

Community & Economic Development 1420 Miner Street, Des Plaines, IL 60016 P: 847.391.5392 | W: desplaines.org

### Planning and Zoning Board Agenda August 24, 2021 Room 102 – 7:00 P.M.

Call to Order: Roll Call:

Approval of Minutes: August 10, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

### **New Business:**

1. Address: 1418-1424 Wedgewood Avenue Case Number: 21-032-FPLAT

**Public Hearing** 

The petitioners are requesting a Final Plat of Subdivision pursuant to Section 13-2-5 of the Subdivision Regulations to split an existing lot into two lots of record, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-19-405-009-0000

**Petitioner:** Daniel Beniek, Skycrest Homes, 26303 W. Merton Road

Barrington, IL 60010

Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road,

Barrington, IL 60010

**2. Address:** 10 W. Golf Road **Case Number:** 21-030-CU

**Public Hearing** 

The petitioner is requesting a Conditional Use from Section 12-7-3(K) of the Des Plaines Zoning Ordinance, as amended, to locate a convenience mart fueling station at 10 W. Golf Road, which is a conditional use in the C-3, General Commercial District, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

**PIN:** 08-13-202-007-0000

**Petitioner:** Faris Samawi, 10 W. Golf Road, Des Plaines, IL 60016

Owner: Shawket Samawi, 12118 Somerset Road, Orland Park, IL 60467

**3. Address:** 1316 Webford Avenue **Case Number:** 21-016-V

**Public Hearing** 

The petitioner is requesting a Major Variation under Section 12-8-1(C) of the Des Plaines Zoning Ordinance, as amended, to allow for the installation of a detached garage that exceeds the maximum area of 720-square feet in the R-1 zoning district, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-17-306-028-0000

**Petitioner:** Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016 **Owner:** Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016

Next Agenda – September 14, 2021

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.

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# DES PLAINES PLANNING AND ZONING BOARD MEETING August 10, 2021 MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, August 10, 2021, at 7:00 p.m. in Room 101 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:02 p.m. and read this evening's cases. Roll call was established.

PRESENT: Catalano, Hofherr, Saletnik, Szabo

ABSENT: Bader, Fowler, Veremis

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development

Wendy Bednarz/Recording Secretary

A quorum was present.

#### **PUBLIC COMMENT**

There was no public comment.

#### **APPROVAL OF MINUTES**

A motion was made by Board Member Hofherr, seconded by Board Member Catalano, to approve the minutes of June 22, 2021, as corrected.

AYES: Hofherr, Catalano, Saletnik, Szabo

NAYES: None

ABSTAIN: None

\*\*\*MOTION CARRIED UNANIMOUSLY\*\*\*

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#### **OLD BUSINESS**

None

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#### **NEW BUSINESS**

1. Address: 1773 E. Oakton Street Case Number: 21-028-CU

**Public Hearing** 

The petitioners are requesting a Conditional Use pursuant to Section 12-7-3(K) to locate a Trade Contractor use at the subject property, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-28-103-046-0000

**Petitioner:** David Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056 **Owner:** David Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

**Issue:** The petitioner is requesting a Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Trade Contractor use in the C-3 zoning district at 1773 E. Oakton Street.

Address: 1773 E. Oakton Street

**Owners:** Dawid Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056 **Petitioner:** Dawid Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056

Case Number: 21-028-CU

**Real Estate Index** 

**Number:** 09-28-103-046-0000

Ward: #2, Alderman Colt Moylan

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Vacant Building

**Surrounding Zoning:** North: C-3, General Commercial District

South: R-1, Single Family Residential District East: C-3, General Commercial District West: C-3, General Commercial District

Surrounding Land Use: North: Multi-Family Residence

South: Single Family Residence East: Multi-Family Residence West: Office (Commercial) Case 21-028-CU Case 21-029-V August 10, 2021 Page 3 1773 E. Oakton St 1655 Lincoln Ave Conditional Use Standard Variation

**Street Classification:** Oakton Street is classified as a Minor Arterial road.

**Comprehensive Plan:** The Comprehensive Plan illustrates this site as Lower Density Urban Mix

with Residential.

**Project Description:** The petitioner, Dawid Lenart, owner and operator of DGL Home Improvement, has requested a Conditional Use Permit for a Trade Contractor use at 1773 E. Oakton Street. The subject property is on the south side of Oakton Street in between Sycamore and Maple Streets with an improved alley running between the two streets behind the commercial development. The subject property is located within the C-3, General Commercial district and a Trade Contractor is a conditional use in the C-3 zoning district. The Plat of Survey shows a single-tenant building and an off-street surface parking area to its south. On-street parking along Oakton Street is directly adjacent to the north. Access to the subject property is limited to the on-street parking area to the north and the alley to the south.

The existing one-story, 1,849-square-foot building consists of an open floor plan with an existing restroom, overhead garage door, pedestrian door, and concrete ramp at the rear of the space. The petitioner wishes to use the front portion of the building as an office/showroom area and the rear portions of the building as a short-term storage area, based on the Architectural Plan/Site Plan. The petitioner's proposal does not include any changes to the exterior of the building. However, the petitioner does plan to remodel the interior to construct the proposed improvements. The dumpster for this suite will be stored inside the building, except on garbage pickup days, in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance.

The proposed Floor Plan includes an 843-square foot office/showroom space and 705-square foot warehouse space. The following parking regulations apply pursuant to Section 12-9-7 of the Des Plaines zoning Ordinance:

- One parking space for every 250 square feet of gross floor area for office spaces; and
- One parking space for every 1,500 square feet of gross floor area for warehouse space (i.e. accessory storage).

Thus, a total of four off-street parking spaces are required including one handicap accessible parking space. The existing pavement area does not meet the current code requirements for off-street parking and is a non-conforming structure governed under Section 12-5-6 of the Zoning Ordinance. Section 12-5-6(A) allows the non-conforming parking area to continue as long as it remains otherwise lawful to Section 12-5-3 of this section. Thus, a variation for parking requirements is not required.

DGL Home Improvement will be open Monday through Friday from 9 a.m. to 5 p.m. Their services will include repairs and replacement of roofing, siding, and gutters; installation of windows and skylights; interior renovations; and public adjusting. There will be occasional deliveries of office, siding, and roofing supplies at this site. A maximum of three employees will be on site at a given time. Please see the Project Narrative for more details.

#### Alignment with the Comprehensive Plan

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

#### • Future Land Use Plan:

- O This property is designated as Lower Density Urban Mix with Residential on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses. While the current use is commercial, the petitioner will work to enhance the subject property by renovating the interior of existing building and resurfacing the existing asphalt area at the rear of the building. All activities and items stored will be inside to reduce any negative impacts.
- The subject property is located along the defined Oakton Street commercial corridor with single-family residences to the south, and commercial development to the north, east, and west. It contains a single-tenant building located in between established commercial developments along Oakton Street. The request would assist in the retention of a new commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments and enhancing commercial corridors throughout Des Plaines.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. In reviewing these standards, staff has the following comments:

## A. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:

<u>Comment</u>: The proposed use is classified as "Trade Contractor", and the subject property is in the C-3 zoning district. Please see the petitioner's responses to Standards for Conditional Uses.

- **B.** The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan: <u>Comment:</u> The proposed Trade Contractor is a service-oriented use that primarily serves day-to-day needs of local residents. Additionally, the subject property is in the Oakton Business District, close to residential neighborhoods. The proposed nearby home-improvement business gives the households in those neighborhoods convenient access to the business's services. Please see the petitioner's responses to Standards for Conditional Uses.
- C. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

  <u>Comment:</u> The new business will transform the existing vacant space into a new commercial use. The

proposal includes enhancements to the asphalt parking area in the rear and an interior building remodel. Please see the petitioner's responses to Standards for Conditional Uses.

#### D. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:

<u>Comment:</u> All activities and storage of materials will take place inside the building. The existing building is set back away from the neighboring residences to the south, and no building footprint changes are proposed, which will help minimize the impact of the proposed use on surrounding properties. Please see the petitioner's responses to Standards for Conditional Uses.

Conditional Use
Standard Variation

# E. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

<u>Comment:</u> The subject property is served adequately by essential public facilities and services since it is currently accessible by Oakton Street and the alley area behind the property. The proposed Trade Contractor use will not affect the existing public facilities and services for this property. Please see the petitioner's responses to Standards for Conditional Uses.

# F. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

<u>Comment:</u> The proposed use will operate within existing infrastructure and is not expected to have a uniquely high service demand. Further, it will transform a vacant building into a new asset for Des Plaines and can help improve the local economy. Please see the petitioner's responses to Standards for Conditional Uses.

# G. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

<u>Comment:</u> The proposed Trade Contractor use will include an office/showroom space and short-term storage area, neither of which will produce excessive production of noise, smoke fumes, glare, or odors. Additionally, there is no fabrication of materials or products conducted on site. Please see the petitioner's responses to Standards for Conditional Uses.

## H. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

<u>Comment:</u> The subject property does not create interference with traffic in the area with the existing access points and configuration. The proposed Trade Contractor use does not intend to alter these access points or the overall configuration of the site. Please see the petitioner's responses to Standards for Conditional Uses.

### I. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

<u>Comment:</u> The subject property is currently developed and improved with a building and surface parking area. The proposed Trade Contractor use will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property. Please see the petitioner's responses to Standards for Conditional Uses.

## J. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

<u>Comment:</u> The proposed Trade Contractor use will comply with all additional regulations of the zoning Ordinance. Please see the petitioner's responses to Standards for Conditional Uses.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to recommend that the

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City Council approve, approve subject to conditions, or deny the above-mentioned conditional use for a Trade Contractor use at 1773 E. Oakton Street. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions:

- 1. A minimum of two four-foot long landscape planter boxes are installed along the front of the building and are populated with perennials.
- 2. No outside storage of raw materials or fabricated goods is permitted on site.

Chairman Szabo swore in the Petitioner, Dawid Lenart. The Petitioner provided a brief overview of the request for a conditional use.

Chairman Szabo sked if the Board had any questions.

Chairman Szabo inquired about the number of employees, the Petitioner stated that he may have up to three employees. The majority of employees will go directly to the job site.

Member Saletnik stated that the project narrative includes the occasional delivery of siding and roofing supplies. The Petitioner stated that some materials may be delivered to the office, for example special order items, and those items will be stored indoors.

Member Catalano asked if the Petitioner read and agreed to the two conditions:

- 1. A minimum of two four-foot long landscape planter boxes are installed along the front of the building and are populated with perennials.
- 2. No outside storage of raw materials or fabricated goods is permitted on site.

The Petitioner stated that he agreed to the proposed conditions.

Chairman Szabo asked if there were any questions or comments from the audience. There were no comments.

A motion was made by Board Member Saletnik, seconded by Board Member Catalano, to recommend approval of the Conditional Use pursuant to Section 12-7-3(K) to locate a Trade Contractor use at the subject property, at 1773 E Oakton Street, and the approval of any other such variations, waivers, and zoning relief as may be necessary:

AYES: Saletnik, Catalano, Hofherr, Szabo

NAYES: None

ABSTAIN: None

\*\*\*MOTION CARRIED UNANIMOUSLY\*\*\*

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**2.** Address: 1655 Lincoln Ave Case Number: 21-029-V

**Public Hearing** 

The petitioner is requesting a Standard Variation from Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to install a second story addition onto an existing residence that is located 2.57-feet from the interior side property line, where the minimum setback required for the interior side yard is 5-feet, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-21-311-006-0000

**Petitioner:** Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018 **Owner:** Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

**Issue:** The petitioner is requesting a Standard Variation under Section 12-7-2(J) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for second-story dormer additions to an existing single-family residence that does not meet the minimum five-foot side yard setback requirement for a principal structure in the R-1 zoning district at 1655 Lincoln Avenue.

Address: 1655 Lincoln Avenue

Owner:Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018Petitioner:Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018

Case Number: 21-029-V

**PIN:** 09-21-311-006-0000 **Ward:** #2, Alderman Colt Moylan

**Existing Zoning:** R-1, Single Family Residential District

**Existing Land Use:** Single Family Residence

**Surrounding Zoning:** North: R-1, Single Family Residential District

South: C-3, General Commercial District
East: R-1, Single-Family Residential District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residence

South: Multi-Family Residence East: Single Family Residence West: Single Family Residence

**Street Classification:** Lincoln Avenue is classified as a local road.

**Comprehensive Plan:** The Comprehensive Plan illustrates the site as Single-Family Residential.

**Project Description:** The petitioner, Alex Tedeschi, is requesting a Standard Variation to allow for second-story dormer additions to an existing single-family residence at 1655 Lincoln Avenue. The existing

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house does not meet the minimum five-foot side yard setback requirement for principal structures in the R-1 zoning district. The subject property is approximately 11,309 square feet and 60 feet wide. It is improved with a two-story (20.5-feet tall), 1,131-square-foot residence, an uncovered patio with stairs, private walks, a 336-square-foot detached garage accessed from the street, and an asphalt driveway, as shown in the Plat of Survey. A building permit was issued in May 2021 for a 440-square-foot detached garage with an attached 154-square-foot covered porch area and a widened concrete driveway for this property that are not shown on the Plat of Survey. The existing single family residence is set back 2.57-feet from the east (side) property line and 19.64-feet from the north (front) property line. The minimum requirement for side yards is 5 feet, and the minimum for front yards is 25 feet. Please see the Existing Condition Photos for additional information on the existing conditions of the single-family residence on this property.

The petitioner is requesting the dormer additions to make the existing second story into a livable space complete with three bedrooms, closet areas, and restroom as shown in the Architectural Plan/Site Plan. The proposal includes the interior remodel of the second story and the addition of four dormers, two on the east side and two and the west side. The east building elevation is currently located 2.57-feet off the property line. The two proposed dormers on the east side of the building will be flush with the existing 2.57-foot building elevation setback, which extends the nonconformity vertically and triggers the need for the variance to reduce the minimum side yard (Section 12-7-2.J). Aside from the addition of the four dormers, the proposal does not include any changes to the existing single family residence (i.e., height, size, location, exterior building materials, etc.). There is an existing second-story dormer on the north (front) building elevation of the single family residence that encroaches into the required front yard. However, this dormer is not part of this proposal and will remain as is without any changes. There are no proposed changes to the first floor of the residence.

#### Alignment with the Comprehensive Plan

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- Future Land Use Plan:
  - The property is marked for the Single Family Residential land use. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial and residential uses. The petitioner strives to make functional and aesthetic improvements to the existing property in an effort to utilize existing space in the building while still maintaining the character of the single family residence.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on encouraging reinvestment in residential properties in order to enhance the residential corridors throughout Des Plaines and to increase the quality of life for residents.

<u>Variation Findings:</u> Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Staff has the following comments based on the standards.

- Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.
  - <u>Comment:</u> The physical constraints of the property's current configuration, including the location of buildings, prevent the petitioner from realistically complying with the Zoning Ordinance. The existing single family residence was constructed less than five feet from the side property line. Requiring the petitioner to relocate the existing residence could create a financial and physical hardship for the petitioner. Please see the responses to standards from the Petitioner.
- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.
  - <u>Comment:</u> The existing structure two and a half feet from the lot line is unique. The existing residence location and configuration limit the optimal locations for a dormer making it difficult for the petitioner to comply with all applicable zoning regulations. Please see the responses to standards from the Petitioner.
- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.
  - <u>Comment:</u> The size and shape of the property have not changed due to any action of the petitioner. The unique physical constraints of the property are unavoidable due to the fact that the property is land-locked. Please see the responses to standards from the Petitioner.
- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
  - <u>Comment:</u> Carrying out of the strict letter of the Zoning Ordinance would not allow the petitioner to adequately and intuitively utilize and expand the second story area of the residence. Please see the responses to standards from the Petitioner.
- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.
  - <u>Comment:</u> The approval of this variation would not provide the petitioner with any special privilege or additional right, as these exact circumstances occurring on a different property would warrant similar consideration. The proposal would allow the petitioner to make improvements to an existing property by improving the existing second story area of the residence with additional living space. Please see the responses to standards from the Petitioner.

