



## Planning and Zoning Board Agenda March 14, 2023 Room 102 – 7:00 P.M.

#### Call to Order and Roll Call

**Approval of Minutes** February 28, 2023

**Public Comment**: For matters that are not on the agenda

**Pending Applications:** 

1. Address: 1781 E. Oakton Street Case Number: 23-007-CU

The petitioner is requesting a conditional use permit to operate a Body Art Establishment in the C-3 General Commercial District.

**PIN:** 09-28-103-044-0000

**Petitioner:** Francisco Castellanos, 1401 S. Wolf Rd., Des Plaines, IL 60018

Owner: Salvador Castellanos, 1479 Wicke St., Des Plaines, IL 60018

2. Address: 622 Graceland Avenue and 1332 Case Number: 23-005-FPLAT

and 1368 Webford Avenue

The applicant is requesting a combined Tentative and Final Plat of Subdivision to consolidate three lots of record into one lot, and any other relief as may be necessary.

PINs: 09-17-306-036-0000, 09-17-306-038-0000, 09-17-306-040-0000

**Applicant:** Mylo Residential Graceland Property, LLC (formerly 622 Graceland Apartments, LLC),

548 S. Summit Street, Barrington, IL 60010

Owners: Wessell Holdings, LLC, 622 Graceland Avenue, Des Plaines, IL 60016, and

City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

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 accessibility of 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.

Citywide 1378 Margret Text Amendment Appeal



## DES PLAINES PLANNING AND ZONING BOARD MEETING February 28, 2023 DRAFT MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, February 28, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:00 p.m. and roll call was established.

PRESENT: Weaver, Catalano, Fowler, Hofherr, Saletnik, Veremis, Szabo

ABSENT: Fowler (arrived at 7:05)

ALSO PRESENT: Jonathan Stytz, Senior Planner

Samantha Redman, Associate Planner Margie Mosele, CED Executive Assistant

A quorum was present.

#### Call to Order and Roll Call

**Approval of Minutes**: January 24,2023

#### APPROVAL OF MINUTES

A motion was made by Board Member Weaver, seconded by Board Member Veremis to approve the meeting minutes of January 24, 2023

AYES: Weaver, Veremis, Catalano, Hofherr, Saletnik

NAYES: None ABSTAIN: Szabo

\*\*\*MOTION CARRIES UNANIMOUSLY \*\*

#### PUBLIC COMMENT ON NON-AGENDA ITEM

Janella Curtis from Clear Channel – introducing themselves to the board. Clear Channel has lots of inventory in Des Plaines and Ms. Curtis manages the community messaging on the boards.

#### **Applications**

1. Address: Citywide Case Number: 23-002-TA

The petitioner is requesting text amendments to the Zoning Ordinance related to definitions and regulations for fencing, screening, trellises, and other similar yard features; permitting requirements for obstructions in required yards; and any other amendments or relief as may be necessary.

**PIN:** Citywide

**Petitioner:** City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Case Number: #23-002-TA

**Project Summary:** The City of Des Plaines is applying for zoning text amendments to

create definitions and clarify regulations for fences, arbors,

trellises, and yard features.

**Update**: Staff has revised the proposed amendments per guidance from the PZB on January 10, 2023, as well as based on research on the dimensions of arbors and trellises available at home goods and improvement stores such as Menards and Home Depot (see Attachments). The original amendments required trellises to be separated by a minimum of one foot from all structures, including fences, arbors, and other trellises. However, the PZB discussed issues with the practicality of this requirement for the maintenance and vitality of landscaping and gardens. Staff proposes revised amendments that allow trellises to *abut* fences and other structures – in other words, trellises could be directly next to other structures - but must remain *freestanding*, meaning they cannot be attached to any other structures or rely on them for support.

Further, a minimum six-foot separation is proposed between trellises to prevent potential conflict with the existing rule that prohibits abutting fences on the same property; the setback would prevent a continuous line of trellises that could function as a fence placed against an existing fence. In addition, the PZB suggested regulating trellis width to provide control over the amount and size, which has been incorporated into the proposed amendments. The proposed maximum width is 8 feet.

Finally, while the proposed amendments would still limit the height of trellises in the required front or corner side yards to <u>4 feet</u> and in the required interior side or rear yards to <u>6 feet</u>, it is now proposed that within the buildable area – or the portion of a lot not in a required yard, generally in the center of the lot – the maximum trellis height would be 8 feet, as it is in existing rules. It is worth highlighting that where a latticework is not freestanding but leaning against or attached to another structure, such as a house, the proposed amendments intend not to define the latticework as a trellis. In those instances, its height, width, and all other limitations would be the same as the structure upon which it relies for support.

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**Issue:** Consider the following Zoning Ordinance amendments: (i) add the terms "Fence", "Trellis" and "Arbor" and revise the term "Yard Features" in Section 12-13-3; (ii) amend yard feature regulations in Section 12-7-1.C to create separate regulations for trellis, arbor and yard features; (iii) add Section 12-8-14: Arbors and Trellises to create regulations for arbors and trellises.

#### **Background**

In 2022 City staff encountered multiple instances where property owners erected structures attached or close to fences that were challenging to define and extended above the allowable fence height. Ambiguity ensued on how to define the structures by the fence: Are they part of the fence? Separate? How tall are they allowed to be? Can they be solid or do they need to be partially open? Complicating the decision is the fact there is no term definition for fence in the Zoning Ordinance.

In lieu of clear, specific definitions for fences, trellises and similar structures, staff relied on the normal dictionary definition, as instructed by Section 12-13-1.A. Section 12-7-1.C allows trellises to be a maximum of eight feet tall and minimum one foot from the property line. However, staff seeks to resolve issues with the fence, arbor, trellis, and yard feature regulations to ensure the intent of the requirements are met and structures that have been recently confused are henceforth accurately defined.

Fences are currently regulated in height, opacity, and location for both residential and nonresidential properties. Broad dictionary definitions for terms like "fences" are often too general to be applied to the variety of scenarios planners and zoning administrators face. For example, Merriam Webster dictionary defines fence as, "a barrier intended to prevent escape or intrusion or to mark a boundary." However, fences can have a variety of purposes within a city, including delineating boundaries, creating enclosures on property for people, animals and equipment, and providing screening to support an aesthetically pleasing environment for residents and businesses.

Nonetheless, the fence regulations have remained relatively consistent since adopted in the original 1998 Zoning Ordinance, even without an expressed definition. Amendments over the years have included permitting eight-foot-tall fences on properties abutting railroad rights of way and adding regulations for dog runs. The most substantial amendments occurred in 2019 and included placing restrictions on abutting fences, as well as adding the "corner side" yard definition and attendant rules.

Section 12-8-2 regulates height, setbacks, location, and appearance of fencing. Staff most commonly receives questions about the height and opacity of fencing for properties from residents seeking to alter an existing fence or erect a new fence. Generally side and rear yards are permitted to have a six-foot-tall fence, if located outside of the 10-foot sight triangle of an alley, driveway, or street. Fencing in the front yards can be a maximum of four-foot-tall and cannot be less than

50 percent open. For corner lots, the corner side yard (along the longest side fronting a street) cannot be taller than four feet and can be open or solid. The intent of the shorter fencing in areas visible from the street is to create a more cohesive, inviting neighborhood, allowing for the display of landscaping and preventing the appearance of a walled community.

#### **Examples from Other Municipalities and Existing Trends**

Examples from other municipalities were used to shape the suggested amendments. Fence, trellis, and arbor definitions from twenty-two (22) municipalities of the Northwest Municipal Conference (NWMC) were collected and compared (refer to attached Fence Definitions of Other Communities). In particular, definitions from Barrington, Lincolnwood, Mount Prospect, Niles, and Northfield were used to shape the definitions. The majority of other zoning ordinances include a definition of fence and regulate the location, height, and/or materials (18 out of 22). Several communities (eight out of 22) also define trellises and arbors and/or regulate the location, height, and materials.

Proposed dimensions of trellises and arbors were selected by evaluating existing products available at various hardware stores. Refer to Analysis of Average Dimensions of Arbors and Trellises attachment for details.

#### **Proposed Amendments**

The full proposed amendments are attached and are summarized below:

- Section 12-13-3, Definition of Terms
  - o Added or revised definitions for:
    - Fence
    - Trellis
    - Arbor
    - Yard Feature
- Section 12-7-1.C Permitted Obstructions in Required Yards
  - Arbors and trellises added to table with applicable setbacks from lot lines and other structures:
    - Arbors permitted at lot line of front and corner side yards and one foot away from the lot line at side and rear lot lines.
    - Trellises permitted in front and corner side yards if they do not exceed 4 feet in height and do not encroach more than 5 feet into the front and corner side yards; may be 6 feet tall in side and rear yards.
    - Footnote 3 removed regarding when a permit is required for recreational equipment and yard features. A separate amendment to the Local Amendments to the adopted Building Code (Section 10-1-2 of City Code) will be submitted to clarify work exempt from permit; the Zoning Ordinance is not the correct location to regulate what construction requires a permit.
- Section 12-8-14 Arbor and Trellis Regulations

- New section added to regulate arbors and trellises on zoning lots generally, not just in required yards. This new section includes restrictions on:
  - Size (height and width)
  - Material
  - Quantity (arbors only)
  - Minimum separation

#### **Standards for Text Amendments:**

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided. The PZB may use the statements below as its rationale or adopt its own.

1. Whether the proposed amendments are consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the City Council.

The Comprehensive Plan calls for the preservation and enhancement of residential and non-residential properties. The proposed amendments serve to clarify fencing and yard feature regulations, encouraging cohesive, aesthetically pleasing and welcoming neighborhoods and corridors.

PZB Modifications	(if any):			

2. Whether the proposed amendments are compatible with current conditions and the overall character of existing development;

The amendments clarify fence and other yard feature regulations to ensure the intent of the existing fence rules are met, provide clearer direction on the height, materials, and location of yard features. The proposed definitions match current trends in the size and materials of trellises and arbors per staff's research with several hardware and landscaping stores. The additions to the encroachment table in Section 12-7-1.C and adding Section 12-8-14 regarding arbors and trellises support the fence regulations in Section 12-8-2 by removing ambiguity about the ability to use other yard features to serve as an extension of a fence. Overall, the proposed amendments provide clarity to other sections of the Zoning Ordinance, which are the agreed upon regulations used to control the character and development patterns of properties in the city.

3. Whether the proposed amendments are appropriate considering the adequacy of public facilities and services available;

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The proposed amendments will not have an impact on public facilities or services. The amendments refine existing regulations for fences and yard features and will not result in development necessitating additional services.

PZB Modifications (if any):	
2D Modifications (if any)	

# 4. Whether the proposed amendments will have an adverse effect on the value of properties throughout the jurisdiction; and

The proposed amendments remove ambiguity regarding the location, height, and materials of fence and other yard features, creating certainty about appearance and scale of yard features and providing a cohesive appearance for residents, business owners and visitors. Regulating the allowable materials serves to ensure fences, arbors and trellises would be constructed of high quality, durable components, and the additions to Section 12-7-1.C and new Section 12-8-14 provide assurance that the scale of any yard features will not create a nuisance to neighborhoods, allowing for sufficient natural light and encouraging an inviting and aesthetically pleasing appearance of properties.

PZB Modifications (if	any):		

# 5. Whether the proposed amendments reflect responsible standards for development and growth.

The proposed amendments provide clarity and reduce ambiguity regarding allowable height, materials and location of fence and yard features of properties, supporting the intent of the existing Zoning Ordinance to create responsible and harmonious development and growth within the city. There is no anticipated negative effect on development or growth with the proposed amendments.

PZB Modifications (if any):		

Samantha Redman, Associate Planner, reviewed the staff report which includes the revised proposed amendments using the guidance of the PZB on January 10, 2023. The revised proposed amendments allow a trellis to be adjacent to other structures, except other trellises. Trellises are proposed to be required to be free-standing. To avoid creating a fence, trellises are proposed to be at least 6 feet from other trellises. Trellis heights vary depending on location on the property.

