property values. He pointed out the calculated surface area of the driveway includes the area that runs through Lot 1 and connects to Poplar Street. He spoke to original proposal that included a circular drive. He stated he doesn't see any condition in the Clearwater Subdivision ordinance about not parking cars in the driveway. Mr. Pecoraro agrees the home can be built with a 50-foot setback, with an estimated additional cost of \$100,000 to \$200,000 in foundation improvements. Mr. Pecoraro indicated that that may be something for the Plan Commission to consider, but that would not be feasible for the Mr. Pecoraro to build. He stated they were aware of the conditions when they bought

the property, but also wanted to take a chance because they like the area.

Ms. Rivard stated if the total square footage of the property was cut in half it would still be within the lot and building coverage standards for the R-2 district.

Mr. Pecoraro referred to the green line on the site plan slide indicating the water line in September. He stated looking at the aerial you can see it is significantly further east.

Mr. Friedman asked if their design team looked at a mirror image.

Ms. Pecoraro answered yes she designed plans herself thought this would be best aesthetically to see the home when you drive up versus 2 garage doors.

Mr. Dwyer asked if the extension off of Poplar is considered Poplar Street or a private drive.

Ms. Rivard answered yes it is Poplar Street, which is a public street.

Mr. Dwyer pointed out according to the aerial it is substandard. He asked if it will be left as is.

Ms. Rivard answered yes at this time.

Mr. Dwyer asked if the residents would responsible for upgrading to a full standard street.

Ms. Rivard answered no not at this time.

Ms. Robins asked if the lots have changed and eroded from lake since the ordinance was approved in 2002.

Ms. Rivard stated she can't answer that.

Discussion on possible differences of the waterline of the properties.

Mr. Dwyer stated he understands the aesthetics of the garage doors but also understands the concern of a lot of asphalt.

Ms. Pecoraro stated they will have enough greenery to make up for the asphalt.

Ms. Robins made a motion seconded by Mr. Fedota to close.

Mr. Dwyer spoke to the uniqueness of the property since there are not many in Palatine that is front yard abutting rear yard. He pointed out the property is pretty isolated so will not have many people driving by.

Mr. Fedota agreed it is a unique situation. He stated the neighbors and others in the community may prefer less asphalt.

Mr. Hansen pointed out staff Condition #2.

Discussion on landscaping /screening possibility.

Mr. Dwyer stated he would personally put the garage on the south side and limit the asphalt. He stated they are very isolated and it won't affect many people or

have thru traffic.

Mr. Dwyer asked if there was any concern with the 40-foot setback.

Ms. Robins stated she doesn't like but understands the reasons behind it. She spoke to the cost increase pointing out they knew it when they bought it.

Mr. Dwyer stated the soil borings test were done later. He stated his own property has water sitting where he has never seen water before and the Petitioners have to be careful putting a foundation where it will later be under water.

Discussion on 40 feet being consistent with lots to the north.

Mr. Friedman expressed concern with the turn radius of the driveway.

Discussion on turn radius.

Discussions on continuing the hearing to a future date until the plans are reviewed by a civil engineer.

Mr. Fedota made a motion to reopen the public hearing; seconded by Mr. Friedman.

Mr. Fedota made motion to table the driveway variance to a date TBD.

Mr. Pecoraro asked if the setback can be approved while reviewing the driveway.

Ms. Rivard explained the civil engineering plans were submitted even though they were not part of the packet.

Mr. Dwyer explained he would like to continue because a good question on the usability of the circular drive.

Mr. Arnold stated the 40-foot line is critical on a public drive but this is private. He spoke to aesthetics once the other homes are built.

Mr. Fedota made a motion to approve the 40-foot setback; seconded by Ms. Robins.

Mr. Pecoraro stated his main concern was the 40-foot setback.

Mr. Arnold clarified this is not approval just recommendations.

Discussion on the next steps for approval.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Community and Economic Development Committee of the Village

Council on a date TBD.

Ms. Williams made a motion to adjourn; seconded by Mr. Fedota.

Ms. Williams made a motion to reopen the hearing; seconded by Mr. Hansen.

Mr. Fedota made motion to table the driveway variance to a date TBD; seconded by Mr. Hansen.

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

IV. COMMUNICATIONS

Ms. Rivard provided an update on past projects and indicated the first meeting in January was cancelled.

V. ADJOURNMENT

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, December 17, 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. Planned Development Amendment to Clearwater Subdivision Planned Development Ordinance #0-046-02 to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet; and,
2. Variation for circular drive to be a total of 48 feet in width instead of the maximum permitted 35 feet pursuant to Section 7.04 (i) (4) of the Palatine Zoning Ordinance.

The property is commonly known as 1480 W. Poplar Street (PIN # 02-09-307-014) and part of the Clearwater Subdivision.

The Petitioners, Anthony and Eleni Pecoraro, are requesting construct a new single-family residential home with a circular driveway.

FILE #: 19-71
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 2nd day of December 2019.
Published in Daily Herald
December 2, 2019 (4536593)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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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 12/02/2019 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 Baltz
Authorized Agent

Control # 4536593

Attachment: Public Notice (1480 W. Poplar Street - PD Amendment for FY Setback Reduction)

Consider a Motion Authorizing the Mayor to Execute a License Agreement, Subject to Review and Approval by the Village Attorney, for Improvements to the Portion of the Poplar Street Right-of-Way that Provides Access to 1480 W. Poplar Street

BACKGROUND:

The Petitioners are proposing to construct a new single-family residential home on Lot 2 in the Clearwater Subdivision. Lots 1 and 2 are accessed through a private driveway on the east side of the property. The private driveway is then accessed through the Poplar Street right-of-way.

KEY ISSUES:

- Clearwater Subdivision was approved in 2002 for a 6-lot single-family residential subdivision. Lots 3, 5, and 6 have been developed, but Lots 1, 2, and 4 remain undeveloped.
- When the Subdivision was approved, Lots 1 and 2 would gain access from a private drive on the east side of the property and then from the existing Poplar Street right-of-way, which abuts Lot 1. A driveway access agreement, for Lots 1 and 2, was a requirement of the Planned Development. The Petitioners and the Lot 1 property owner have executed driveway agreement, as required. As a condition of the Planned Development, the engineering plans required the installation of a 1.5 inch overlay onto Poplar Street, at the determination of the Village Engineer. Staff communicated to the Petitioner that this improvement to Poplar Street would be required, through the review and approval of a license agreement.
- Clearwater Subdivision was approved in 2002 and although the required public improvements were completed, Lots 1 and 2 have remained undeveloped since that time. Poplar Street, west of Palos Avenue, is the means of public road access for Lots 1 and 2. Since the Subdivision was approved, this section of Poplar Street has not been improved or maintained. Over the ensuing 18 years, this section of Poplar Street is in substandard condition. The pavement is approximately 17 feet wide and has an estimated Pavement Condition Index of less than 25.
- Within this section of Poplar Street right-of-way, the water line serving lots 1-4 in Clearwater Subdivision is located on the south side of this right-of-way. Although it is located in the right-of-way, the section of Poplar Street will only serve as access to lots 1 and 2. The approved Planned Development granted variations to Lots 1-4 for lack of frontage on an existing public right-of-way.
- The License Agreement will require that the owner be responsible for the construction and maintenance of the improved Poplar Street right-of-way access. In lieu of requiring a complete removal and reconstruction of this section of Poplar Street, it is acceptable to the Village for the Petitioner to complete a 1.5

inch overlay and maintain the approximately 17 feet in width. It may be possible for the Petitioner to submit a recapture petition for the installation of the required overlay into the Poplar Street right-of-way. As a condition of the license agreement, the Village will sign this section as leading to a private drive to avoid any confusion as to its use as a public street.

ALTERNATIVES:

1. Execute the License Agreement.
2. Do not execute the License Agreement.

RECOMMENDATION:

Staff recommends executing the License Agreement, subject to review and approval by the Village Attorney, to allow the Petitioner to complete improvements within the Poplar Street right-of-way to provide access to 1480 W. Poplar Street.

ACTION REQUIRED:

Motion to approve a License Agreement, subject to review and approval by the Village Attorney, to provide improvements within a portion of the Poplar Street right-of-way to provide access to 1480 W. Poplar Street.

ATTACHMENTS:

- Aerial map - 1480 W. Poplar Street
- 1480 W Poplar Street - ROW overlay improvement area
- PROGRESS SET 1-19-20 - building plans
- ENG plans - Clearwater Subdivision
- Driveway agreement Lots 1 and 2 Clearwater Subdivision
- O-046-02 PUD
- Clearwater Plat of Subdivision
- Plat of Survey

1480 W. Poplar Street

6.A.1.B.a



VILLAGE OF
PALATINE

ROW Limit

Pavement Overlay Area

W POPLAR ST

1008 N

960 N

N PALOS AV

0 40 80
1 in. = 35 ft. Feet

Attachment: 1480 W Poplar Street - ROW overlay improvement area (1480 W. Poplar Street - License Agreement)



A NEW CUSTOM RESIDENCE FOR:
THE PECORARO FAMILY

1480 WEST POPLAR STREET
PALATINE, IL 60067

BENCHMARK

BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD,
ROLLING MEADOWS, IL 60008
(847) 865-8080
WWW.BENCHMARKDVP.COM

BENCHMARK
www.benchmarkvp.com

DESIGNER:
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ANTHONY@BENCHMARKDVP.COM

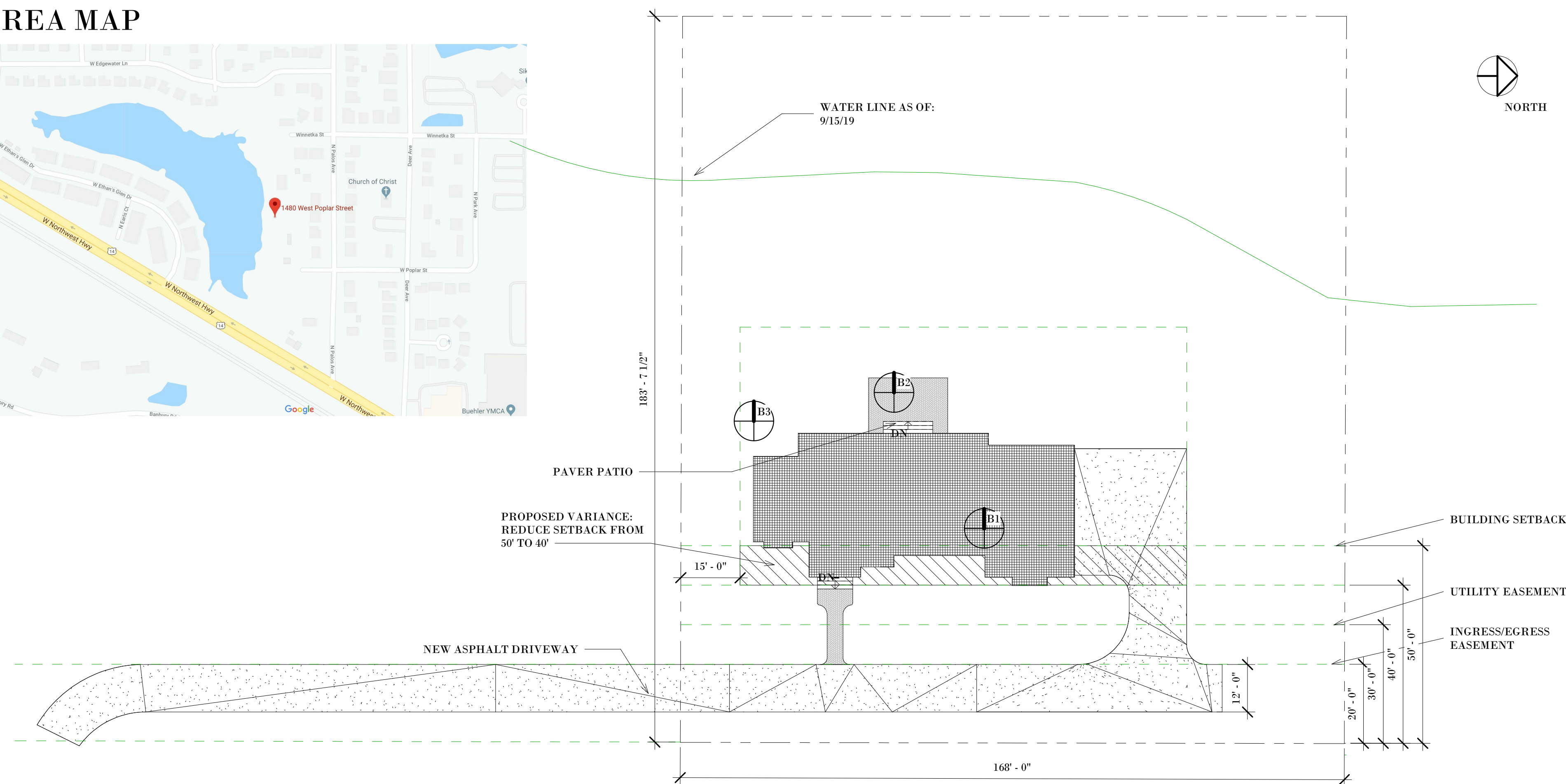
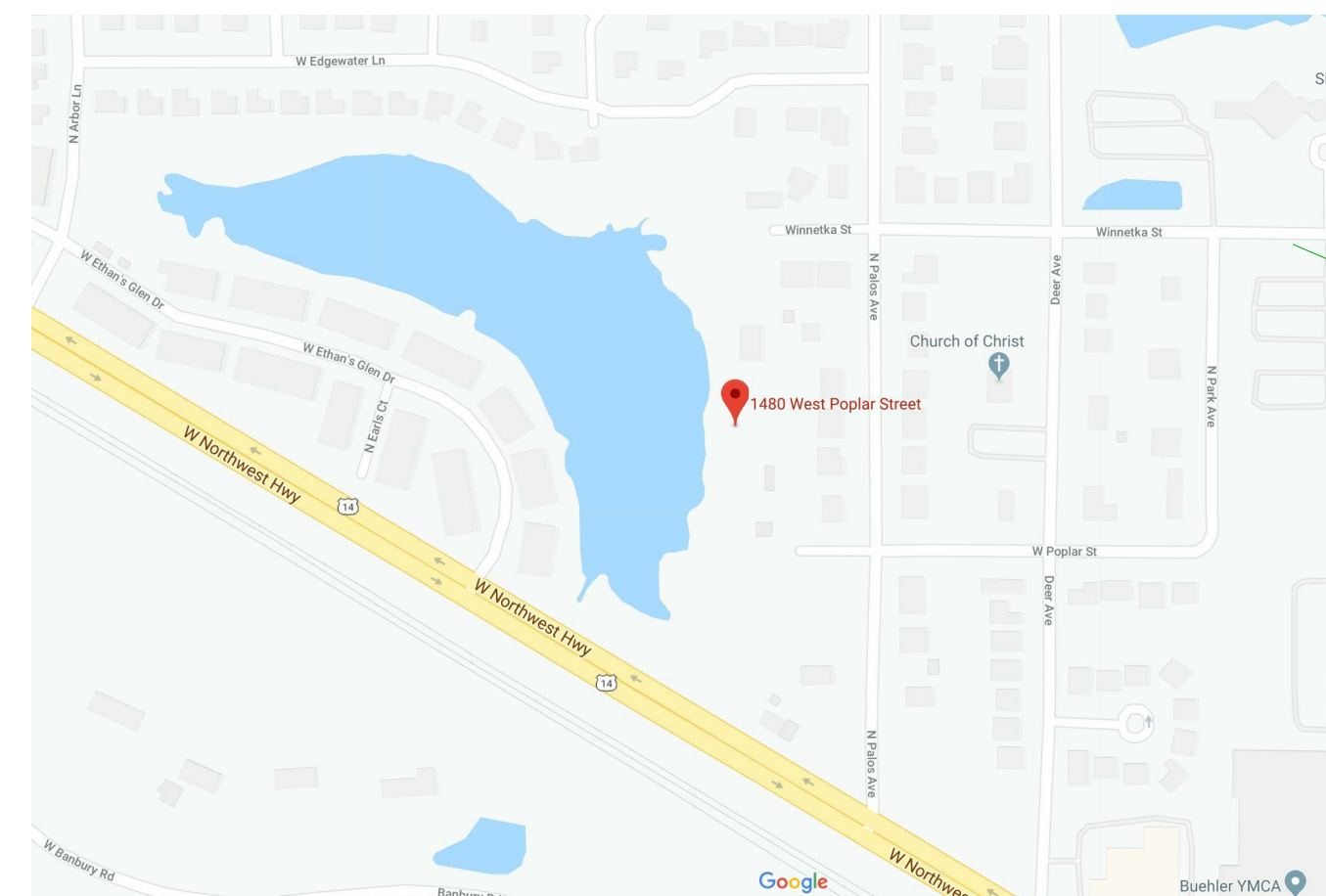
APPLICABLE CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2018 ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2014 ILLINOIS PLUMBING CODE
VILLAGE OF PALATINE CODE OF ORDINANCES
VILLAGE OF PALATINE ANTI-MONOTONY CODE
CLEARWATER SUBDIVISION PLANNED UNIT DEVELOPMENT

DRAWING INDEX

0 CS	COVER SHEET
G1.0	ENLARGED SITE PLAN
A0.1	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.1	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	MATERIAL CALCULATIONS
A5.1	WINDOW & DOOR SCHEDULES
A6.1	SECTIONS & DETAILS
A6.2	SECTIONS & DETAILS
A7.1	GENERAL NOTES & SPECIFICATIONS
S0.1	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING
S2.1	SECOND FLOOR FRAMING
S3.1	ROOF FRAMING
P1.1	PLUMBING
M1.1	FIRST FLOOR HVAC
M2.2	SECOND FLOOR HVAC
E0.1	BASEMENT ELECTRICAL
E1.1	FIRST FLOOR ELECTRICAL
E2.1	SECOND FLOOR ELECTRICAL
L1.1	LANDSCAPING PLAN

AREA MAP



ARCHITECTURAL SITE PLAN

$$1'' = 20'-0''$$
[illegible]

PECORARO
1480 WEST POPLAR
COVER SHEET

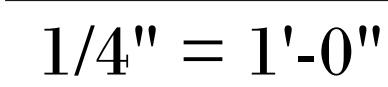
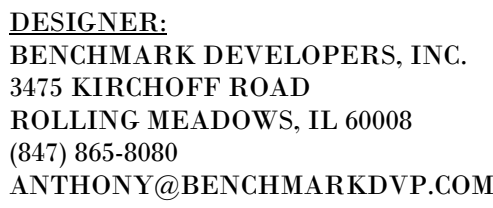
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Date	1/18/20
Drawn by	AP
Checked by	EZ
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Scale	1" = 20'-0"



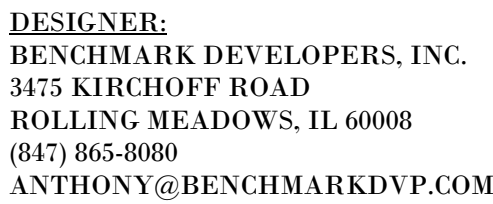
DESIGNER:
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ANTHONY@BENCHMARKDVP.COM

PECORARO
1480 WEST POPLAR
BASEMENT FLOOR PLAN

Packet Pg. 101



- Scale $1/4" = 1'-0"$



PECORARO 1430 WEST POPLAR SECOND FLOOR PLAN	
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
A2.1	
Scale	1/4" = 1'-0"


$$1/4'' = 1'-0''$$

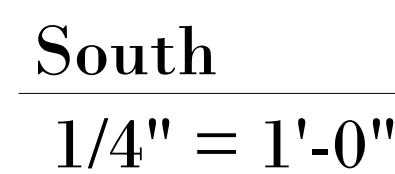
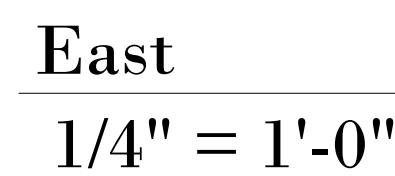
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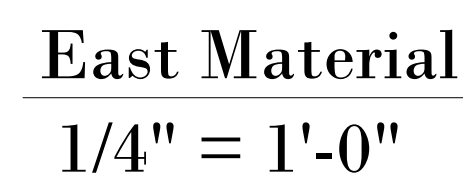
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Date	1/18/20
Drawn by	Author
Checked by	Checker

Scale	1/4" = 1'-0"
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- ALUMINUM GUTTERS AND DOWNSPOUTS
- COLOR: BLACK

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
A4.1	
Scale	1/4" = 1'-0"



MASONRY VENEER SOUTH:
219 SF

South Material
1/4" = 1'-0"

 TOP OF FOOTING
805' - 0"

EAST ELEVATION:

SOUTH ELEVATION:

VINYL SIDING %: 55%

MASONRY VENEER %: 45%

[illegible]

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

A4.3

Scale	1/4" = 1'-0"
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GENERAL NOTES:

27. THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE BUILDING LAWS OF VILLAGE OF GLENVIEW.

NOTE
CONCRETE CONTRACTOR SHALL COORDINATE ALL CHASES AND SLEEVES IN FOUNDATION WALLS
WITH PLUMBING AND HEATING CONTRACTORS.
PLUMBING CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL SLEEVES AND CHASES
NECESSARY TO INSTALL A COMPLETE SYSTEM AS REQUIRED PER THE PROJECT DRAWINGS. THE
PLUMBING CONTRACTOR SHALL COORDINATE ANY CHANGES OR ADDITIONAL INFORMATION WITH
THE CONCRETE AND GENERAL CONTRACTORS PRIOR TO ANY POURING OF FOOTINGS AND
FOUNDATIONS. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING OFF AND
MAKING WATER TIGHT ALL PENETRATIONS MADE BELOW GRADE.