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.
  - <u>Comment:</u> The approval of this variation would contribute to a harmonious neighborhood by accommodating a proposed investment in a single-family residence that upon completion will be in context with the surrounding area. Reinvestment in and retention of the illustrated single-family neighborhoods is supported by the Comprehensive Plan. Please see the responses to standards from the Petitioner.
- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.
  - <u>Comment:</u> It would be impractical for the applicant to design the dormers in a way that maintained the five-foot minimum side yard. The location of the existing residence is nonconforming with the current side yard, so reducing the side yard to allow for the proposed project is the most reasonable way to encourage and support the planned reinvestment in the property. Please see the responses to standards from the Petitioner.
- 8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

  <u>Comment:</u> The approval of this variation would be the minimum measure of relief for the petitioner to overcome the existing physical hardship on the property and make improvements to the existing residence. Please see the responses to standards from the Petitioner.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request: A variance allowing a two and a half foot wide side yard setback from east lot line to accommodate the proposed second-story dormer addition to an existing single-family residence at 1655 Lincoln Avenue. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

If the PZB supports approving the request, staff recommends the following conditions.

- 1. No portion of the single family residence overhangs the property line.
- 2. No easements are affected or drainage concerns are created with the construction of the detached garage addition and all roof downspouts are directed away from the neighbor to the north.
- 3. All construction with a fire separation distance of less than five feet is required to comply with the requirements of the 2015 International Residential Code, 'Section R302 Fire Resistant Construction.' The current design requires that the dormer additions proposed for the East side of the principal structure will be required to comply with the fire resistant construction requirements. All required documentation should be included with building permit submittal.
- 4. All debris shall be removed from the property.

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5. That all appropriate building permit documents and fire-rated separation details are submitted as necessary depending on the use classification of the proposed space. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building codes.

Planner Stytz reiterated that the Planning & Zoning Board is the approval body for this request.

Chairman Szabo swore in Ellen Whitehead and Alex Tedeschi. Ms. Whitehead is the architect for the project and provided an overview of the request, stating that the request it to improve the property by bringing dormers up to code to provide space for a usable second story addition. The variation is in regards to the to the side yard setback.

Chairman Szabo asked if the Board had any questions.

Member Hofherr asked how many people would be living at the property. Mr. Tedeschi stated that four people would be living at the home, his wife, daughter, baby and himself.

Member Saletnik asked if the new construction is not beyond the existing perimeter. Ms. Whitehead stated that the new construction would not be beyond the existing perimeter.

Chairman Szabo asked if there were any questions or comments from the audience. There were no comments.

Member Catalano asked if the Petitioner read and agreed to the conditions. Both Ms. Whitehead and Mr. Tedeschi are aware of and agree to the conditions listed.

Chairman Szabo commented the Petitioner that he had drawings available.

A motion was made by Board Member Hofherr, seconded by Board Member Catalano, for approval of the request for a Standard Variation from Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to install a second story addition onto an existing residence that is located 2.57-feet from the interior side property line, where the minimum setback required for the interior side yard is 5-feet, and the approval of any other such variations, waivers, and zoning relief as may be necessary, at the property located at 1655 Lincoln Ave, as presented.

AYES: Hofherr, Catalano, Saletnik, Szabo

NAYES: None

ABSTAIN: None

\*\*\*MOTION CARRIED UNANIMOUSLY\*\*\*

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### **ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday, August 24, 2021.

Chairman Szabo adjourned the meeting by voice vote at 7:19 p.m.

Sincerely,

Wendy Bednarz, Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners



## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1420 Miner Street Des Plaines, IL 60016 P: 847.391.5380 desplaines.org

#### **MEMORANDUM**

Date: August 17, 2021

To: Planning and Zoning Board

From: Jonathan Stytz, Planner

Cc: John Carlisle, AICP, Economic Development Manager

Subject: Consideration of Final Plat of Subdivision at 1418-1424 Wedgewood Avenue, Case 21-032-

FPLAT (3<sup>rd</sup> Ward)

**Issue:** The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide the existing vacant lot into two lots of record.

Address: 1418-1424 Wedgewood Avenue

Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL

60010

**Petitioner:** Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL

60010

Case Number: 21-032-FPLAT

**Real Estate Index** 

**Number:** 09-19-405-009-0000

Ward: #3, Alderman Sean Oskerka

**Existing Zoning:** R-1, Single Family District

**Existing Land Use:** Vacant Lot

**Surrounding Zoning:** North: R-1, Single Family Residential District

South: R-1, Single Family Residential District East: R-1, Single Family Residential District West: R-1, Single Family Residential District **Surrounding Land Use:** North: Single Family Residence

South: Single Family Residence East: Single Family Residence West: Single Family Residence

**Street Classification:** Wedgewood Avenue is classified as a local street.

**Comprehensive Plan:** The Comprehensive Plan designates the site as Single Family Residential.

**Project Description:** The petitioner, Daniel Beniek, is requesting a Final Plat of Subdivision for the

property located at 1418-1424 Wedgewood Avenue. The subject property is 19,984 square feet (0.46 acres) in size and is comprised of one unimproved lot as shown in the Plat of Survey (Attachment 3). A request to subdivide the subject property was approved in 2006 and addresses 1418 and 1424 Wedgewood were assigned. However, the Final Plat of Subdivision was never recorded. Thus, the petitioner obtained approval for a Tentative Plat of Subdivision and standard variation for lot width from the Planning and Zoning Board on June 8, 2021, and is now requesting the Final Plat of Subdivision.

The petitioner is proposing to subdivide the existing vacant lot into two lots of record for future single-family home development. However, this proposal does not include the immediate development of the two proposed lots at this time. Both lots will be 10,000 square feet in size and measure 50 feet in width with a 30-foot front building setback. There are five-foot public utility easements proposed for the sides and ten-foot public utility easements proposed for the front and rear of each lot based on the Final Plat of Subdivision (Attachment 4).

### **Final Plat of Subdivision Report**

Name of Subdivision: Skycrest Subdivision

**Address:** 1418-1424 Wedgewood Avenue

**Request:** Approval of Final Plat of Subdivision

Total Area of

**Subdivision:** 19,984 square feet (0.46 acres)

**Lot Descriptions:** The petitioner's Final Plat shows the subdivision of the existing lot into two

10,000-square-foot, 50-foot wide lots with a 30-foot building setback. The proposed public utility easements are five feet on the sides, ten-feet on the front,

and ten-feet on the rear of each property.

#### **Compliance with the Comprehensive Plan**

There are several parts of the 2019 Des Plaines Comprehensive Plan that align with the proposed project. Those portions are as follows:

- Overarching Principles:
  - o The Comprehensive Plan seeks to promote a wider range of housing options and to encourage the reinvestment and preservation of established Des Plaines neighborhoods through the addition of new housing to fit diverse needs. The proposal seeks to reinvest in this vacant lot and provide additional housing options in this established neighborhood.

#### • Land Use Plan:

O A primary goal of the Comprehensive Plan is to preserve and enhance established single-family neighborhoods while also expanding newer housing options. The proposal matches the existing character of the neighborhood and provides modern housing options that are prevalent in the immediate vicinity.

### • Future Land Use Map:

O The property is marked for Single-Family Residential land uses. These areas are designated for detached single-family residences to maintain and improve housing options for residents. The proposed use will transform an existing residential lot with one residence and provide an additional single-family housing option for the community as a whole.

While the aforementioned bullet points are only a small portion of the Comprehensive Plan, there is an emphasis on maintaining detached single-family zoning areas and promoting the expansion of these developments to increase housing options for residents. The petitioner is proposing to take about half an acre of vacant land for future development of two new residences for the community.

**PZB Procedure and Recommended Conditions:** Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Final Plat of Subdivision to split an existing lot into two lots of record at 1418-1424 Wedgewood Avenue. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. Staff does not suggest any conditions in the event of recommended approval.

#### **Attachments:**

Attachment 1: Project Narrative Attachment 2: Location Map Attachment 3: Plat of Survey

Attachment 4: Final Plat of Subdivision Attachment 5: Final Engineering Plans

Attachment 6: Site and Context Photos



# 1418-1424 Wedgewood, Des Plaines PROJECT NARRATIVE

July 22, 2021

We are requesting final plat of subdivision to subdivide 1418-1424 Wedgewood (PIN 09-19-405-009-0000) into 2 separate parcels. The property is 100' wide by 200' deep and is located within the R-1 zoning district. Each parcel after subdividing would be 50'x 200' deep.

#### LOCATION:

The property is located to the north of Oakton and west of Wolf Road. The nearest cross streets of the block are Forest Avenue and Lincoln Avenue.

#### COMPOSTION OF THE BLOCK

14 of the 17 properties on Wedgewood between Forest Avenue and Lincoln Avenue are 50x200 deep lots. Only 2 other lots on the block are larger than 50' wide. As such, the 2 new subdivided lots will be similar to the majority of the other lots on the block as they will be the same width, depth, and overall size.

### COMPARISON TO CURRENT R1 ZONING REQUIREMENTS

	REQMTS	PROPOSED
Bulk Controls	R-1	
Maximum height	2 <sup>1</sup> / <sub>2</sub> stories to 35 ft.	WILL COMPLY DURING BLDG
Minimum front yard	25 ft.	WILL COMPLY DURING BLDG
Minimum side yard	5 ft.	WILL COMPLY DURING BLDG
Minimum rear yard	25 ft. or 20% of lot depth, whichever is less	WILL COMPLY DURING BLDG
Maximum rear yard coverage	60% <sup>1</sup>	WILL COMPLY DURING BLDG
Minimum lot width:		

Attachment 1 Page 4 of 15

	Interior	55 ft.		50'
	Corner	65 ft.		na
Minimum lot area:				
	Interior	6,875 sq. ft.		10,000
	Corner	8,125 sq. ft.		na
Maximum building coverage	e:			
	Interior		30%	WILL COMPLY DURING BLDG
	Corner		35%	NA
Minimum corner side yard		10 ft. <sup>3</sup>		NA

- 0

The changes made from tentative plat of subdivision and preliminary engineering are the following per the request of the City:

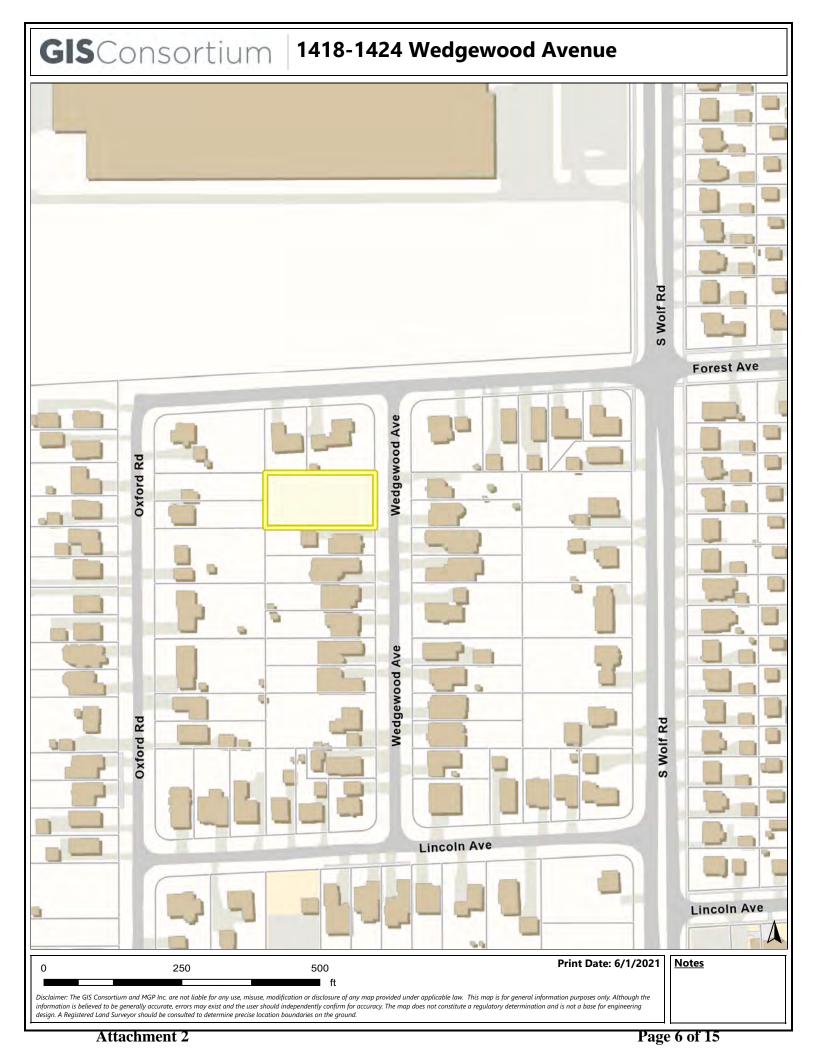
- 1) Drainage structures have been moved to the right of way per request of the Village Engineer
- 2) Updated signature boxes per guide provided.

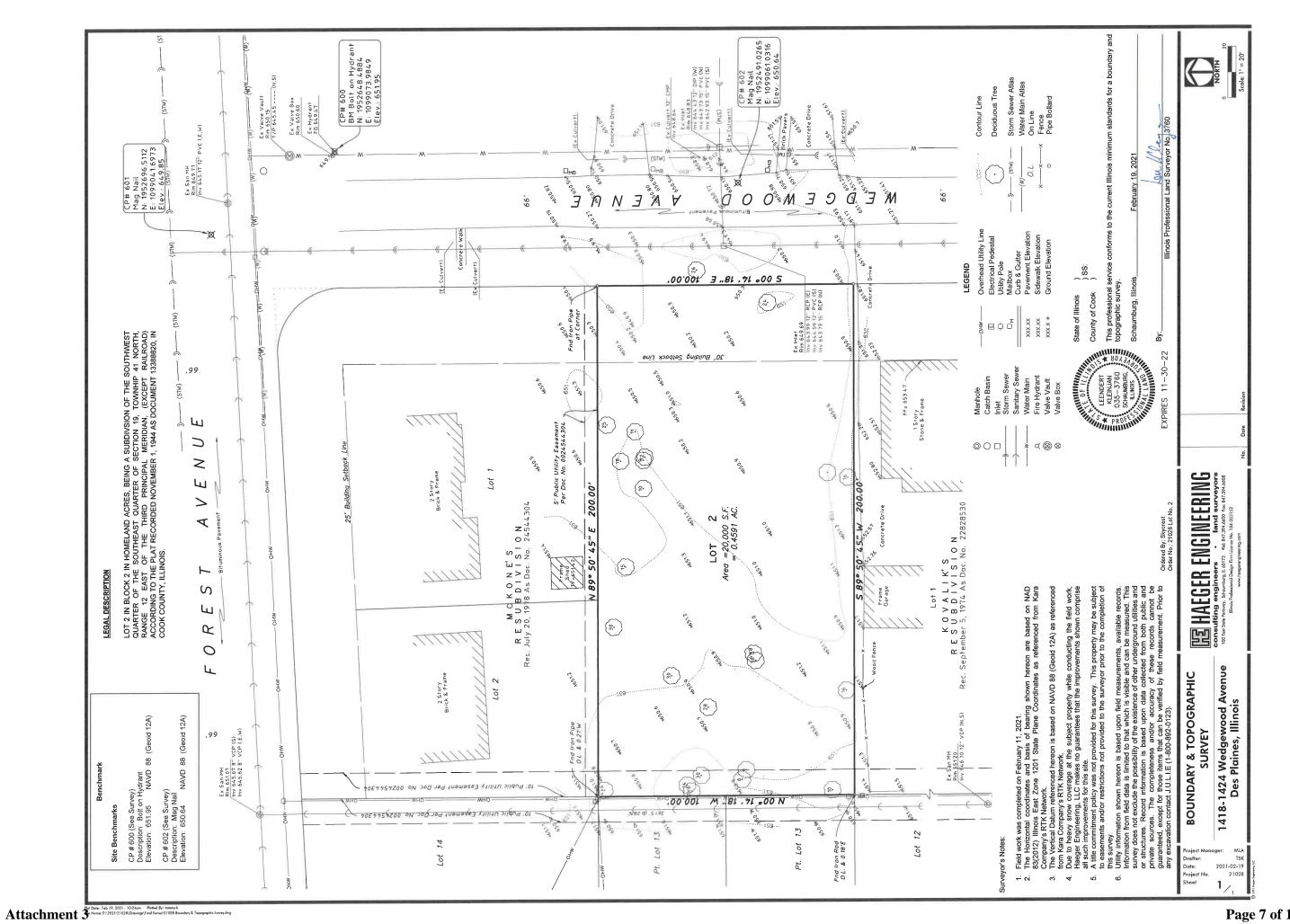
As you can see above, we comply or will comply with all other zoning requirements.