Samantha explained that the proposed amendments included added or revised definitions for 12-13-3, for Fence, Yard Feature, Arbor and. Trellis.

Proposed Fence definition- A structure used as a barrier or boundary to enclose, divide, or screen a piece of land. This term shall include fences, walls, and other structural or artificial barriers that function as a wall or a fence. For the purposes of this Title, a "fence" shall not include arbors, trellises, or naturally growing shrubs, bushes, and other foliage. Fences shall be made of wood, vinyl, metal, masonry, or combination thereof. Height shall be measured from the immediately adjacent finished grade to the highest point of the fence.

Proposed Yard Feature definition. - Objects and features, including gazing balls, bird baths, statues, wishing wells, ornamental lights, and other similar features, intended to be used for aesthetic purposes.

Proposed Arbor definition - A freestanding, doorway-type structure comprised of two sides attached by an arched or flat top, intended for aesthetic purposes, and typically located adjacent to gardens, landscaping, walkways, or entryways. Height shall be measured from the immediately adjacent finished grade to the highest point of the arbor.

Proposed Trellis definition - A freestanding structure with latticework intended primarily to support vines or climbing plants. Height shall be measured from the immediately adjacent finished grade to the highest point of the trellis.

Ms. Redman discussed diagrams showing yards with the proposed trellis, arbor, yard feature and fence regulations. Examples from other municipalities were used to arrive at the definitions and regulations, many of which were stricter than what is currently proposed.

Member Weaver asked if the regulations would be for the whole property or just the yards. Ms. Redman and Jonathan Stytz, Senior Planner, explained that we are looking to update two sections of the code. The first is 12-7-3-C which talks about permitted obstructions in the required yard which includes, front, rear, side and corner side yards. The other is 12-8-14 – regulations for Trellis and Arbors located anywhere on the property.

Member Fowler asked about grape arbors and showed a picture. Mr. Stytz stated, for the purposes of the amendments, an arbor would be considered an accessory structure. The structure Member Fowler showed looks more like a pergola rather than a trellis. One of the reasons amendments are proposed is so we can have a specific definition for arbors, trellises, and fences.

Member Weaver said that he found four statements that discuss why these amendments are proposed, including:

- 1. The proposed amendments serve to clarify fencing and yard feature regulations, encouraging cohesive, aesthetically pleasing and welcoming neighborhoods and corridors.
- 2. The proposed amendments provide clarity to other sections of the Zoning Ordinance, which are the agreed upon regulations used to control the character and development patterns of properties in the city.

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3. Regulating the allowable materials serves to ensure fences, arbors and trellises would be constructed of high quality, durable components, and the additions to Section 12-7-1.C and new Section 12-8-14 provide assurance that the scale of any yard features will not create a nuisance to neighborhoods, allowing for sufficient natural light and encouraging an inviting and aesthetically pleasing appearance of properties.

4. The proposed amendments provide clarity and reduce ambiguity regarding allowable height, materials and location of fence and yard features of properties, supporting the intent of the existing Zoning Ordinance to create responsible and harmonious development and growth within the city.

Member Weaver asked at what point does the fence violate a community standard or community concern- sometimes a fence height can be a safety issue, as communicated by police. This is a security reason to limit the fence height. Mr.Stytz stated that yes safety is one of the reasons for fence height.

Chair Szabo stated that a six-foot fence seems like its universal and it gives some people a sense of privacy in their yards. He asked if people are trying to circumvent the 6-foot height regulation. Staff communicated that yes, people are trying to circumvent the rules with the existing regulations. Ms. Redman stated that the proposed regulations and definitions would not allow a trellis to be placed on top of fences to increase the height of the fence. In terms of have community standards, it is in the interest of the urban design of the community to not have a walled off city.

Ms. Redman stated that the board would be making a motion to approve, approve with modifications or deny the proposed amendments:

- 1. Create definitions for Fence, Arbor, Trellis and Yard Features in Section 12-13-3.
- 2. Provide regulations for arbors, trellises and yard features in Section 12-7-1.C Permitted Obstructions in Required Yards.
- 3. Add Section 12-8-14 Arbor and Trellis Regulation

A motion was made by Board Member Catalano seconded by Board Member Fowler to recommend that the City Council approves the amendments as presented.

AYES: Catalano, Fowler, Hofherr, Veremis, Weaver, Saletnik, Szabo

NAYES: None ABSTAIN: None

\*\*\*MOTION CARRIES UNANIMOUSLY \*\*

2. Address: 1378 Margret Street Case Number: 22-055-APPEAL

The subject of the appeal is a Zoning Administrator determination that a structure erected in 2022 at 1378 Margret Street is a trellis and subject to the rules of the Zoning Ordinance regarding trellises.

**PIN:** 09-20-314-012-0000

**Petitioner:** Jennifer Toner, 1368 Margret Street, Des Plaines, IL 60018

Owner: Patrick and Val Howe, 1378 Margret Street, Des Plaines, IL 60018

Because the PZB on Tuesday, February 28, 2023, began consideration of zoning text amendments related to fences, trellises, and arbors, staff has requested and the attorney for the petitioner (appellant) has agreed to continue the appeal hearing to the Board's regular meeting of Tuesday, April 11, 2023. The PZB's Rules of Procedure (Section 6.06) states that continuances in these circumstances "...shall be granted...," so I recommend the Board grant this request, which is attached.

#### **Attachments**

Attachment 1: Petitioner's Email Agreeing to Continue Hearing

Attachment 2: Excerpt from PZB Rules of Procedure

Attachment 3: Public Comment Received January 18, 2023

Mr. Howe from 1378 Margret asked when the appeal will be continued until since he is the owner of the property and believes it has been continued a number of times. He said he has cleared his schedule and it keeps getting continued.

Samantha Redman, Associate Planner said that the Petitioner along with the City Attorney have been consulted to get the case continued.

Member Vermis asked if the reason the case is continued is based on the change in the text amendments.

Ms. Redman stated the appeal case is interested infinal outcome of the text amendment to decide how to proceed with the appeal.

A motion was made by Board Member Saletnik, seconded by Board Member Catalano to continue Case 22-055-APPEAL to April 11, 2023.

AYES: Saletnik, Catalano, Fowler, Weaver, Veremis, Hofherr, Szabo

NAYES: None ABSTAIN: None

\*\*\*MOTION CARRIES UNANIMOUSLY \*\*

#### **ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday March 14, 2023.

Chairman Szabo adjourned the meeting by voice vote at 7:48 p.m.

Sincerely,

Margie Mosele, Executive Assistant/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners



# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

#### MEMORANDUM

Date: March 14, 2023

To: Planning and Zoning Board (PZB)

From: Samantha Redman, Associate Planner

Cc: John T. Carlisle, AICP, Director of Community and Economic Development

Subject: Conditional Use for Proposed Body Art Establishment at 1781 Oakton Street

PIN: 09-28-103-044-0000

**Petitioner:** Francisco Castellanos, 1401 S. Wolf Rd., Des Plaines, IL, 60018

Owner/Property

Control: Salvador Castellanos, 1479 Wicke St., Des Plaines, IL 60018

Case Number: #23-007-CU

Ward Number: #2, Alderman Colt Moylan

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

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

South: R-1, Single Family

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

Surrounding Land Uses: North: Commercial buildings

South: Single Family Residences
East: Commercial buildings
West: Commercial buildings

**Street Classification:** Oakton Street is classified as a minor arterial road.

Comprehensive Plan: Higher Density Urban Mix with Residential is the recommended use for this

property.

**Property/Zoning History:** This building was originally built in 1965 according to the Cook County

Assessor. The building's current configuration, with the commercial area on

the ground floor and two apartments on the second floor, has existed throughout its known history. The property has had a commercial zoning since the 1920s. Many buildings in this neighborhood are "mixed use," meaning at least one residential unit is located above a commercial use. Previously, the commercial space was used for a radio store with apartments on the second story from the early 1970s to 2022. This site is located within the 100-year floodplain, requiring adherence to Federal Emergency Management Agency (FEMA) regulations for any construction in this location.

#### **Project Description:**

The petitioner, Francisco Castellanos of Serpent's Lair is proposing a conditional use to allow a body art establishment at 1781 E. Oakton. The property currently consists of two occupied two-bedroom apartments on the second story and Angels and Dragons Emporium -- a sustainable clothing, accessories, and novelties store -- on half of the ground story. The tattoo shop is proposing to be located in the second half of the commercial space on the ground level.

#### Proposed Use and Hours of Operation

The attached floor plan includes the areas associated with the Angels and Dragons Emporium (485 square feet), the proposed area for the tattoo shop (485 square feet), shared areas including the bathrooms, and storage areas for the building. The proposed hours of operation are 11 a.m. to 7 p.m. Monday through Saturday and Sunday 12 p.m. to 6 p.m. and are by appointment only. The hours of operation for Angels and Dragons Emporium, the existing store in the building, are 11 a.m. to 7 p.m. Monday through Saturday and Sunday 12 p.m. to 5 p.m. The hours will overlap, supporting both businesses. Serpent's Lair seeks to operate during these hours to limit disturbance to the existing residences in the building and the single-family residential neighborhood to the south.

#### **Body Art Establishment Regulations**

Body art establishments are defined in Section 12-13-3 as, "an establishment licensed under the Illinois Department of Public Health that conducts physical body adornment activities," which may include piercing and tattooing. The proposed use for this location falls under this definition.

In 2020 the Zoning Ordinance was amended to define and regulate body art establishments. Body art establishments are only permitted within the C-3 zoning district with a conditional use and may not be located closer than one mile to any other similar establishment. This location is outside of the range of the only other tattoo business in Des Plaines: High Class Studio, located at 633 Metropolitan Way.

The original intent of requiring a conditional use for body art establishments was to provide limitations on the location of these businesses and the proximity to other body art establishments. For a body art establishment, the conditional use process allows the City to determine if a use is compatible with its neighborhood and, partnered with state licensing regulations, ensure a facility will provide safe and sanitary services. Although parking may be a consideration for this location and for this type of business, the length of time

required for tattooing (according to the petitioner, a minimum of one hour per customer, with larger projects taking several hours) limits the amount of traffic and parking generated. Serpent's Lair Tattoo is proposing to be by appointment only.

No federal laws – only state – exist regulating tattoo establishments. In Illinois tattooing is regulated by the Illinois Department of Public Health's Body Art Code. This code requires all body art establishments to obtain registration with the state and regulates disinfection, sterilization, and disposal practices. All artists are required to have blood-borne pathogens certifications. No tattooing is permitted on anyone under the age of 18, and proof of ID is required.

Of note, the petitioner previously operated The Serpent's Lair Tattoo for nine years in northwest Chicago located at 4219 North Elston Ave. The Petitioner's Narrative and Response to Standards includes several letters from previous employees and clients discussing the former shop, noting the cleanliness, professionalism, and consideration of the shop within the neighborhood.

The subject of this conditional use is the location of one specific tattoo studio, but it is worth noting the evolution of the industry. In past decades, tattooing and tattoo parlors have had a negative connotation within the United States. The practice has been associated with crime and deviancy, considered a taboo or counterculture practice, and many municipalities either severely restrict or prohibit tattoo businesses. However, the prevalence of tattoos on adults has been growing steadily in recent decades. Between 2012 and 2019, the percentage of American adults with a tattoo grew from 21% to 30%. The global market size for tattoos is currently valued at \$1.75 billion and it is estimated to grow to \$3.55 billion by 2029. As this number grows, it is reasonable to assume that the correlation, or perception of a correlation, between tattoos and crime will lessen.