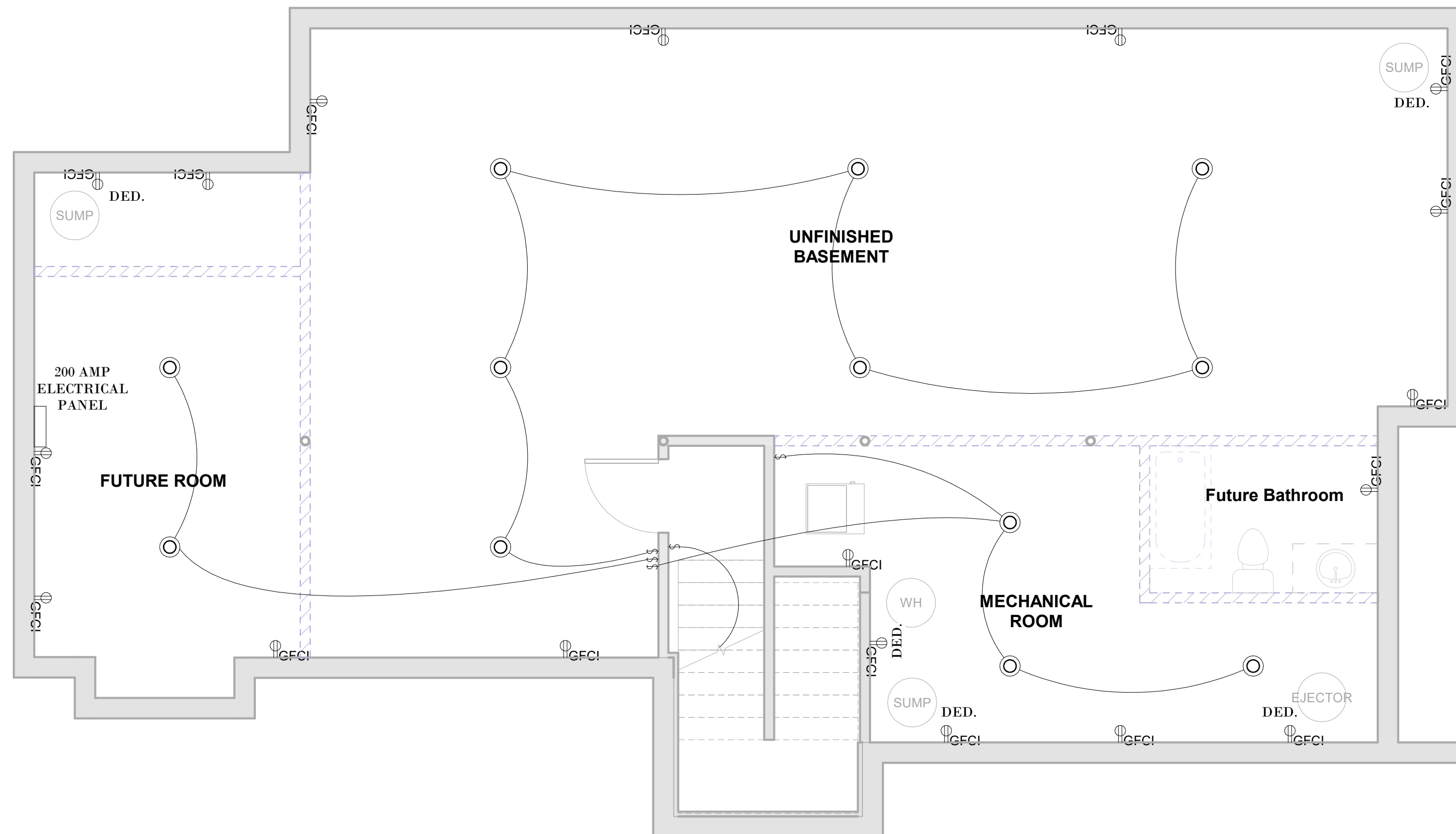
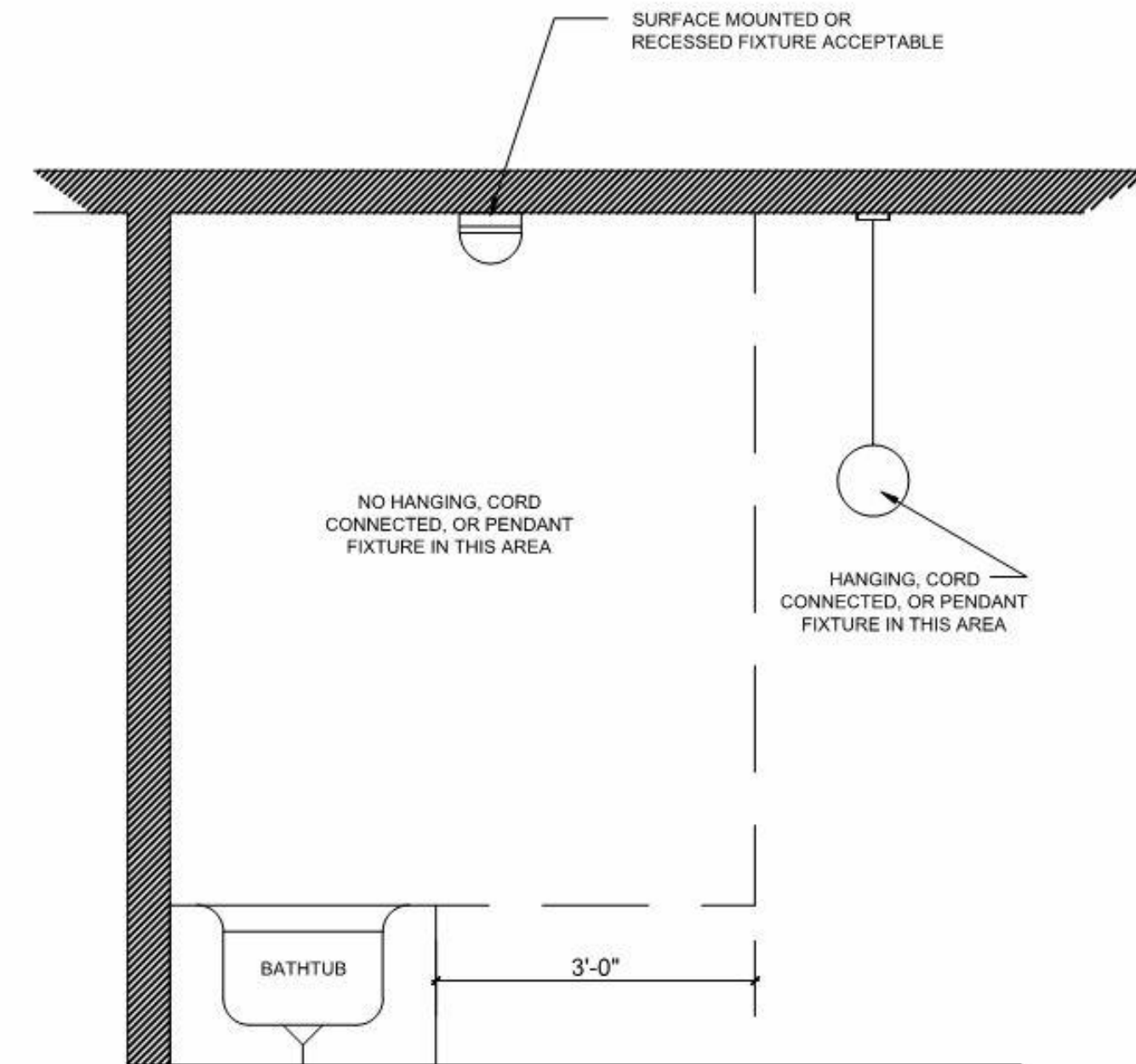
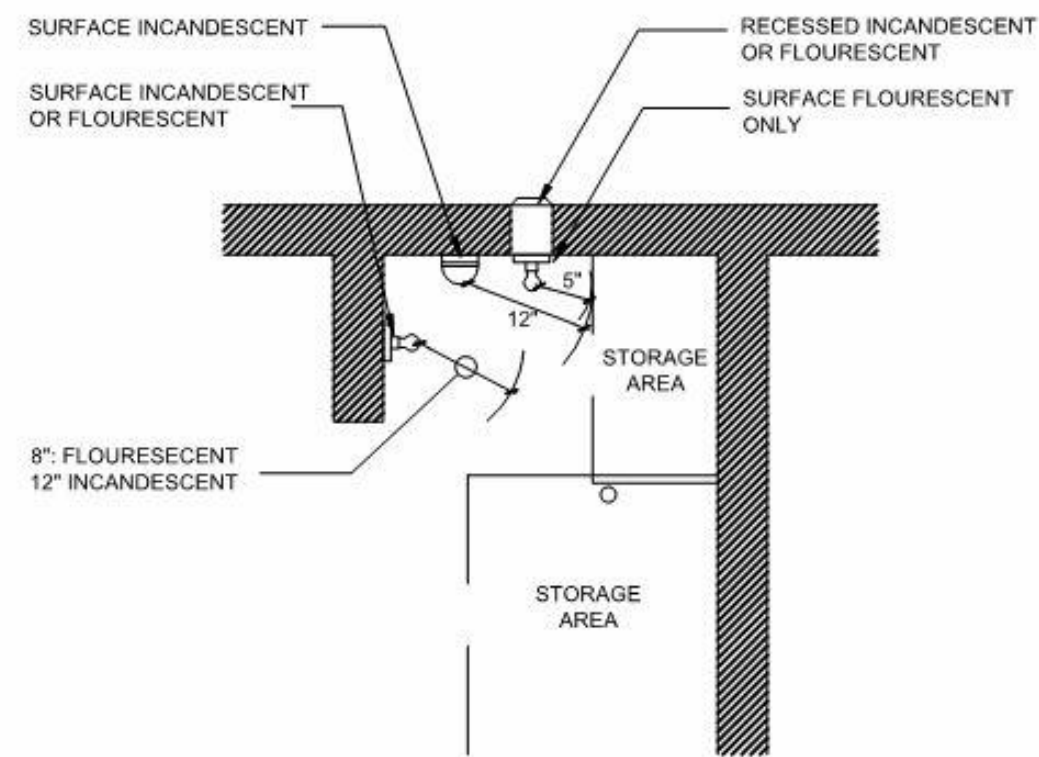
1. ALL BEAMS, LINTELS OR STRUCTURAL MEMBERS TO BE NO. 2 SOUTHERN PINE (KILN DRIED) W/ "E" = 1,600,000 and Fb = 1,300 (OR EQUAL).
2. ALL FLOOR JOISTS SHALL BE 11-7/8" TJI-560 BY "TRUS-JOIST" CORP. @ 16" O.C. (UNLESS NOTED OTHERWISE)
3. ALL SHALL BE COVERED ON THE UNDERSIDE WITH A MINIMUM 5/8" TYPE X DRYWALL THROUGHOUT. STAIR HEADERS TO BE 11-7/8" DEEP TJI (GIRDER TRUSS) AND TRIMMERS TO BE 2 - 1 3/4" x 11 7/8" "MICRO-LAM" (UNLESS NOTED OTHERWISE). FURNISH ONE (1) SET OF SEPIA SHOP DRAWINGS TO THE GENERAL CONTRACTOR TWO (2) WEEKS PRIOR TO FABRICATION FOR REVIEW AND COMMENT, AND SHALL BE SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. ANY MATERIALS DELIVERED TO THE JOB SITE WITHOUT APPROVED SHOP DRAWINGS WILL BE REJECTED. ALSO THE TRUSS MANUFACTURER SHALL SUPPLY THE GENERAL CONTRACTOR WITH A COPY OF HIS CERTIFICATE OF INSURANCE. SEE 06190 AND 06195 FOR PRODUCT SPECIFICATIONS AND INFORMATION.
3. ALL WOOD LINTELS OVER DOORS AND WINDOWS SHALL BE 2 - 2 x 12'S (UNLESS NOTED OTHERWISE).
4. ALL WOOD PLATES AND SILLS BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
5. ALL EXTERIOR CORNERS SHALL BE LET-IN METAL DIAGONAL WIND BRACING BY "SIMPSON" #CWB-126, OR 5/8" Cx3 PLYWOOD.
6. ROOF: (LIVE LOAD = 30 P.S.F., DEAD LOAD = 10 P.S.F.)
7. FLOOR: (LIVE LOAD = 40 P.S.F., DEAD LOAD = 15 P.S.F.)
8. PARTITIONS: ASSUMED WALL LOAD = 20 lb/lf.
9. SNOW LOAD: 30 lb P.S.F.
10. ROOF SHEATHING SHALL BE 5/8" DOUGLAS FIR Cx3 PLYWOOD W/ IDENTIFICATION INDEX NO. 32/16. ALL TYPICAL FLOORS AND WALK ON DECKS SHALL BE 3/4" Cx3 PLYWOOD INDEX NO. 24/48. ALL TO BE GLUED AND NAILER.
11. 2 x 4 TOP PLATES TO BE DOUBLED BELOW FLOOR TRUSS BEARING.
12. ALL DOUBLE TRUSSES OR "MICRO-LAM" BEAMS BEARING ON FRAME WALLS TO BE CARRIED DOWN TO FOUNDATION ON TRIPLE STUDS GLUED AND SPIKED AS INDICATED.
13. REFLECTED FRAMING SHOWN ON PLAN.
14. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TE 16 GAGE AND 11/2 INCHES (11/2") WIDE FASTENED TO EACH PLATE.
15. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STD SHOE.
16. TYPE 1A-FIRECODE INTUMESCENT ACRYLIC FIRESTOP SEALANT- TO BE USED AS FIRESTOP AND DRAFTSTOP AT ALL REQUIRED LOCATIONS AS DESCRIBED IN IRC R602.3
17. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
18. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE PRE-ENGINEERED TJI FLOOR JOISTS SHALL BE ON THE JOBSITE AT THE TIME OF INSPECTIONS.



PECORARO 1480 WEST POPLAR	
GENERAL NOTES & SPECIFICATIONS	
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
A7.1	
Scale	

ELECTRICAL NOTES

- 1) ELECTRICAL SERVICE & PANEL to be 200 AMP.
- 2) NO SUB PANELS IN BASEMENT.
- 3) SMOKE DETECTORS SHALL BE WIRED ON A SEPARATE CIRCUIT, AND IN SERIES; ONE SOUNDS, ALL SOUND.
- 4) ALL ELECTRICAL DEVICES AND CONTROLS SHALL BE LOCATED NO LESS THAN 5'-0" FROM ANY TUB OR SHOWER.
- 5) ALL WHIRLPOOL TUBS SHALL BE GROUNDED FROM THE MOTOR LUG TO THE NEAREST JUNCTION BOX.
- 6) ATTIC FANS MUST BE INSTALLED WITH A HIGH TEMP. LIMIT SWITCH.
- 7) A SWITCHED GFI OUTLET MUST BE INSTALLED AT THE FRONT AND REAR ENTRIES.
- 8) ALL RECESSED CAN LIGHTS ARE 4" DIAMETER UNLESS OTHERWISE NOTED
- 9) ELECTRICAL SERVICE GROUND MUST BE INSTALLED ON THE STREET SIDE OF THE WATER METER, AND JUMPERED ACROSS METER.
- 10) PROVIDE SPEAKERS & WIRING FOR THE FAMILY ROOM & DINING ROOM.
- 11) CONDUIT BETWEEN HOUSE AND GARAGE MUST BE RIGID GALVANIZED STEEL, 18" BELOW GROUND. CALL FOR INSPECTION PRIOR TO COVERING.
- 12) ALL RECESSED CANS MUST BE IC RATED
- 13) ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
- 14) ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.
- 15) ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4.
- 16) ALL SMOKE DETECTORS SHALL BE LINE VOLTAGE AND WIRED TOGETHER.
- 18) ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- 19) ALL CEILING BOXES TO BE FAN RATED.
- 20) ELECTRICIAN MUST BE ON SITE FOR ALL INSPECTIONS
- 21) SERVICE TO BE UNDERGROUND
- 22) EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED 110V WITH BATTERY BACKUP CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES.
- 23) SURFACE MOUNTED CLOSET LIGHTS SHALL NOT BE LOCATED WITHIN 30" FROM ANY WALLS. SURFACE MOUNTED FLORESCENT IS PERMITTED ON THE INSIDE WALL ABOVE THE CLOSET OPENING.
- 24) SMOKE/CO MUST BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED. RUN ON ITS OWN CONDUIT SEPARATE FROM ANY CIRCUITS AND ON ITS OWN CIRCUIT BREAKER WITH A BREAKER LOCK.
- 25) METER SOCKET MUST HAVE DISCONNECT AND BE CECMA APPROVED.
- 26) ARC FAULTS REQUIRED ON EVERYTHING EXCEPT:
GARAGE, BATHROOMS, ATTIC, CRAWL, OUTDOORS, SMOKE, CO DETECTORS, FIRE, FRIDGE, SUMP PUMPS AND DEDICATED CIRCUITS.
- 27) ALL ARC FAULT CIRCUIT BREAKERS TO BE UL CERTIFIED AND THE ARC FAULT CIRCUIT BREAKERS MUST BE COMBINATIONAL TYPE ARC FAULT BREAKER.
- 28) ALL ALTERED OR NEW OUTLETS TO BE "TAMPERED RESISTANT OUTLETS".
- 29) WET LOCATIONS NEED HEAVY DUTY COVERS AND WET RESISTANT RECEPTACLES.
- 30) 75% OF ALL NEW LIGHTING SHALL BE ENERGY EFFICIENT PER IEC 2012.
- 31) LIGHTS ABOVE TUBS AND SHOWERS TO BE WATER/VAPOR PROOF.
- 32) ANY NEW ELECTRICAL METER SOCKETS MUST HAVE EXTERNAL DISCONNECT AND BE CECMA APPROVED.
- 33) ALL ALTERED OR NEW OUTLETS TO BE "TAMPERED RESISTANT OUTLETS".
- 34) ANY NEW CIRCUIT BREAKER PANELS OR PANELS THAT WILL BE MOUNTED TO CONCRETE MUST HAVE PLYWOOD BETWEEN PANEL AND CONCRETE.
- 35) ALL BOXES ON CEILING MUST BE FAN RATED.
- 36) ALL SMOKE AND CO MUST BE AT LEAST 3 FT AWAY FROM VENTS.
- 37) USE PHASE COLOR WIRING. NO TAPE.
- 38) ARC FAULTS ON EVERYTHING EXCEPT: GARAGE, BATHROOMS, ATTIC, CRAWL, OUTDOORS, SMOKE, CO DETECTORS, AND DEDICATED CIRCUITS. NO ARC FAULT CIRCUIT BREAKERS OR GFIC'S ON : SMOKE/CO DETECTORS, FIRE, FRIDGE, AND SUMP PUMPS.
- 39) HOT TUBS: RUN GREEN GROUND FROM PANEL TO HOT TUB OUTLET. MUST HAVE DISCONNECT AND BE GFCI PROTECTED AND BE READILY ACCESSIBLE. USE GFCI BREAKER OR FACELESS GFCI OUTSIDE HOT TUB.
- 40) LAUNDRY AREAS NOW REQUIRED TO HAVE GFCI PROTECTION FOR 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES.
- 41) EXTERIOR GFCI RECEPTACLES SHALL BE WR AND HAVE HEAVY DUTY COVERS PER NEC 2014.
- 42) ALL BEDROOMS MUST HAVE SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP.
- 43) ALL SMOKE/CO DETECTORS MUST BE HARDWIRED TOGETHER AND ON RACEWAY TO PANEL WITH BREAKER LOCK.
- 44) DEDICATED ELECTRICAL SPACE REQUIRED INDOORS AND OUTDOORS. PROVIDED SPACES TO BE 30"(W) X 26"(D) X 72"(H).
- 45) PROVIDE CONCRETE ENCASED ELECTRODE PER NEC