Please feel free to contact me with any questions or further insight you might need.

Daniel Beniek Owner Skycrest Homes LLC 26303 W Merton Rd Barrington, IL 60010 847-732-1391 dan@skycresthomes.com

Attachment 1 Page 5 of 15





STATE OF ILLINOIS )

NOTARY PUBLIC

MY COMMISSION EXPIRES

#### MAIL PLAT TO:

HAEGER ENGINEERING LLC CONSULTING ENGINEERS AND LAND SURVEYORS 100 EAST STATE PARKWAY SCHAUMBURG, IL 80173

### FINAL PLAT

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

### SKYCREST SUBDIVISION

-%---FOREST AVENUE----%-----

M C K O N E' S R E S U B D I V I S I O N July 20, 1978 As Doc. No. 24544304

W 89° 50' 45" E 200.00

LOT I

─ 5' Public Utility Easement Hereby Dedicated

5' Public Utility Easement Hereby Dedicated

S 89° 50' 45" W 200 00

LOT 2

Area =10,000 S.F. = 0.2296 AC.

Lot 1

K O V A L I K' S R E S U B D I V I S I O N Rec. September 5, 1974 As Doc. No. 22828530

Area = 10,000 S.F. = 0.2296 AC.

2<u>5' Building Setback Line</u>

Fnd Iron Pipe at Corner

#### OWNER CERTIFICATE

, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTIS) THIS PLAT OF SKYCREST SUBDIVISION. ESTABLISH(ES) THE MINIMUM BUILDING RESTRICTION LINES, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE: AND ESTABLISH(ES) ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS	DAY OF	AD, 2021	
ву:		DATED	
OWN	FR.		

COUNTY OF \_\_\_ IL \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED

TO THE FOREGOING INSTRUMENT, APPEARED BEFO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED AND VOLUNTARY ACT FOR THE USES AND PURPOSE	ORE ME THIS DAY IN	T AS HIS FREE
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS	DAY OF	2021

#### SCHOOL DISTRICT NOTE

THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: DES PLAINES SCHOOL DISTRICT 62 MAINE TOWNSHIP HIGH SCHOOL DISTRICT 207 **OAKTON COMMUNITY COLLEGE DISTRICT 535** 

#### DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES

DIRECTOR OF PUBLIC WORKS AND ENGINEERING

#### DIRECTOR OF FINANCE

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DIRECTOR OF FINANCE

#### MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES ILLINOIS ON THIS \_\_\_\_ DAY OF

MAYOR	
300313015	

ATTEST: CITY CLERK

#### PLANNING AND ZONING BOARD

PROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES,

CHAIRMAN

#### **EASEMENT FOR PUBLIC UTILITIES**

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE MAINTAIN, TEST, INSPECT, REPAIR, REPAIR, REPAICS, EALTER, REMOVE OR, ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THEREOF, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" ON THEIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED, PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, DSSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR PUBLIC UTILITIES" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY. AFTER THE 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

#### EASEMENT FOR STORM SEWER

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIONS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" AND THE ADMOST TO STORM SEWER" AND THE ADMOST THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE. THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED: PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY.

#### EASEMENT FOR STORM WATER DRAINAGE

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, AND TO, AND FOR THE USE AND BENEFIT OF, THE OWNERS OF ALL OF THE LOTS IN THIS SUBDIVISION, FOR THE SOLE PURPOSE OF STORM WATER DRAINAGE, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM WATER DRAINAGE" ON THIS SUBDIVISION PLAT. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE," AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERECTED OR PERMITTED TO EXIST WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE" THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOS, TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN ANY "EASEMENT FOR STORM WATER DRAINAGE" ONLY WITH THE RIDING WRITTEN ADDROLLY OF THE DISCORD OR DE INDUCATION OF THE RID. THE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES. EACH OWNER OF A LOT WITH ANY "EASEMENT FOR STORM WATER OF DES PLAINES. EACH OWNER OF A LOT WITH ANY "EASEMENT FOR STOKIN WAITED PRAINAGE" LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "EASEMENT FOR STORM WATER PRAINAGE" AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH ANY "EASEMENT FOR STORM WATER PRAINAGE" IS LOCATED SHALL NOT IN ANY MANNER DAIMAGE. DESTROY, INJURE, OBSTRUCT, OR PERMITTO BE OBSTRUCTED THE "EASEMENT FOR STORM WATER PRAINAGE" AT LOW, THE MAINTAINE WAS TREVELYED WAY. STORM WATER DRAINAGE: AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF

#### SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS 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, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION, DIVERSION, AND DISCHARGE OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY:OWNER	DATED
BY: ILLINOIS PROFESSIONAL ENGINEER NO.	DATED
with the	



### ZONING VARIATION NOTE

ZONING VARIATION GRANTED JUNE 8, 2021 FOR ZONING CASE NUMBER 21-14-TPLAT-V 1418-1424 WEDGEWOOD AVENUE TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON LOT(S) 1 AND 2 EXPIRES JUNE 8, 2022.

Fnd Iron Pipe O.L. & 0.21'W

AREA SUMMARY

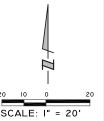
LEGEND

SET CONCRETE MONUMENT • SET 1/2" PIPE UNLESS OTHERWISE NOTED SUBDIVISION BOUNDARY LINE EASEMENT LINE BUILDING SETBACK LINE

LOT I NEW LOT NO



UNDERLYING PARCEL NO.



SHEET LOF

#### PLAT PREPARED FOR:

SKYCREST HOMES, LLC BARRINGTON, IL 60010

#### SUBMITTED BY

CITY OF DES PLAINES DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT 1420 MINER STREET DES PLAINES, IL 60016

#### SEND NEW TAX BILL TO:

SKYCREST HOMES, LLC 26303 W. MERTON BARRINGTON, IL 60010

#### LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 IN HOMELAND ACRES, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) ACCORDING TO THE PLAT RECORDED NOVEMBER 1, 1944 AS DOCUMENT 13388820, IN COOK COUNTY

#### SURVEYOR'S NOTES:

- 1. FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2021.
- 2 THE HORIZONTAL COORDINATES AND BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2012) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.

#### PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS ) COUNTY OF COOK 1

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I. LEENDERT A. KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3760, DO HEREBY AUTHORIZE THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIENCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS

SCHAUMBURG, ILLINOIS		

LEENDERT A. KLEINJAN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760 MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

#### SURVEYOR CERTIFICATE

I, LEENDERT A. KLEINJAN, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE: THAT THE PROPERTY IS WITHIN THE REGISTRING OF THE CETY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 218 OF 832, COMMUNITY PANEL NUMBER 170081

SCHAUMBURG,	ILLINOIS	AUGUST	18, 2021	

SURVEYOR

STATE OF ILLINOIS ) COUNTY OF

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT 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 AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_DAY OF\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Originally Prepared: 7/13/2021

Project No. 21-028

Attachment 4

EXPIRES 11-30-21

Lot 14

Pt. Lot 13

Fnd Iron Rod O.L. & 0.18'E

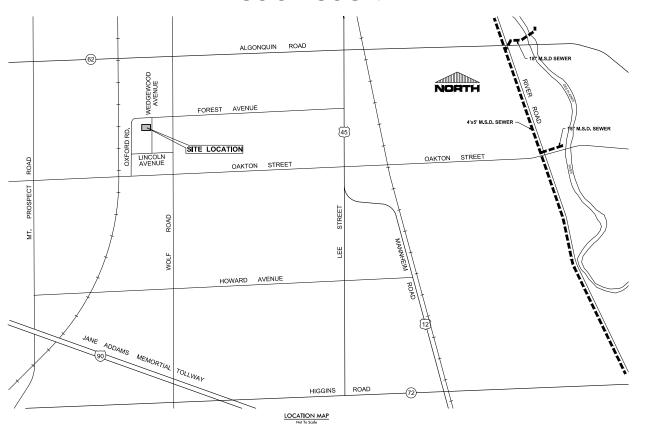
Lot 12

EXPIRES 11-30-22

## FINAL ENGINEERING PLANS **SKYCREST SUBDIVISION**

1418-1424 WEDGEWOOD AVENUE

### SECTION 19 TOWNSHIP 41 NORTH RANGE 12 EAST CITY OF DES PLAINES, ILLINOIS **COOK COUNTY**



PREPARED BY

Tel: 847-394-6600 Fax: 847-394-6608 www.haegerengineering.cor

CITY OF DES PLAINES

1420 Miner Street Des Plaines, IL 60016

Haeger Engineering LLC Illinois Prof. Design Firm #184-003152 100 E. State Parkway Schaumburg, IL 60173

City BM #54
Description : Monument set in concrete on the S. side of Oakton at Maine West H.S. 8' West of W Drive of Maine West Parking Lot and 15' South Elevation: 651.32 NAVD 88 (Geoid 12A) Northing: 1,951,415.22 Easting: 1,100,582.21

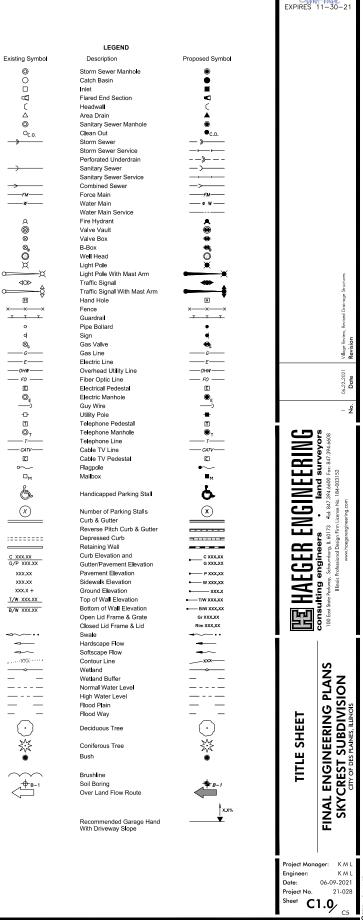
CP # 600 (See Survey)
Description: Bolt on Hydrant
Elevation: 651.95 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)
Description: Mag Nail
Elevation: 650.64 NAVD 88 (Geoid 12A)

INDEX TO SHEETS		
NO.	DESCRIPTION	
C1.0	TITLE SHEET	
C2.0	GENERAL NOTES AND SPECIFICATIONS	
C2.1	GENERAL NOTES AND SPECIFICATIONS.	
C3.0	DEMOLITION, GRADING, AND UTILITY PLAN	
C4.0	SOIL EROSION CONTROL PLAN AND DETAILS	
C5.0	STANDARD DETAILS	

no side vard sidewalks?

Approved as noted JL 6/23/21 \$20,000 ROW bond





- Definition of Terms:

  a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.

  b. "Engineer" shall mean Haeger Engineering, LLC.

  c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not work described in the Plans, Specifications and other construction to Documents including but not work described in the Plans, Specifications and other construction Documents including but not
- "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared
- I miles and in a sing an isological series, buck sequipments, all other income last increases, and other income last increases and in the control of the con

- on and Sedimentation Control", latest edition Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest

- I ratinc Control shall conform to the "Manual of Uniform I raffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDDT "Quality Standard for Work Zone Traffic Control Devices", latest edition.

  All handicap accessibility tems shall conform to the Illinois Accessibility Code (IAC), latest edition.

  General Notes and Specifications contained herein or elsewhere as a separate document, conflict, contractiction, or discrepancy occurs between any of the above Specifications the more nigent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
- The Engineer's Plans and Specifications shall be included as part of the Contract Documents. . All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding
- or start of construction.

  Should it appear that the work covered by the Plans and Specifications or other Contract

  Documents is not sufficiently detailed or explained a Request For Information (RFI) For Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental letms or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

  Of the Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by dated in the contractor of the con
- property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the ments shall be considered incidental to the Contract and no additional pensation will be allowed.
- compensation will be allowed.

  build any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made, If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and
- ver the performance of work is indicated on the Plans, and no specific item is included in the Whenever the performance of work is indicated on the Plans, and no specific term is included in the Contract for performance of work is hall be considered incidental to the Contract and no additional compensation will be allowed. The Contract of help provide all necessary labor, material equipment, etc. necessary to perform all the work required for soft provide all necessary labor, material equipment, etc. necessary labor performal the work required for construction of the proposed improvements. The base palar/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey preparities using the properties of the prop

Haeger Engineering, LLC 100 East State Parkway, Schaumburg IL 60173 February 19, 2021

- The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies
- The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
  a. City of Des Plaines
  b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
  The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of
  Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as
  may be required post bonds, obtain all mecessary insurance, and comply with all laws, ordinances, rules, and
  regulations relating to the work and to the preservation of public health and safety. The Contractor
  shall also provide all required insurance androf bonds as may be required by the Jurisdictional
  Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be
  sissued for this vork by other Agencies, and shall pay for at their sole expense any surely, insurance or
  bonds as may be required by the Jurisdictional Agencies.
  No work shall proceed until the appropriate permits have been obtained for the item or items
  to be constructed. If any work does proceed without the appropriate permits or approvals, it is being
  done without the permission or consent of the Engineer. The Contractor and Party authorizing the
  work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held
  liable or responsible for any work being performed without a permits.
- liable or responsible for any work being performed without a permit
- The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description tought or recovered against them, by reason of any act, error omission of said Contractor, their agents or employees in the execution of the work or in the guarding
- The construction shall be under the general inspection and observation of the designated individual orized by the Village/City or other applicable Jurisdictional Agencies. The Village/City dictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the
- The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, The location of existing underground utilities such as water mains, sewers, gas lines, electric lines cable TV lines, bither optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Enjineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be defined in the contract of th the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility the City Of Chicasy Digger: 312-744-7007 and the Yinggletcity Public Work Department for unit locates at least 40 hours, excluding weekends and holidays, before digging. For any utility companie which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of ear respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before the contract of the Contractor of the Contractor shall contact the Owners of ear
- digging. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be ware of potential conflicts with existing or other proposed utilities as indicated on the Plans or tha become apparent as the result of field locates By Others. The Contractor shall make their own become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the evisitence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.