#### **Existing Non-Conformity**

The proposed business will be located within the existing commercial space. The building is currently nonconforming with two two-bedroom apartments above the first story commercial space. Section 12-7-3.F.2.a allows *one* apartment above the first floor of a commercial building for properties in the C-3 zoning district between Oakton St and the railroad tracks east to the city limits. However, this restriction in number of apartments either did not exist when the building was constructed in the 1960s or a variation was granted to allow for residences above; of note, several neighboring buildings were granted a variation to construct apartments above storefronts between the 1960s, and

<sup>&</sup>lt;sup>1</sup> Illinois Department of Public Health. (n.d.). Body Art Establishments. Springfield, IL, USA. Retrieved from <a href="https://dph.illinois.gov/topics-services/environmental-health-protection/body-art-establishments.html">https://dph.illinois.gov/topics-services/environmental-health-protection/body-art-establishments.html</a>

<sup>&</sup>lt;sup>2</sup> Jackson, C. (2019, 08 29). IPSOS. Retrieved from More Americans Have Tattoos Today than Seven Years Ago: https://www.ipsos.com/en-us/news-polls/more-americans-have-tattoos-today

<sup>&</sup>lt;sup>3</sup> Fortune Business Insights. (2022, 11). Fortune Business Insights. Retrieved from The global tattoo market is projected to grow from \$1.89 billion in 2022 to \$3.55 billion by 2029, at a CAGR of 9.43% in the forecast period 2022-2029: <a href="https://www.fortunebusinessinsights.com/tattoo-market-104434">https://www.fortunebusinessinsights.com/tattoo-market-104434</a>

when the Zoning Ordinance was amended in 2001 with the current language in Section 12-7-3.F.2.a. The existing retail space and the residential units can persist, provided they abide by the regulations regarding nonconformities.

#### Parking Requirements

Body art establishments are required to provide 1 space for every 250 square feet of floor area per Section 12-9-7. The definition of "floor area" in Section 12-13-3 allows spaces such as restrooms, mechanical rooms, hallways, and storage areas to be excluded. With a floor area of 485 square feet subject to the parking requirement, two spaces are required. The existing store in the unit is approximately the same size, requiring two spaces. The second story residences would require two spaces per dwelling unit, with four spaces total. The total parking required for this mixture of uses would be six spaces.

Off-street parking is located in the rear of the building, an area capable of holding approximately four standard spaces. Current striping does not meet requirements of the Zoning Ordinance or the Illinois Accessibility Code. A suggested condition of approval is to re-stripe the parking area to the dimensions specified in Section 12-9-6, including adding one accessible space to meet requirements of 12-9-8.

However, when the building was constructed, the parking requirements were significantly different. Section 12-9-2 states, "if the building or structure was erected prior to the effective date [of the current Zoning Ordinance], additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use." The use of the building prior to its purchase in 2022 was a commercial radio store, classified as a "retail establishment."

The amount of parking required for a retail establishment when the building was originally constructed was one space per 200 square feet of floor area, but only if the floor area exceeded 2,500 square feet. The definition of "floor area" for the purposes of calculating parking requirements in the 1961 Zoning Ordinance was the same as the current definition. Therefore, no parking was required for the approximately 970 square feet of total retail space. For the apartments, 1.5 spaces were required per dwelling unit with 0.25 spaces allocated for guest parking. The rear parking lot includes enough room for approximately four 8 ½ foot by 20 foot parking spaces. In sum, at the time of construction, the property's uses met off-street parking requirements.

Because of this provision in Section 12-9-2, a parking variation is not required because two required spaces for retail = two required spaces for body art. However, with the conditional use process, the petitioner must demonstrate the proposed use will not be disruptive to the neighboring area. The PZB may consider how substantial the effect of not having off-street parking for this use will be to businesses and residents in this area.

	Standards	for	<b>Conditional</b>	Use
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The following is a discussion of standards for conditional uses from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

1. The proposed Conditional Use is in fact a Conditional Use established within the specific

	Zoning district involved:						
	<u>Comment</u> : Body art establishments require a conditional use permit in the C-3 Zoning District.						
PZ	PZB Additions or Modifications (if necessary):						
2.	The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:						
	<u>Comment:</u> The 2019 Comprehensive Plan illustrates this area to be used for Higher Density Urban Mix. In addition, an established goal in the Comprehensive Plan is to "Revitalize the Oakton Street Corridor." Promoting economic vitality of a corridor requires supporting the establishment of businesses within existing storefronts. The approval of this conditional use allows for a vacant commercial space to be occupied and creates additional economic activity along Oakton Street.						
PZ	B Additions or Modifications (if necessary):						
3.	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> All uses will be located within an existing building; no changes to the appearance are proposed with the exception of signs for the business, which will be designed to meet requirements of the Zoning Ordinance. The existing storefront is harmonious with other similar buildings along Oakton Street. A building permit is currently being processed to repair the stairway in the rear of the building. The rear parking lot will also be re-surfaced and re-striped to meet code requirements and add an accessible space, as noted in the Conditions of Approval for this application.						

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

PZB Additions or Modifications (if necessary):

<u>Comment:</u> As discussed in the Petitioner's Response to Standards, the business will operate by appointment only with no more than two customers at a time. Refer to the Parking section of this report for details on parking requirements. It is important to note that the property has never required offstreet parking for the retail component of the building. On-street parking is available on Oakton Street to accommodate customers; however, the petitioner is also working with a nearby business, Kids

Above All, on a parking agreement to accommodate parking for their site. Customers will be encouraged to use on-street parking when necessary, unless a parking agreement can be formed to accommodate parking in other available parking areas. Hours of operation will be Monday through Saturday, 11 a.m. to 7 p.m. and Sundays 12 p.m. to 6 p.m., creating a minimal disturbance for the existing residents within the building and the single-family residences to the south. A limited amount of traffic will be generated, as the business is by appointment only with no walk-ins or retail operations. State licensing is required to operate a body art establishment, which the petitioner will maintain while operating as this use.

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, agencies responsible for establishing the Conditional Use shall provide adequately any such services:
	<u>Comment:</u> The existing building has been adequately served by essential public facilities and services. Staff has no concerns that the proposed use will not be adequately served with essential public facilities and services. The establishment will follow all local and state regulations regarding disinfection, cleanliness, and proper disposal of all needles and other substances related to the business.
	7 1 1
PZ	B Additions or Modifications (if necessary):
	B Additions or Modifications (if necessary):  The proposed Conditional Use does not create excessive additional requirements at public
	B Additions or Modifications (if necessary):  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

<u>Comment:</u> As discussed in the Petitioner's Narrative and Response to Standards, the hours of operation will be limited to normal business hours and will be by appointment only, creating limited generation of traffic. No larger truck traffic will be generated by any uses. All proposed activities would take place inside the building reducing any noise, smoke fumes, light, glare, odors, or other concerns.

general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

PZB	Additions or Modifications (if necessary):
no <u>C</u>	he proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:  Omment: Access to the building will continue to be provided through the entrance on Oakton Street
zo th	ew traffic generated will be limited to appointments for the business; it is important to note that the print of this property allows for other uses that could result in a greater amount of traffic/parking for e site, such as a restaurant or store. The existing street network can accommodate the limited amount fraffic for this new use.
PZB	Additions or Modifications (if necessary):
	he proposed Conditional Use does not result in the destruction, loss, or damage of natural, enic, or historic features of major importance:
<u>C</u>	<u>comment:</u> The subject property is within an existing building and thus would not result in the loss of smage of natural, scenic, or historic features. No new development is proposed for this site.
PZB	Additions or Modifications (if necessary):
	he proposed Conditional Use complies with all additional regulations in the Zoning Ordinance pecific to the Conditional Use requested:
	<u>comment:</u> The proposed uses comply with all applicable requirements as stated in the Zoning rdinance.
PZB	Additions or Modifications (if necessary):

<u>PZB Procedure and Recommended Conditions</u>: 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 permit. 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.

#### **Recommend Conditions of Approval:**

- 1. The Subject Property shall only be used for activities related to the Body Art Establishment during the following times:
  - a.) 11 a.m. to 7 p.m. Monday through Saturday
  - b.) 12 p.m. to 6 p.m. on Sunday
- 2. The off-street parking area for the property must be striped in accordance with Section 12-9-6. One accessible parking space shall be located on site to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code.
- 3. The exterior stairwell on the rear of the building must be repaired or replaced prior to the issuance of business license for the body art establishment. A building permit must be submitted, approved, and final inspections completed by the Fire Department, in accordance with Fire Code for emergency exit stairwells.
- 4. All state licensing must be maintained to operate as a body art establishment at this location.

#### **Attachments:**

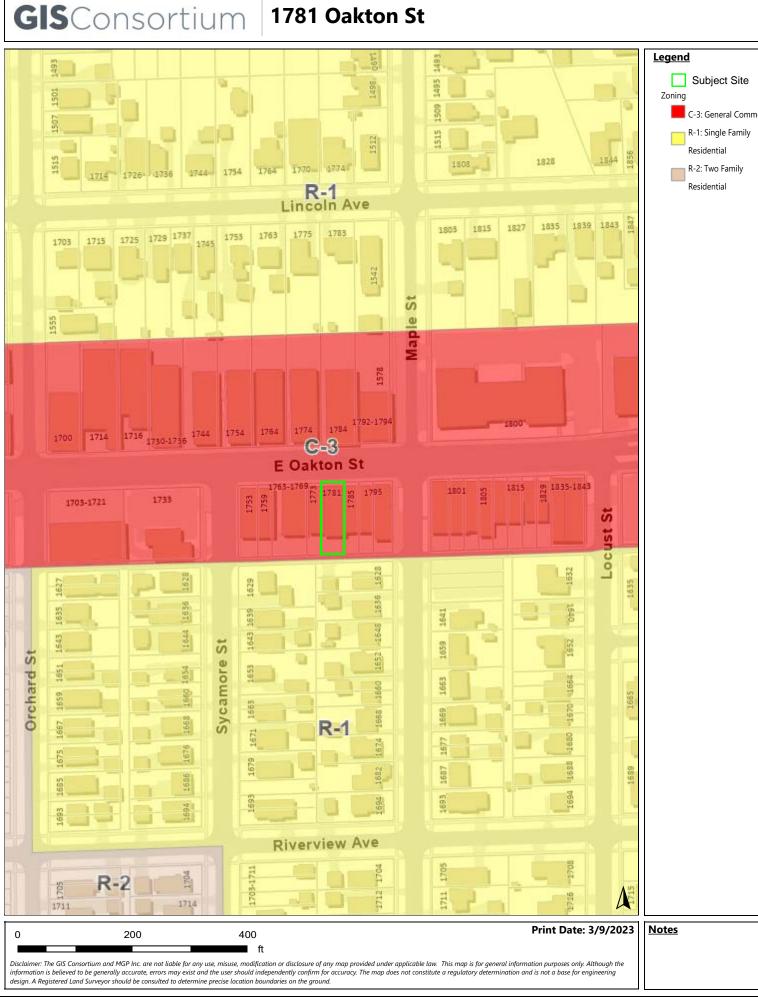
Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Project Narrative and Responses to Standards

Attachment 4: Floor Plan

Attachment 5: Plat of Survey/Site Plan



Attachment 1 Page 9 of 19



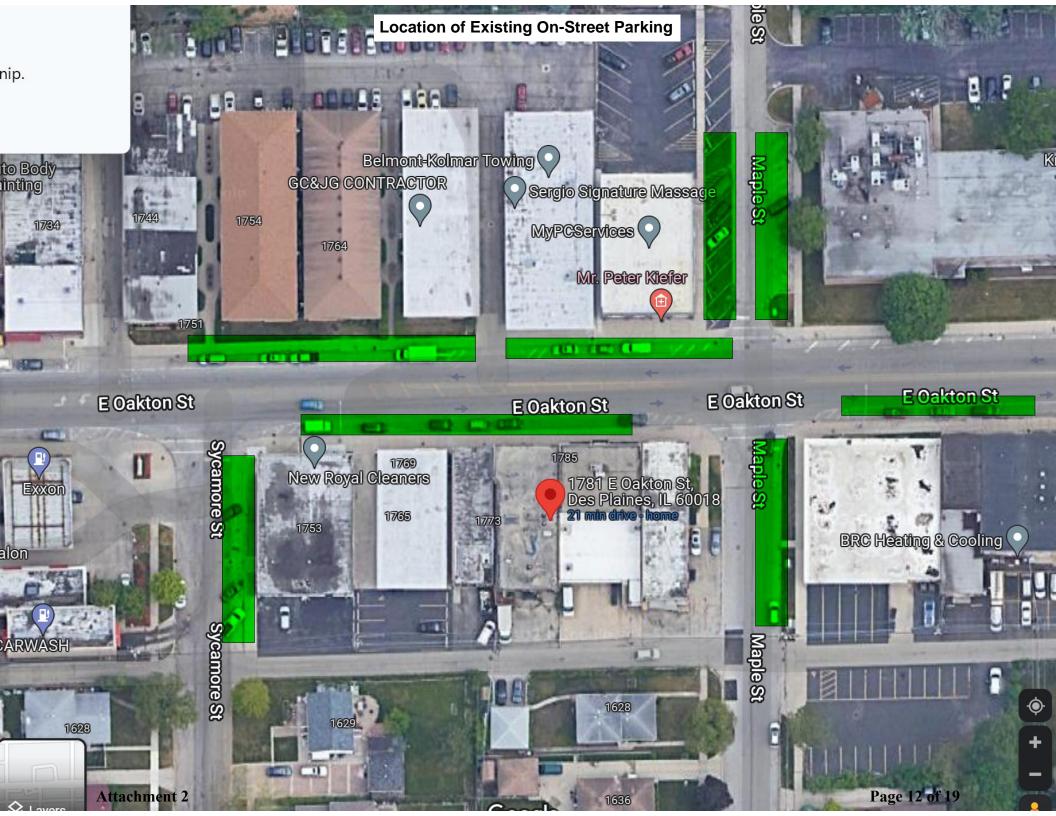
The proposed use for the space at 1781 E. Oakton St. would for a body art studio approximately 500 sq. ft. The current condition of the space is ready to move in aside from furniture needed per state required appliances.