BASEMENT ELECTRICAL PLAN

$$1/4'' = 1'-0''$$


DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

[illegible]

PECORARO
1480 WEST POPLAR

BASEMENT ELECTRICAL

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
E0.1	
Scale	1/4" = 1'-0"



PECORARO
1480 WEST POPLAR
SECOND FLOOR ELECTRICAL

E1.2	
Scale	1/4" = 1'-0"



SITE PLAN
1/16" =
1'-0"

DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

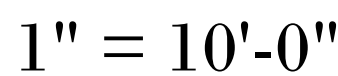
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PECORARO
1480 WEST POPLAR

SITE PLAN

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
G1.0	
Scale	1/16" = 1'-0"

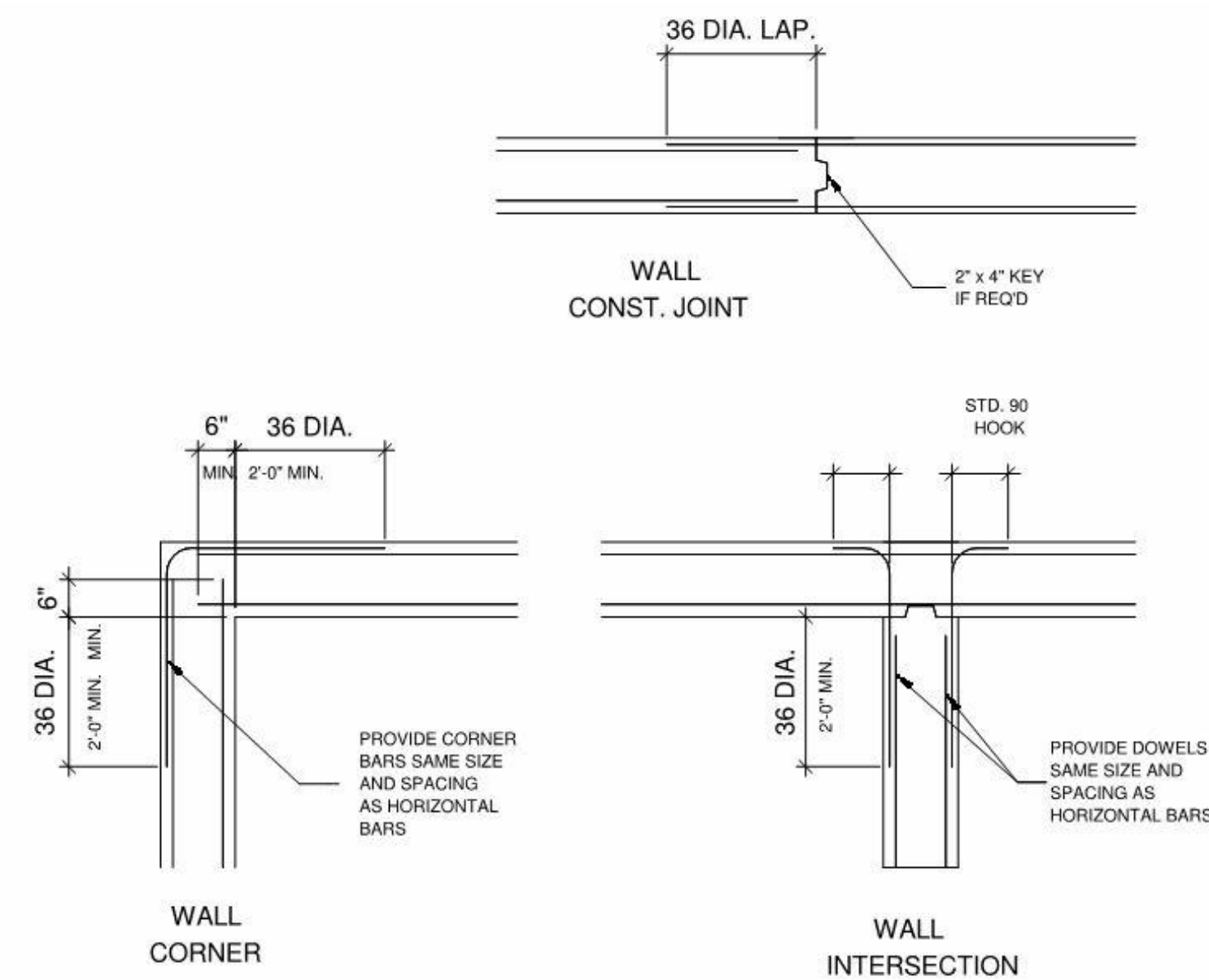
22. MISSING OR DEAD PARKWAY TREES SHALL BE REPLACED TO MATCH EXISTING PARKWAY TREES



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DESIGNER:
BENCHMARK DEVELOPERS, INC.
3475 KIRCHOFF ROAD
ROLLING MEADOWS, IL 60008
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Packet Pg. 113



TYPICAL FOUNDATION WALL DETAILS
VERTICAL REINFORCING NOT SHOWN


$$1/4'' = 1'-0''$$


DESIGNER:
BENCHMARK DEVELOPERS, INC.
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ROLLING MEADOWS, IL 60008
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ANTHONY@BENCHMARKDVP.COM

[illegible]

**PECORARO
1480 WEST POPLAR
FOUNDATION PLAN**

Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker

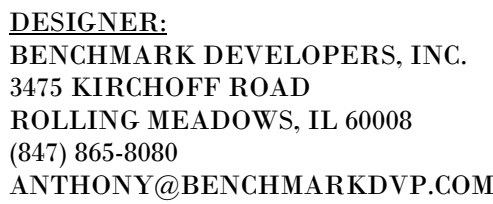
S0.1

Scale	1/4" = 1'-0"
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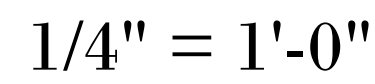
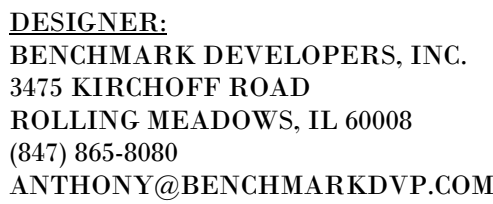


DESIGNER:
BENCHMARK DEVELOPERS, INC.
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ROLLING MEADOWS, IL 60008
(847) 865-8080
ANTHONY@BENCHMARKDVP.COM

PECORARO 1480 WEST POPLAR FIRST FLOOR FRAMING	
Project number	19030
Rate	1/18/20
Drawn by	Author
Checked by	Checker
S1.1	
Scale	1/4" = 1'-0"



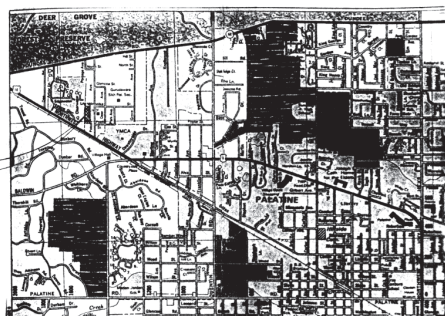
PECORARO 1480 WEST POPLAR SECOND FLOOR FRAMING	
Project number	19030
Date	1/18/20
Drawn by	Author
Checked by	Checker
S2.1	
Scale	1/4" = 1'-0"

Packet Pg. 117

ENGINEERING IMPROVEMENT PLANS

CLEARWATER SUBDIVISION

BEING A SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN
BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN
THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF,
RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS



LOCATION MAP

INDEX

- 1 TITLE SHEET
- 2 GENERAL NOTES and SPECIFICATIONS
- 3 ORIGINAL CONTOURS TOPO
- 4 SITE GRADING and EROSION CONTROL PI
- 5 STREET PROFILE AND UTILITIES PLAN
- 6 LANDSCAPE PLAN
- 7 STANDARD DETAILS
- 8 STREET LIGHT PLAN

OWNER ——— HUMMEL DEVELOPMENT C
601 EAST BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 487-1300

SURVEYOR ——— PRECISION LAND SURVEY
603 EAST BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 487-0500

ENGINEER ——— GEORGE E. McCARTY, CIVIL
890 RAINBOW ROAD
BARRINGTON, IL 60010
(847) 382-3644

This is to certify that to the best of my knowledge these
specifications have been prepared with good engineering
meet the requirements and approval of the Village of P.

George E. McCarty

True copy of plans on file with
Metropolitan Water Reclamation
District of Greater Chicago
Sewerage Permit No. **02-200**
TITLE SHEET

CLEARWATER SUB

LOCATED BETWEEN WINNETKA STREET
WEST OF PALOS STREET, VILLAGE OF

06/20/01

GEORGE E. McCARTY, Civil Engineer
890 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 382-3644

SHEET 1

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - License Agreement)

GENERAL NOTES

- All work shall be performed in accordance with applicable sections of the IDOT "Standard Specifications for Road and Bridge Construction", latest edition, the "Standard Specifications for Water and Sewer Main Construction in Illinois", latest edition, and all applicable ordinances and regulations of the Village of Palatine and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.
- Prior to commencement of construction, the Contractor shall verify all dimensions and conditions affecting the work with all actual conditions at the job site. The Contractor shall also verify the Engineer's line and grade stakes. If there are any discrepancies from what is shown on the construction plans, Standard Specifications, and/or any special conditions the contractor shall notify the Owner and the engineer immediately and resolve the discrepancies prior to proceeding with any work affected by the discrepancies.
- All work performed under this contract shall be guaranteed by the Contractor against all defects in materials and workmanship regardless of the nature of such defects, for a period of 12 months from the date of initial acceptance of the completed work by the owner and the Village of Palatine.
- The Contractor shall be responsible for the installation and maintenance of signs, traffic control devices, and warning devices to adequately inform and protect the public during all phases of construction.
- Information pertaining to the location of existing underground utilities is shown on the plans according to available records and information and is included only as a guide for the Contractor. The Engineer and Owner assume no responsibility for the accuracy of the information shown on the plans as to the location of such utilities or the manner in which they may have to be removed or relocated. It shall be the Contractor's responsibility to determine the actual location of all such facilities and obtain information from the respective utility companies regarding any necessary removal or relocation.
- The Contractor shall contact J.U.L.I.E. at 1-800-892-0123 for locations at least 48 hours prior to construction. Contractor to be responsible for the protection of all utilities.
- The Standard Specifications, Engineering Improvement Plans, and subsequent details are all to be considered as part of the contract. Incidental items necessary to complete the work may not be specifically noted but are to be considered as part of these plans and contract. Whenever the performance of work is indicated on the plans and no item is included in the contract for payment, the work shall be considered as incidental and no additional payment will be made.
- During construction it shall be the responsibility of the Contractor to remove any material or debris deposited in public streets, gutters, drainage structures, etc. at the end of each working day. At the conclusion of construction all drainage structures, roads, ditches, etc. shall be free of dirt and debris. This work shall be considered incidental to the contract.
- All work is to be inspected and approved by the Village Engineer. It shall be the contractor's responsibility to call the Village and coordinate proper inspections.
- It shall be the Contractor's responsibility to remove from the site any material and debris which results from his construction operations at no additional expense.
- The Contractor shall defend, indemnify, keep and save harmless the Village, Owners, and Engineer and their respective board members representatives, agents, and employees in both individual and official capacities, against all suits, claims, damages, losses and expenses including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the Contract by the Contractor or its subcontractors to the full extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch. 48, par. 60 et seq.) and regarding the protection of adjacent landowners (Ill. Rev. Stat. Ch. 17-12 par. 51 et seq.). In the event of any such injury (including death) or loss or damages, or claims thereof, the Contractor shall give prompt notice to the Owners.
- The Contractor shall notify the Village of Palatine at least two working days prior to start of construction.

STREET LIGHTS

- All street lights shall be installed according to the National Electric Code Village adopted edition, the American National Standard Practice for Roadway Lighting, current edition, and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.

SANITARY SEWERS

- All sanitary sewers mains shall be 8 inch Thick-walled PVC Pipe SDR 26 conforming to ASTM D-3034. All joints shall conform to ASTM D-3212 Building service sewers shall be 6 inch PVC SDR 26 conforming to ASTM D-3034 and joints shall conform to ASTM D-3212 or D-2680. Total length of services 1652 L.F. at 1.0% minimum slope.
- Manholes shall be precast reinforced concrete sections and have flexible water tight boots or mechanical seal joints to the pipes. Manholes shall have the bottoms cast integral with the lower section. An eccentric top shall be provided and oriented so that the manhole cover is over the main sewer. Manhole steps shall be MA Industries Inc. model PSI-PF set at 16 inches on centers (or equal).
- Frames and covers in traffic areas shall be Neenah R-1015 or equal with self sealing covers and non-traffic areas Neenah R-1077B or equal with self sealing covers. All covers shall be Type B with concealed pickholes and stamped "SANITARY SEWER". All frames are to be set in grout or bituminous mastic compound.
- Wherever 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 watermain shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 18 inches 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 inches vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to watermain standards.
- "Band-Seal" or similar flexible type coupling shall be used to connect sewer pipe of different materials.
- The Contractor shall keep a record of the location of all sewer services measured to the nearest down stream manhole and said record shall be given to the Village Engineer at the completion of the work.
- The Contractor shall place a 4"x4"x6" post extending 3 feet out of the ground with the top portion painted red at the terminus of each service.
- All trenches within 2 feet of a paved surface, curb, or sidewalk shall be backfilled with granular trench backfill.
- Elevations are USGS datum.
- All floor drains shall discharge to the sanitary sewer.
- All new buildings shall have overhead plumbing.
- All down spouts and footing drains shall discharge to the storm system.
- 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:
 - Circular saw - cut of sewer main with proper tools ("Sewer-Tap machine" or similar) and proper installation of hub-wye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top one bell) and replace with a wye or tee branch section.
 - 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.
- All sanitary, and storm in combined sewer areas, sewer construction requires stone bedding 1/4" to 1" in size, with a minimum 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 - 11 or CA - 13 and shall be extended at least two (2) inches above the top of the pipe when using PVC.
- All sanitary sewers will be subject to infiltration testing. Maximum allowable infiltration shall be 100 gal/inch diameter/day.
- The Contractor shall be responsible to provide materials and equipment for testing, and install and maintain such equipment for testing.
- The Village Engineer shall check and verify the testing.
- The Contractor shall call the MWRDGC Local Sewers field office at least two (2) working days prior to start of construction. Phone number (708) 588-4055.

WATER MAIN

- All water main construction shall be in accordance with the "Standard Specifications for Water and Sewer Main Construction", latest edition and revisions thereto, and all applicable ordinances and regulations of the Village of Palatine and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.
- All water mains shall be ductile iron pipe Class 52 conforming to ANSI A21.51, latest revision. Fittings shall conform to ANSI A21.11, latest revision.
- Thrust blocks are required at all valves, hydrants, tees, and bends.
- Fire hydrants shall be break away type and of Traverse City or Mueller manufacturer.
- Services shall be Type K soft temper seamless copper. Taps into the main shall be between 30 and 90 degrees from the vertical.
- The Contractor shall place a 4"x4"x6" post extending 3 feet out of the ground with the top portion painted blue at the terminus of each service.

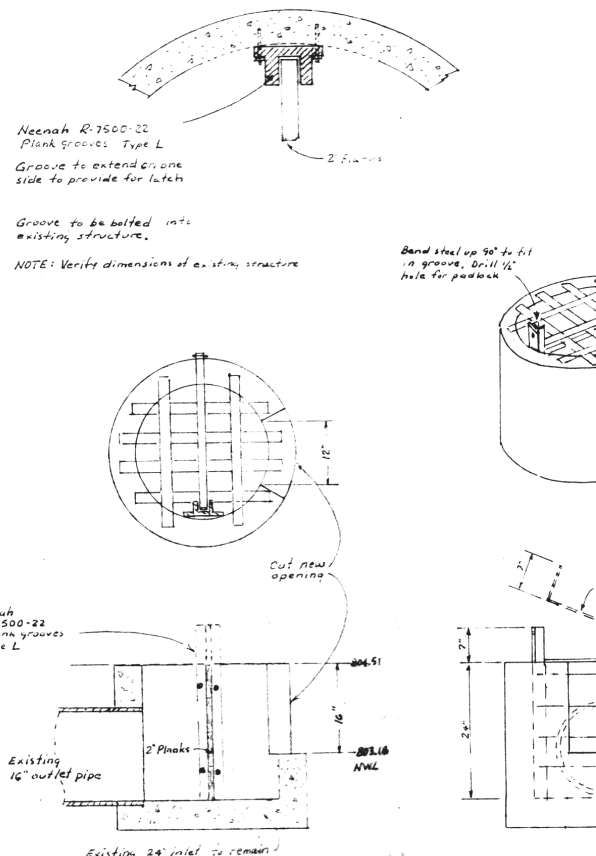
ROADWAY CONSTRUCTION

- All work shall conform to IDOT "Standard Specifications for Road and Bridge Construction", latest edition, and all Ordinances and Subdivision Regulations of the Village of Palatine.
- All subgrade material shall have minimum liquid Limit (LL) of 30. Subgrade material having an LL less than 30 shall be removed and replaced with suitable fill material.
- Compaction tests, performed by the sand cone method ASSHTO T-191 or with an approved nuclear density-moisture meter, shall be taken in each fill section with maximum distance between tests of 300 feet. Density shall be a minimum of ninety-five (95) percent of the maximum density.
- Curb and gutter shall be mountable type 3"x18" PCC and having a minimum thickness at the gutterflap of 11 inches.
- Sidewalks shall be constructed of portland cement concrete with a minimum width of 4 1/2 feet and a minimum thickness of 5 inches. Sidewalks to be located as shown on the improvement plans.

STORM SEWERS

- Storm sewers shall be constructed of reinforced concrete pipe conforming to ASTM C-76 thickness B. Joints shall be tongue and groove, machined ends with rubber ring gaskets and shall conform to ASTM C-443.
- Manholes, catchbasins, inlets, etc. shall be precast reinforced concrete sections. The bottom shall be cast integral with the lower section. Joints shall be tongue and groove with bituminous mastic compound.
- All manholes, catchbasins, inlets, etc. shall be placed on a 6 inch granular base.
- Frames shall be adjusted to grade with a maximum of two precast concrete rings set in mortar. Maximum adjustment shall be 12 inches.
- Steps are to be installed in all manholes and catchbasins greater than 4 feet in depth. Steps shall be Neenah R-1981-V or equal, placed 16 inches on centers.
- Frames and covers or grates shall be of the following:

Manholes	Traffic areas - Neenah R-1015 or equal
	Non-traffic areas - Neenah R-1077-B or equal
Covers	Type B with concealed pickholes and stamped "STORM SEWER"
Catchbasins and inlets	Traffic areas - Neenah R-2077-C or equal
	Non-traffic areas - Neenah R-4340-B or equal
- Precast reinforced concrete flared end sections shall be used on all outlets with inrap placed at the ends of all end sections.