  The Contractor will be required to cooperate with all utility companies involved in connection with the
- any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor nate the location and install PVC sleeves as necessary under the proposed pavemen
- urbs, walks, etc. for utility companies to run their proposed utility lines. efore doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines

- or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who or related appurtenances encountered, the Contractor shall notify the respective Owner thereot, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility ties and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-set by the Contractor. No extra compensation will be allowed by the Contractor for any expenses incurred for complying with No extra compensation will be allowed by the Contractor for any expenses incurred for complying with
- all of these aforementioned utility coordination and cooperation requirements, or because of delays inconvenience or interruptions in their work resulting from the failure of any utility company to remove inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removel, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancies which may be suspected if size pages and the supplies and practice which have be suspected in the lines and practice which have be surpresent in the lines and practice which have be subjected with the are set which may be suspected in the lines and practice which have be subjected by the Surpreserve.
- has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which care too believed to be in error have been verified or corrected by the Engineer. The Contractor shall maintain positive drainage at all times during construction. Contractor shall not book off-site drainage and the flow from any drainage ways, field tiles, storm seems or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-couled, and/or connected to the proposed stormwater drainage system, if this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer it any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of guiters, diches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA Alsonal Pollutard Discharge Elimination System (PIDES) General Permit ILR10 time the Owner, The Owner together along with the Contractor and/or other entities if so designated by the
- Dwner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as water "nulson" revenue in the state of the s snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing. No construction activities, disturbance or fill shall occur within the limits of natural resources such as
- wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contracto unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detimient. The Contractor shall conduct and schedule their Construction so as to avoid sillation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or themselves impact these designated natural resource areas. The Contractor shall not disturb or themselves impact these designated natural resource areas. Or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prainie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified dying construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall coofine their activities to within the project boundaries, work areas, or easements as property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or
- caused to existing or newly installed improvements as well as any damage on adjacent property of areas outside designated work areas, provided damage us a result of Contractor action, or lack
- attests obtaste designated wink rates, provided damlage us a result of Collisacion action, or last hereof.

  2. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, others, drives, treeseand partivarys damaged errored during construction shall be presented to the contractor of the contractor
- unless noted otherwise.

  Construction staking/layout shall be provided by the Contractor and shall be included in the Contract
- Consortions stanging-you start be provided by the Contractor and strat be included in the Contract.

  Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.

  All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.

  The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety
- All trenching, shoring, bracing and construction work performed shall be in accordance with the
- pational Safety and Health Administration (OSHA) standards.

- Cocupational Safety and Health Administration (OSHA) standards: the public from open trenches, excavations, and other site obstructions or heazards. No trenches, excavations, and other site obstructions or heazards. No trenches, excavations, and other site obstructions or heazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.

  During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.

  The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall make using immediately remove any sediment or debris including but not limited to drift, mud, day, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equivehicles or personnel associated with this project. This work shall be considered incidental
- Contract. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with
- non-emergency use shell not be obtained from any first hydrant, lendess the first hydrant is metered with a proper backfow shell not be closed from with Village/City or Jurisdictional Reports requirements. The cost to furnish dust control shall be incidental to the cost of Construction. The cost of the incidental to the cost of Construction. The cost of construction are to the cost of construction of the contractor of the cost of construction. In the event that a tree is damped by the Contractor of the contractor of the contractor of the cost of the co Contractor shall ensure that they are familiar with the applicable tree preservation shall be held responsible for the replacement of all damaged trees not designed for removal, and an
- Contractor Start erister leat they at real immel with the application tree preservation requirements and any penalties associated with the unapproved removal of trees.

  Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.

  The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times by the Contractor.
- Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting where nided in the Frial's, the Command's fail nided with praving a fair any outler required supporting documentation or calculations prepared and submitted for review and approval prior to any flatrication, placement, or construction. If structural elements such as retaining walls are required, the drawing and any required supporting design calculations must be prepared, and signed and sealed by an Illinois and any required supporting design calculations must be prepared, and signed and sealed by an Illinois and any required supporting design calculations.
- ensed Structural Engineer.

   Contractor is responsible for having a set of approved Plans and Specifications with the lates vision date on the lob site at all times during the construction period.

- 38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storn, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date, Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of
- All work that is performed that is not in conformity with the Plans, Specifications or other Contract
- All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whalever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
- 41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved
- Before acceptance of designate Owner and prior to Innal payment all work shall be inspected and approved by the Owner of designate of resignations. Final payment will be made after the Contractor's work has been provided and accepted or as required by the Contract Document of the Contract of the Contr

- The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans, Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for
- The Contractor shall coordinate all demolition work with the Village/City utility companies, and other
- The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.

  Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Fonineer. Shall be protected from damace in accordance with the procedures outlined in Section 201 Engineer, shall be protected from damage in accordance with the procedures outlined in Section 20
- Engineer Shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDDT Standbard Specifications. All items are specifically noted to the Control of the Control of
- Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a dean vertical edge. The cost of saw-cutting shall be considered incidental to the
- removal to provide a duest removal edge.

  All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.

  The Contractor shall implement a daily program for dust control as it relates to the demolition and dearing activities. This program is to be approved by the Village/City prior to the start of any
- demolition or clearing work.

  All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.

  All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 250 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules
- All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally diff-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.

  Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or reputations.
- All fire access lanes or routes located within the existing project area shall remain in service, clean of ebris, and accessible for use by emergency vehicles at all times while demolition and clearing work i
- being performed.

  It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner Burning or incineration on the site is not permitted.

- All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respress and and seeding.

  Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for
- construction, and miscolarateous opposit respread and seekening.

  Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the scoppied for place. It is the responsibility of the Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or determine site soil conditions and earthwork quantities. The Engineer makes no representation to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and hall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.

  The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the blidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
- The initial establishment of soil erosion and sediment control measures such as the placement of
- The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silf tence, stabilized controllon entrance, intel protection, etc. shall be installed by the Contractor prior to the start of demollion, cleaning and mass grading.

  All earthwork and grading operations are to be supervised and inspected by a qualified GeotechnicalSoils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil qualify, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas holdretain water and other soils related operations shall be entirely the responsibility of the GeotechnicalSoils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the GovernicalSoils Engineer.

  A qualified GeotechnicalSoils Engineer or their designated representative shall observe the construction of the retention and detention areas inducing berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the areas shall be remedied as directed by the GeotechnicalSoils Engineer.

  Topsoil stripping or accevation shall initially consist of the removal of the uppermost layers of organical and stockpling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. Not copy in the capable of the protection of the properties by the Owner or Engineer.
- ockpile location shall be finalized without the explicit approval from the Owner. Further, stockpile hall not be located within flood prone areas or within designated buffer areas.
- shall not be located within flood prone areas or within designated buffer areas.

  8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.

  9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.

  10. Embankment placement including preparation of existing ground surface prior to embankment placement and compection shall be in accordance with Section 205 of the 1DOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall

- be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Dlans.

- Refer to the Landscape Plans prepared By Others for additional information on the landscaping and

- Refer to the Landscape Plans prepared By Others for additional information on the landscaping and
  ground cover requirements.
   Completed subgrade grading and final finished grading for all proposed improvements shall be within a
  tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
   Contractor shall provide uniform slopes between proposed grades and smooth vertical
  curves/transitions through all high and low points. Smooth transitions shall be provided where any
  proposed improvements match into or abut existing improvements.
   The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the
  Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the
  Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and
  Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method
  including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
   It shall be the responsibility of the Contractor to legally remove from the site any and all materials and
  debris which results from their construction operations at no additional expense to the Owner. Burning
  or incineration on the site is not permitted.

#### SEWER AND WATER MAIN GENERAL NOTES

- All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois', latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.

  Rough grading shal be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains als well as their services and other related appurtenances shall be in accordance with applicable
- mains as well as their services and other related appurtenances shall be in accordance with applicable. Trench Section Details, When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract. unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment

- disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.

  All utility trenches for the proposed sanitary sewer, stoms sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.

  The Contractor shall be responsible for dewaleting any excavation for the installation of sanitary sewers, stom sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.

  Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM Ce32.

  When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:

  (a. Circular saw-cut of sewer main by proper tools ('sewer-lap' machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
- installation of a suitable hub-wye saddle or hub-tee saddle.

  b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee
- branch Section.
  With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using 'Band-Seal' or similar flexible type couplings to hold it firmly in place.
  Other method approved by Jurisdictional Agency, one Seal' or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar.
- The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts
- extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate
- painted green for sanitary, white for storm, and Dule for water. The Contractor shear head and a records of all service connection locations.

  All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.

  All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly deaned to the satisfaction of the VillagaCity, Cowner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.

  The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable legistrations down
- The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
- 14. The cost of the cleaning, televising, and testing shall be considered incidential to the Contract.
  15. All deficiencies and defects observed as well as any necessary corrective work required as the result of festing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly seated joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sever shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
  16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for

- Refer to Sewer and Water Main General Notes for additional requirements. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
- pecified on the Plans:

  a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio

  (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to
- ASTM 03212 and F477.

  b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

  Where water main qualify pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Deter:
- ie Plans: a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio
- a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
  b Ductile Iron Pipe (DIP). Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphalic coating per ANSI A21.51 and AWWA C151 of Standard AWAWA C104. The analysis of the AWAWA C104. The standard AWAWA C104 is an analysis of the Constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If
- groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 44s-inches. If manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure shall be precast into the structure shall be proprecised in the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete fat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs schall conform to IDDT Standard Detail 602601 as in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or buly sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. External chinney seals shall be provided on all sanitary manholes and all sanitary manholes shall be

- watertight.

  Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SaNiTARY" cast into the lid.

  Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polyporelynen coated steel core reinforced steps with ship, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly a blank 10/310 is eVisual risk inches on-center and shall be located directly below the manhole frame at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally
- eer. The minimum cover over sanitary sewer lines and services shall be three (3) feet
- The minimum cover over saniary sewice rines and services snain be three (a) reat.

  The minimum saniary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.

  Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve
- (12) feet or in locations indicated on the Plans.
  Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional
- Agency.

  3. All foor drains shall discharge into the sanitary sewer.

  4. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.

  5. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the
- following:

  a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/city or applicable jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per due.
- Villageruity or expression or extiliration shall not exceed 200 gairons per into or per mile of pipe per day.

  All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.

  c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C989 "Standard Practice for Initifiation and Extiliation Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill.

  d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicance, A count of the inspection video shall be provided to the applicable Jurisdictional Agency and the

RAL NOTES AND ECIFICATIONS AGINEERING PLANS EST SUBDIVISION GENERAL N SPECIFIC FINAL ENGINE SKYCREST SI

Project Manager: K M Engineer: 06-09-202 Project No. Sheet C2.0

Attachment 5

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ENGINEER

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- - ans:
    a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking
  - Information Class (1).

    Iots, curbs, wilks, etc.),

    Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to
- (SUN) of 26 unless noted otherwise on the Plans with elastomenic gasket joints conforming to ASTM D3212 and ASTM D3350.

  c. High Density Pdythylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.

  d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.14 and AWWA C1104. The exterior of all pipes and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10A21.53 and AWWA C110C153 for fittings.
  Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
- - e: a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., readways.)
- and a maniform of classes of the maniform of maniform
- olyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming

- Non-circular reinforced concrete pipe shall be constructed from one or more or the tonowing materials as specified on the Plans:

  a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.

  b. Reinforced Concrete Elipsical Pipe in accordance with ASTM C507 and AASHTO M207.

  c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.

  All storm structures shall be constructed of precast reinforced concrete sections with tongue and grove joints conforming to ASTM C176. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be montelineally east. All pipe openings in the structure shall be professional to the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide structure shall be precast into the structure walls at the proper invert elevation and orientation, Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all intel and outlet pipe invertes. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail SG2601 as well as meet the Hz-20/HS-20 loading requirement, Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting requirement, Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting requirement, Each Basins shall have the sump depth as specified in the Plans. Concrete adjusting requirement in the Plans. All points between structure sections, adjusting rings stortlang nor than eight (8) inches in height. All joints between structure sections, adjusting rings stortlang nor than eight (8) inches in height. All joints between structure sciences, adjusting rings stortlang nor than eight (8) inches in height. All joints between structure sciences, adjusting rings stortlang nor than eight (8) inches on stortland than the stortland of the science in the stortland of the science in the sc
- at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally
- perpendicular to the pipe flow direction wherever possible. Open lid storm structures are designated with "G" on the Plans and closed lid storm structures are designated with "Rin" on the Plans. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM"
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.

  10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal,
- Yard area drain structures shall be hypothesis immediately obtained to the size of the Plans.
   Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) 12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be
- ions shown on the Plans. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional
- Agency.

  All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.

  Perforated pipe underdrains shall be corrugated fexible HDPE pipe conforming to AASHTO M252 or M234, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soll filter flatric sock supplied and installed by the Contractor.

  Elevations of structures located in curb and gutter are flow line elevations.

  Elevations of larder den sections are provided at the extreme outer end of the flared end section.

- Refer to Sewer and Water Main General Notes for additional requirements.

  Water Main Pipe shall be constructed from one or more of the following materials as specified on the
- a. Ductile Iron Pipe (DIP). Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi Luctule Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be coment-mortal lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C1051 for ductile iron pipe, and ANSI A21.50 A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene ensement with an 8 mit thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
- accordance with AWWA C600.

  b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and Polyviny (Shloride (PVC) Pipe. SDR 18 conforming to AWWA C900 (4\*-12" diameters) and AWWA C905 (4\*-12" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seels in accordance with ASTM D3139 with elastomeric seels in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C609. D R11, 160 ps.; with ductale iron plee outside dimension. What C111; and compact clie iron fittings or cast iron fittings shall conform to ANSI A21.31 and AWWA C115; and compact like iron fittings alter accordance with AWWA C115; and compact with processing the conformation of the processing and the processing the processing and the processing accordance with processing and the processing accordance with processing accordance with processing and the processing accordance with processing accordanc

- ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
  All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The procast reinforced concrete base and bottom section shall be monotificately cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to helpid and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 60/2601 as well as meet the H-20/H-S-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in helpit. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or buty leading compound in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All parter structures shall be watertight.

  Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves, size of pipes and appurtenances that need to be located within said structure. The precast reinforce
- Vater services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services water services 2.29 inclines in diameter and sharine stand by type 4. Colpen for funding from some conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.

  The minimum cover from finished grade to the top of the water main and water services shall be 5.5
- feet, Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and
- ths shall be per the following: Ductile Iron Pipe (DIP) AWWA C600.
- . High Density Polyethylene (HDPE) Per Manufacturer's requirements

- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc, per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
   All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lot gasket in casings, between fittings and at grade changes.
   All botts and nuts shall be stanless steel.
   A recer were shall be installed on all non-metallic water mains. The wire shall be continuous from

- valve valut to valve valut. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid. imprinted with the word "WATER" cast into the lid.

  All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacture required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.

  Valves shall be non-rising stem type and shall close by turning obcovises. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter.
- and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as accontaints, with appricated surface and a valves, pressure reducing valves and trulings such as cut-lin-valves, truling such as valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans. When making connections to existing water mains requires a shallown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a
- date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains open

- provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service,

  3. Water Main and related appurtenances shall be tested in accordance with the following:

  a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.

  b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.