- a. Signage: All signs will meet the City of Des Plaines Zoning Ordinance requirements for window signs. A vinyl applied will be applied directly to the door and window pane in the front of the store front. A LED backlit narrow depth plexi sign to the space as in the rendering supplied. Please see the rendering and diagram included.
- b. Services: The services rendered at the establishment will be by appointment only. The individual must be 18 years of age with proof of ID and fill out the state required form prior to the tattoo process. Artists in employment will have valid ID, blood borne pathogens certifications. Cleaning and disinfecting is required after every tattoo. Brand new disposable needles and industry standard ink for every client is used.
- c. **Hours:** The business will be open from the hours Mon-Sat 11am till 7pm , Sunday 12pm-6pm. By appointment.
- d. Parking: The previous use (electronics retail store) at this location did not require off-street parking because the building (constructed circa 1965) existed prior to the existence of the current off-street parking requirements. A section of the Zoning Ordinance states,
  - "...if the building or structure was erected prior to the effective date hereof, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use under the parking and loading provisions of this title." (Section 12-9-2.B).
- e. **Employees:** The owner will work solo upon opening. Potential for up to 3 additional artists is available. Documentation for clients and artists will be stored online.

Attachment 2 Page 10 of 19

- f. **Sharps Disposal:** Tattoo needles will be disposed of by a professional service. GRPDISPOSAL.net
- g. **Insurance:** Insurance will be used from an industry tattoo insurance company. Lloyds of london.
- h. **Owner Background:** Parents moved to Des Plaines in 1987. Forest elementary and Algonquin Jr. high. Maine West Graduate Class of 1993. Purchased home on Wolf Rd and Forest in 2017. Brother to Hector Castellanos, current football and wrestling coach at Maine West. Son graduated Maine West 2022. Provided lettering and signage work for **Bob Albretch** in previous business **ProDigital Graphics** for his bar(**The Bar**) and excavation business (**Albrecht Enterprises**).

Attachment 2 Page 11 of 19



## Sarah Spread

5448 N. Lawler Ave Chicago, IL 60630 773-426-2781 SARAHSPREAD@YAHOO.COM

February 5, 2023

Des Plaines City Counsel
Des Plaines Zoning Board
Attn: Samantha Redman, Associate Planner

To whom it may concern:

My name is Sarah Spread, I'm writing to you all on behalf of Francisco "Franky" Castellanos regarding his zoning ordinance application of 1781 E. Oakton St., Des Plaines, IL 60018.

I have been a friend of Franky's for years and also had the pleasure of working alongside him 2017-2020 at his previous business, Serpent's Lair Tattoo 4219 N. Elston in Chicago. During that time, Franky continually displayed professionalism, sanitary practices, OSHA compliance, as well as regard for the surrounding businesses and residences. He was respectful when it came to keeping noise and music volume down, no late-night disturbances, never crowded public parking, etc.

We were sure to make our neighbors felt as though we were all there to benefit the community together and always kept the line of communication open and friendly for any questions or concerns (although that was never an issue to arise, as far as I know).

I hope you also consider the impact this new shop would have on the younger residents of Des Plaines. It would be a positive sign of acceptance and inclusion as tattoos continue to become a commonly accepted form of self expression- even in the most professional of workplaces. In today's social climate, we value that unity and any chance to help people feel that they are apart of a community rather than hidden or disregarded as less-than. The lack of professional tattoo shops in the area only makes that entire subculture feel unwelcome and the money they could bring to the community would only help the growth and migration of young families to the village.

Thank you for your time, I hope we can all continue moving forward in all aspects.

Sincerely yours,

Sarah Spread

Attachment 2 Page 13 of 19

#### A LETTER OF RECOMMENDATION FOR

### **Frankie Castellanos**

February 4, 2023

Des Plaines City Hall 1420 Miner St. Des Plaines, IL 60016 (847) 391-5300

To Whom It May Concern,

Hello, my name is Zachary Pietz and I'm an eight year veteran of the Chicago Police Department. I'm writing to you today to recommend Frankie Castellanos to receive a permit to open up a tattoo shop in your town. Not only am I a client of Frankie's but we were friends long before that. Your city can rest easy, knowing Frankie will take care of the building, neighborhood and will be kind to his neighbors as well. Frankie grew up in Des Plaines and still calls the city home. He knows the community well and is raising his son there too. I have recommended numerous family and friends to get tattooed by Frankie because I trust him and know he will do a great job. He is a hard worker and will not jeopardize his business nor his name with any type of shenanigans coming from his work. So I ask for your kindness in allowing my friend to open his shop in Des Plaines. Thank you, be safe and healthy.

Respectfully,

**Zachary Pietz** 

ZAKPIETZ@HOTMAIL.COM 312-927-4064

Attachment 2 Page 14 of 19

Serpent's Lair Tattoo Studio

I am writing this letter of recommendation to the City of Des Plaines for their consideration in regard to accepting the application for the request to open Serpent's Lair Tattoo Studio in your city. My name is Scott Ruckrich and I am a resident of the City of Chicago. I have been employed with the Chicago Police Department for 10 years and I currently hold the rank of Detective. I would consider myself an upstanding citizen and a professional. I am also a veteran of the United States Marine Corps.

I have known Franky Castellanos for over 10 years. A mutual friend, who is also a police officer, recommended him to me as I was looking for a tattoo artist. At the time, Franky ran Serpents Lair Tattoo Studio in the City of Chicago. Franky was very professional and kept a clean tattoo studio. The other clients I observed were professional and nice individuals as well. I was impressed with his skill as well as the clean studio he kept. As a result, I have been a repeat customer for the past decade as well as a friend. Franky Castellanos is a consummate professional at his craft and has always run an efficient and clean business. Franky has always employed professional individuals at his shops and has even had prestigious clients which include former Chicago Cubs catcher, Wilson Contreras. I have also referred many fellow Chicago Police Officers to him as well to fulfill their tattoo requests. I would highly recommend allowing him to open a tattoo studio in your city. His artwork and skill would be a benefit to any community that he chooses to be a part of. Thank you for your time and for your consideration in this matter.

For further questions, please feel free to contact me at your convenience.

Sincerely,

**Detective Scott Ruckrich #21465** 

Chicago Police Department Bureau of Detectives Area Four Personal Cell (760)-687-8532 3151 W. Harrison St.

Chicago, IL 60612

Sent Kulul

Email: Scott.Ruckrich@chicagopolice.org

Attachment 2 Page 15 of 19

#### Samantha Redman

From: Serpents Lair <serpentslairtattoo@gmail.com>

Sent: Thursday, February 2, 2023 7:38 AM

**To:** Samantha Redman

**Subject:** Serpents lair letter of recommendation 2

#### Begin forwarded message:

From: Mark Pietka <rutki11@yahoo.com> Date: February 1, 2023 at 9:32:05 PM CST

To: serpentslairtattoo@gmail.com
Subject: Mark Pietka recommendation
Reply-To: Mark Pietka <rutki11@yahoo.com>

Frankie is an amazing tattoo artist. A Very professional and detail oriented individual. He was recommended by a co worker. I had multiple sessions for a large tattoo, and the entire experience wa more than what I expected. The tattoo came out amazing. I highly recommend Frankie at Serpents Lair.

Mark Pietka Automotive technician at Mercedes Benz of Chicago. 773-848-6969

Sent from Yahoo Mail on Android



1781 E Oakton St – Public Notice Sign



View of commercial space and neighboring store. Proposed use to be in left most space, half of ground floor commercial area.

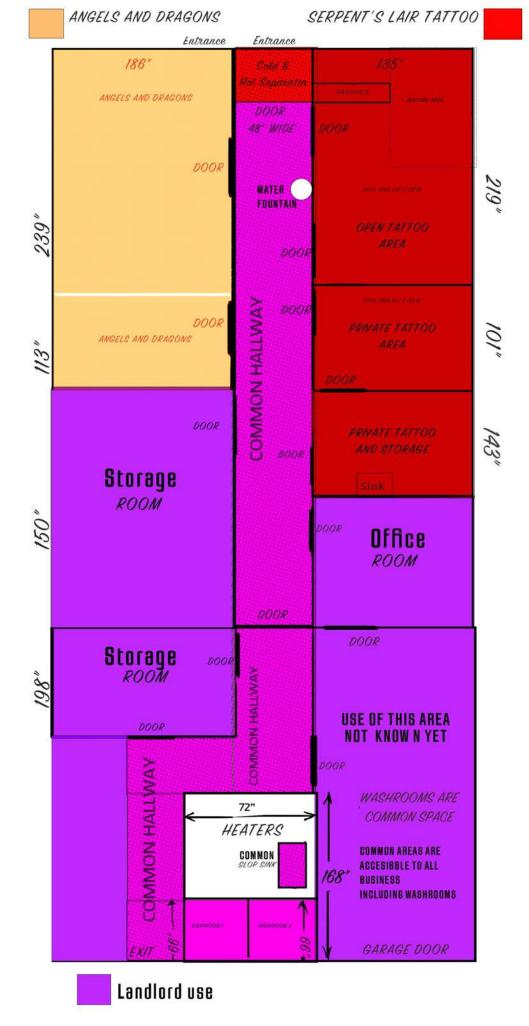


View of 1781 E. Oakton St. - Two story building abutting two commercial buildings



View of rear parking area and stairway

Attachment 3 Page 17 of 19



Attachment 4 Page 18 of 19

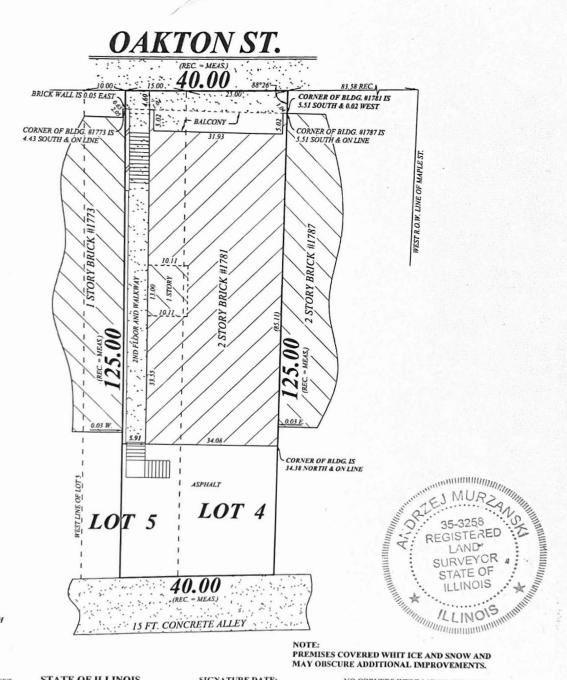


# PLAT OF SURVEY

DESCRIBED AS:

LOT 4 AND THE EAST 15 FEET OF LOT 5 IN BLOCK 4 IN WHITES RIVERVIEW ADDITION, A SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 4998.1 SQ. FT.