DETAIL OF OVERFLOW STRUCTURE FOR ETHAN'S GLEN POND

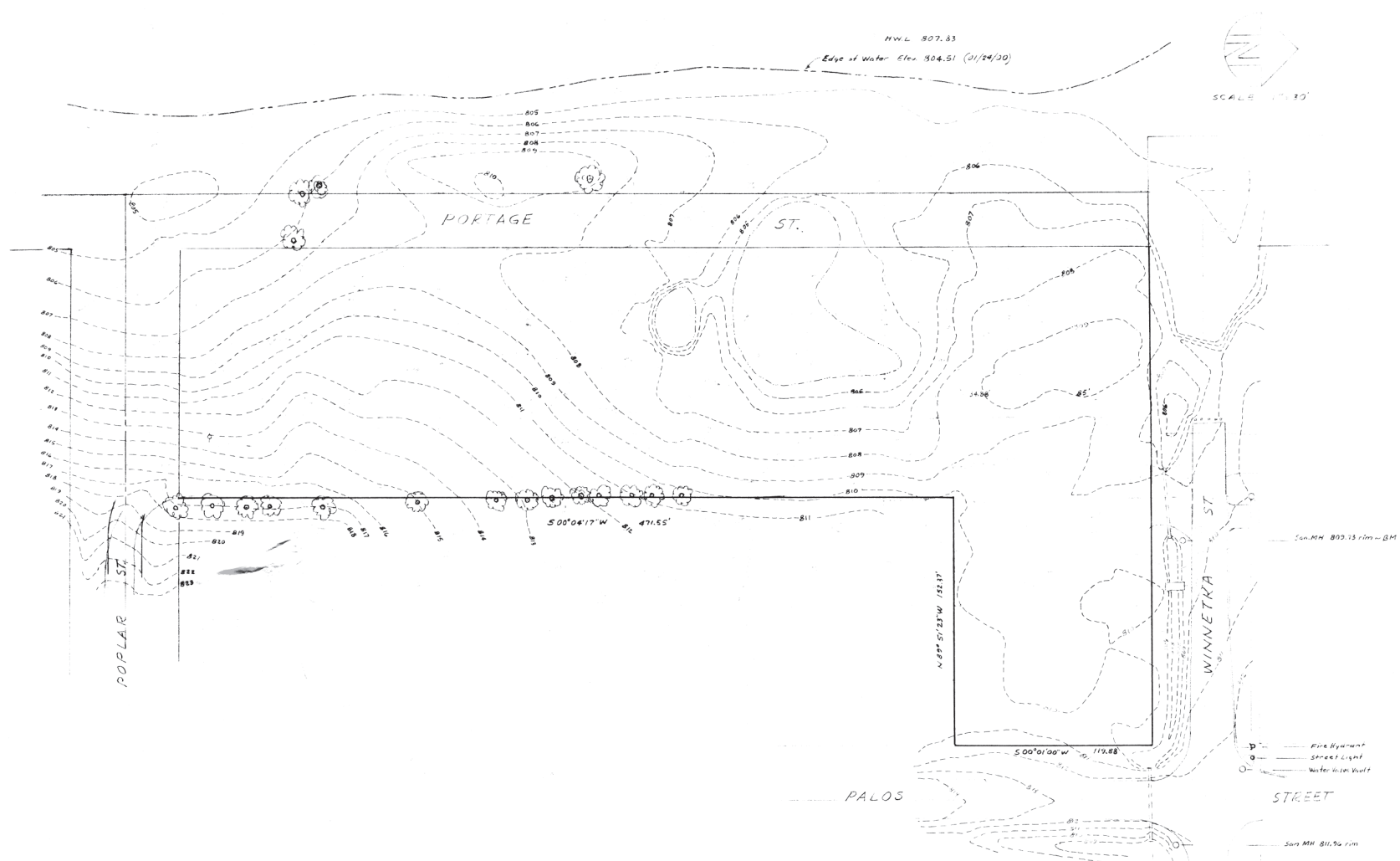
GENERAL NOTES

CLEARWATER

LOCATED BETWEEN WINNET
WEST OF PALOS STREET.

06/20/01

GEORGE E. McCARTY, Civil Enr
890 Rainbow Road - Barrington,
Phone / Fax (847) 382-3644



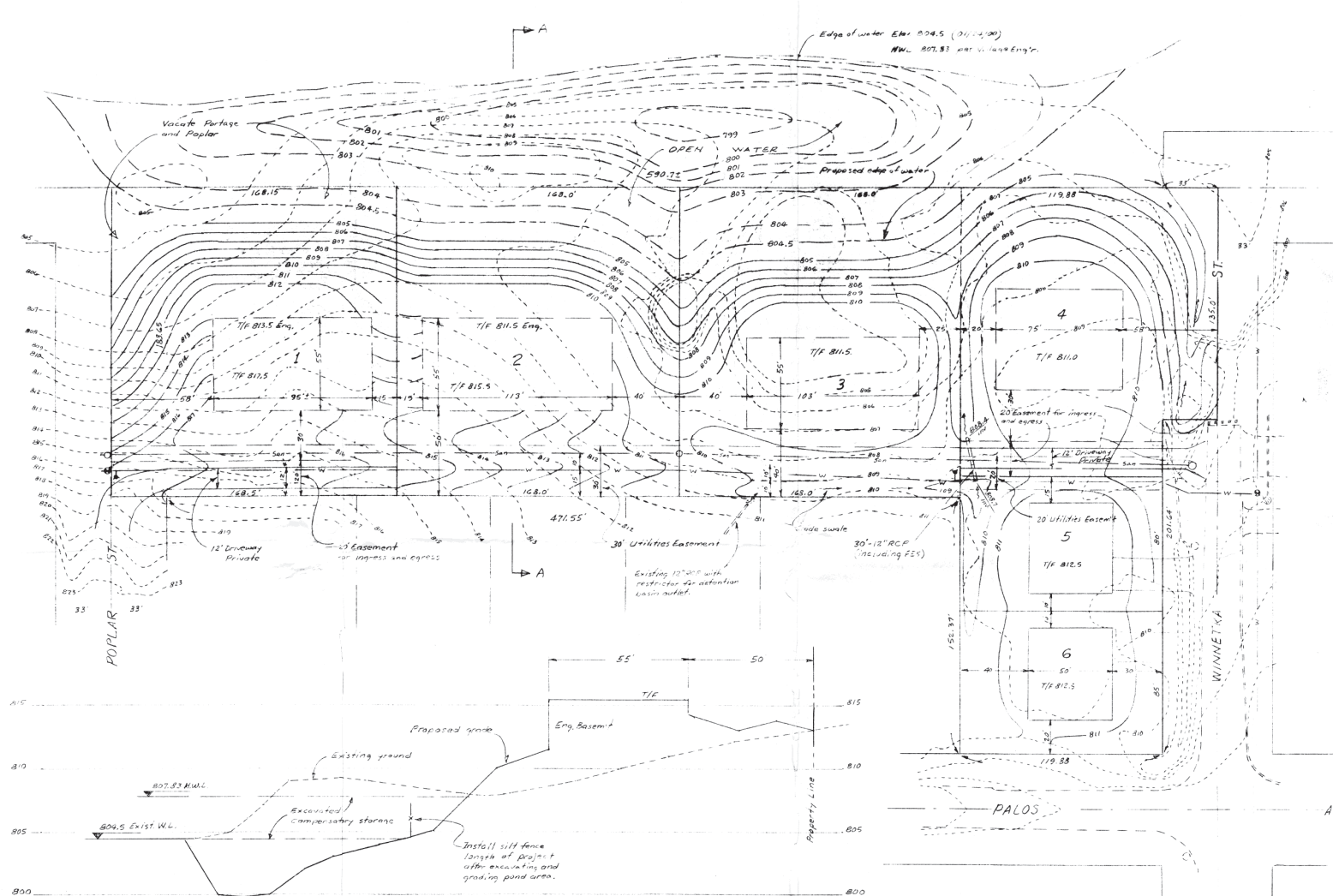
ORIGINAL COPY
CLEARWATER
D BETWEEN WINNETKA
OF PALOS STREET, VIL

TOPO
VISION
ND POPLAR STREET
PALATINE, ILLINOIS.

Attachm

GEORGE E. McCARTY, Civil Engin
890 Rainbow Road - Barrington, IL
Phone / Fax (847) 382-3644

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - License Agreement)



Quantitative Site Data	
Parcel size	res
Total amount of existing built area	res
Total amount of open space	res
Total amount of undeveloped open space	res
Total amount of non-residential construction	res
Total number of dwelling units	res
Type of dwelling units	res
Gross residential density	res
Net residential density	res

SITE DATA	
Area	3.15 acres
Number of lots	6
Maximum lot area	30945 sq. ft. App.
Minimum lot area	9500 sq. ft. App.
Average lot area	22870 sq. ft. App.
Gross residential density	1.90 units per acre
Gross Density	1.90 lots per acre

SECTION A-A Scale Horiz 1"=20' Vert 1"=4'

NOTE: ~ Place strawbale filter barriers around all inlets and catch basins. Place strawbale filter barriers every 100 feet in drainage swales.

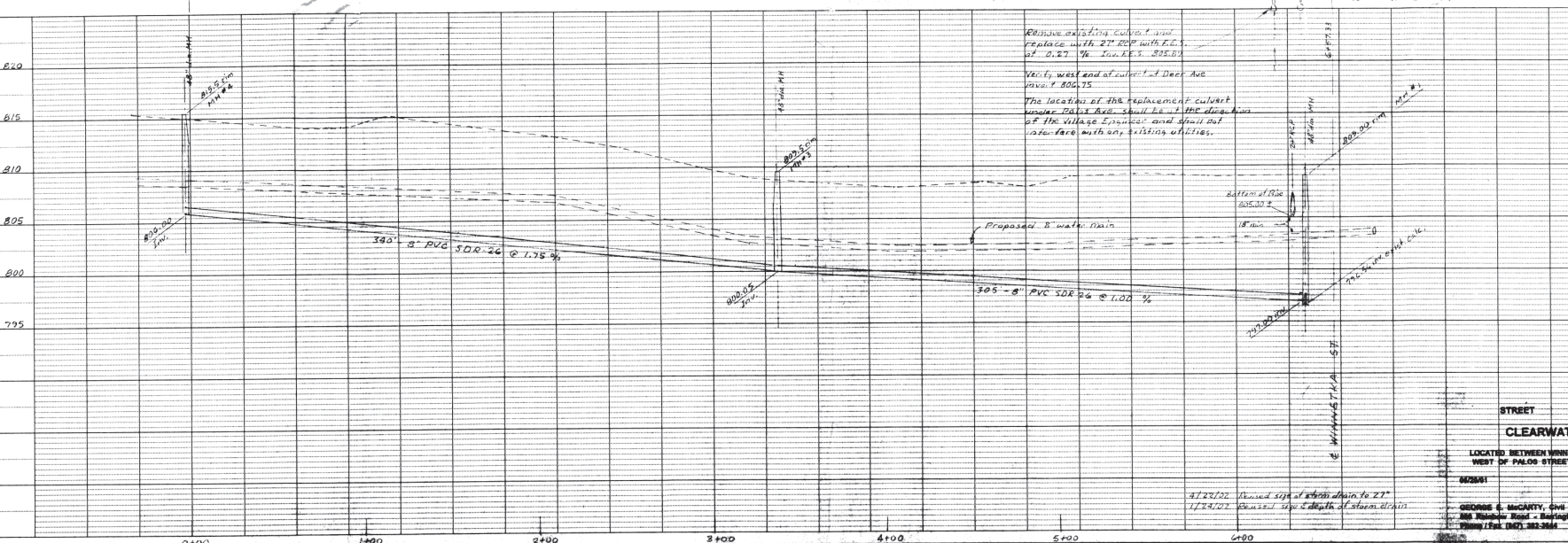
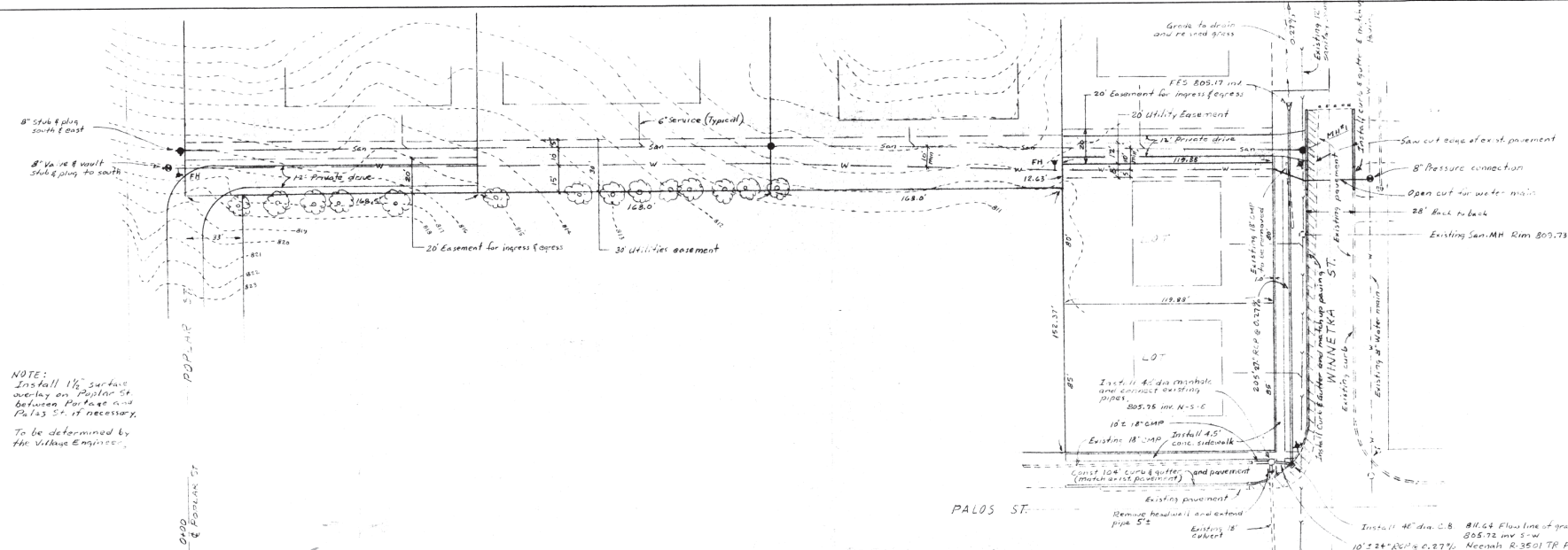
NOTE: ~ Details of modification to the existing wet fall from the existing lake to be determined in the field at the beginning of construction with the consultation of the Village Engineer. See Sheet 2 for details.

SITE, GRADING, and EROSION PLAN
CLEARWATER SUBDIVISION
LOCATED BETWEEN WINNETKA ST. and WEST OF PALOS STREET, VILLAGE OF PALOS, ILLINOIS.

GEORGE E. MCCARTY, Civil Engineer
880 Rainbow Road - Barrington, IL 60015
Phone / Fax (847) 363-3644

SHEET 4

PLAN	DATE	BY
DESIGNED		
CHECKED		
IN CHARGE		
DATE		
BY		

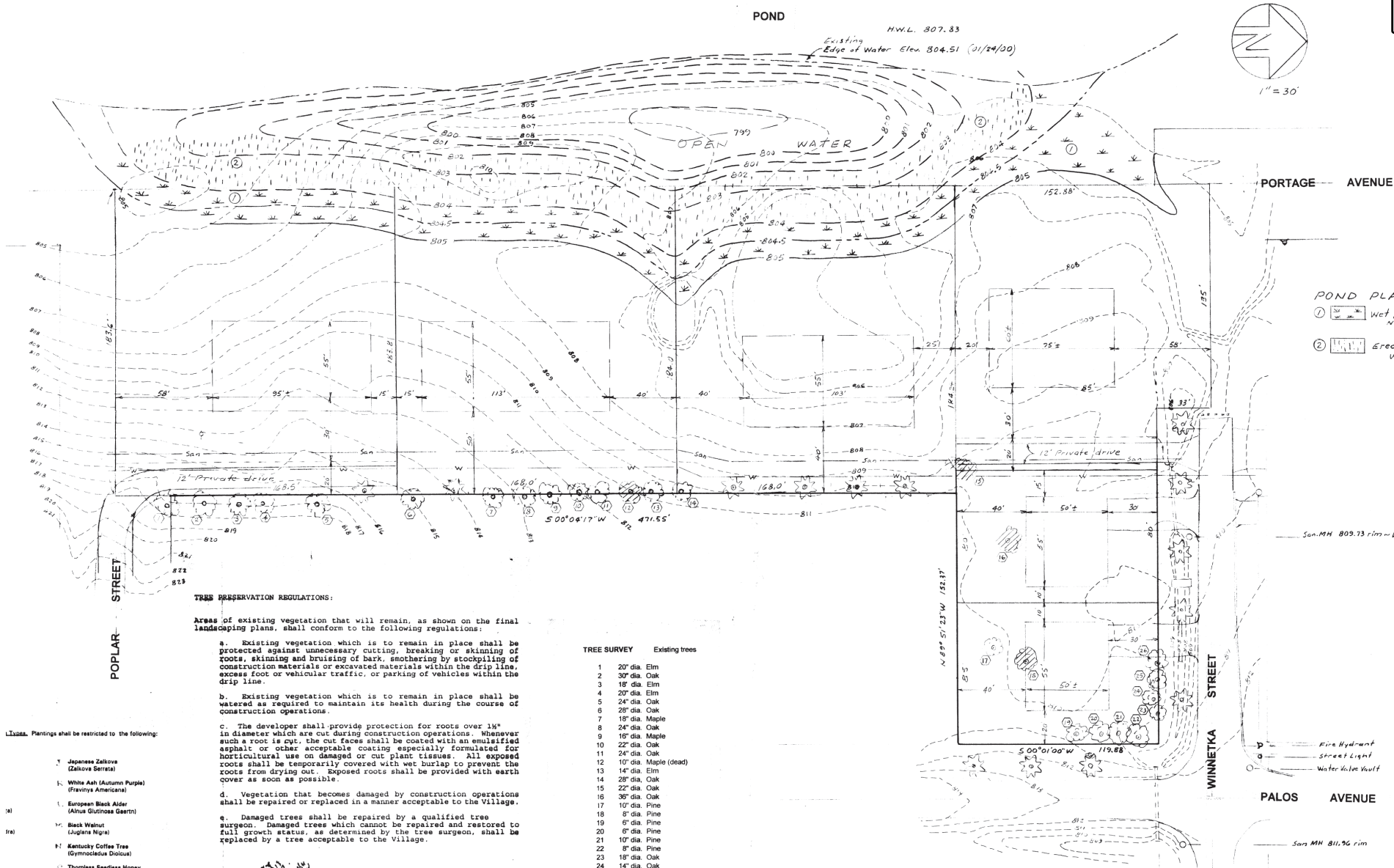


PROFILE	DATE	BY
DESIGNED		
CHECKED		
IN CHARGE		
DATE		
BY		



SCALE 1"=30'

Attachment: ENG plans - Clearwater Subdivision (1480 W. Poplar Street - License Agreement)



TREE PRESERVATION REGULATIONS:

Areas of existing vegetation that will remain, as shown on the final landscaping plans, shall conform to the following regulations:

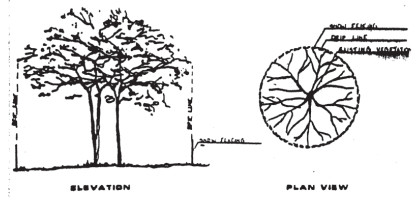
- a. Existing vegetation which is to remain in place shall be protected against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering by stockpiling of construction materials or excavated materials within the drip line, excess foot or vehicular traffic, or parking of vehicles within the drip line.
- b. Existing vegetation which is to remain in place shall be watered as required to maintain its health during the course of construction operations.
- c. The developer shall provide protection for roots over 1 1/4" in diameter which are cut during construction operations. Whenever such a root is cut, the cut faces shall be coated with an emulsified asphalt or other acceptable coating especially formulated for horticultural use on damaged or cut plant tissues. All exposed roots shall be temporarily covered with wet burlap to prevent the roots from drying out. Exposed roots shall be provided with earth cover as soon as possible.
- d. Vegetation that becomes damaged by construction operations shall be repaired or replaced in a manner acceptable to the Village.
- e. Damaged trees shall be repaired by a qualified tree surgeon. Damaged trees which cannot be repaired and restored to full growth status, as determined by the tree surgeon, shall be replaced by a tree acceptable to the Village.