  1. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinteeted (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

#### WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or propose Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction illinois", latest edition and per the following:

- rizontal Separation:

  Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontall from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer.
- Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing
- u. showle botal conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturble earth shelf located to no side of the sewer.

  c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed in pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- ever water mains cross sewers, the water main shall be laid at such an elevation that the Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is all least eighteen (18) inches above the drown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) teet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
  Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
- The water main shall be installed within a PVC casing pipe that conforms to water main quality
- i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
  ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
  c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- izontal and vertical separation between water service lines and sewers or related service lines
- should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sever or related service lines.

  Water mains or services shall not be allowed to pass through or come into contact with sever structures.
- Structures. Water mains shall be senarated from sentic tanks, disposal fields, seenage beds, and sewage lift.
- stations by a minimum of twenty-five (25) feet.

  Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet
- Water mans shall be separated from sanitary sewer force mains by a minimum of at least ten (10) leed nonzontally and there shall be an eighteen (16) inch vertical separation at crossings. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water man specietion requirements. The carrier pipe shall be securely blocked and banded the provided of the provided of the provided shall be securely blocked and banded gradient. Upon installing the carrier pipe the volds between the casing and carrier pipe shall be filled with sand no arrowled reflexable fill and the ends shall be sealed. with sand, bea gravel or flowable fill and the ends shall be sealed.

- All work under this Section shall be performed in accordance the IDOT Standard Specifications or as
- specified in the Plans.

  Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ½ pre-molded fiber joint filler along with two (2) 18 long x ½ play poxy coaled smooth round dowel bars with greased end caps, centered on joint, shall be provided at a maximum of sixty (60) foot of the provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge o structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20
- . sed curb or curb and gutter connects to an existing curb or curb and gutter, the existing Where proposed curb or curb and gutter connects to an existing curu or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth in dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the cu
- All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epox coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the
- Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, no compacted aggregate base ocurse as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals and adjacent to concrete curbs, stiffler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, forward for the contraction of the stiffler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, forward walks. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
- ramps accessible to the disabled with raised truncated dome detectable warning surface of
- Curb ramps accessible to the disabled with raised truncated dome detectable warnin standard brick red color or other contrasting color shall be provided at all locations wh meets curb and at other locations shown on the Plans in accordance with the Illinois Acces (IAC), latest edition and IDOT Standard 424001, latest revision.
- Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard ions. No "honey-combing" or other similar failures of the concrete surfaces will be acco
- Specifications. No "honey-combing" or other similar failures of the concrete eurfaces will be accepted. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virign materials; no recycled materials shall be allowed unless specified otherwise on the Plans, The Contractor shall provide and pay for the services of a competent pawing laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

- Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications,
   All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
   The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition but if joint and/or taper shall also be provided as necessary. Refer to but light shall for additional information.
- The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course surface course, and concrete work shall be required and be performed in accordance with the IDOZ Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer. Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Solts/Geotechnical Engineer and approved by the Civing. Ary remediate areas shall be re-tested. irse, and concrete work shall be required and be performed in accordance with the IDO
- Prior to installation of the aggregate base course:

  a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard
  - Specifications.

    b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.

    c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Solisforechnical Engineer and approved by the Owner.

  - Prior to the installation of the binder cour The aggregate base course shall be prepared in accordance with Section 351 of the IDOT

  - The aggregate base course shall be clean and dry. ninous priming material shall be prepared and applied according to Section 403 of the
- IDOT Standard Specifications.

  d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.

  e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.

  Prior to the installation of the surface course:
- . The Contractor shall patch and repair all damaged and failed areas in the binder course to the
- a. In the Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  c. Structures within pavement shall be adjusted to final surface grade,
  d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
  6. The surface course shall be placed only when the air temperature in the shade is at least 45° F.
- . All Payement markings shall be in accordance with Section 780 of the IDOT Standard a, All "avement markings shall be in accordance with Section 780 of the IDUI Standard Specifications and the MUTCO, and be of the material type, size and color specified on the Plans. b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings or roads other than freeways may be placed with either truck-mounted or hand-operated equipment. c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement. d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- Pavement markings shall be uniform and have clean, straight edges
- e. Pavement markings shall be uniform and have clean, straight edges.

  F. Pavement marking words and symbols shall conform docely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.

  g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.

  Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall stripino shall be vellow in color. triping shall be vellow in color.
- triping snail be yellow in color. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD,
- and be of the material type, size, and color specified on the Plans.

  Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard
- ons.

  Sents curb curb and gutters walks etc. shall be deaned to the satisfaction of the Village/City

### SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

or applicable Jurisdictional Agency, Owner, and end of the project prior to the final acceptance.

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manuari, lates edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provis ral National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, lates edition, shall also be followed.
- delical National Poliulant Uschraige Emilitation Systemi (NPLPS) operated Permit No. LRNO, latest addition, shall also be followed.
  Prior to commencement of construction, on sites that will utilimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollulant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor andlor other entities is of designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plen (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equired snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.

  All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
- disturbance.

  Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment trans or other inlet prote ethod at each inlet or catch basin.
- method at each inter or catch basin.

  Contractor to establish a temporary stabilized construction entrance as well as install all perimeter sit fence prior to the start of any cleaning or grading activities.

  Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadvays. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.

  After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flustion content affected property.
- constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent
- vater pollution and control erosion. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site. All temporary and permanent erosion and sedimentation control measures shall be maintained repaired and/or replaced as necessary to ensure effective performance. If required, a designate erosion control inspector shall inspect all measures every seven (7) calender days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in on-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as naintenance of all measures and shall be subject to the terms of Federal, State, and loca
- All temporary erosion and sedimentation control measures are to remain in place and be functioning van deriporary divisiona and sedimentation control intersures are to remain in place and de funcioni in utilif final stabilization, After final stabilization, the Contractor is to remove and properly dispose of a erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30 days. All disturbed areas or trapped sediment that accomunitates from said measures shall be
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of tering services are used, adjoining properties and discharge locations shall be protected from
- Trap, sediment Basin, or other appropriate mea All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

osion. Discharges shall be routed through an effective sediment control measure (i.e., sedimen

- 16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within
- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized 48 hours after the end of active disturbance.
   Extreme caution shall be taken by the Contractor to prevent erosion and silitation during constitute. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall/erosion control fence staked in place to prevent silitation of all drainage structures.
   The Contractor shall water the site, as required during dry weather to control dust.
   Erosion Control Maintenance and Replacement Notes.
- a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily

- to exprese view means that the year to high open vincioning and the perioritation as imported.

  In Sediment traps and basins shall be inspected immediately after each rainfall and at least daily designed to the perioritation of the sediment of the sedime

- 2. Silt fence installation Construction fencing around areas not to be disturbed

- 3. Construction tencing around areas not to be disturbed
  4. Stabilized construction entrance
  b. Install tree protection fencing and tree removal where necessary (clear & grub)
  c. Construct destiment trapping devices (sediment traps, basins, etc.)
  d. Construct detention facilities and outlet control structure with restrictor,
  e. Strip and stockpile topsoil and mass grade the site
  f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
  g. Install sanitary sewer, some sewer, watermain and associated inlet & outlet prot
  h. Permanently stabilize detention basins with seed and erosion control blanket
- Temporarily stabilize all areas including lots that have reached temporary grade
- j. Install roadways, parking areas, etc.
  k. Final grade and permanently stable.
  l Install structures and grade individual lots
  m. Permanently stablize site with topsoil and seed
  n. Remove all temporary SESS measures after the site is stabilized with vegetation.

#### MWRD GENERAL NOTES

- A.Referenced Specifications . All construction shall be in accordance with the applicable sections of the following, except as
- rational death usual to a life accordance with the applicable Sections of the following, except as modified herein or on the Plans:
  Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Wate
- Main construction.

  Slandard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.

  City of Des Plaines Municipal Code.

  The Metropolian Water Redamation District of Greater Chicago (MWRD) Watershed
- The weardpoints water Read and Technical Guidance Manual.
   In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

- 3. Notifications
  1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
  2. The City of Des Plaines Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall
- least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine flems requiring inspection prior to start of construction or each phase of work.

  The Contractor shall notify all utility companies prior to beginning construction. The exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call JULLLE at 1400-08920123.

- C. General Notes

  1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88)
- MWRD, the municipality and the owner or owner's representative shall have the authority to inspect.
- 2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
  3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
  4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
  5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
- the construction operations.

  6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.

  7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.

  8. The undergound contractor shall make all necessary arrangements to notify all inspection
- All new and existing utility structures on site and in areas disturbed during construction shall be
- adjusted to finish grade prior to final inspection.

  10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as intercord orawing shore the pay of the contraction and assume the orange as should as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, E-boxes, tees or bends shall be tied to a

- The contractor shall take measures to prevent any polluted water, such as ground and surface
- The contractor shall take measures to prevent any polluted water, such as ground and surface
  water, from entering the existing sanitary sewers.
   A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection
  prior to commencing any sewer construction. The plug shall remain in place until removal is
  authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
   Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing
  of lines for the deflection test shall be prohibited without prior approval from the municipality or
- . All sanitary sewer construction shall be in accordance with the standard specifications for water and ction in Illinois (latest edition
- All floor drains shall discharge to the sanitary sewer system.

  All downspouts and footing drains shall discharge to the storm sewer system.
- . All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a

Pipe Material Vitrified Clay Pipe	Pipe Specifications Joi ASTM C-700	nt Specifications ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6-inch to 15-inch Diameter SDR 26 18-inch to 27-inch Diameter F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26 4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch 14-inch to 48-inch	AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material

Polygropylene (PP) Pipe 12-inch to 24-inch Double Wall ASTM F-2736 ASTM D-3212, F-477 30-inch to 60-inch Triple Wall ASTM F-2764 ASTM D-3212, F-477

- 8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Materia shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when

- material or removed.

  All saintary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.

  S All saintary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections, Precast sections shall consist of
- odified groove tongue and rubber gasket type joints. I abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink
- concreted or mortar plug.

  17. Except for foundation/flooting drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain titles/field titles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, santary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain titles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, santary sewers, or storm sewers
- or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers. Required backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality, in the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the
- E. Erosion and Sediment Contro The contractor shall install the erosion and sediment control devices as shown on the approved
- Inspections and documentation shall be performed, at a minimum:
- Inspections and documentation shall be performed, at a minimum:
   Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 in of rainfall or liquid equivalent precipitation.
   Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
   A stabilized mat of crushed store meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil
- r street cleaning as accumulations warrant and transported to a controlled sediment disposal are

- Mod protection areas or the combined sewer system.

  20. All permanent ersols control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.

  21. All revision and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanen
- 22 All temporary erosion and sediment control measures shall be removed within thirty (30) days after

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Project Manager: K M Engineer: 06-09-202

Attachment 5

Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar

Non-snear inexure-type couprings are not extended.
 All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
 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:

 A circular saw-cut of sewer main by proper tools ("Sewer-tap" machine or similar) and proper installation of hub-ye saddle or hub-tee saddle.

- b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or
- tee branch section.

  c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.

  12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate tench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain halo cated at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation; or lither the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.

  13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.

- The Contractor shall research and securing control of the control of the securing control of the securing control practices shall be functional prior to hydrologic disturbance of the site.
   Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
   All design retirent, specifications, and installation of erosion and sediment control practices shall be in accordance with the fillinois Urban Manual.
   A copy of the approved erosion and sediment control plan shall be maintained on the site at all
- nstalled at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping
- or street cleaning as accumulations warrant and transported to a controlled sediment disposal are 8. Concrete washout facilities shall be construction activities involving concrete, 9. Mortar washout facilities shall be construction activities involving concrete, 9. Mortar washout facilities shall be constructed an encessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. 10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be use as temporary sediment basin; sediment basin.
- mporary segment pasins. rbed areas of the site where construction activities have temporarily or permanently ceased. 11. Discurred areas or the sine where construction activities have temporarily or permanently cased shall be stabilized with temporary or permanent measures within seven (7) days.

  12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).

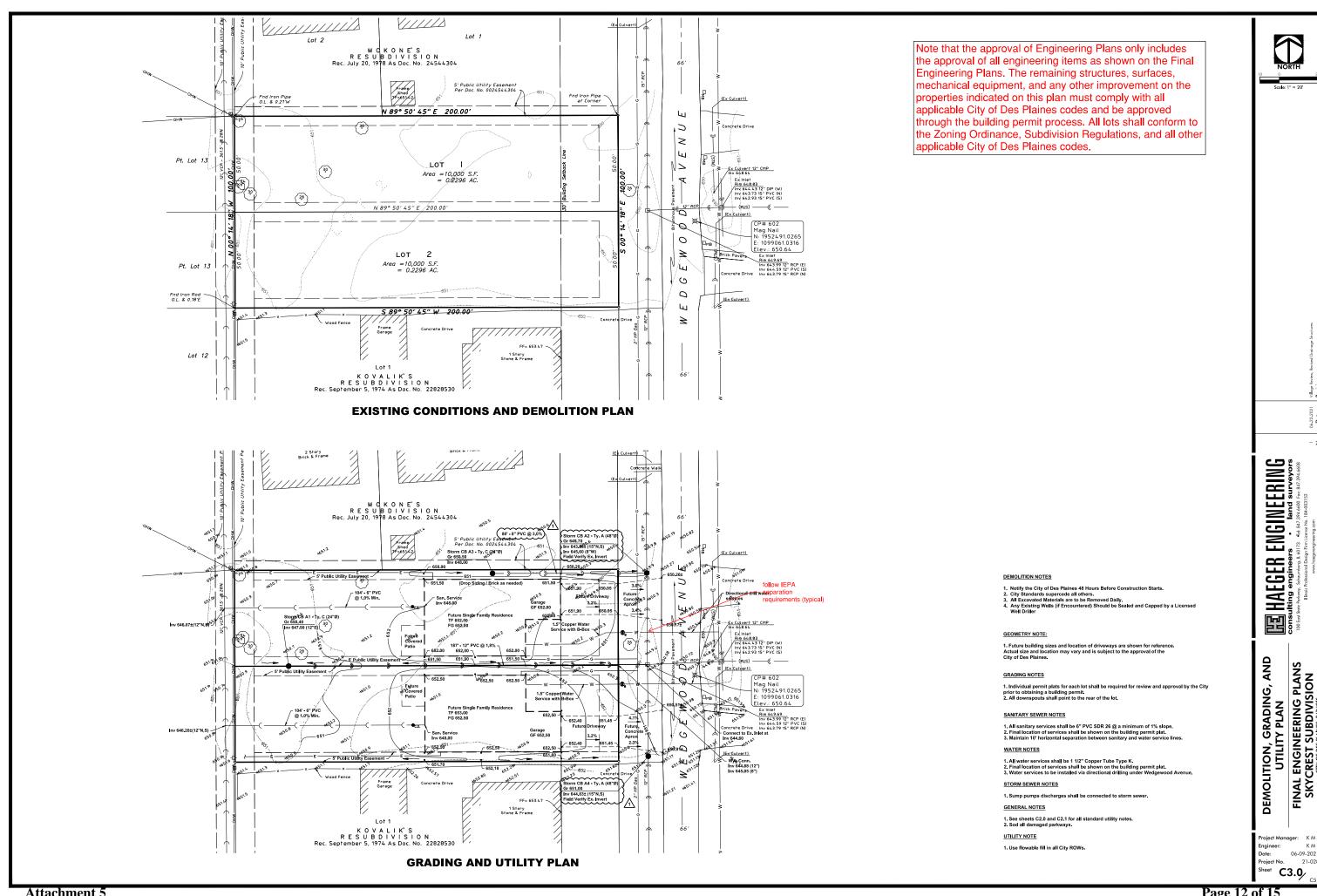
  13. Volume control facilities shall not be constructed until all of the contributing drainage area has been
- stabilized.