#### LEGEND

- CHAIN LINK FENCE - WOOD FENCE - IRON FENCE - KON PERCE - CONCRETE PAYEMENT - ENCLOSED FRAME PORCH - OPEN FRAME PORCH - SIDE BOUNDARY LINE E. FR. P. O. FR. P. - - EASEMENT LINE - - - BLDG. SETBACK LINE -- - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1" = 16"

ORDERED: SANDER LAW OFFICES

JOB NO: 220204S FIELDWORK

COMPLETION DATE :

FEBRUARY 3, 2022

Attachment 5

MUNICIPALITY : DES PLAINES

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS

STATE OF ILLINOIS

COUNTY OF COOK

HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

Glichay Llina.

ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO

SS

SIGNATURE DATE:

...FEBRUARY 4, 2022...

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2022 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

amurzanski@outlook.com

ANDRZEJ MURZANSKI LAND SURVEYORS, INC

NO CORNERS WERE MONUMENTED PER

PREMISES COVERED WHIT ICE AND SNOW AND MAY OBSCURE ADDITIONAL IMPROVEMENTS.

CUSTOMER REQUEST.

240 COUNTRY LANE GLENVIEW, IL 60025 PHONE: 847-486-8731



# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

#### **MEMORANDUM**

Date: March 8, 2023

To: Planning and Zoning Board (PZB)

From: John T. Carlisle, AICP, Director of Community and Economic Development

Jonathan Stytz, AICP, Senior Planner

Cc: Tim Oakley, Director of Public Works and Engineering (PWE)

Jon Duddles, Assistant Director of PWE/City Engineer Stew Weiss, Partner, Elrod Friedman, General Counsel

Subject: Proposed Mixed-Use Residential, Commercial, and Parking Development at

622 Graceland Avenue and 1332-1368 Webford Avenue:

Consideration of a Combined Tentative and Final Plat of Subdivision

**Issue:** The applicant is requesting a combined Tentative and Final Plat of Subdivision under the Subdivision Regulations to consolidate the three existing lots of record on the subject property into one, as required by Section 13-1-2 of the Subdivision Regulations.

After the PZB's Plat of Subdivision review, the applicant intends to seek the following approvals from the City Council: (i) an amount for a Fee in Lieu of Dedication of Park Lands, the requirement for which is established in Chapter 13-4 of the Subdivision Regulations; and (ii) a redevelopment agreement.

Owners: Wessell Holdings, LLC (622 Graceland, 1368 Webford) and City of Des

Plaines (1332 Webford)

**Applicant:** Formerly 622 Graceland Apartments, LLC, Now Mylo Residential Graceland

Property, LLC; (Manager: Joe Taylor, Principal of Compasspoint

Development)

Case Number: 23-005-FPLAT

**PINs:** 09-17-306-036-0000; -038; -040

Ward: #3, Alderman Sean Oskerka

**Existing Zoning:** C-3 General Commercial District; rezoning to C-5 Central Business District

was approved by Ordinance Z-23-22, but certain conditions must be met for the

Ordinance to become effective (see Background)

**Surrounding Zoning:** 

North: Railroad tracks; then C-3 General Commercial District

South: C-3, General Commercial / R-1 Single-Family Residential Districts

East: C-5, Central Business District
West: C-3, General Commercial District

**Surrounding Land Use:** 

North: Union Pacific Railroad (Metra UP-Northwest Line); then a pharmacy

South: Commercial building (850 Graceland), United Methodist Church parking lot, single-family detached home in commercial district (1347 Webford), single-family detached homes in residential district (1333 and 1339 Webford)

East: Mixed-use residential and commercial (Bayview-Compasspoint project under construction at 1425 Ellinwood)

West: Small mixed-use building (1330 Webford), then multiple-family dwelling (1328 Webford)

**Street Classification:** 

Graceland Avenue is an arterial, and Webford Avenue is a local roadway.

Existing Land Use and History:

The principal building at 622 Graceland is currently the headquarters of the Journal & Topics newspaper. According to the Des Plaines History Center, the building was constructed as a Post Office in 1940-1941, most likely under the Works Progress Administration (WPA). A smaller accessory building is also part of the Journal & Topics property. At 1332 Webford is a 38-space surface parking lot owned by the City, currently used for both time-limited (14 spaces) and permit-restricted (24 spaces) public parking.

**Background:** 

On August 1, 2022, the City Council approved a zoning map amendment for the subject property, which spans 43,500 square feet, from the C-3 General Commercial to C-5 Central Business District to accommodate the proposed development. The effectiveness of the approval, however, was contingent upon the developer finalizing acquisition of the City-owned 1332 Webford Avenue property, the authorized sale agreement for which (approved by Ordinance M-22-22) lists additional requirements:

- Approval of a Tentative and Final Plat of Subdivision to consolidate 622 Graceland and 1332-1368 Webford into one lot of record;
- Successful acquisition by the developer of 1330 Webford, which is directly west of the subject property and zoned C-3, to be redeveloped as a park use (privately owned but with a permanent and perpetual easement for public access);
- Approval of a redevelopment agreement, with plans as exhibits approved by the City Council; and
- Submission of a rezoning covenant binding the future owner/developer not to object to a future rezoning of the subject property back to C-3 if the project is not carried out.

#### **Tentative and Final Plat of Subdivision**

#### **Request Summary:**

Due to the PZB's original denial of the Tentative Plat of Subdivision in 2022, the applicant has submitted a new combined Tentative and Final Plat to consolidate the three lots of record on the subject property into one. The table below identifies the characteristics and uses of the existing lots.

Address	PIN	Size	Use
622 Graceland	09-17-306-036-0000	0.52 acres	Journal & Topics
1332 Webford	09-17-306-040-0000	0.31 acres	City parking lot
1368 Webford	09-17-306-038-0000	0.17 acres	Journal & Topics

Just west of the subject property is 1330 Webford Avenue, which would serve as an open-to-the-public park. However, 1330 Webford is a different zoning lot from 622 Graceland and 1332-1368 Webford, and is a separate and individual lot of record. Therefore, 1330 Webford is not required under Section 13-1-2 to be included in the proposed subdivision. Nonetheless, because 1330 Webford is integral to the project and will be referenced in the redevelopment agreement, depictions, labels, and site planning for 1330 Webford are shown on the Plat and Final Engineering documents. An illustration and label are used to note a permanent and perpetual easement for public space that will be owned and maintained by the applicant. See the "Open Space and Recreation; Park Land Dedication or Fee-in-Lieu" section for more details.

Easements. Building and Setback Lines, Utility Correspondence The attached Tentative and Final Plat of Subdivision shows the following easements and building lines: (i) a 50-foot-wide permanent and perpetual easement for public space on property at 1330 Webford (cross-hatched area); (ii) a 10-foot-wide public utilities and drainage easement on 1330 Webford Avenue (double cross-hatched area); (iii) a 20-foot building line extending across the proposed public park property at 1330 Webford; (iv) a 25foot building line, to reflect the required side yard for the C-5 district, extending approximately 90 feet along Webford where the subject property is adjacent to residentially-zoned property; (v) a 5-foot building line, to reflect the required side yard for the C-5 district, extending approximately 200 feet along Webford where the subject property is adjacent to commerciallyzoned property; (vi) a 7-foot public sidewalk easement extending along the south property line along Webford; (vii) an approximately 3-foot-wide public utilities and drainage easement on the northwestern corner of the proposed Lot 1; (viii) a 16.5-foot-wide storm water detention area (bubble-hatched area); and (ix) various public utilities and drainage easements throughout the proposed Lot 1 (shaded areas). Written correspondence from major private utility providers to the applicant is attached.

Public Improvements and Final Engineering, PWE and Fire Review Under Section 13-3-1 of the Subdivision Regulations, the developer is required to widen the segment of Webford in front of the proposed development and install/replace existing appropriate streetscaping (for example, sidewalk, street lighting, etc.) to match the downtown aesthetic, which is already

present along the Graceland side of the site. Under the proposal, this style would be extended around the corner and onto the Webford sidewalk, with an emphasis for the area in front of the proposed restaurant/commercial space at the corner. Certain underground infrastructure, such as water mains and sewers, are required to be replaced and installed to the standards required by PWE. Specifically, the developer will be required to separate the existing combined storm and wastewater system for the entire 1300 block of Webford.

The developer has provided the City Engineer with an estimated cost of public improvements, an amount for which the City Engineer has approved in the attached memo. A performance security in the form of a letter of credit, with the City named as the beneficiary, will be required to secure the improvements. An attached memo serves as the City Engineer's approval (as noted) under Section 13-2-4. The Fire Department also reviewed the Plat and Final Engineering submittal and has no changes from its recommendation regarding the design of the project from its 2022 memo (see attached).

Open Space and Recreation; Park Land Dedication or Fee-in-Lieu The applicant is proposing two open space/park areas to serve the public, one on the 622 Graceland and 1332-1368 Webford property and the other on the separate lot at 1330 Webford. On the first property is an approximately 3,000-square-foot southern green space area along the south building elevation in between the two parking garage entrances. On the 1330 Webford property is an approximately 9,000-square-foot park space with patio area seating and a play lawn. A barrier between the railroad and the play lawn is shown. In general, the plans for both open space/park areas show passive recreational programming instead of active programming such as playgrounds, ball fields and courts, or fitness equipment.

For residential developments at the proposed scale, Chapter 13-4 of the Subdivision Regulations requires providing public park land and/or paying a fee in lieu. The rationale is that residential developments increase demand for parks and recreation. As described above, the developer is proposing to provide two pieces of land for public-access park and open space. Further, private recreational areas within the building are intended to meet needs of the anticipated future residents and potentially lessen the demand for public park facilities generated by those residents. The developer's providing of these areas may make the project eligible for credits and reductions in their obligation. However, the approval of the amount of that obligation rests with City Council.

**PZB Action and Conditions:** Pursuant to Sections 13-2-3 and 13-2-7 of the Subdivision Regulations, the PZB should take two separate motions:

- Vote on the approval or denial of the Tentative Plat of Subdivision; and
- Vote on *approval, approval with conditions, or denial* of the Final Plat of Subdivision, to be forwarded to the City Council for final decision.

If the PZB votes to forward Final Plat *approval* to the City Council, staff recommends the following condition: That construction-level street lighting detail as required in the attached Engineering memo is provided and approved by the PWE Department prior to issuance of any building or right-of-way permits.