TREE SURVEY Existing trees

- 1 20" dia. Elm
- 2 30" dia. Oak
- 3 18" dia. Elm
- 4 20" dia. Elm
- 5 24" dia. Oak
- 6 28" dia. Oak
- 7 18" dia. Maple
- 8 24" dia. Oak
- 9 18" dia. Maple
- 10 22" dia. Oak
- 11 24" dia. Oak
- 12 10" dia. Maple (dead)
- 13 14" dia. Elm
- 14 28" dia. Oak
- 15 22" dia. Oak
- 16 38" dia. Oak
- 17 10" dia. Pine
- 18 8" dia. Pine
- 19 6" dia. Pine
- 20 6" dia. Pine
- 21 10" dia. Pine
- 22 8" dia. Pine
- 23 18" dia. Oak
- 24 14" dia. Oak
- 25 16" dia. Oak
- 26 20" dia. Oak

Legend. Plantings shall be restricted to the following:

- 1. Japanese Zelkove (Zelkove Serotina)
- 2. White Ash (Autumn Purple) (Fraxinus Americana)
- 3. European Black Alder (Alnus Glutinosus Gaertn)
- 4. Black Walnut (Juglans Nigra)
- 5. Kentucky Coffee Tree (Gymnocodium Dioica)
- 6. Thornless Seedless Honey Locust (Gleditsia Tricantia Inermis)
- 7. Bradford Pear (Pyrus Calleryana)
- 8. Red Bud (Cercis Canadensis)
- 9. Greening Linden (Tilia Cordata)



DETAIL FOR PRESERVATION OF EXISTING VEGETATION
No Scale

NOTE: SHOW FENCING TO BE INSTALLED AT DRIP LINE OF EXISTING VEGETATION TO REMAIN TO PROTECT TREES DURING CONSTRUCTION.

- Indicates existing trees
- Indicates trees to be removed
- Indicates proposed parkway trees (Typical)

NOTE: Parkway trees shall be planted pursuant to Village Code, Supplement Appendix B Section 406 Subdivision Ordinance.

- NOTE: 1. Condition of existing trees to be determined at beginning of construction with the consultation of the Village Forester.
- 2. Species of trees to be planted to be determined at time of house construction and to be selected from the Village approved list as shown on the Landscape Plan.
- 3. Tree preservation fencing to be determined in the field at beginning of construction with the consultation of the Village Forester.

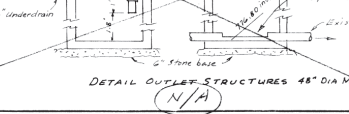
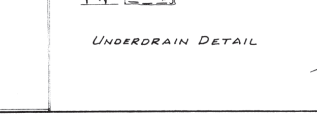
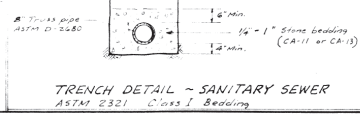
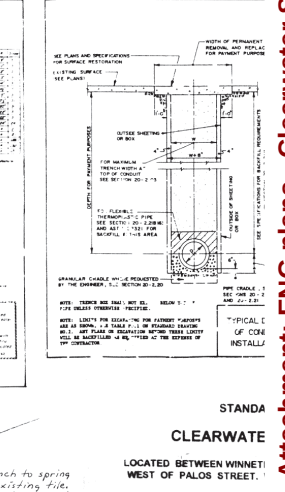
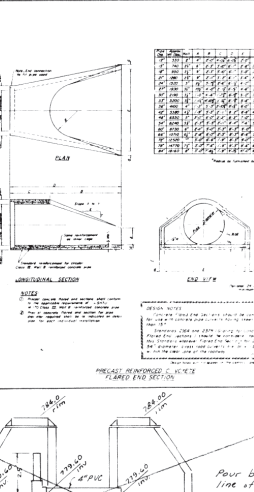
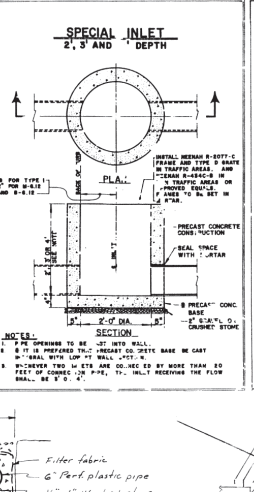
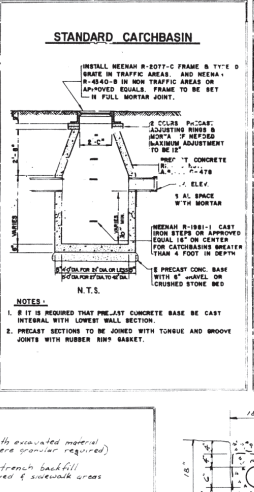
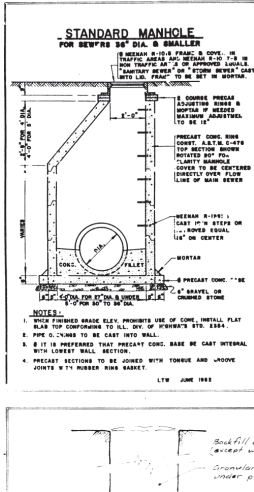
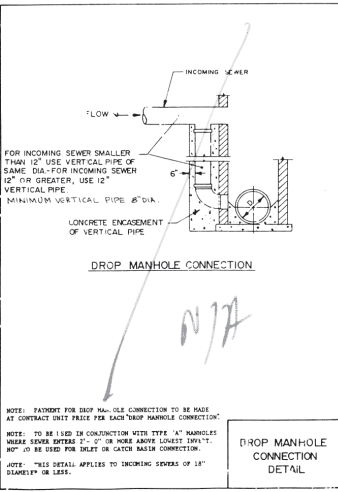
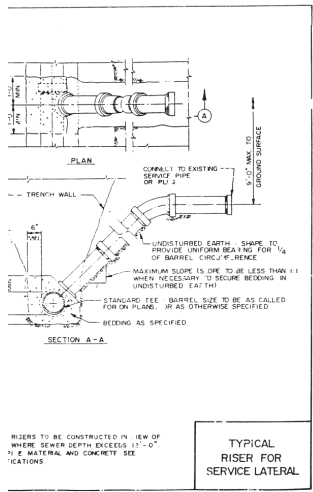
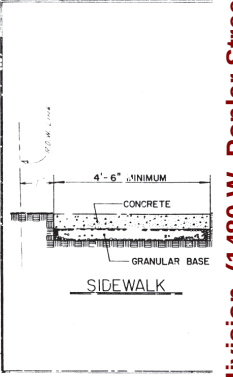
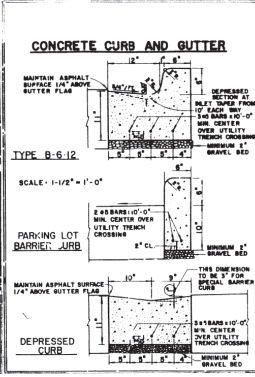
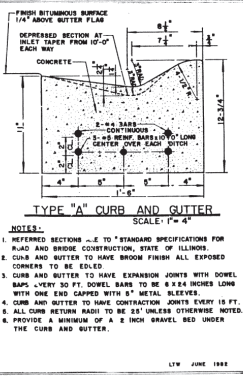
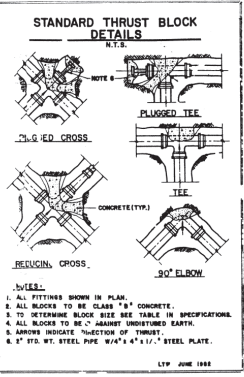
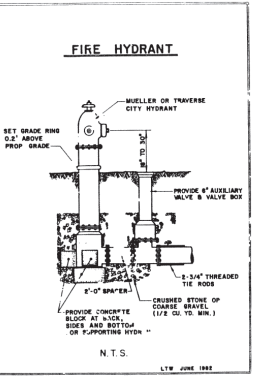
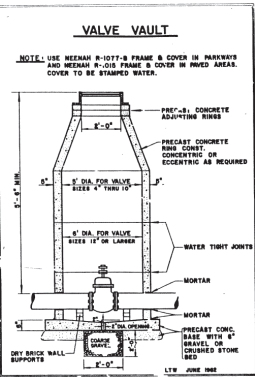
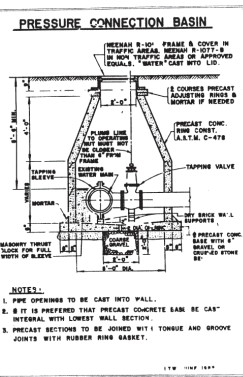
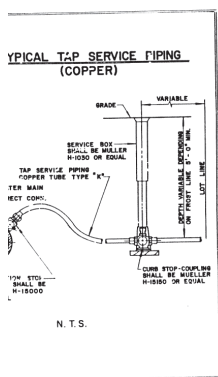
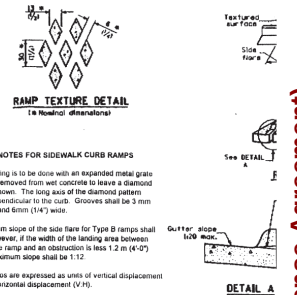
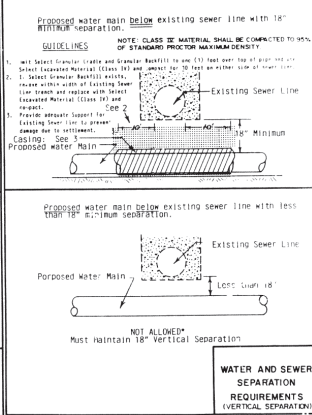
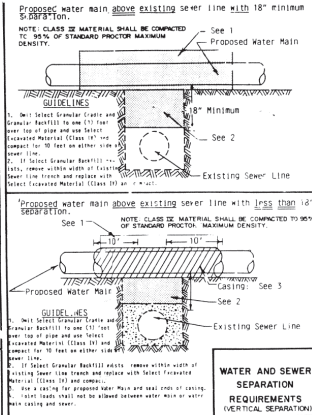
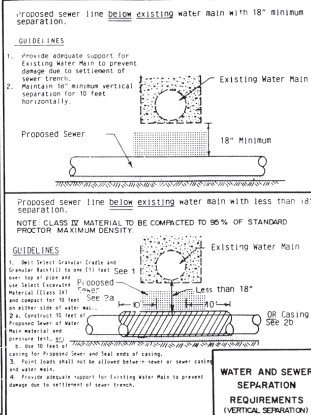
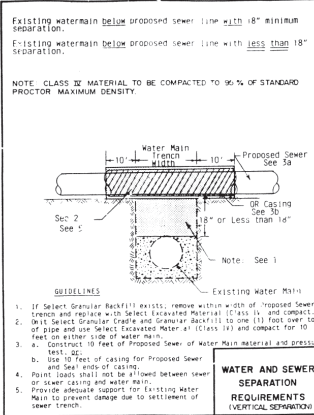
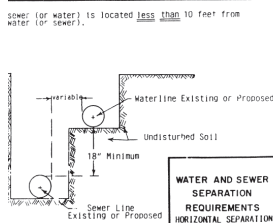
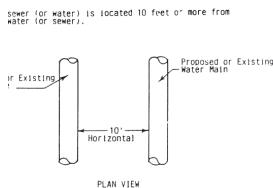
LANDSCAPE PLAN AND T CLEARWATER

LOCATED BETWEEN WINNETKA WEST OF PALOS STREET. VII

06/20/01

03/01/02 Added Bldg areas
09/10/01 Revised parkway trees

GEORGE E. McCARTY, Civil Engineer
890 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 382-3544

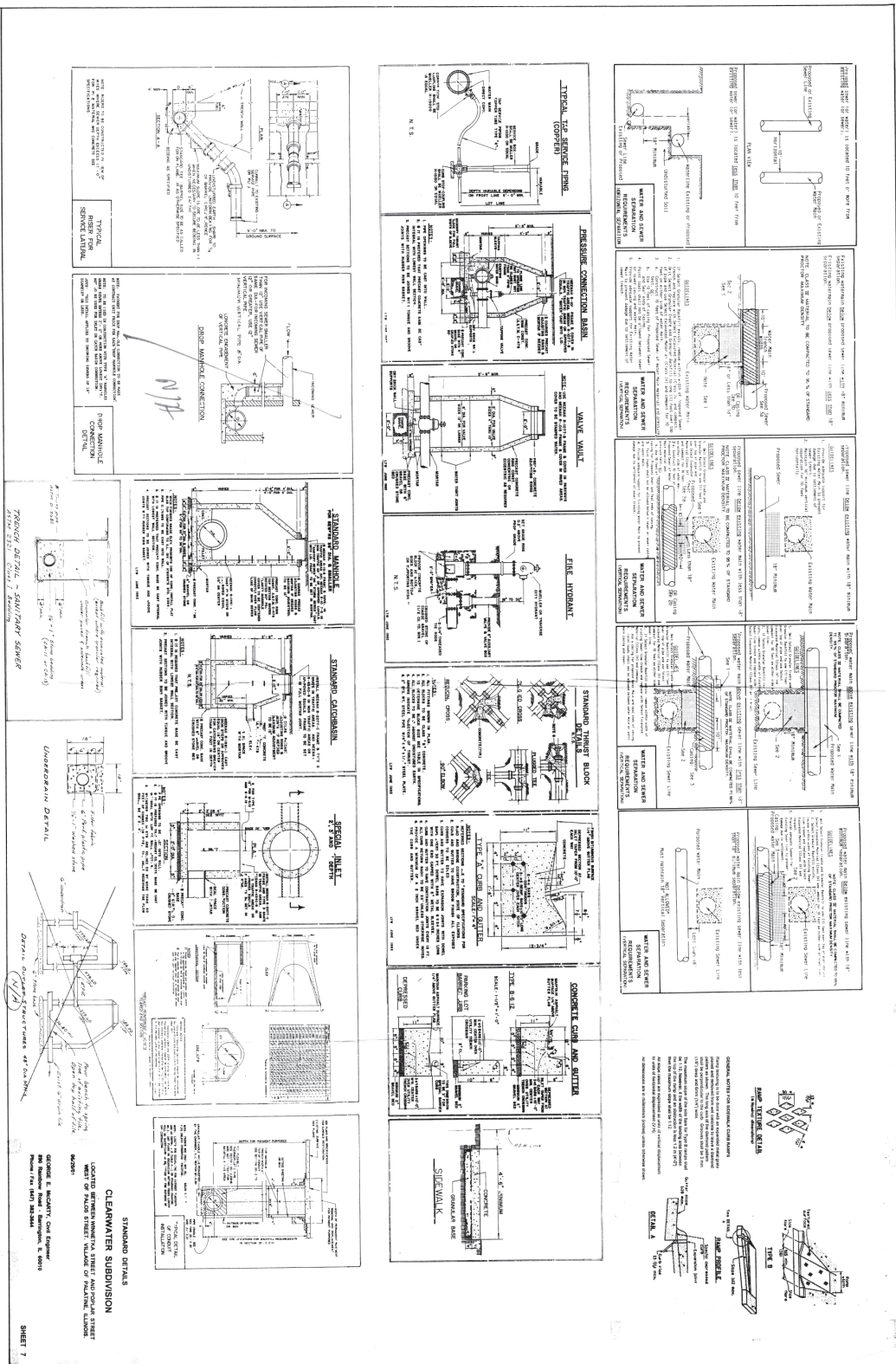


STANDARD
CLEARWATER

LOCATED BETWEEN WINNETT
WEST OF PALOS STREET.

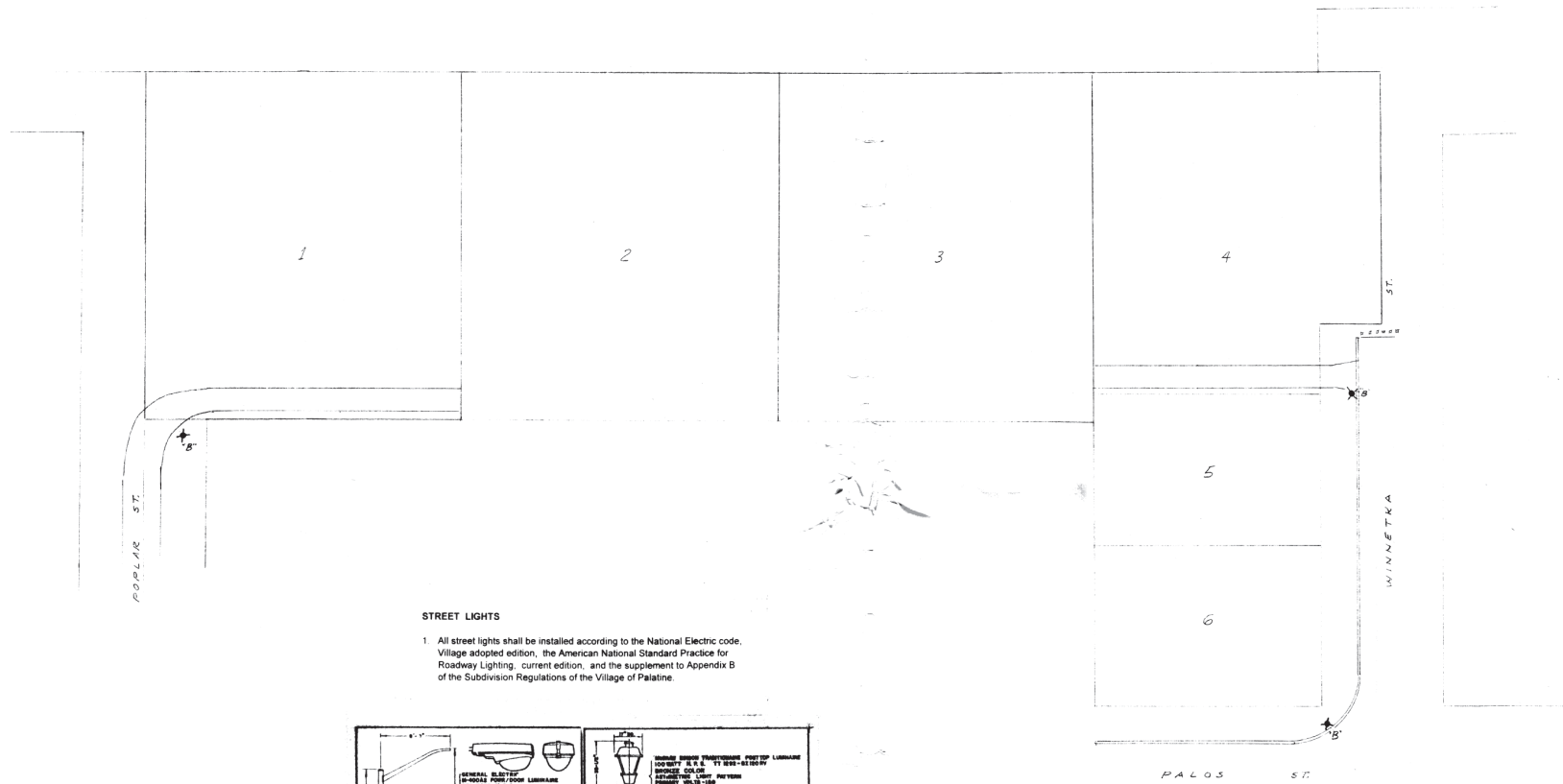
06/20/01

GEORGE E. McCARTY, Civil En.
890 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 382-3644



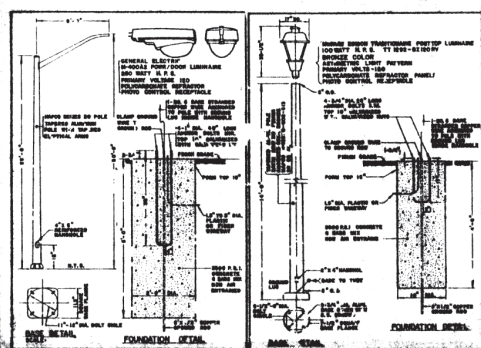


SCALE 1"=20'



STREET LIGHTS

1. All street lights shall be installed according to the National Electric code, Village adopted edition, the American National Standard Practice for Roadway Lighting, current edition, and the supplement to Appendix B of the Subdivision Regulations of the Village of Palatine.