  14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
- 14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
  15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanker.
  16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.

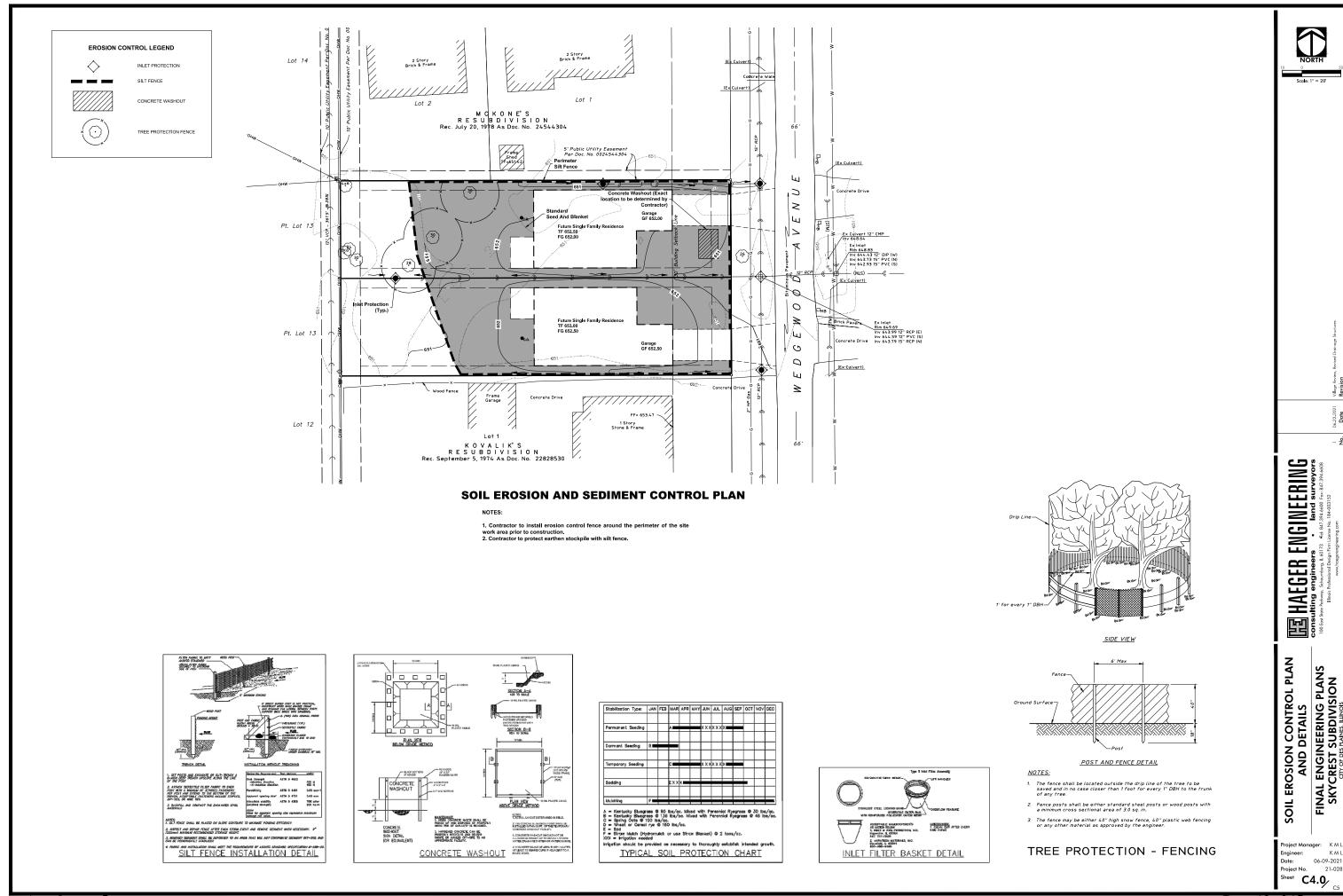
  17 The contractor shall either remove or replace any existing drain tiles and incorporate them into the
- 17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
  18.If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
  19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, sotims sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit. filter but or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
- 22.All temporary erosus and sections are the minimum requirements and sediment control measures shown on the plans are the minimum requirements Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

Project No. Sheet C2.1

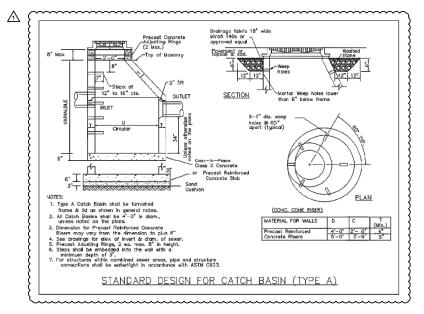
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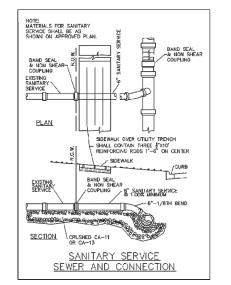


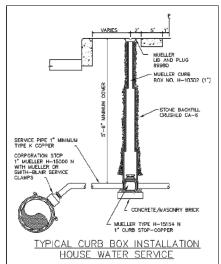
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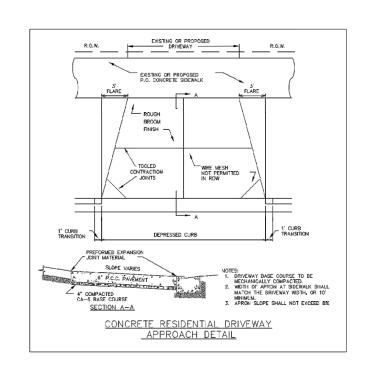


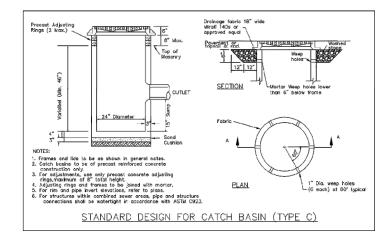
Attachment 5 Page 13 of 15

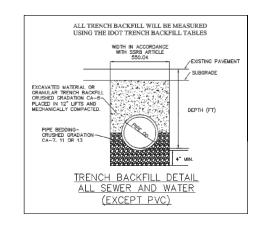


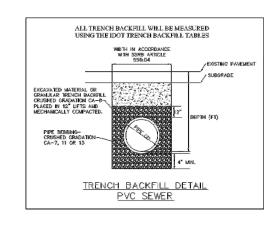


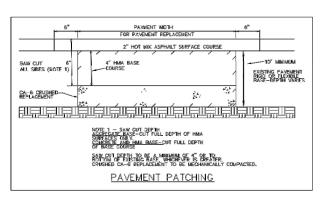












STANDARD DETAILS

THATEGER ENGINEERING
Consulting engineers - land surveyors

 Project Manager:
 K M L

 Engineer:
 K M L

 Date:
 06-09-2021

 Project No.
 21-028

 Sheet
 C5.0

FINAL ENGINEERING PLANS
SKYCREST SUBDIVISION
CITY OF DES PLANES, ILLINOIS





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1418-1424 Wedgewood Ave - Looking Southwest at Front of Site

Attachment 6 Page 15 of 15



## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1420 Miner Street Des Plaines, IL 60016 P: 847.391.5380 desplaines.org

#### **MEMORANDUM**

Date: August 17, 2021

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, Planner

Cc: John Carlisle, AICP, Economic Development Manager

Subject: Consideration of Conditional Use for a Convenience Mart Fueling Center Use at 10 W. Golf

Road, Case 21-030-CU (7<sup>th</sup> Ward)

**Issue:** The petitioner is requesting a Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Convenience Mart Fueling Center Use in the C-3 zoning district.

Address: 10 W. Golf Road

Owner: Faris Samawi, 10 W. Golf Road, Des Plaines, IL 60016

**Petitioner:** Shawket Samawi, 12118 Somerset Road, Orland Park, IL 60467

Case Number: 21-030-CU

**Real Estate Index** 

Number: 08-13-202-007-0000

Ward: #7, Alderman Patsy Smith

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Fueling Station

**Surrounding Zoning:** North: R-1, Single Family Residential District

South: C-3, General Commercial District East: C-3, General Commercial District West: C-3, General Commercial District

**Surrounding Land Use:** North: Single Family Residence

South: Pharmacy (Commercial)

East: Grocery Store (Commercial)
West: Restaurant (Commercial)

**Street Classification:** 

Golf Road is classified as an Other Principal Arterial road and Mount Prospect Road is classified as a Major Collector.

**Comprehensive Plan:** 

The Comprehensive Plan illustrates this site as Commercial.

**Project Description:** 

The petitioner, Faris Samawi, has requested a Conditional Use Permit for a Convenience Mart Fueling Station Use at 10 W. Golf Road. The subject property is on the northwest corner of the Golf Road/Mount Prospect Road intersection. The property is located within the C-3 General Commercial district, where a Convenience Mart Fueling Station is a conditional use. The Plat of Survey (Attachment 4) shows a single-tenant building with seven fuel pumps and canopies, three accessory sheds behind the building, and off-street surface parking areas on the east and north sides of the property. Access to the subject property is available off Golf Road and Mount Prospect Road, each with two curb-cuts.

The existing one-story, 2,047-square-foot building consists of a small lobby area with counter, a restroom, three repair bays, and two storage areas at the rear. The petitioner wishes to renovate the existing floor plan by removing the three service bays to make room for the convenience mart, adding an employee restroom, and retaining the existing restroom and storage areas, based on the Floor Plan (Attachment 6). The petitioner proposes to make façade and finishing changes to the south (front) elevation of the building where the existing service bays are located and retain the existing building material and façade finishes, based on the Elevations (Attachment 7). Staff is recommending a condition that the proposed building materials on the front façade meet the requirements of Section 12-3-11 of the Des Plaines Zoning Ordinance. The petitioner's proposal also includes various site improvements including the removal of the three sheds, new rear pavement area, new eight-foot privacy fence, new landscaping buffer along the north property line, refaced pole sign, refurbished landscape area at the southeast corner of the property, and new dumpster enclosure at the northwest corner of the property, based on the Site Plan (Attachment 5). Staff has added a condition that the proposed dumpster enclosure meets the requirements of Section 12-10-11 of the Zoning Ordinance.

The proposed floor plan includes a 1,208-square-foot retail area, and the site contains five fuel pumps. The following parking regulations apply to automotive fuel stations pursuant to Section 12-9-7 of the Zoning Ordinance:

- One parking space for every 200 square feet of accessory retail area; and
- Two parking spaces for each fuel pump.

A total of 16 off-street parking spaces are required including one handicap accessible parking space. The Site Plan (Attachment 5) provides 24 parking spaces including one handicap accessible parking space and two spaces per fuel pump, and 13 off-street parking spaces to meet this requirement.

The convenience mart fueling station will be open Monday through Friday from

5 a.m. to 11:59 p.m., Saturday from 7 a.m. to 11:59 pm, and Sunday from 7 a.m. to 10 p.m. The proposed convenience mart is intended to sell items such as cigarettes, lottery, beverages, foundation drinks, snacks, coffee, milk, bread, beer, wine, and similar items. The petitioner will have to obtain or update all necessary local and state licenses necessary to sell alcohol and tobacco. A maximum of five employees will be on site at a given time. Please see the Project Narrative (Attachment 1) for more details.

#### Alignment with the Comprehensive Plan

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

#### • Future Land Use Plan:

- O This property is designated as Commercial on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses. While the current use is a commercial fuel station, the petitioner will work to enhance the subject property by renovating the interior and portions of the exterior of the existing building and making various site improvements including resurfacing the existing asphalt areas, the addition of landscaping, and new fence at the rear of the property.
- o The subject property is located along the defined Golf Road and Mount Prospect corridors with single-family residences to the north, and commercial development to the south, east, and west. It contains a single-tenant building located in between established commercial developments along Golf Road. The request would assist in the retention and expansion of an existing commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.

### • Landscaping and Screening:

- o The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive shopping environment and achieve stronger corridor identity in Des Plaines.
- O The proposal seeks to add a landscape buffer along the north property line to provide a more pronounced buffer between the building and the single family residences directly to the north. The addition of landscaping in this area is intended to capitalize on available space for screening of the property.
- o The proposal also includes the replacement of the existing fence section along the north property line with an eight-foot solid wood fence to buffer the proposed use from surrounding properties.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is an emphasis on improving existing commercial developments and enhancing commercial corridors throughout Des Plaines.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. In reviewing these standards, staff has the following comments:

### A. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:

<u>Comment</u>: The proposed Convenience Mart Fueling Station Use is a conditional use in the C-3 zoning district where the subject property is located. Please see the petitioner's responses to Standards for Conditional Uses.

### B. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:

<u>Comment:</u> The proposed Convenience Mart Fueling Station Use is a retail-oriented use that primarily serves day-to-day needs of local residents. Additionally, the subject property is along two major corridors in Des Plaines and in close proximity to residential neighborhoods. The proposed convenience mart will enhance the existing building and property as a whole as well as provide additional retail opportunities for residents nearby aside from fuel. Please see the petitioner's responses to Standards for Conditional Uses.

## C. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

<u>Comment:</u> The Convenience Mart Fueling Station Use will transform the existing fuel station into a more pronounced commercial use similar to nearby businesses. The proposal includes enhancements to the asphalt parking areas, interior and exterior building remodel, new landscaping, and sign refurbishments, which will be harmonious and appropriate with the neighboring business. Please see the petitioner's responses to Standards for Conditional Uses.

### D. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:

<u>Comment:</u> The existing fueling station does not create adverse effects to the surrounding properties and the Convenience Mart Fueling Station Use will not have negative effect on the surrounding area. The proposal strives to enhance the property as a whole and expand an existing business to provide additional retail opportunities for residents. Please see the petitioner's responses to Standards for Conditional Uses.

# E. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

<u>Comment:</u> The subject property is served adequately by essential public facilities and services since it is currently accessible by both Golf Road and Mount Prospect Road. The proposed Convenience Mart Fueling Station Use will not affect the existing public facilities and services for this property. Please see the petitioner's responses to Standards for Conditional Uses.

# F. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

<u>Comment:</u> The proposed use will operate within existing infrastructure and is not expected to have a larger service demand than the existing use. Further, it will enhance an existing building and use into a new asset for Des Plaines and can help improve the local economy. Please see the petitioner's responses to Standards for Conditional Uses.

# G. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

<u>Comment:</u> The proposed Convenience Mart Fueling Station Use will include an enlarged retail area within the existing building footprint and site improvements within the existing property boundaries, neither of which will produce excessive production of noise, smoke fumes, glare, or odors. Additionally, the building and site enhancements will improve the property as a whole from both a functional and aesthetic standpoint. Please see the petitioner's responses to Standards for Conditional Uses.

## H. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

<u>Comment:</u> The subject property does not create traffic concerns in the area with the existing access points and configuration pursuant to the Traffic Statement (Attachment 8). The proposed Convenience Mart Fueling Station Use does not intend to alter these access points or the overall configuration of the site. Please see the petitioner's responses to Standards for Conditional Uses.

## I. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

<u>Comment:</u> The subject property is currently developed and improved with a building and surface parking area. The proposed Convenience Mart Fueling Station Use will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property. Please see the petitioner's responses to Standards for Conditional Uses.