#### **Attachments**

Attachment 1: Location Map Attachment 2: Site Photos

Attachment 3: ALTA Survey

Attachment 4: Engineering Memo

Attachment 5: Fire Comments and 2022 Memo

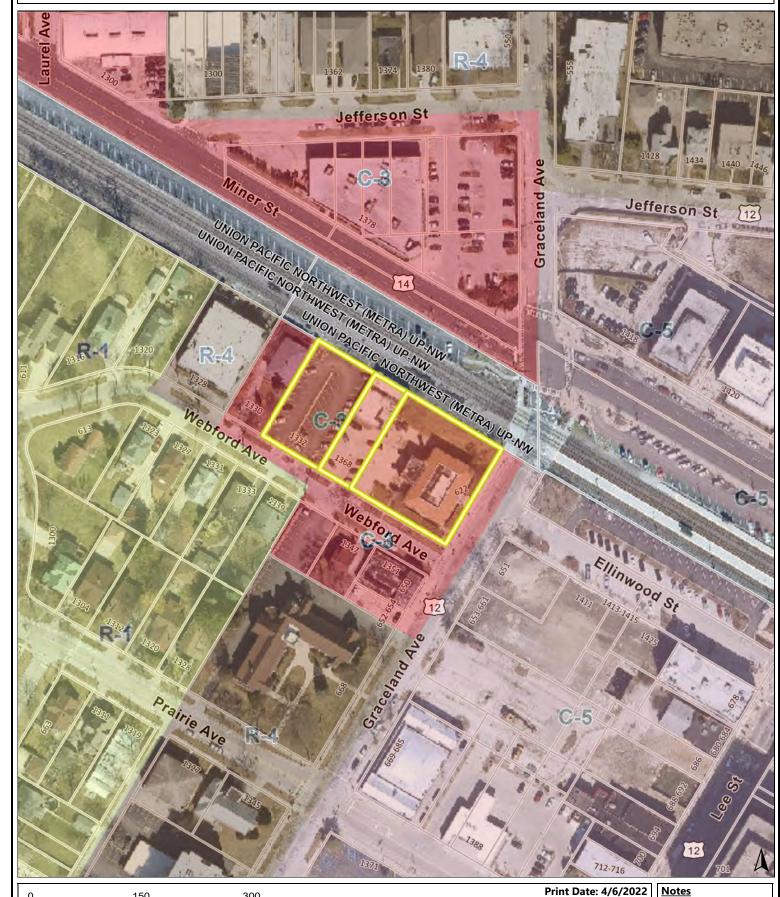
Attachment 6: Utility Correspondence

Attachment 7: Tentative and Final Plat of Subdivision

Attachment 8: Final Engineering Drawings, including Drainage Report

# **GIS**Consortium

## 622 Graceland Ave, 1332 & 1368 Webford Ave



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

Attachment 1 Page 6 of 44

iotes









Page 7 of 44 **Attachment 2** 

622 Graceland, 1332 & 1368 Webford - Facing NW at Front of Site

GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE LOMBARD, ILLINOIS 60148 PHONE : (630) 916-6262

LOTS 35, 36 AND 37 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 622 GRACELAND AVE., DES PLAINES, IL. 60016 CONTAINING: 22,509.41 SQ. FT., 0.52 AC. (MORE OR LESS)

# PARCEL 2:

PARCEL 1:

LEGAL DESCRIPTION:

LOT 34 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 1368 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 7,503.12 SQ. FT., 0.17 AC. (MORE OR LESS)

# PARCEL 3:

THE SOUTHEASTERLY 40 FEET OF LOT 32 AND ALL OF LOT 32 IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793563, O STORM SEWERS

PROPERTY COMMONLY KNOWN AS: 1332 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 13,499.99 SQ. FT., 0.31 AC. (MORE OR LESS)

GROUND ELEVATION

PAVEMENT FLEVATION

T/FDN = TOP OF FOUNDATION ELEVATION

TOP OF WALL

CONCRETE

PAVEMENT

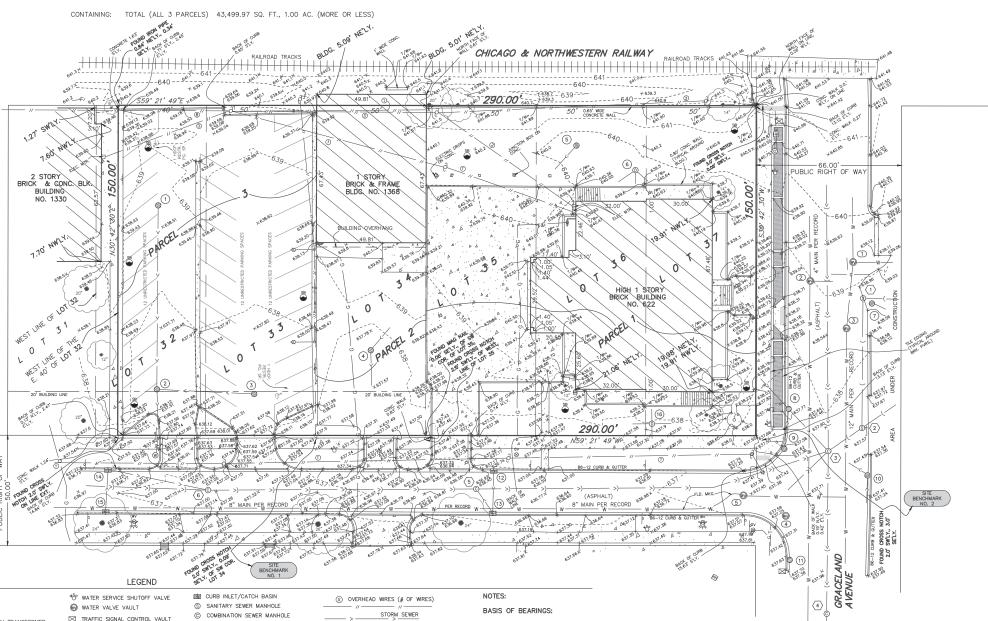
FINISHED FLOOR ELEVATION

TREE WITH TRUNK DIAM. SIZE

ASPHALT

BRICK PAVERS

XXX XX



NO. 1

① CATCH BASIN RIM 638.65

16 STORM MANHOLE RIM 638.82 N INV 632.22 S INV 632.22 E INV 632.27 W INV 632.42 6" VCP S INV 634.23 2 CATCH BASIN RIM 637.06 6" VCP N INV 632.46 6" VCP(+/-) S INV 632.46 ALL PIPES ARE +/-8" 10" RCP E INV 633.66

3 CATCH BASIN 10" RCP W INV 634.26

(4) CATCH BASIN RIM 637.28 4" CIP NE INV 635.98 6" CIP S INV 634.73

5 INLET RIM 639.01 L" SW INV 635.51 6 STORM MANHOLE

TOP OF 8" (+/-)PIPE S 630.63 SW INV 631.20 SE INV 630.80

7 CATCH BASIN RIM 638.58 12" RCP SE INV 636.53

8 CATCH BASIN RIM 637.45 6" VCP NW INV 634.90 6" PVC S INV 634.20

9 INLET RIM 6.37.41 6" PVC N INV 635.01

(1) CATCH BASIN RIM 637.20 6" VCP NW INV 632 70

① INLET RIM 637.04 FILLED WITH DEBRIS

CURB CATCH BASIN RIM 636.40 TOP OF PIP[E TO SOUTH 634.40

(3) CURB CATCH BASIN RIM 636.46 TOP OF PIPE TO NORTH 634.16 NW INV 632.86

CURB CATCH BASIN RIM 636.72 TOP OF 12" PIPE TO EAST 634.37 12" RCP S INV 633.47 (5) CURB CATCH BASIN

(PVC INSIDE RCP)

RIM 636.74 TOP OF PIPE TO NORTH 634.69

SANITARY SEWERS

SANITARY MANHOLE RIM 638.77 15" VCP E INV 632.47 10" VCP SE INV 633.12 15" VCP S INV 632.42

SANITARY MANHOLE 2 RIM 637.57 15" VCP N INV 632.37 10" NE INV 632.67 15" SW INV 632.07

RIM 637.83

 $\langle 3 \rangle$ 

COMBINATION MANHOLE

RIM 637.83
N INV 631.39
(RECORDS SHOW A MANHOLE
IN THE STREET NEAR NORTH
END OF PROPERTY, NONE
WAS FOUND AND NO
INDICATION OF ONE WAS FOUND) 15" VCP NE INV 632.33 24" S INV 632.35 10" SE INV 632.34 +/-24" W INV 631.43 (CONNECTING MANHOLE TO THE WEST SHOWS A 12"
INVERT TO THE EAST, NO
INFORMATION AS TO WHERE
SIZE CHANGES AVAILABLE)

COMBINATION MANHOLE RIM 638.61 24" N INV 630.61 24" S INV 630.71

10" NW INF 632.83

COMBINATION MANHOLE RIM 636.78 12" E INV 631.33 12" W INF 631.38 SE INV 631.60

COMBINATION MANHOLE 6 RIM 637 17 12" E INV 631.42 12" NW INV 632.87 12" W INV 631.57

3 WATER MAINS

VICINITY MAP

00

SITE

① WATER VALVE VAULT (NEW) RIM 639.28
TOP OF PIPE 632.28
PER RECORDS THE NEW MAIN GOING EAST IS 10" D.I.P. AND THE SOUTH IS D.I.P. AND THE SOUTH IS 8"-RECORD SHOWS NO MAIN HEADING NORTH, BUT IS VISIBLE IN FIELD. RECORDS SHOW IT CONNECTING TO OLD MAIN COMING FROM VAULT NO. 2 BUT NOT VISIBLE IN FIELD

WATER VALVE VAULT RIM 638.95 TOP OF PIPE 633.45 RECORD SAY IT IS 8"

3 WATER VALVE VAULT RIM 638.55 TOP OF PIPE 633.75 THIS IS A NEW MAIN ALSO RECORDS SHOW NO VAULT HERE BUT FOUND IN FIELD

4 WATER VALVE VAULT WATER VALVE VAULT
RIM 637.46
FULL OF SILT AT ELEV.
634.76
MOST LIKELY HAVING BEEN
PART OF THE OLD MAIN
CONNECTING TO VAULT NO.
2, RECORDS SHOW NO
VAULT HERE WHERE FOUND
IN FIELD

4 WATER VALVE VAULT RIM 637.42 TOP OF PIPE 628.12 RECORDS SAY THIS IS 8"
AND GENERALLY AGREE
WITH FIELD MARKINGS AND
CONNECTION TO NEW MAIN IN THE EASTERLY SIDE OF THE RIGHT OF WAY

# FLOOD ZONE INFORMATION:

PER FEMA E.L.R.M. NO. 17031C0217J. DATED 08/19/2008 PROPERTY IS IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

EACH OF THE ADDITIONAL TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE (AS REQUESTED BY CLIENT) HAVE BEEN ADDRESSED. THE FOLLOWING ITEMS NO'S. HAVE NO NOTATION ON THIS PLAT AS THE REFERENCED CONDITIONS DO NOT EXIST ON, OR APPLY TO SUBJECT PROPERTY:

16, 17

STATE OF ILLINOIS) S.S.

TO: COMPASSPOINT DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY CITY OF DES PLAINES, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS CHICAGO TITLE INSURANCE COMPANY ATTORNEYS' TITLE GUARANTY FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS\_LAND\_TITLE\_SURVEYS, JOINTLY\_ESTABLISHED\_AND\_ADOPTED\_BY\_ALTA\_AND\_NSPS, AND

1, 2, 3, 4, 5, 7(a), 8, 9, 11, 14, 16, 17, 20 OF TABLE A THEREOF NOVEMBER 20, A.D. 20 21 THE FIFLD WORK WAS COMPLETED ON

DECEMBER 10, A.D. 2021 DATE OF PLAT:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925 MY LICENSE EXPIRES NOVEMBER 30, 2022 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

**Page 8 of 44** 

TITLE POLICY PROVIDED FOR PARCEL 3 MAKES NOTE OF AN EXCEPTION TO COVERAGE THAT INCLUDES AN EASEMENT FOR SEVERAL UTILITIES PER DOC. NO. LR1429065. SURVEYOR WAS NOT PROVIDED DOCUMENT BY TITLE COMPANY AND WAS NOT ABLE TO OBTAIN DOCUMENT FROM COOK COUNTY RECORDER'S OFFICE. BEFORE EXCAVATION, BUILDING OR ANY DISTURBANCE WITHIN SUBJECT PROPERTY OBTAIN DOCUMENT FOR PARTICULARS AND LOCATION OF SAID EASEMENT.