STREET LIGHT DETAIL
A' B'

STREET LIGHT
CLEARWATER
LOCATED BETWEEN WINNETKA ST.
WEST OF PALOS STREET, VILLAGE OF PALATINE, ILLINOIS.

GEORGE E. MCCARTY, Civil Engineer
800 Rainbow Road - Barrington, IL 60010
Phone / Fax (847) 362-3644

SHEET 8

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Mark Lenz
Fisher Cohen Waldman Shapiro LLP
1247 Waukegan Road
Glenview, Illinois 60025

(Space above this line is for recorder's use)

DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT

THIS DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT (this "Agreement"), is entered into as of November 28, 2018 (the "Effective Date") by and among 1480 Poplar LLC, an Illinois limited liability company ("Poplar") and Anthony B. Pecoraro ("ABP"). Poplar and ABP are referred to from time to time herein individually as a "party" and, together, as the "parties."

RECITALS

WHEREAS, Poplar is the fee owner of the real property (the "Poplar Parcel") located in the Clearwater Subdivision of the Village of Palatine, and is legally described on Exhibit A attached hereto and made a part hereof;

WHEREAS, ABP is the fee owner of the real property (the "ABP Parcel") located in the Clearwater Subdivision of the Village of Palatine, and is legally described on Exhibit B attached hereto and made a part hereof;

WHEREAS, the parties desire to enter into this Agreement in order to (i) provide for Poplar and ABP's right to construct and maintain a driveway to be constructed on that certain portion of the Poplar Parcel referred to as the "Driveway Easement Area" as described on Exhibit C attached hereto and made a part hereof; and (ii) to jointly share, among the parties, maintenance and repair costs relating to the Common Driveway (as hereafter defined) and the surrounding landscape;

NOW, THEREFORE, in consideration of their mutual covenants, undertakings, representations and warranties and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and on the terms and conditions herein set forth, the parties agree and covenant as follows:

1. Definitions.

1973807.2 (16105 001)
{5881218:}

(a) "Common Driveway" means the driveway to be constructed and maintained in the Driveway Easement Area, and by which the parties access Poplar Street from their individual residences.

(b) "Individual Ownership" shall have the meaning set forth in Section 4(c) hereof.

(c) "Maintenance Owners" means the owners, and each such owner's successors and assigns, of the Poplar Parcel and the ABP Parcel.

(d) "Material Decisions" shall have the meaning set forth in Section 4(a) hereof.

(e) "Parcel" means each of the Poplar Parcel and the ABP Parcel and, collectively, the "Parcels."

(f) "Poplar Street" means West Poplar Street, a public road located in the Village of Palatine, County of Cook, State of Illinois.

(g) "Driveway Easement Area" means the portion of the Poplar Parcel depicted as Exhibit C attached hereto and made a part hereof.

2. Grant of Driveway Easement. Poplar hereby grants and conveys to ABP a non-exclusive, perpetual, appurtenant easement over, under, on and across the real property located within the area of the Poplar Parcel containing the common driveway used by Poplar and ABP and its guests and invitees to access Poplar Street, such area being more particularly described in Exhibit C attached hereto as the "Driveway Easement Area, and the right to use the Driveway Easement Area for the purpose of non-exclusive vehicular and pedestrian access on and across the Driveway Easement Area. Notwithstanding anything contained herein to the contrary: (a) the easement granted under this Section 2 shall be non-exclusive, and (b) the owners, and their successors and assigns, of the ABP Parcel shall have the right to use the Driveway Easement Area for access from West Poplar Street not inconsistent with Poplar's full enjoyment of the Driveway Easement Area.

3. Common Driveway Construction.

(a) Driveway Responsibilities. ABP shall construct the Common Driveway within a reasonable amount of time from the Effective Date and shall jointly maintain with Poplar, in accordance with Section 4, the Common Driveway during the duration of this Agreement (the "Driveway Responsibilities"). Such maintenance shall consist of keeping the Common Driveway in good repair and reasonably pleasing in appearance. Any decision relating to the Driveway Responsibilities that is reasonably likely to result in substantial cost to the parties or is otherwise of material importance ("Material Decisions") requires the prior written approval of each party before either party may appropriately take action. Each party shall have the right to individually tend to minor matters related to the Driveway Responsibilities without prior approval from the other party.

(b) Design. ABP has completed a preliminary design of the Common Driveway which has been approved by Poplar. The estimated construction cost for the Common Driveway is Eighteen Thousand and no/100 Dollars.

4. Common Driveway Maintenance.

(a) Maintenance. To the extent necessary to maintain the Common Driveway in good condition and repair and in accordance with all applicable laws, including, without limitation, the requirements described in that certain "Ordinance Granting Final Planned Development Approval 100 Poplar Lane and 1080 Palos Avenue Clearwater Subdivision" and in particular Petitioner's Exhibit #9 captioned "Driveway Maintenance Agreement". The ordinance was approved by the Village of Palatine as Ordinance # 0-46-02. The parties acknowledge that said Ordinance was recorded with the Cook County Recorder of Deeds on May 1, 2003 as document #0312145102, is attached hereto as Exhibit D and is an encumbrance on title for both the Poplar Parcel and the ABP Parcel. Accordingly, the parties shall maintain, repair, replace, alter, remove, renew and reconstruct (all of the foregoing activities are collectively referred to herein as the obligation to "Maintain", and the exercise of such rights is herein referred to as "Maintenance") the Common Driveway. The parties shall make a good faith effort to agree on the required Maintenance at any given time.

(b) Cost Sharing. Other than incidental Maintenance that either of the parties may engage in or undertake individually at their own expense, any Maintenance on the Common Driveway approved by the Maintenance Owners pursuant to Section 4(a) above shall be split equally among the parties.

5. Term of Easements Created. The easements herein granted and established shall be permanent and perpetual in nature and duration and shall be for the benefit of the owners of the Parcels, and their respective heirs, administrators, executors, successors and assigns, but the same is not intended nor shall it be construed to create any rights and/or be for the benefit of the general public. The easements, rights and obligations hereunder shall create a servitude upon each of the Parcels, and all parcels subsequently created by a split or subdivision of any such Parcel, running with the land and estates thereof, and no charge or cost shall ever be assessed, demanded, due or payable in connection with the exercise of such easements, rights and privileges herein granted and established except as is provided specifically in this Agreement. This Agreement shall create privity of contract and/or estate with and among all grantees of all or any part of the Parcels, and their heirs, executors, administrators, successors and assigns, and the rights, benefits and obligations as set forth in this Agreement shall automatically and without further act of any party, its and their successors and assigns, become binding upon and inure to the benefit of each such person, partnership, corporation or other entity that may succeed to all or any part of the fee simple estate of the owners of the Parcels, or have any leasehold or other interest in all or any part of such Parcels at any time or from time to time.

6. Default. Notwithstanding any contrary provision in this Agreement, a party shall be in default of this Agreement upon such party's failure to perform or observe any term, condition or covenant of this Agreement to be performed or observed by such party, and such default is not cured within thirty (30) days after receiving written notice from any non-defaulting party.

7. Notices. All notices, consents, requests and other communications under this Agreement shall be in writing and shall be personally delivered or sent by Federal Express or other overnight courier service, addressed to the applicable address set forth below, or to such other address of which the parties shall have given notice to the other as herein provided. All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof on the date of delivery with evidence of receipt, if sent by personal delivery or on the next business day if sent by overnight courier.

If to the owner of the Poplar Parcel:

1480 Poplar LLC
Attn: Leonid Idesis
1204 West Northwest Highway
Palatine, Illinois 60067

If to the owner of the ABP Parcel:

Anthony Pecoraro
1480 West Poplar Street
Palatine, Illinois 60067

With a copy to:

Fisher Cohen Waldman Shapiro LLP
Attn: Mark Lenz
1247 Waukegan Road
Suite 100
Glenview, Illinois 60025

8. Miscellaneous. This Agreement and the exhibits attached hereto set forth all the covenants, promises, agreements, conditions and understandings of the parties hereto with respect to the subject matter herein and no previous statement or representation not contained herein shall be binding on any party hereto. This Agreement may not be modified, amended or supplemented except by a subsequent agreement in writing executed by the fee simple owners of all of the Parcels. No waiver of any condition or legal right or remedy shall be implied by the failure of any party to declare a default, or for any other reason, and no waiver of any condition or covenant shall be valid unless it be in writing signed by all the non-defaulting parties. No waiver by the non-defaulting party of a breach of any condition may be claimed or pleaded to excuse a future breach of the same condition or covenant. The mention in this Agreement of any specific right or remedy shall not preclude any party from exercising any other right or from having any other remedy or from maintaining any

action to which it may be otherwise entitled either at law or in equity. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns, and the easements, covenants and conditions contained herein shall run with the land. There shall be no merger of the easements created hereunder into the fee title ownership of the land described hereunder despite any common ownership of the dominant and serviant estates of the land described hereunder, either now or in the future. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

9. Dispute Resolution. All disputes under this Agreement shall be arbitrated in accordance with the rules of the American Arbitration Association as may be in force from time to time.

10. Attorneys' Fees. In the event that any legal or equitable proceeding for the enforcement, or to restrain the violation of, this Agreement or any provisions hereof is initiated, the losing party shall pay to the prevailing party the prevailing party's actual attorneys' fees, costs and expenses reasonably incurred in connection with the prosecution or defense of such action. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

11. Equitable Relief. Notwithstanding any other provision of this Agreement, in the event of any violation or threatened violation by any party of any of the terms, restrictions, covenants or conditions of this Agreement, any other party shall have, in addition to the right to collect any damages caused thereby, the right to enjoin such violation or threatened violation in any court of competent jurisdiction.

12. Survey. At the request of either of the parties, the Driveway Easement Area will be surveyed and the legal description of such easement areas will be added to this Agreement. The party or parties requesting the survey shall bear the cost of the survey.

13. Recording. This Agreement shall be recorded by any party to this Agreement in the Office of the Recorder of Deeds of Cook County, Illinois.

14. Mortgage Subordination. All parties shall obtain the agreement of any prior lienholder with respect to their parcel to subordinate the priority of such lien to this Agreement. The breach of any restriction or other provision of this Agreement shall not defeat or render invalid or unenforceable the lien of any mortgage or deed of trust made in good faith and for value on the interest of any party hereto, but all other restrictions and other provisions of this Agreement shall, except as otherwise set forth herein, be binding and effective against any owner whose title is acquired by foreclosure, trustee's sale or otherwise.

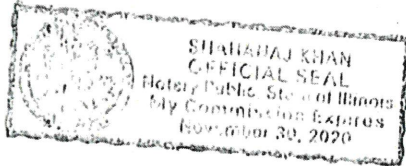
15. Counterparts. This Agreement may be executed in one or more counterparts, each of which may be deemed an original, all of which taken together constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have executed and acknowledged this Agreement on the day and year first above written.

"POPLAR"

[Signature]
Sole Member Manager



"ABP"

Anthony B. Pecoraro

By: _____
Name: _____
Title: _____

[Notary Acknowledgements Follow]

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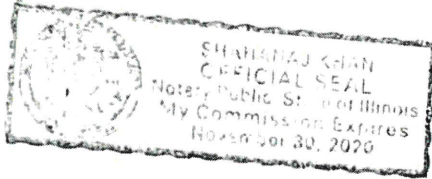
1973807.2 (16105.001) (5881218:)

Attachment: Driveway agreement Lots 1 and 2 Clearwater Subdivision (1480 W. Poplar Street - License Agreement)

IN WITNESS WHEREOF, the parties hereto have executed and acknowledged this Agreement on the day and year first above written.

"POPLAR"

[Signature]
Sole Member Manager



"ABP"

[Signature]
Anthony B. Pecoraro

By: _____

Name: _____

Title: _____

[Notary Acknowledgements Follow]

]

State of Illinois)
 County of Cook)

I, the undersigned, a notary public in and for said County, the State aforesaid, DO
 HEREBY CERTIFY that Anthony B. Pecoraro, personally known to me to be the same person
 whose name is subscribed to the foregoing instrument, appeared before me this day in person,
 and acknowledged that he signed, sealed and delivered the said instrument as his free and
 voluntary act, for the uses and purposes therein set forth.

Given under my and official seal this 28th day of November, 2018.

Paulette H. Kirschner



EXHIBIT A

LEGAL DESCRIPTION OF THE POPLAR PARCEL

LOT 1 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6 AND THE NORTH $\frac{1}{2}$ OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, ILLINOIS.

PIN: 02-09-307-013-0000

Common Address: _____, Palatine, Illinois

1973807.2 (16105.001) {5881218:}

Attachment: Driveway agreement Lots 1 and 2 Clearwater Subdivision (1480 W. Poplar Street - License Agreement)

EXHIBIT B**LEGAL DESCRIPTION OF THE ABP PARCEL**

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6 AND THE NORTH ½ OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, ILLINOIS.

PIN: 02-09-307-014-0000

Common Address: _____, Palatine, Illinois

1973807.2 (16105.001) {5881218:}

Attachment: Driveway agreement Lots 1 and 2 Clearwater Subdivision (1480 W. Poplar Street - License Agreement)

EXHIBIT C**DESCRIPTION OF THE DRIVEWAY EASEMENT AREA**

THE EAST 20 FEET OF LOTS 1 AND 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6 AND THE NORTH ½ OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, ILLINOIS.

1973807.2 (16105.001) (5881218:)

Attachment: Driveway agreement Lots 1 and 2 Clearwater Subdivision (1480 W. Poplar Street - License Agreement)



0312145102

Eugene "Gene" Moore Fee: \$86.00

Cook County Recorder of Deeds

Date: 05/01/2003 02:18 PM Pg: 1 of 32

ORDINANCE NO. 0-46-02

**ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE
CLEARWATER SUBDIVISION**

Attachment: O-046-02 PUD (1480 W. Poplar Street - License Agreement)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 8, 2002

ORDINANCE NO. 0-46-02

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
100 POPLAR LANE AND 1080 PALOS AVENUE – CLEARWATER SUBDIVISION**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 5, 2002 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 Rezoning and Final Plat of Subdivision.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Being a re-subdivision of Lots 4, 5, 6 and the North half of Lot 1 in Block 16 in Percy Wilson's Forest View Highlands, a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof, recorded July 23, 1926, as Document No. 9349772, in Cook County, Illinois

commonly known as the Northeast corner of Poplar and unimproved Portage Avenue, commonly known as 100 Poplar Lane and 1080 Palos Avenue.

SECTION 2: That final approval of a Planned Development is hereby granted to the

above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The subdivision shall substantially conform to the plat of subdivision by Precision Land Surveyors, dated 11/2/00, and to the engineering plans, tree preservation and landscape plans by George McCarty, dated 6/2/01, last revised 9/14/01, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The driveway maintenance agreement between lots 1 & 2 and lots 3 & 4 shall be revised in a manner acceptable to the Village Attorney. The prospective homeowners of these lots shall sign the agreement acknowledging that they are aware of the restrictions prior to the issuance of the certificate of occupancy.
3. A covenant shall be added to the final plat indicating that no fill, fences, sheds or other structures can be installed in the rear yards of Lots 1 through 4.
4. The agreement with the Ethan's Glen HOA shall be submitted prior to the start of construction.
5. The following permits are required: MWRD & IEPA
6. The development shall be subject to the Village's Anti-Monotony Code..
7. All house elevations facing a public street or private drive, including the east elevations of lots 2 & 3 shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.
8. Any house that is not constructed by the petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
9. The proposed homes for lots 1-4 shall maintain a minimum rear yard setback of 40' from the proposed high water line.
10. The diameter of the new stormsewer along Winnetka Street from the east side of Palos Avenue to the outfall shall be 27 inches. The location of the replacement culvert under Palos Avenue shall be at the direction of the Village Engineer and shall not interfere with any existing utilities.
11. The petitioner shall submit a letter of credit in the amount of \$50,000 and in a form acceptable to the Village Engineer to ensure completion of the planned development.

SECTION 3: That the petition for preliminary and final planned development, a

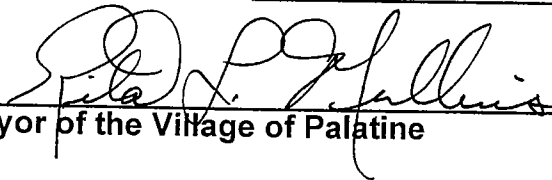
copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8th day of April, 2002

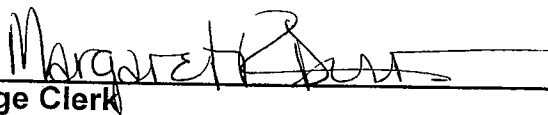
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of April, 2002



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th day of
April, 2002



Village Clerk

R-43-02

CLEARWATER SUBDIVISION

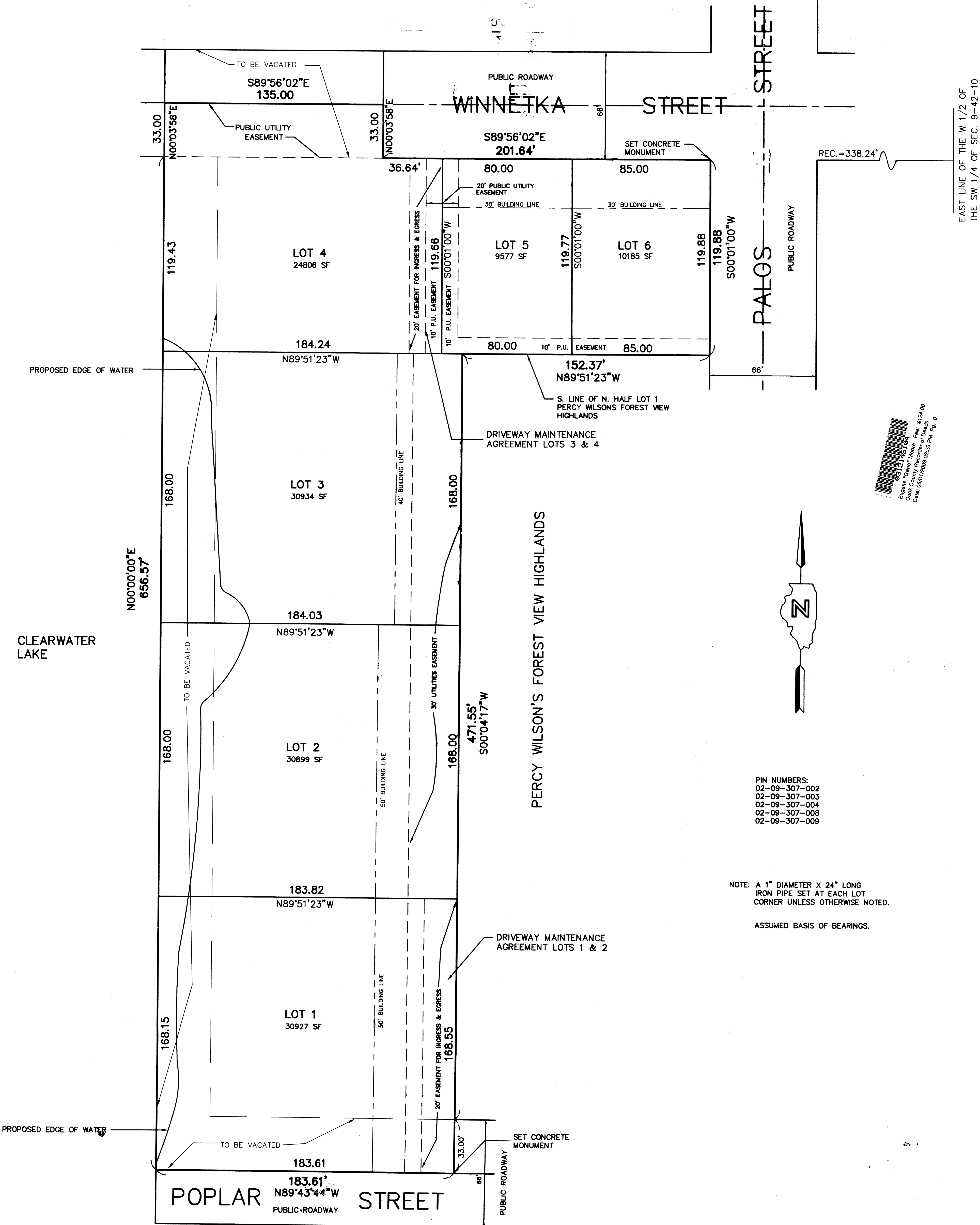
BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

CLEARWATER
SUBD.