## J. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:

<u>Comment:</u> The proposed Convenience Mart Fueling Station Use will comply with all additional regulations of the zoning Ordinance. Please see the petitioner's responses to Standards for Conditional Uses.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use for a Convenience Mart Fueling Station at 10 W. Golf Road. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions:

- 1. A minimum of three four-foot-long landscape planter boxes are installed along the front of the building and are populated with perennials.
- 2. The existing pavement areas are resurfaced and re-striped.
- 3. Plans for the dumpster enclosure in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance shall be submitted to staff at time of building permit.
- 4. A Photometric Plan in compliance with Section 12-12-10 of the Zoning Ordinance shall be submitted to staff at time of building permit.
- 5. No repair or storage of vehicles and equipment is permitted on the property at any time.
- 6. Plans submitted at time of building permit may need to be adjusted to meet all code requirements.

#### **Attachments:**

Attachment 1: Project Narrative

Attachment 2: Petitioner's Reponses to Standards

Attachment 3: Location Map

Attachment 4: Plat of Survey

Attachment 5: Site Plan

Attachment 6: Floor Plan

Attachment 7: Elevations

Attachment 8: Landscape Plan

Attachment 9: Traffic Statement

Attachment 10: Site and Context Photos

Project Narrative 5/25/2021

Expand the existing convenience store into the 3-bay garage and eliminate the mechanic shop use.

Our hours of operation will be as Follow:

Monday – Friday : From 5:00 AM To 11:59 PM Saturday : From 7:00 AM To 11:59 PM Sunday. : From 7:00 AM To 10:00 PM

As of now, we have 2 employees that will increase to 5 employees once the new project is done.

Our goal to eliminate the 3-bay shop and expand the existing c-store into a bigger convenience store. The idea is to a have a one stop shop, where customers will be able to buy their gas, cigarettes, lottery, beverage, fountain drinks, snacks, coffee, milk, bread, beer, wine, etc, at the same location.

Faris Samawi (952)200-1130

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### COMMUNITY AND ECONOMIC DEVELOPMENT

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

#### STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

**RESPONSE**: CONVENIENCE MART FUELING STATION IS IN FACT A CONDITIONAL USE IN THE C-3 GENERAL COMMERCIAL DISTRICT.

2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

**RESPONSE:** THE PROPOSED CONDITIONAL USE IS IN ACCORDANCE WITH COMMERCIAL LAND USE IDENTIFIED IN THE CITY'S COMPREHENSIVE PLAN.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

**RESPONSE**: THE CONDITIONAL USE IS REQUIRED TO OBTAIN THE NECESSARY PERMITS IN ORDER TO REVITALIZE THE PROPERTY TO BE HARMONIOUS WITH THE CHARACTER OF THE GENERAL VICINITY.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses;

**RESPONSE:** THE PROPOSED CONDITIONAL USE POSES NO HAZARD OR DISTURBANCE TO EXISTING NEIGHBORS.

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5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;

**RESPONSE**: THE PROPOSED CONDITIONAL USE IS SERVICED ADEQUATELY BY ESSENTIAL PUBLIC FACILITIES & SERVICES.

 The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

**RESPONSE**: THE PROPOSED CONDITIONAL USE DOES NOT CREATE ANY REQUIREMENT FOR PUBLIC FACILITIES AND SERVICES.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

**RESPONSE**: THE PROPOSED CONDITIONAL USE WOULD ELIMINATE THE AUTO REPAIR USE THUS FAR REDUCING ANY DETRIMENTAL ACTIVITIES.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

**RESPONSE:** THE PROPOSED CONDITIONAL USE PROVIDES FULL VEHICULAR ACCESS TO THE SITE WITH NO INTERFERENCE WITH TRAFFIC.

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

**RESPONSE**: THE PROPOSED CONDITIONAL USE HAS NO AFFECT ON ANY FEATURE OF MAJOR IMPORTANCE.

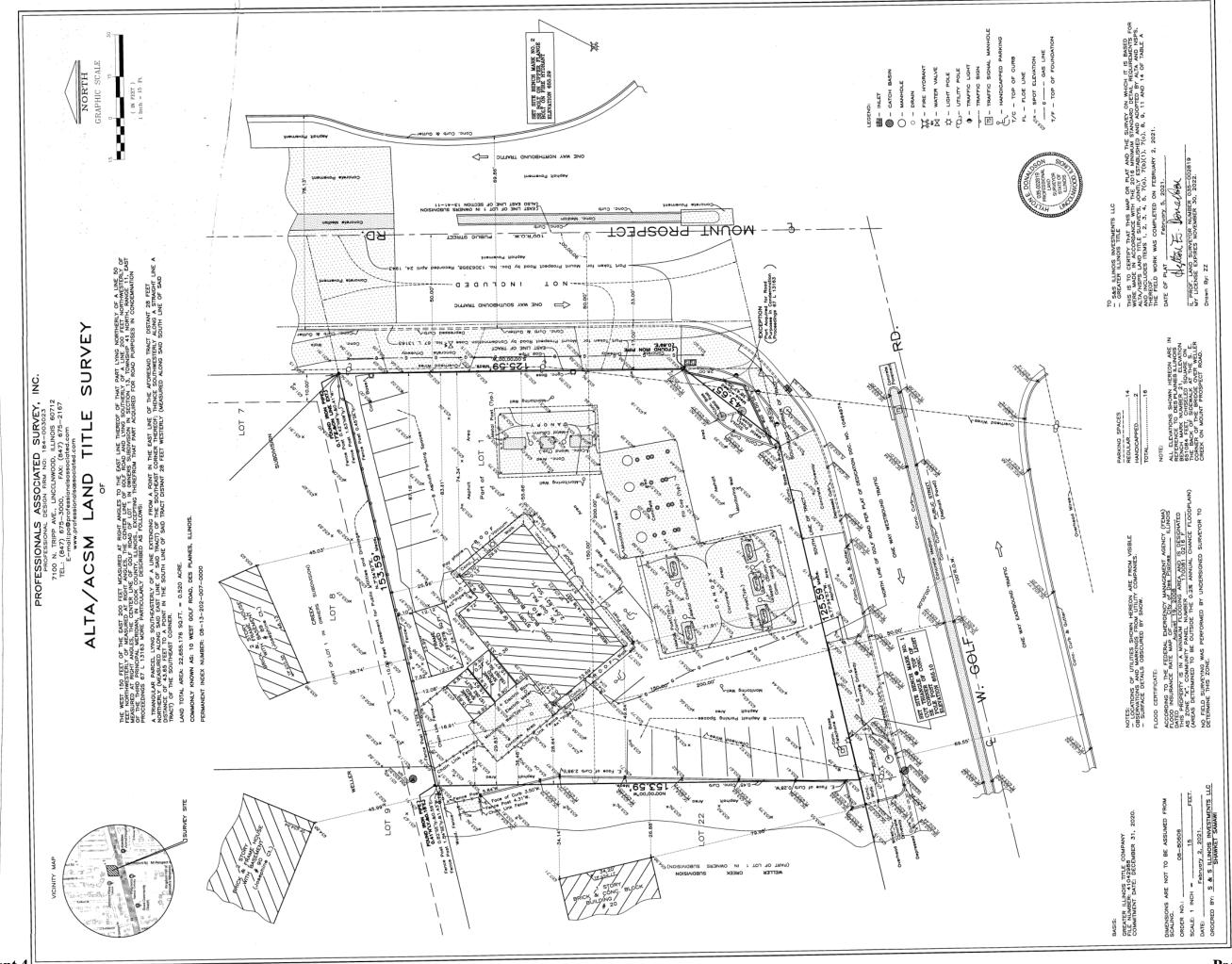
10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested

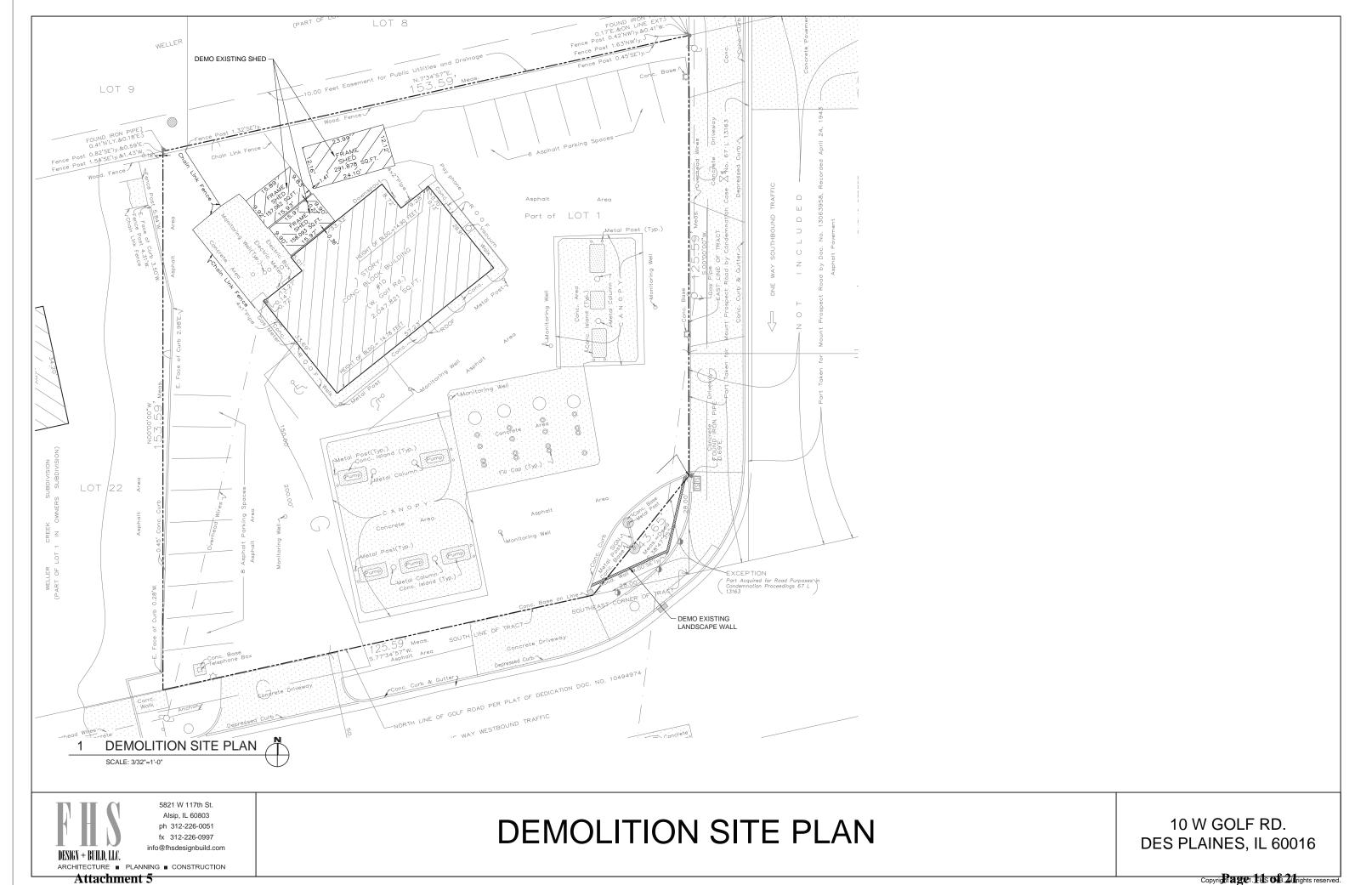
**RESPONSE**: THE PROPOSED CONDITIONAL USE COMPLIES WITH ALL REGULATIONS

Attachment 2 Page 8 of 21

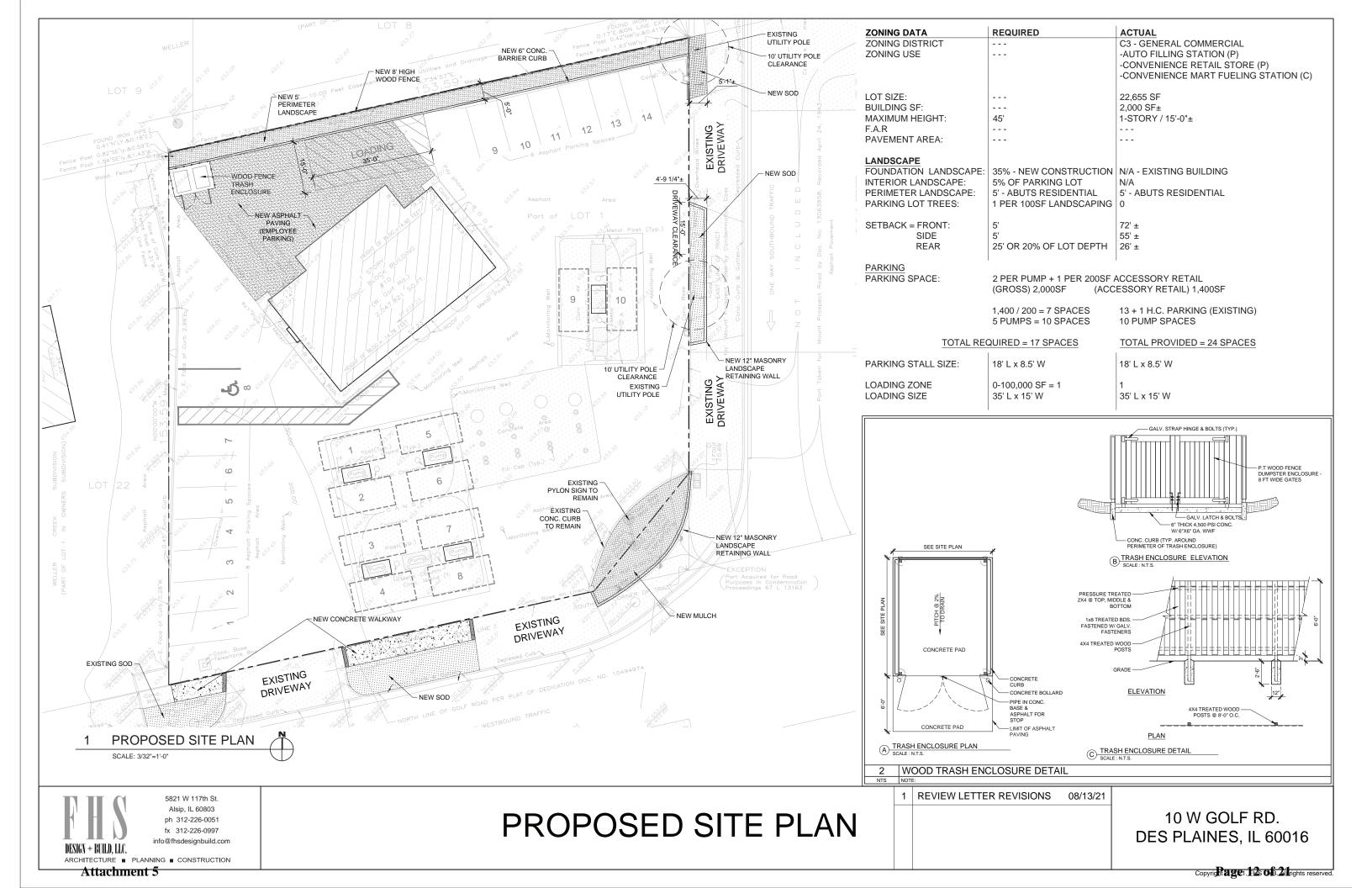


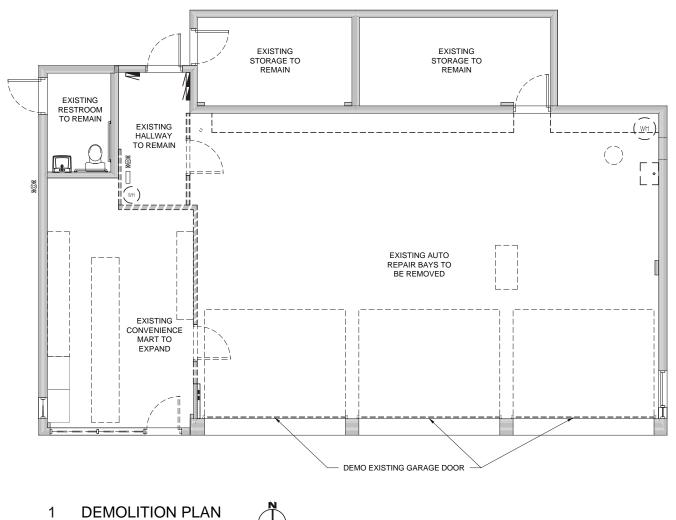
Attachment 3 Page 9 of 21





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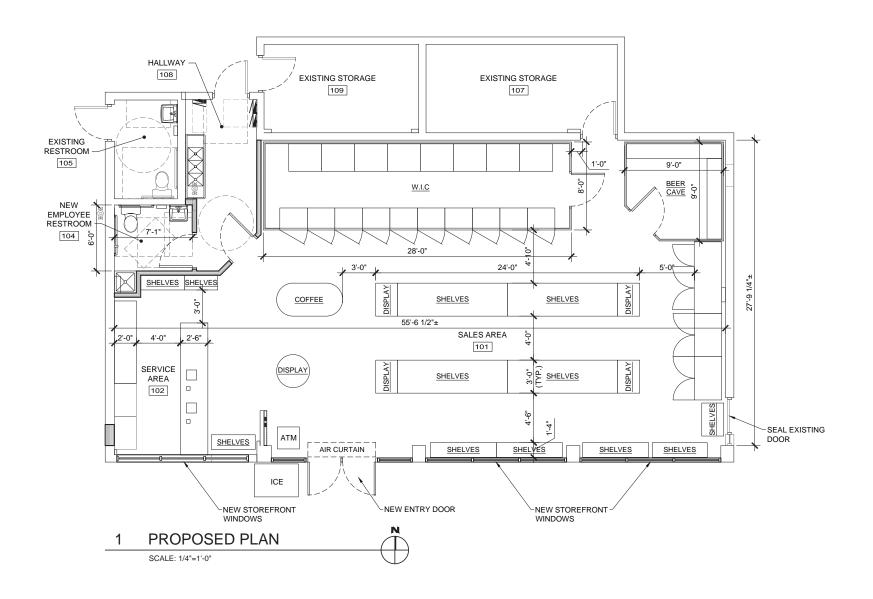
5821 W 117th St. Alsip, IL 60803 ph 312-226-0051 fx 312-226-0997

ARCHITECTURE ■ PLANNING ■ CONSTRUCTION

**DEMOLITION FLOOR PLAN** 

10 W GOLF RD.

C:\Users\Kiyoshi\Pro





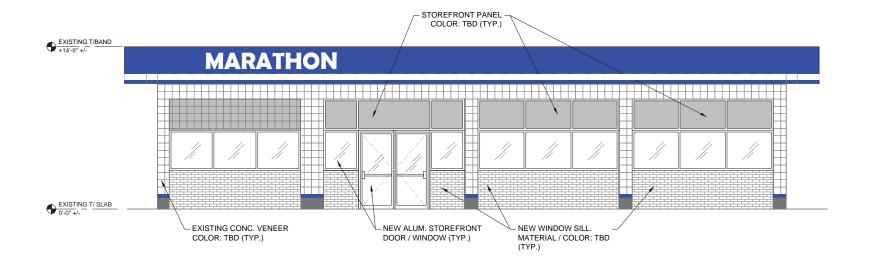
5821 W 117th St. Alsip, IL 60803 ph 312-226-0051 fx 312-226-0997 fo@fhsdesignbuild.com

PROPOSED FLOOR PLAN

10 W GOLF RD. DES PLAINES, IL 60016

Architecture Planning Construction

Attachment 6



SOUTH ELEVATION

NORTH ELEVATION

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

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

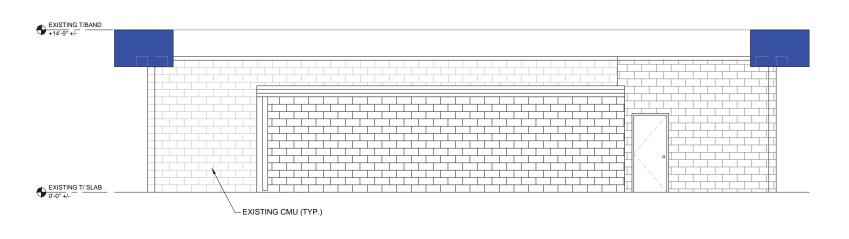
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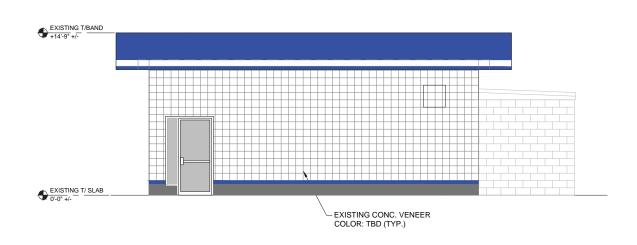
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EXISTING CONC. VENEER
COLOR: TBD (TYP.)

### 2 EAST ELEVATION

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

SIGNS ARE NOT IN PERMIT, SHOWN ONLY FOR COORDINATION. SIGN CONTRACTOR MUST OBTAIN SIGN PERMIT.





# 4 WEST ELEVATION

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

FHS

5821 W 117th St. Alsip, IL 60803 ph 312-226-0051 fx 312-226-0997 info@fhsdesignbuild.com

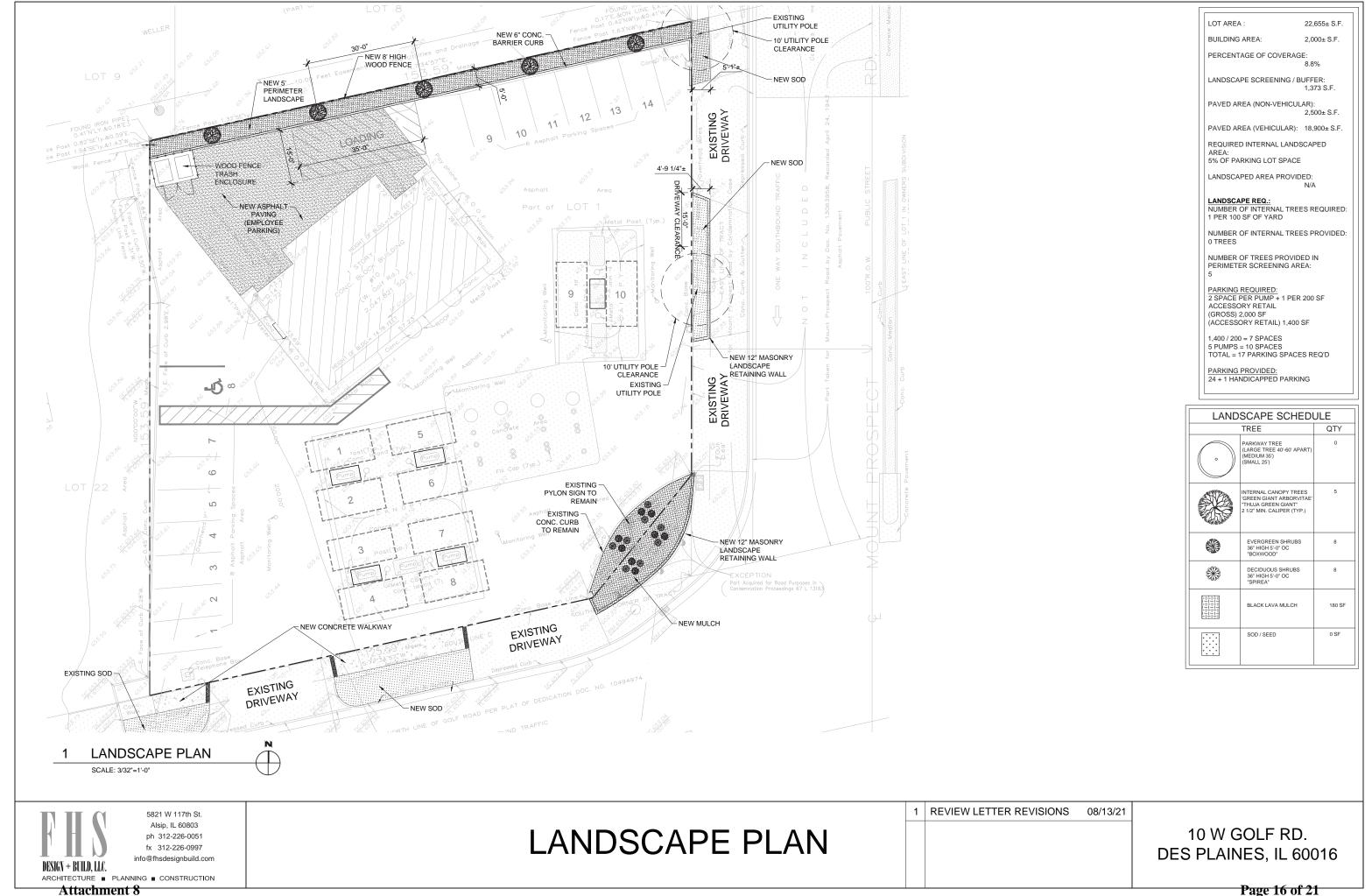
ARCHITECTURE PLANNING CONSTRUCTION

Attachment 7

PROPOSED ELEVATIONS

10 W GOLF RD. DES PLAINES, IL 60016

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MEMORANDUM TO: Faris Samawi

S&S Marathon Inc.

FROM: Michael A. Werthmann, P.E., PTOE

Principal

DATE: July 6, 2021

SUBJECT: Traffic Evaluation

Convenience Store Addition

Marathon Fuel Center Des Plaines, Illinois

This memorandum summarizes the results and findings of a traffic evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed addition of a convenience store at an existing Marathon fuel center located in Des Plaines, Illinois. The Marathon fuel center, which currently contains 10 passenger fueling positions, is located in the northwest corner of Golf Road (IL 58) with Mount Prospect Road. Currently the fuel center building contains a three-bay service facility that is not used by the fuel center. **Figure 1** shows an aerial view of the site. As proposed, the existing three-bay service facility will be removed in order to retrofit the existing building to include a convenience store. Access to the fuel center and convenience store is proposed to be provided via the existing two right-turn in/right-turn out access drives on Golf Road and the existing two right-turn in/right-turn out access drives on Mount Prospect Road.

The purpose of this memorandum is to summarize the existing roadway conditions, estimate the additional vehicle trips to be generated by the convenience store, and review the existing access drives.

# Area Roadways

The following provides a description of the physical characteristics of the adjacent roadways including geometry, traffic control, and average daily traffic volumes:

Golf Road (IL 58) is an east-west, arterial road that has two lanes in each direction divided by a median. At its signalized intersection with Mount Prospect Road, Golf Road has an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the westbound approach and an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the eastbound approach. Golf Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 40 mph, and has an Average Annual Daily Traffic (AADT) volume of 28,100 vehicles (IDOT 2019).

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Aerial View of Site Figure 1

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Mount Prospect Road is a north-south, major collector road that has two lanes in each direction divided by a median south of Golf Road. At its signalized intersection with Golf Road, Mount Prospect Road has an exclusive left-turn lane, two through lanes, and exclusive right-turn lane on both approaches. Mount Prospect Road is under the jurisdiction of the Cook County Department of Transportation and Highways, has a posted speed limit of 40 mph, and has an AADT volume of 16,300 vehicles (IDOT 2018).

## **Trip Generation Estimates**

As proposed, the fuel center's three-bay service facility will be removed to retrofit the existing building to include a convenience store. With the addition of the convenience store, the fuel center will continue to provide 10 fueling stations and will maintain the same access and circulation system. Therefore, the use of the site will remain the same except that the three-bay service facility will be replaced with a convenience store.

According to the fuel center operator, the purpose for the convenience store is to provide additional amenities for its customers. It is expected that a large portion of the customers using the convenience store will also purchase gas. Therefore, the convenience store is anticipated to generate a limited volume of new trips as a majority of the convenience store traffic will be generated by the existing customers already using the fuel center.

The additional peak hour vehicle trips estimated to be generated by the convenience store was based on a comparison of the following vehicle trip generation rates contained in *Trip Generation Manual*, 10<sup>th</sup> Edition published by the Institute of Transportation Engineers (ITE):

- Gasoline/Service Station (Land-Use Code 944)
- Gasoline/Service Station with Convenience Market (Land-Use Code 945)

**Table 1** shows a comparison of the traffic to be generated by the fuel center with and without the proposed convenience store. From Table 1 it can be seen that the addition of the convenience store is projected to generate a limited volume of additional traffic. Further, it is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to fuel centers with and without convenience stores are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. As such, the number of new trips to be generated by the convenience store will be further reduced.

#### Fuel Center Access Drives

Access to the fuel center and convenience store will continue to be provided via the existing two access drives on Golf Road and the two existing access drives on Mount Prospect Road. Given the barrier medians along both Golf Road and Mount Prospect Road, all four access drives are restricted to right-turn in and right-turn out movements. In addition, each access drive provides one inbound lane and one outbound lane. The four access drives are sufficient to accommodate the limited additional traffic to be generated by the convenience store, particularly given that left-turn movements are restricted at all four access drives.

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Table 1
ESTIMATED GENERATED TRAFFIC VOLUMES

ITE Land-Use		Weekday Morning Peak Hour			Weekday Evening Peak Hour		
Code	Type/Size	In	Out	Total	In	Out	Total
945	Gasoline/Service Station with Convenience Market	64	61	125	71	69	140
944	Gasoline/Service Station	51	52	103	70	70	140
	Difference	13	9	22	1	-1	0

#### Conclusion

The addition of the proposed convenience store will have a limited impact on the operation of the existing fuel center and the roadway system given the following:

- The purpose for the convenience store is to provide additional amenities for its customers. It is expected that a large portion of the customers using the convenience store will also purchase gas. Therefore, the convenience store is anticipated to generate a limited volume of new trips as a majority of the convenience store traffic will be generated by the existing customers already using the fuel center.
- The number of new trips generated by the convenience store will further be reduced as a large percentage of the traffic will be diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips.
- Access to the fuel center and convenience store will continue to be provided via the existing two access drives on Golf Road and the two existing access drive on Mount Prospect Road. The four access drives are sufficient to accommodate the limited additional traffic to be generated by the convenience store, particularly given that left-turn movements are restricted at all four access drives.

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MARATHON

Service Center

HEARING

DATE

THIS PROPERTY

CONDITIONAL USE

PLANNING AND

CALL 39-5306.

10 W. Golf Rd - Public Notice



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10 W. Golf Rd - Looking North at East Side Fueling & Parking Area



# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1420 Miner Street Des Plaines, IL 60016 P: 847.391.5380 desplaines.org

## MEMORANDUM

Date: August 24, 2021

To: Planning and Zoning Board Members

From: Jonathan Stytz, Planner

Subject: Request to Continue 21-016-V 1316 Webford Avenue

The petitioner will be unable to attend the meeting on August 24, 2021 due to an unforeseen conflict. As such, staff is respectfully requesting the Planning and Zoning Board to open the public hearing at the August 24, 2021 meeting and to continue the case to the September 14, 2021 Planning and Zoning Board Meeting.