CITY OF DES PLAINES BENCHMARK NO. 61. MONUMENT SET IN CONCRETE AT THE NORTHEAST CORNER OF PRAIRIE & FIRST AVENUE, 75' EAST OF

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

THE RAILROAD TRACKS AND 12' NORTH OF THE EDGE OF PAVEMENT OF PRAIRIE

CROSS NOTCH 2' SOUTH AND 3' EAST OF THE SOUTHEAST CORNER OF LOT 37

ELEVATION 640.05 (NAVD 88 DATUM), MEASURED ELEVATION 640.12

CROSS NOTCH 2' SOUTH OF THE SOUTHWEST CORNER OF LOT 34

ELEVATION 637.57 (NAVD 88 DATUM)

SANITARY SEWER

\_\_ E \_\_UNDERGROUND\_ELECTRIC

GAS MAIN

WATER MAIN

TRUNCATED DOME (HDCP. ACCESS)

UNDERGROUND TELEPHONE

21-22439 (REV1) ORDER NO. **Attachment 3** 

BASE SCALE : 1 INCH = \_\_20\_\_ FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : \_\_\_\_RWG\_ENGINEERING, LLC

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT

SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING

WFRFORD

A VFNUF

© GAS VALVE

UTILITY POLE

──○ LIGHT POLE

- SIGN POST

CHECKED BY

TIRE HYDRANT

UTILITY POLE WITH TRANSFORMER

→ "GUY" ANCHOR W/ WIRE

\_\_\_\_JFG

SURVEYED BY : \_\_\_\_JG\_RG\_

RAILROAD GATE ARM

■ ELECTRIC HANDHOLE

W WATER METER VALUET

(D) CLOSED COVER DRAINAGE STRUCTURE

OPEN COVER DRAINAGE STRUCTURE

of FLAGPOLE

SOIL BORING



# PUBLIC WORKS AND Engineering department

1420 Miner Street Des Plaines, IL 60016 P: 847.391.5390 desplaines.org

# **MEMORANDUM**

Date: March 1, 2023

To: John Carlisle, Director of Community and Economic Development

From: John La Berg, P.E., Civil Engineer

Cc: Jon Duddles, P.E., Assistant Director of Public Works and Engineering

Subject: 622 Graceland Avenue Apartments

As requested, the Public Works and Engineering Department has reviewed the final development submittals for the upcoming Planning and Zoning Board meeting on the subject project. Engineering plans and profiles have been approved as noted by the Director of Public Works and Engineering in accordance with the standards for subdivision engineering plans on file in the office of the Public Works and Engineering Department (City Code 13-2-4) and have the following comments:

- There needs to be a streetlighting plan showing all underground conduit, controller, and electrical service connections. Street lighting details need to be their own plan sheets with a note added to use LED fixtures. Final street lighting design shall be completed at the time of building permit approval.
- The Engineer's Estimate of Cost should be updated to reflect additional lighting. We approve the EOPC as noted at \$708,568.13.

Attachment 4 Page 9 of 44



# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

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March 1, 2023

To:

Dave Schuman, Division Chief, Fire Prevention

John T. Carlisle, AICP, Director of Community & Economic Development

Pawel Matyja, Plan Coordinator Samantha Redman, Associate Planner

From:

Jonathan Stytz, AICP, Senior Planner

Subject:

Request for Comments for 622 Graceland Avenue and 1332-1368 Webford Avenue –

Combined Tentative and Final Plat of Subdivision

We have received an application requesting a combined Tentative and Final Plat of Subdivision in the C-3 General Commercial district at 622 Graceland Avenue and 1332-1368 Webford Avenue to consolidate the existing lots into one (Note: The map amendment from C-3 to C-5 approved last year is not effective until certain items are completed, one of which being the subdivision). This request is related to the proposed mixed-use development from last year including 131 private multi-family residential units and approximately 2,800 square feet of commercial public restaurant space. The Tentative Plat must be approved by the PZB prior to the consideration of the Final Plat by the City Council.

Please review the attached exhibits and provide a recommendation and comments, if any, to me via BlueBeam by Wednesday, March 8, 2023. Also, confirm to me via email if any updates are required to the attached building and fire prevention memos provided for this case last year.

Recommend approval of the requests	
Recommend approval of the requests, subject to conditions a	and/or comments
Recommend disapproval of the requests	
Comments: No updates to fire memo	
Signature: Dat	e: 3/1/23
PLEASE SEND COMMENTS BACK TO ME	VIA BLUEBEAM

Attachment 5 Page 10 of 44



# FIRE DEPARTMENT

405 S. River St Des Plaines, IL 60016 P: 847.391.5333 desplaines.org

# **MEMORANDUM**

Date: May 16, 2022

To: John Carlisle, Director of Community and Economic Development

From: Daniel Anderson, Fire Chief

Subject: Compass Point Project

The Fire Department has been involved in the Compass Point Development since their initial interest. Staff reviewed the initial concept plans from a public safety perspective including access to upper levels via aerial ladder trucks. Staff commented on the lack of any access to any of the west side of the building. Staff provided some alternate building options to the developer that would create an acceptable access point to the west side of the building.

The developer came back with the first proposed plan which incorporated fire department staff access concerns. The proposed plan allows access points to the east, west and south sides of the building. Each of the access points would be consistent with the similarly situated properties within the City.

After receiving feedback during planning and zoning meetings the developer has provided modified plans which has maintained sufficient access points for the project as requested and required by building codes. The Compass Point Development project discussion has raised some concern regarding the fire department being able to access the building with its ladder truck. This development is not unlike many similar projects already built in the city and pose no more of a risk than those already completed.

The Fire Department has a 100-foot aerial tower ladder truck ("tower ladder") located at its headquarters station which is at 405 S. River Road. Each of our neighboring communities each have similar units with the next two closest units being in Park Ridge and Niles.

There was a question regarding how our tower ladder compares to those in service in the Chicago Fire Department. The Chicago Fire Department has approximately 60 aerial ladder trucks dispersed throughout their service area and are typically 95 to 105 feet in length. The Chicago Fire Department does have one aerial ladder truck that has a reach of approximately 135 feet.

The Fire Department does not have any specific concerns related to the project other than to maintain the standards of construction as well as required fire alarm and sprinkler/standpipe systems. The greatest concern for the fire department is during it construction up to the point where drywall has been completed. The wood frame construction is at its most vulnerable point during the framing when there is the greatest risk for fire spread should one begin.

Attachment 5 Page 11 of 44

Fire Department staff will continue to review any and all submissions regarding this project and make the appropriate recommendations to address any concerns that may be raised.

Attachment 5 Page 12 of 44



Date 1/23/2023

Attn: Joe Taylor, III

Address: 622 Graceland, Des Plaines

RE: 622 Graceland, Des Plaines

Dear Joe,

This letter will serve as Nicor Gas' intention to provide service to the above, potential project. Nicor Gas will install up to 200' of gas main per new customer (each meter) and 60' of service line per new customer (each meter) at no cost. If your project exceeds these footages, Nicor will determine the cost based on an economic evaluation of the project.

Please complete the attached New Service Agreement and submit the following to initiate the installation process; Plat of Subdivision, Over-all Site Utility Plan with gas meter locations marked (commercial buildings only), Gas loads and delivery pressure for each unit along with Contact information.

Nicor Gas requires curbs/pavement to be completed prior to gas main installation. Nicor Gas also requires sleeves to be installed at paved intersections within new subdivisions and on Commercial service installations. When applicable and to establish a defined/proper running line, easements will need to be appropriately staked. All permits (State, County, and Village) will require approval prior to gas main and/or service installation.

As the site contact for this project, please advise the general contractor to communicate with me, Zack Jarling at start up in order to coordinate the gas service/main installation timetable. I can be reached at 224-239-3341 or by email at zjarling@southernco.com

If you have any additional questions, please let me know

Sincerely,

Zack Jarling

New Business Construction Consultant Customer Development, Nicor Gas

Attachment 6 Page 13 of 44



March 1, 2023

Joe Taylor, III Compasspoint Development, LLC

# WILL SERVE LETTER

Dear Mr. Joe,

This letter is in response to your request for information on the availability of AT&T service at proposed 622 Graceland Ave & 1330/1332 Webford Ave proposed Development.

This letter acknowledges that the above referenced project is in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to proposed development at 622 Graceland Ave & 1330/1332 Webford Ave but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

**Kolade Fajimi (Engineer)** 

Mgr Osp Plng & Eng Design ATO, Construction & Engineering-MW

AT&T

1000 Commerce Dr, Oak Brook, IL 60523 M 847-226-7885 | kf129f@att.com

Attachment 6 Page 14 of 44



March 1, 2023

Mr. Joe Taylor, III Compasspoint Development, LLC

Re: 622 Graceland Ave, Des Plaines with additional addresses 1330/1332 Webford Ave, Des Plaines.

Dear Mr. Taylor:

Regarding the above project, Comcast Cable Communications, Inc. is the local Broadband Provider for this area. Please call Tom Jones at (847) 849-3727 with any installation questions that you may have.

If you have any other questions, please feel free to give me a call.

Very truly yours,

Robert L. Schulter Jr.

Central Division Director of Construction

Robert L. Schulter L.

(224) 229-5863

Attachment 6 Page 15 of 44



3/1/2023

David Taylor Compasspoint Development, LLC

# Request for Electrical Service Letter - 622 Graceland Ave, Des Plaines, IL

Dear David Taylor:

This letter is in reply to your request regarding the project referenced above. ComEd will provide adequate power to your project site in accordance with the corresponding Rates and Riders filed by ComEd with the Illinois Commerce Commission. Please be advised that we will be able to begin engineering your project after our company receives all requested information from the appropriate parties involved.

If you have any questions, please contact me at 779-231-2782

Thanks,

Chris

Chris Topete
DCC | Field Representative
ComEd | An Exelon Company
779-231-2782



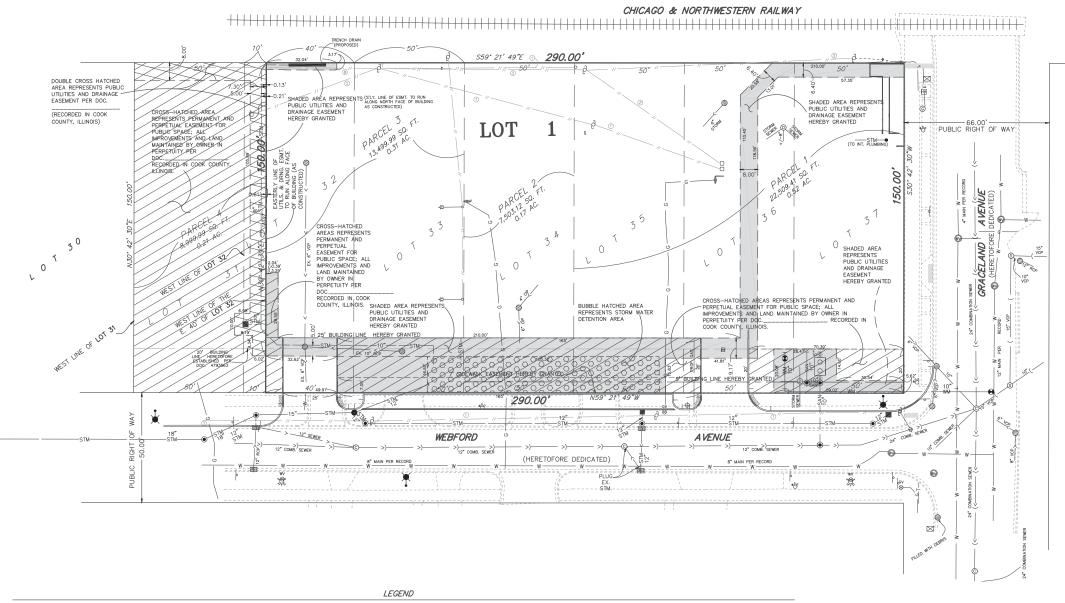
Attachment 6 Page 16 of 44

# GRACELAND/WEBFORD SUBDIVISION

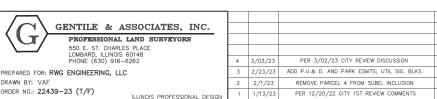
TO CONSOLIDATE LOTS

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND



# SAS METER E E UNDERGROUND ELECTRIC im CURB INLET/CATCH BASIN EXISTING RIGHT OF WAY PAVED IMPROVEMENTS \* WATER SERVICE SHUTOFF VALVE GAS VALVE WATER VALVE VAULT PROPOSED CURB AND GUTTER UNDERGROUND TELEP UTILITY POLE PROPOSED STORM INLETS (EXISTING PER FIELD TRAFFIC SIGNAL CONTROL VAULT $^{\mathrm{I}}_{\mathrm{CL}}$ UTILITY POLE WITH TRANSFORMER MARKINGS UNLESS OTHERWISE SPECIFIED) GAS MAIN RAILROAD GATE ARM OVERHEAD WIRES (# OF WIRES) → "GUY" ANCHOR W/ WIRE PROPOSED STORM MANHOLE ■ ELECTRIC HANDHOLE ⇔ ⊔GHT POLE WATER MAIN EXISTING STORM SEWER S SANITARY SEWER MANHOLE (W) WATER METER VAULT PROPOSED WATER MAIN TIRE HYDRANT PROPOSED SANITARY SEWER MANHOLE PROPOSED STORM SEWER (D) CLOSED COVER DRAINAGE STRUCTURE © COMBINATION SEWER MANHOLE OPEN COVER DRAINAGE STRUCTURE W WATER SHUTOFF VALVE WITH 8" CASING EXISTING SANITARY SEWER · ELECTRIC DROPS (ON CONC) PROPOSED WATER VALVE VAULT ☐ ELECTRIC METER (ON BLDGS.) PROPOSED LIGHT POLE PROPOSED SANITARY SEWER



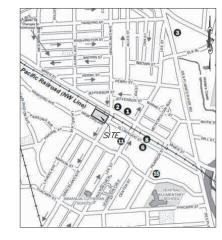
NO. DATE

SHEEA ttachment FIRM LICENSE NO. 184.002870

COMPASSPOINT DEVELOPMENT LLC 202 S. COOK ST. SUITE 210 BARRINGTON, IL 60010 CONTACT: JOE TAYLOR III 773.706.4301

OWNER.