0312145104
2-P

DOCUMENTS
WITH THIS
PLAT

NORTH LINE OF THE W 1/2 OF
THE SW 1/4 OF SEC. 9-42-10



PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-6D
DATE: 12/19/02
SCALE: 1" = 30'
SHEET: 1 OF 2

R-43-02

03/21/45104

CLEARWATER SUBDIVISION

PLAN COMMISSION

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE AT A MEETING THIS _____ DAY OF _____, A.D. 2002.
BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

COUNTY CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, _____, COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES, NO UNPAID FORFEITED TAXES OR UNPAID FORFEITED SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS _____ DAY OF _____, A.D. 2002.
COUNTY CLERK, COOK COUNTY, ILLINOIS.

VILLAGE COLLECTOR

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT AND THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ABOVE SUBDIVISION.
DATED THIS _____ DAY OF _____, A.D. 2002.
VILLAGE COLLECTOR

VILLAGE COUNCIL

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2002.
BY: _____ ATTEST: _____
MAYOR VILLAGE CLERK

SURVEYOR

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
BEING A RE-SUBDIVISION OF LOTS 4, 5, 6, AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.
DATED THIS _____ OF _____, 2002 A.D.
DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747

RIGHTS OF THE VILLAGE:
THE VILLAGE OF PALATINE SHALL HAVE THE RIGHT, BUT NOT THE DUTY OR RESPONSIBILITY TO ENTER THE COMMON AREA TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THE VILLAGE MAY PLACE A LIEN ON THE COMMON AREA FOR THE COST OF SAID REPAIRS OR MAINTENANCE. IN THE EVENT THAT THE OWNER OF THE COMMON AREA SHALL FAIL TO PAY THE COST TO THE VILLAGE FOR SAID REPAIR OR MAINTENANCE, THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT 18 PERCENT INTEREST PER ANNUM FROM THE DATE THE COSTS ARE INCURRED THROUGH THE DATE THE VILLAGE HAS BEEN REIMBURSED.
PURSUANT TO THIS SECTION, THE VILLAGE IS HEREBY GRANTED AN EASEMENT OF ACCESS FOR INGRESS AND EGRESS FOR THE PURPOSE OF ENTERING THE COMMON AREA IN ORDER TO MAINTAIN AND/OR REPAIR THE COMMON AREA. THIS SECTION SHALL NOT BE AMENDED, DELETED OR IN ANY WAY ALTERED WITHOUT PRIOR WRITTEN CONSENT TO THE VILLAGE OF PALATINE.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 1 & 2

THE LOT 1 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF POPLAR STREET TO THE END OF THE LOT 1 PRIVATE DRIVEWAY. THE LOT 2 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 1 PRIVATE DRIVEWAY TO THE SOUTH LOT 2 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS.

DRIVEWAY MAINTENANCE AGREEMENT LOTS 3 & 4

THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF WINNETKA STREET TO THE END OF THE LOT 4 PRIVATE DRIVEWAY. THE LOT 3 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE 12' PRIVATE DRIVEWAY FROM THE END OF THE LOT 4 PRIVATE DRIVEWAY TO THE NORTH LOT 3 PROPERTY LINE. SHOULD LOT 3 PROPERTY OWNER NOT MAINTAIN THE 12' PRIVATE DRIVEWAY, THEN LOT 4 PROPERTY OWNER SHALL BE PERMITTED, BUT NOT REQUIRED, TO MAINTAIN THE BALANCE OF THE 12' PRIVATE DRIVEWAY. THE LOT 4 PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN ANY LANDSCAPING LOCATED IN THE 20' EASEMENT FOR INGRESS AND EGRESS THAT IS LOCATED NORTH OF LOT 5.

VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
APPROVED BY _____, VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2002.

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL AND NOTARIZED SEAL.
DATED THIS _____ DAY OF _____, 2002.

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

CABLE TELEVISION:
A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES 'N, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSED THAT DO NOT THEN LATER INTERFERE WITH AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR AND IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY
ENGINEER

FLOOD CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
I, DAVID A. HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HERE LIES IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 6, 2000, COMMUNITY PANEL NO. 17031C0039F.
DATED THIS _____ OF _____, 2002 A.D.
DAVID A. HEMBO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2747

SEND TAX BILLS TO:

HUMMEL DEVELOPMENT CORP.
5109 SANDBURG DR.
MCHENRY, IL. 60050

SCHOOL DISTRICT STATEMENT:

THIS IS TO STATE THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OF SUBDIVISION. THIS IS ALSO TO STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK LIES, IS:
GRADE SCHOOL DISTRICT: 15
HIGH SCHOOL DISTRICT: 211
CONSOLIDATED SCHOOL: 15
COMMUNITY COLLEGE DISTRICT: 512

OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE STYLE AND TITLE THEREON INDICATED.
DATED THIS _____ DAY OF _____, A.D. 2002.
OWNER
OWNER

MORTGAGOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
THIS IS TO CERTIFY THAT _____, CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.
DATED THIS _____ DAY OF _____, A.D. 2002.
BY: _____ TITLE: _____
ATTEST: _____ TITLE: _____
DATED THIS _____ DAY OF _____, 2002.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ELECTRIC AND TELEPHONE:

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

EASEMENTS:

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

NO FILL, FENCES, SHEDS OR OTHER STRUCTURES SHALL BE INSTALLED IN THE REAR YARDS OF LOTS 1-4.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
DATE _____
COUNTY CLERK

PRECISION
LAND SURVEYORS, INC.
603 E. BURNETT ROAD, STE. B
ISLAND LAKE, IL. 60042
(847) 487-0500

HUMMEL'S CLEARWATER SUBDIVISION
PALATINE, IL.
ORDER NO.: P 001102-5D
DATE: 11/05/02
SCALE: 1" = 30'
SHEET: 2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 2 IN CLEARWATER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4,5,6 AND THE NORTH HALF OF LOT 1 IN BLOCK 16 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

NOTES:

1. ONSITE BENCHMARK – ARROW BOLT ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LOT 1 NEAR ENTRANCE. ELEVATION = 818.18' (NAVD88)
2. PERMANENT INDEX NUMBER (P.I.N. #): 02-09-307-014-0000
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. PROPERTY AREA: 30,899 SQUARE FEET / 0.71 ACRES
5. FIELD WORK COMPLETED ON 09/15/19
6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON. DESCRIPTION SHOWN HEREON IS FROM DEED DOCUMENT NUMBER 1834106128, RECORDED 12/07/2018.
7. SURVEY PREPARED FOR: ELENI ZGURI
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND		
PROPERTY LINE		POST LIGHT/GROUND LIGHT
CENTER LINE		AREA LIGHT/LIGHT POLE
EASEMENT LINE		STREET LIGHT
BUILDING SETBACK		TRAFFIC SIGNAL
RECORD DATA		MAST ARM SIGNAL
(XXX') TOP OF (CURB, WALL, ETC.)		HANDHOLE (electric/traffic)
+XXXXXX SPOT GRADE		GAS METER
XXXXXX BOTTOM OF (GROUND, GUTTER, ETC.)		ELECTRIC METER
CONCRETE		PEDESTAL (teleco, elec, cable)
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES		UTILITY POLE
SHRUB/SHRUB LINE		SOIL BORING
MONITOR WELL		T/F T/T
GAS VALVE		TOP FOUNDATION/THRESHOLD
TYPICAL SIGN		MAILBOX
FLARED END SECTION		GUARDRAIL
CLOSED MANHOLE		GUY WIRE ANCHOR
OPEN GRATE MANHOLE		773
BEEHIVE GRATE MANHOLE		CONTOUR LINE
GUTTER FRAME MANHOLE		TREE LINE / HEDGE LINE
VALVE VAULT		EDGE GRAVEL/STONE
FIRE HYDRANT		FENCE LINE
B-BOX/SERVICE VALVE		STORM SEWER
TEL/ELEC MANHOLE		SANITARY SEWER
UTILITY MARKINGS (cable, elec, fiber)		COMBO SEWER
T W G (tel, water, gas)		WS WATER SERVICE LINE
		WM WATER MAIN
		OHL OVERHEAD LINE
		FO FIBER OPTIC LINE
		G GAS LINE
		UGT U.G. TELCO LINE
		UGE U.G. ELECTRIC LINE

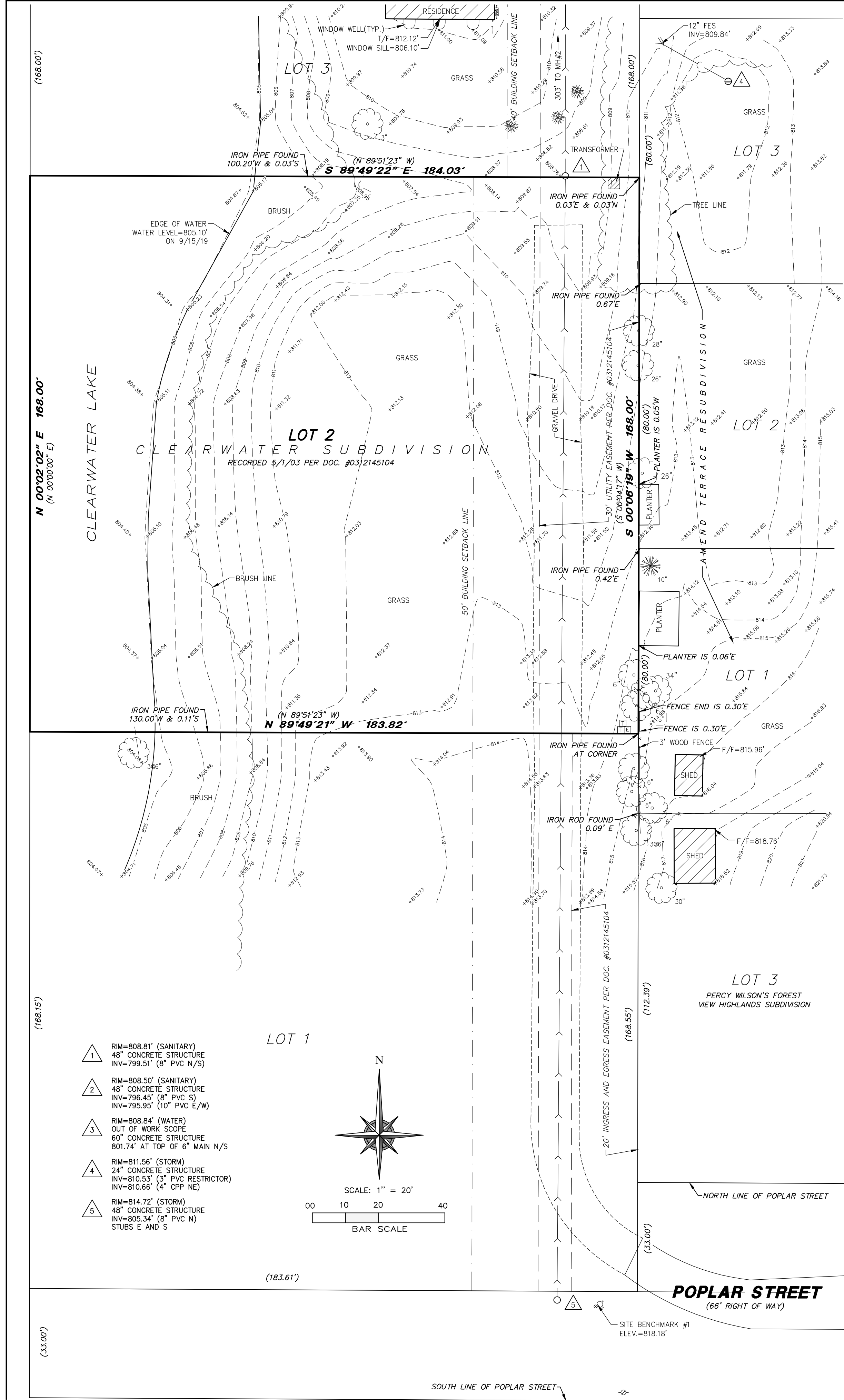
STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, A.D. 2019, AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATIČIĆ - PLS #035-003556
EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Party on March 13 & 14, 2020 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Party on March 13, 14 & 15 (Friday - Sunday), 2020. The event will be held in a portion of the Tap House Grill parking lot with live music/DJ, and Irish themed food and beer. The proposed hours for the event are Friday, 6 PM - 9:45 PM, Saturday, 10 AM - 9 PM and Sunday, 11 AM - 5 PM.

KEY ISSUES:

- The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 13, at 8 AM and reopen on Monday, March 16, at 9 AM (these hours are consistent with what was proposed/approved last year).
- The approved times for Tap House Grill's past St. Patrick's Day events were as follows:

<u>Date of Event:</u>	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 19, 2016	11 AM - 10 PM	1 PM - 5 PM
March 11, 2017	11 AM - 5 PM	Noon - 4PM
March 17, 2018	11 AM - 10 PM	Noon - 8 PM

2019 Event (2 days):

March 16 (Sat.)	11 AM - 10PM	11 AM - 10 PM
March 17 (Sun.)	10 AM - 6 PM	11 AM - 6 PM

The proposed hours for 2020 are:

	<i>Tent Hours:</i>	<i>Sound Waiver Hours:</i>
March 13 (Fri.)	6 PM - 9:45 PM	6:30 PM - 9:30 PM
March 14 (Sat.)	10 AM - 9 PM	10 AM - 9 PM
March 15 (Sun.)	11 AM - 5 PM	None

- The event would occur over a three day period, where it was 2 days in 2019, and only 1 day in 2016 - 2018. The requested hours for the sound waiver are only on Friday and Saturday (there is no sound waiver request for Sunday). The first two years of the event included a sound waiver request period of 4 hours on one day,

the third year of the event included a sound waiver request period of 8 hours on one day, while last year's event included a total sound waiver request period of 18 hours over two days. Based on their proposed 2020 event, the total sound waiver request period would be 14 hours over two days.

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Friday & Saturday, March 13 & 14, 2020.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Friday & Saturday March 13 & 14, 2020.

RECOMMENDATION:

Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

Action is at the discretion of the Village Council.

ATTACHMENTS:

- THG St Patricks Day 2020 Event Application

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

GENERAL EVENT INFORMATION

Name of Event

St. Pats Weekend Tent Event

Exact Address of Event

56 W. Wilson St.

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☐ Other

Date(s) of Event

3/13 | 3/14 | 3/15

Hours of Event

3/13 = 6-10pm
3/14 = 10am-10pm | 3/15 = 11am-6pm

Total Hours (Step-up - Tear down)

72

Phone number/website for publication

847-934-3000 | www.taphousegrills.com

Estimated attendance

500

Last years actual attendance

450

Describe the event's community and/or cultural benefit

St. Pats is one of the most celebrated holidays in USA. We will be having live music, food, drinks and plenty of fun for all. This event has become a Tap House Tradition in Palatine!

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Tap House Grill

Contact person from Sponsoring Organization

[REDACTED]

Sponsoring Organization Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

E-Mail

[REDACTED]

Website

[REDACTED]

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Tap House Grill

E-mail

[REDACTED]

Organizer/Coordinator Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

[REDACTED]

E-mail

[REDACTED]

Emergency Contact Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number (24hours)

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

VILLAGE OF PALATINE

SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?
Below are some foods exempt from a permit (not all are listed):
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.)

☒ Yes ☐ No

If yes, how many vendors? _____

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

Are you erecting either: (1) tent(s) larger than 20'x40' (or 800 sq. ft.) or (2) that accommodates more than 100 people or (3) temporary structure(s) (i.e. stage) taller than 2' in height or (4) that will be equipped with temporary electrical power?

☒ Yes ☐ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☒ Yes ☐ No

Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9031.

Will the event include a Race/Walk or Parade?

☐ Yes ☒ No

If yes, you must complete, Page 3, Section 1.

Will electronic sound amplification equipment or a public address system be used at the event?

☒ Yes ☐ No

If yes, you must complete, Page 3, Section 2.

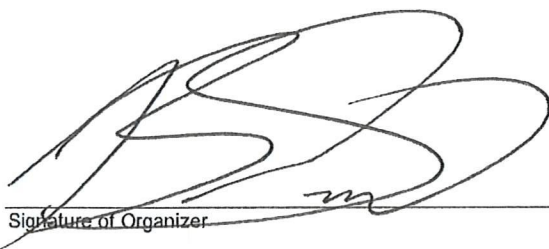
Are you utilizing any public parking lots, Village streets or other Village property for your event?

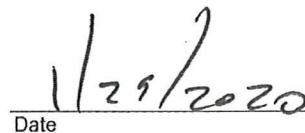
☒ Yes ☐ No

If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.


Signature of Organizer


Date

Application must include the following documentation

- ☒ Special Event Application (Page 1, 2, 3, 4)
- ☒ Certificate of Insurance (see Section 5)
- ☒ Site Plan and/or Race/Parade Route Map

***You MUST submit a new site plan or parade/race route on an annual basis.**

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Name of Event

St. Pats Weekend Tent Event

SECTION 1: RACE/WALK, PARADE INFORMATION

☐ Not Applicable

Starting Location

Ending Location

Approximate Number of Attendees (runners/marchers)

Approximate Number of Vehicles (cars/floats)

Location of Assemble (Registration)

Location of Personal Vehicle Parking

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

SECTION 2: NOISE CONTROL PLAN

☐ Not Applicable

Please attach a Site Plan, with the location of the stages and sound systems,
the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm)

Amplified sound will be used to: (am/pm)

3/13 = 6pm-10pm | 3/14 = 10am-10pm

Describe the sound system(s)

Live music, stage, speakers, control board, amplifiers

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

control board and amplifier

can adjust sound via control board & amplifier to get desired volume

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION

☐ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location

Date of Closure

Time of Closure

Date to Reopen

Time of Reopen

56 W. Wilson St

3/13

8am

3/16

8am

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Tap House Grill

Name of Event

St. Pats Tent Event

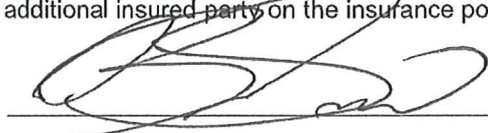
Date(s) of Event

3/13 - 3/15

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy.



SIGNATURE

Ben Snego

PRINT NAME

Marketing

TITLE/POSITION

1/29/20

DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

Commercial General Liability - minimum \$1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.



ADDICTIVE FOOD | CREATIVE BREWS.

6.B.1.a

St Pats Palatine 2020

ST Patrick Weekend Festival

Friday March 13 & Saturday March 14 & Sunday March 15 2020

- **FRIDAY Pre Party**
 - **Tent Open at 6pm**
 - Music from 6:30pm – 9:30pm
 - Band: **The Messengers 6:30 to 9:30**
 - **TENT CLOSSES AT 9:45pm- EVERYONE OUT**
- **SATURDAY Parade Day**
 - Restaurant open at 9am – Kegs N Eggs
 - **TENT OPENS 10AM** (Parade starts at 11am)
 - Tent Music from 10am to 9pm
 - DJ 10am to Noon
 - Hook on Sonics 12-4
 - Bucket #6 5-9
 - **TENT CLOSSES 9PM – EVERYONE OUT**
- **SUNDAY Bags Tournament & Culinary Kitchen**
 - Restaurant open at 11 am
 - **Tent Open 11am**
 - NO MUSIC TODAY
 - Bags tournament
 - Get Aaron DelMar to run it
 - Have a kids competition
 - Tournaments start at 1pm
 - Cash & prizes
 - **TENT CLOSSES 5PM – EVERYONE OUT**

Attachment: THG St Patricks Day 2020 Event Application (Tap House Grill - St Pat's Party 2020)

TAP HOUSE MANAGEMENT GROUP, LLC

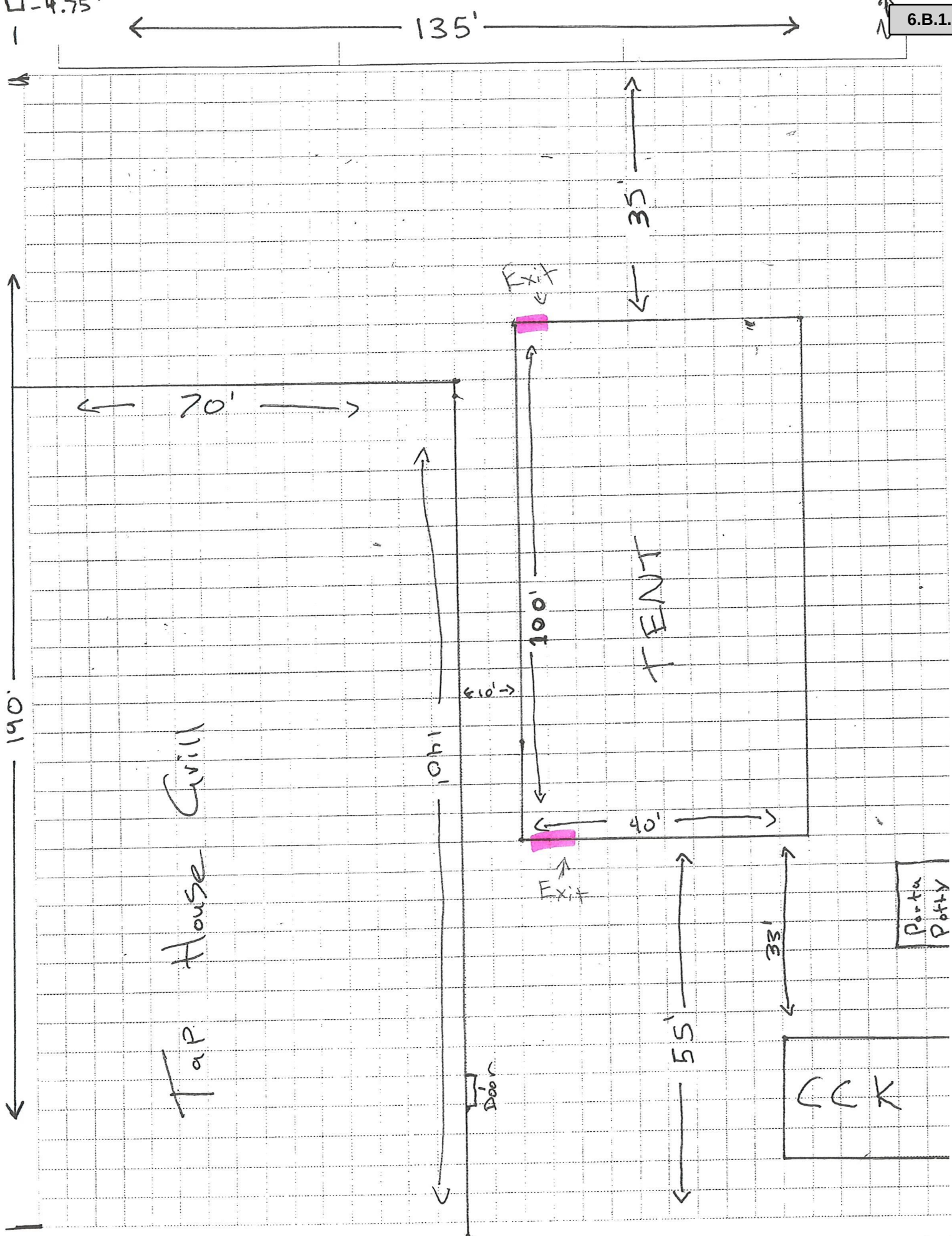
58 W. Wilson St

Palatine, IL 60067

PHONE 847.934.4107 FAX 630.839.1318

www.taphousegrills.com

□ - 4.75 ft



Attachment: THG St Patricks Day 2020 Event Application (Tap House Grill - St Pat's Party 2020)

Consider a Motion Approving the Village of Palatine's Spring 2020 E-Newsletter Article Topic List

BACKGROUND:

With the Village publishing three on-line newsletters this year: spring, summer, and winter, and one print newsletter in the fall, Staff is proposing the spring topics listed below be included in the upcoming newsletter (to be shared the week of March 2, 2020):

Administration:

Coyote Information
Summer Farmers' Market
New Businesses
Community Events
Election Information
Census 2020

Finance:

Vehicle Stickers

Community Services:

Special Materials Drop Off
Spring Clean Up Week
Blood Drive 3/26/20
Curbside Recycling
Appliance/Electronics Recycling

Public Works & Engineering:

Infrastructure Improvements
Snow Plow Damage
Mulch Delivery
50/50 Sidewalk/Sidewalk Replacement Prog.
2020 Street Resurfacing Sections
Proper Mulching Techniques
Sump Pump Discharge
Why Should I Care About Stormwater?

Police:

Safety Articles
Traffic "Violation" of the Quarter

Fire:

CPR - hands only CPR
Addressing - help us find your house
Distracted Driving Awareness Month
Severe Weather
Become a PEMA volunteer
Bathroom Exhaust Fan Hazards

ALTERNATIVES:

1. Approve the proposed article topics.
2. Approve a modified list of proposed article topics.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

Consider a Motion Approving the Village of Palatine's Spring 2020 E-Newsletter Article Topic List

BACKGROUND:

With the Village publishing three on-line newsletters this year: spring, summer, and winter, and one print newsletter in the fall, Staff is proposing the spring topics listed below be included in the upcoming newsletter (to be shared the week of March 2, 2020):

Administration:

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Community Events
Election Information
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Finance:

Vehicle Stickers

Community Services:

Special Materials Drop Off
Spring Clean Up Week
Blood Drive 3/26/20
Curbside Recycling
Appliance/Electronics Recycling

Public Works & Engineering:

Infrastructure Improvements
Snow Plow Damage
Mulch Delivery
50/50 Sidewalk/Sidewalk Replacement Prog.
2020 Street Resurfacing Sections
Proper Mulching Techniques
Sump Pump Discharge
Why Should I Care About Stormwater?

Police:

Safety Articles
Traffic "Violation" of the Quarter

Fire:

CPR - hands only CPR
Addressing - help us find your house
Distracted Driving Awareness Month
Severe Weather
Become a PEMA volunteer
Bathroom Exhaust Fan Hazards

ALTERNATIVES:

1. Approve the proposed article topics.
2. Approve a modified list of proposed article topics.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

Consider a Resolution Regarding the Review of Closed Session Minutes

BACKGROUND:

Pursuant to the requirements of the Open Meetings Act, public bodies are to periodically review closed session minutes and release any that are no longer considered to be confidential. On February 3, 2020, the Village Council met in closed session to review the Closed Session Minutes and determined that a need for confidentiality still exists for all Closed Session minutes on file.

ALTERNATIVES:

- 1) Approve the Resolution regarding review of Closed Session Minutes.
- 2) Amend the Resolution regarding review of Closed Session Minutes.

RECOMMENDATION:

The attached Resolution indicates that a need for confidentiality still exists for all unreleased Closed Session minutes, therefore no Closed Session Minutes will be released at this time.

ACTION REQUIRED:

Motion to approve the Resolution regarding the review of Closed Session Minutes.

ATTACHMENTS:

- Resolution Closed Session Min

RESOLUTION NO. _____

**A RESOLUTION
REGARDING CLOSED SESSION MINUTES**

WHEREAS, The Mayor and Village Council of the Village of Palatine, have met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village Council has kept written minutes of all such closed sessions; and

WHEREAS, pursuant to the requirements of 5ILCS 120/1 et seq., the Mayor and Village Council have met in closed session to review all Closed Session minutes.

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

SECTION 1: The Mayor and Village Council have determined that a need for confidentiality still exists for all of the Closed Session Minutes on file, thus none of the Closed Session minutes will be released at this time.

SECTION 2: This Resolution shall be in full force and effect from and after its passage.

PASSED: This _____ day of _____, 2020

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

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2020

Village Clerk

Attachment: Resolution Closed Session Min (Review of Closed Session Minutes - Feb 2020 (CA))

Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Party on March 13 & 14, 2020 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Party on March 13, 14 & 15 (Friday - Sunday), 2020. The event will be held in a portion of the Tap House Grill parking lot with live music/DJ, and Irish themed food and beer. The proposed hours for the event are Friday, 6 PM - 9:45 PM, Saturday, 10 AM - 9 PM and Sunday, 11 AM - 5 PM.

KEY ISSUES:

- The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 13, at 8 AM and reopen on Monday, March 16, at 9 AM (these hours are consistent with what was proposed/approved last year).
- The approved times for Tap House Grill's past St. Patrick's Day events were as follows:

<u>Date of Event:</u>	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 19, 2016	11 AM - 10 PM	1 PM - 5 PM
March 11, 2017	11 AM - 5 PM	Noon - 4PM
March 17, 2018	11 AM - 10 PM	Noon - 8 PM

2019 Event (2 days):

March 16 (Sat.)	11 AM - 10PM	11 AM - 10 PM
March 17 (Sun.)	10 AM - 6 PM	11 AM - 6 PM

The proposed hours for 2020 are:

	<i>Tent Hours:</i>	<i>Sound Waiver Hours:</i>
March 13 (Fri.)	6 PM - 9:45 PM	6:30 PM - 9:30 PM
March 14 (Sat.)	10 AM - 9 PM	10 AM - 9 PM
March 15 (Sun.)	11 AM - 5 PM	None

- The event would occur over a three day period, where it was 2 days in 2019, and only 1 day in 2016 - 2018. The requested hours for the sound waiver are only on Friday and Saturday (there is no sound waiver request for Sunday). The first two years of the event included a sound waiver request period of 4 hours on one day,

the third year of the event included a sound waiver request period of 8 hours on one day, while last year's event included a total sound waiver request period of 18 hours over two days. Based on their proposed 2020 event, the total sound waiver request period would be 14 hours over two days.

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Friday & Saturday, March 13 & 14, 2020.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Friday & Saturday March 13 & 14, 2020.

RECOMMENDATION:

Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

Action is at the discretion of the Village Council.

Consider an Ordinance Granting a Planned Development Amendment for the Clearwater Subdivision Planned Development Ordinance (#O-046-02) to Permit a Front Yard Setback Reduction for a New Single-Family Residential Home at 1480 W. Poplar Street

BACKGROUND:

The Petitioners are proposing to construct a new single-family residential home. Therefore, the Petitioners are requesting approval of the following:

Planned Development Amendment for the Clearwater Subdivision Planned Development (Ordinance #O-046-02) to permit a front yard setback reduction to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet.

KEY ISSUES:

- The Subject Property is approximately 31,000 square feet. Clearwater Subdivision was approved in 2002 for a 6-lot single-family residential subdivision. Lots 3, 5, and 6 have been developed, but Lots 1, 2, and 4 remain undeveloped. Since the approval of the subdivision, many of the lots went into foreclosure and changed ownership, likely contributing to the lack of development of the lots.
- The Petitioners are proposing to construct a new single-family residence on Lot 2, which, as proposed, would be setback 40 feet from the front (east) lot line, instead of the minimum required 50 feet. When the subdivision was approved, a 50-foot front yard building setback line was established and recorded on Lots 1 and 2 (subject lot). The Petitioners indicate that the setback reduction request is due to the existence of poor soils on the property. The square footage encroaching into the required setback is approximately 430 square feet and contains a covered porch, stairwell, a portion of the powder room and garage.
- A geotechnical investigation was prepared by a soil engineer and submitted to the Village Engineer for review, as part of this process. The conclusions of the report indicate that the 3 soil borings (at the 50-foot setback) are not recommended for the support of foundations, without deeper foundation depths or foundations supported on well-graded crushed stone to reduce the magnitude of long-term differential settlement. The western most soil boring (closest to the water) indicates recorded water levels at 10 to 11 feet. The soil report indicates improved soil qualities and magnitude of soil strengths when moving to the east and away from the water.

	Front Yard Setback	Side Yard Setbacks	Rear Yard Setbacks	Building / Lot Coverage
Proposed Lot 2 (Subject Property)	40'	19' (south) 63' (north)	>100'	8% / 19% (approximately)

Lot 3 (1481 W. Winnetka Street) - north of subject lot	40'	47' (south) 48.5' (north)	>100'	8% / 18%
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- The Petitioner submitted a cost estimate, which indicates that the cost differential using the actual soil conditions, without a setback reduction are \$176,868.27 versus \$107,342.16 to address the actual soil conditions, with the setback reduction (\$69,526.11 increase). The Petitioner indicated at the Public Hearing that the soils' issues were known initially and likely impacted the market value for the sale of the lot.
- Building height, building coverage, and lot coverage meet Code (based on R-2 standards). As shown in the table above, the setbacks and coverage of the Subject Property and Lot 3 (1481 W. Winnetka Street) are very similar and all exceed the R-2 standards.
- The Petitioners are proposing to construct a 12-foot wide asphalt driveway across Lots 1 and 2 that would connect to the existing Poplar Street. A driveway maintenance agreement for Lots 1 and 2 was recorded in November 2018 as required by Ordinance #O-46-02.
- The Petitioners had initially proposed a traditional driveway to a side loading garage on the north side of the home with a circular driveway in front of the home (east side). The total proposed driveway width was 48 feet and 12 feet at the lot line. Per the Zoning Ordinance, 3-car garages are permitted up to 35 feet in total driveway width and up to 25 feet at the lot line. Therefore, a Variation was required in addition to the Planned Development Amendment. The Petitioners have since revised their site plan to remove the circular driveway, thus the revised driveway design now meets the Code requirements and a Variation is not necessary. As part of the revised site plan, the Petitioner also relocated the private drive 4 additional feet to the west to provide an 8-foot setback from the shared rear property line for the adjacent home on Palos Avenue.
- At the Plan Commission meeting, there were discussions and questions about the status of Poplar Street (west of Palos Avenue). Subsequent to the Plan Commission meeting, Staff determined that there is a noted condition on the approved engineering plans for the approved Planned Development. The noted item indicates that: "...install a 1.5 inch overlay on Poplar Street, between Portage and Palos Avenues, to be determined by the Village Engineer." As part of this review, portions of this section of Poplar Street are in substandard condition. The pavement is approximately 17 feet in width and has an estimated Pavement Condition Index of less than 25. After reviewing this note on the

approved engineering plans, Staff communicated to the Petitioner that this improvement to Poplar Street would be required, through the review and approval of a license agreement.

- When the Planned Development was approved, this section of Poplar Street was and still remains in the right-of-way. The water line that serves lots 1-4 in Clearwater Subdivision is located on the south side of this right-of-way. The original letter of credit has been released, as all of the utility extensions were completed and accepted by the Village. Since the Subdivision was approved, this section of Poplar Street has not been improved or maintained. Although it is located in the right-of-way, the section of Poplar Street will only serve as access to lots 1 and 2. The approved Planned Development granted variations to Lots 1-4 for lack of frontage on an existing public right-of-way.
- Per Condition #7 of Planned Development Ordinance #O-46-02, the east elevations of Lots 2 & 3 shall be constructed with 50% brick, and no vinyl or aluminum siding shall be permitted unless approved by Village Council. The Petitioners are proposing stone veneer and Hardie Lap siding. Per the submitted application, the Petitioners indicate that stone masonry compliments Hardie Lap siding better than brick. The Petitioners have submitted representational elevations of the proposed home design and color scheme.
- Per Condition #8, any house that is not constructed by the Petitioner shall be subject to Village Council review and approval prior to the issuance of a building permit.
- As a condition of the proposed ordinance, additional landscaping such as evergreens or other dense plantings shall be planted on the east side of the driveway to provide additional screening between the Subject Property and the adjacent residences. The Petitioners have agreed to install landscaping as recommended.

ALTERNATIVES:

1. Approve the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home.
2. Do not approve the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home.

RECOMMENDATION:

Public Hearing: Plan Commission - December 17, 2019

Residents testifying: 1 - The resident, directly east of the Subject Property, spoke to the original Planned Development review and

approval. He further stated the Petitioners were aware of the setback requirements and soil conditions prior to purchasing the lot and that the relief was based upon an economic factor. Additional concerns were raised about the driveway, which no longer requires relief. (Staff notified the required surrounding property owners regarding the Village Council review date and the removal of the driveway variation from additional consideration, as it no longer requires relief).

Vote:

The Plan Commission voted 6-0 to approve the request for the Planned Development Amendment to Clearwater Subdivision Planned Development (#O-046-02) for a front yard setback reduction to permit a new single-family residential home. Based upon the 2002 subdivision approval and the previously established front yard setbacks for Lots 1-4 and privately recorded building lines, Staff recommends action at the Village Council's discretion for the Special Use for a front yard setback reduction

ACTION REQUIRED:

A motion to approve a Planned Development Amendment to the Clearwater Subdivision Planned Development (#O-046-02) and Special Use for a front yard setback reduction to permit a new single-family residential home to be constructed 40 feet from the front lot line instead of the required 50 feet at 1480 W. Poplar Street.

Consider a Motion Authorizing the Mayor to Execute a License Agreement, Subject to Review and Approval by the Village Attorney, for Improvements to the Portion of the Poplar Street Right-of-Way that Provides Access to 1480 W. Poplar Street

BACKGROUND:

The Petitioners are proposing to construct a new single-family residential home on Lot 2 in the Clearwater Subdivision. Lots 1 and 2 are accessed through a private driveway on the east side of the property. The private driveway is then accessed through the Poplar Street right-of-way.

KEY ISSUES:

- Clearwater Subdivision was approved in 2002 for a 6-lot single-family residential subdivision. Lots 3, 5, and 6 have been developed, but Lots 1, 2, and 4 remain undeveloped.
- When the Subdivision was approved, Lots 1 and 2 would gain access from a private drive on the east side of the property and then from the existing Poplar Street right-of-way, which abuts Lot 1. A driveway access agreement, for Lots 1 and 2, was a requirement of the Planned Development. The Petitioners and the Lot 1 property owner have executed driveway agreement, as required. As a condition of the Planned Development, the engineering plans required the installation of a 1.5 inch overlay onto Poplar Street, at the determination of the Village Engineer. Staff communicated to the Petitioner that this improvement to Poplar Street would be required, through the review and approval of a license agreement.
- Clearwater Subdivision was approved in 2002 and although the required public improvements were completed, Lots 1 and 2 have remained undeveloped since that time. Poplar Street, west of Palos Avenue, is the means of public road access for Lots 1 and 2. Since the Subdivision was approved, this section of Poplar Street has not been improved or maintained. Over the ensuing 18 years, this section of Poplar Street is in substandard condition. The pavement is approximately 17 feet wide and has an estimated Pavement Condition Index of less than 25.
- Within this section of Poplar Street right-of-way, the water line serving lots 1-4 in Clearwater Subdivision is located on the south side of this right-of-way. Although it is located in the right-of-way, the section of Poplar Street will only serve as access to lots 1 and 2. The approved Planned Development granted variations to Lots 1-4 for lack of frontage on an existing public right-of-way.
- The License Agreement will require that the owner be responsible for the construction and maintenance of the improved Poplar Street right-of-way access. In lieu of requiring a complete removal and reconstruction of this section of Poplar Street, it is acceptable to the Village for the Petitioner to complete a 1.5

inch overlay and maintain the approximately 17 feet in width. It may be possible for the Petitioner to submit a recapture petition for the installation of the required overlay into the Poplar Street right-of-way. As a condition of the license agreement, the Village will sign this section as leading to a private drive to avoid any confusion as to its use as a public street.

ALTERNATIVES:

1. Execute the License Agreement.
2. Do not execute the License Agreement.

RECOMMENDATION:

Staff recommends executing the License Agreement, subject to review and approval by the Village Attorney, to allow the Petitioner to complete improvements within the Poplar Street right-of-way to provide access to 1480 W. Poplar Street.

ACTION REQUIRED:

Motion to approve a License Agreement, subject to review and approval by the Village Attorney, to provide improvements within a portion of the Poplar Street right-of-way to provide access to 1480 W. Poplar Street.