VICINITY MAP



# LEGAL DESCRIPTION:

PARCEL 1: LOTS 35, 36 AND 37 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 622 GRACELAND AVE., DES PLAINES, IL. 60016 CONTAINING: 22,509.41 SQ. FT., 0.52 AC. (MORE OR LESS)

PARCEL 2:
LOT 34 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS.
PROPERTY COMMONLY KNOWN AS: 1368 WEBFORD AVE., DES PLAINES, IL. 60016
CONTAINING: 7,503.12 SQ. FT., 0.17 AC. (MORE OR LESS)

PARCEL 3: THE SOUTHEASTERLY 40 FEET OF LOT 32 AND ALL OF LOT 33 IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1. A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793563, IN COOK COUNTY, ILLINOIS.
PROPERTY COMMONLY KNOWN AS: 1332 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 13,499.99 SQ. FT., 0.31 AC. (MORE OR LESS)

CONTAINING: TOTAL (ALL 3 PARCELS) 43,499.97 SQ. FT., 1.00 AC. (MORE OR

# NOTE:

LEGAL DESCRIPTION AND PARTICULARS FOR PROPERTY SHOWN HEREON AS PARCEL 4 SHOWN FOR INFORMATIONAL PURPOSE ONLY — NOT A PART OF THIS SUBDIVISION

LOT 31 AND LOT 32 (EXCEPT THE SOUTHEASTERLY 40 FEET THEREOF, IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793563, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 1330 WEBFORD AVE., DES PLAINES, IL. 60016

CONTAINING: 8,999.99 SQ. FT., 0.21 AC. (MORE OR LESS)

P.I.N. 09-17-306-039-0000

# ZONING INFORMATION:

PROPERTY (PARCELS 1 THROUGH 3) IS ZONED C-5, CENTRAL BUSINESS

PROPERTY (PARCEL 4) IS ZONED C-3, GENERAL COMMERCIAL DISTRICT

# FLOOD ZONE INFORMATION:

PER FEMA F.I.R.M. NO. 17031C0217J, DATED 08/19/2008, PROPERTY IS IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

# SURVEYOR CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE S.S.

THIS IS TO CERTIFY THAT I, JOSEPH GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF CONSOLIDATING PARCELS (AS SHOWN HEREON) AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. CORNER MONUMENTS HAVE BEEN FOUND AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REFULATIONS OF THE CITY OF DES PLAINES CODE. I FURTHER CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE 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 WANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 217 OF 832, COMMUNITY PANEL NO. 17031C02175J, EFFECTIVE 8 /19/2008.

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 23TH DAY OF FEBRUARY, A.D. 2023



# OWNER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF MYLO RESIDENTIAL GRACELAND PROPERTY LLC., WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN THEREON FOR THE USES AND PURPOSES THEREIN INDICATED, AND DO HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINUMUM BUILDING RESTRICTION LINES, DEDICATE THE ROADS, STREETS, ALLEY, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISH ANY OTHER EASEMENTS SHOWN THEREON. \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D. 20\_\_\_\_ ATTEST: \_\_\_\_\_(NAME) BY: \_\_\_\_\_(NAME) (TITLE) (TITLE) NOTARY'S CERTIFICATE STATE OF ILLINOIS I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY \_\_\_\_\_(NAME) AS \_\_\_\_\_\_ (TITLE) OF MYLO GRACELAND RESIDENTIAL PROPERTY LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ NOTARY PUBLIC COMMISSION EXPIRES MORTGAGEE'S CERTIFICATE COUNTY OF \_\_\_\_\_ \_\_\_\_\_, which is the holder of a mortgage dated as of \_\_\_\_\_, 20\_\_\_, and recorded in the Office of the\_\_\_\_\_ County Recorder, Illinois on \_\_\_\_\_\_\_, 20\_\_\_ as Document No.\_\_\_\_\_ encumbering the property described on this Plat of Subdivision, hereby consents to the recording of this Plat of Subdivision and agrees that its lien shall be subject to the provisions of this Plat of Subdivision. IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on . 20 . ATTEST: \_\_\_\_\_\_ Its: \_\_\_\_\_\_ \_\_\_\_Its: \_\_\_\_ NOTARY'S CERTIFICATE STATE OF ILLINOIS The foregoing instrument was acknowledged before me on \_\_\_\_\_, individuals are known to me to be the identical persons who signed the foregoing instrument as such officers of the corporation for and on behalf of said corporation, and that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_. NOTARY PUBLIC

TENTATIVE AND FINAL PLAT OF SUBDIVISION GRACELAND/WEBFORD SUBDIVISION

TO CONSOLIDATE LOTS	
MAYOR'S CERTIFICATE	
STATE OF ILLINOIS S.S.	
Approved by the Mayor and the City Cour	ncil of the City of Des Plaines, Illinois on this
day of	, A.D. 20
	ATTECT
Mayor	ATTEST: City Clerk
PLANNING AND ZONING BOARD CERTIFICATI	E
STATE OF ILLINOIS S.S.	
Approved by the Planning and Zoning Boa day of	ord of the City of Des Plaines, Illinois on this
Chairman	
DIRECTOR OF FINANCE CERTIFICATE	
STATE OF ILLINOIS S.S.	
certify that there are no delinquent or a shown on this plat.	current unpaid special assessments on the property
Date:	
Director of Finance	<del></del>
DIRECTOR OF PUBLIC WORKS AND ENGINEE	RING CERTIFICATE
STATE OF ILLINOIS S.S.	
Approved by the Director of Public Works	& Engineering of the City of Des Plaines, Illinois on
his day of	, A.D. 20
Director of Public Works and Engineering	
DRAINAGE CERTIFICATE	
STATE OF ILLINOIS S.S.	
To the best of our knowledge and belief, by the construction of this subdivision or will be changed, reasonable provision has surface waters into public areas, or drains surface waters will be planned for in acco	the drainage of surface waters will not be changed any port thereof, or, if such surface water drainage been made for collection and diversion of such s which the owner has a right to use, and that suclordance with generally accepted engineering practices to the adjoining property because of the
DWNER	REGISTERED PROFESSIONAL ENGINEER
	Name:
Date:	Firm:
Oate:	_
	FOR PUBLIC LITHTIES

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, replace, alter, remove or abandon in place water, sanitary sewer and storm sewer mains together with related attachments, equipment and appurtenances thereto, in, upon, under, along and across the areas designated "Easement for Public Utilities" 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 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, obstruct 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 operation and

PUBLIC UTILITY EASEMENTS
EASEMENT APPROVED AND ACCEPTED

GENTILE & ASSOCIATES, INC.				
PROFESSIONAL LAND SURVEYORS				
550 E. ST. CHARLES PLACE LOMBARD, ILLINOIS 60148				
PHONE (630) 916-6262	4	3/03/23	PER 3/02/23 CITY REVIEW DISCUSSION	V
PREPARED FOR: RWG ENGINEERING, LLC	3	2/23/23	ADD P.U.& D. AND PARK ESMTS; UTIL SIG. BLKS.	V
DRAWN BY: VAF	2	2/1/23	REMOVE PARCEL 4 FROM SUBD. INCLUSION	V
ORDER NO.: 22439-23 (T/F) ILLINOIS PROFESSIONAL DESIGN	1	1/13/23	PER 12/20/22 CITY 1ST REVIEW COMMENTS	V
SHEET 43 Chment FIPV LICENSE NO. 184.002870	NO.	DATE	REVISION DESCRIPTION	E
Attaciiiitellt /				_

COMMISSION EXPIRES

OWNER: COMPASSPOINT DEVELOPMENT LLC CONTACT: JOE TAYLOR III 773.706.4301

NICOR \_\_\_\_\_DATE: \_\_\_\_\_

COMMONWEALTH EDISON COMPANY

P.I.N.s 09-17-306-036-0000 09-17-306-038-0000 09-17-306-040-0000

COOK	COUNTY	RECORDER	

# FASEMENT FOR STORM SEWER

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, 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 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 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 erected or permitted to exist within any "Easement for Storm Water Drainage" that might materially reduce the storm water drainage capacity thereof. Trees, shrubs, fences, and normal landscape planting shall be permitted within any "Easement for Storm Water Drainage" only with 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 Drainage" located on it shall maintain a grass cover on the surface of that portion of such lot located within the "Easement for Storm Water Drainage," 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 Drainage" is located shall not in any manner damage, destroy, injure, obstruct, or permit to be obstructed the "Easement for Storm Water Drainage" at any time whatsoever without the express prior written consent of the Director of Public Works of the City of Des Plaines.

# RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA (NO HOA)

- 1. The area of the property designated on this plat as "Storm Water Detention Area" shall be continuously maintained in a first rate manner by owners of Lot One (the "Detention Area Lot") and an easement on, under and above the Storm Water Detention Area is hereby granted to, and for the use and benefit of, all of the lots in this subdivision for the sole purpose of storm water detention and drainage. 2. No change shall be made in the finished grade of the land within the Storm Water
- Detention Area, nor shall any construction of any kind whatsoever be erected or permitted to exist within the Storm Water Detention Area that might materially impede storm water drainage therein or materially reduce the storm water detention capacity thereof. Trees, shrubs, fences and normal landscape planting shall be permitted within the Storm Water Detention Area only with the prior written approval of the Director of Public Works of the City of Des Plaines, Cook County, Illinois (the "City"). Each owner of a Detention Area Lot shall maintain a grass cover on the surface of that portion of his lot located within the Storm Water Detention Area and shall keep such grass in a neat and trimmed condition. 3. In the event the City determines, in its sole and absolute discretion, that prior maintenance of the Storm Water Detention Area is not performed at any time, the City, after ten (10) days prior written notice to the owners of the Detention Area Lots, may, but shall not be obligated to, enter upon any or all of the Detention Area Lots for the purpose of performing maintenance work on and to the Storm Water Detention Area.
- 4. In the event that the City shall cause to be performed any work pursuant to these paragraphs, the City shall have the right to charge the owners of the Detention Area Lots an amount sufficient to defray the entire cost of such work or action, including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the owners of the Detention Area Lots within thirty (30) days following a

demand in writing by the City for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Detention Area Lots and the City shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.

- 5. Nothing in these paragraphs shall be construed to constitute a dedication of any portion of the Storm Water Detention Area or of the Detention Area Lots to, or an acceptance thereof by, the City.

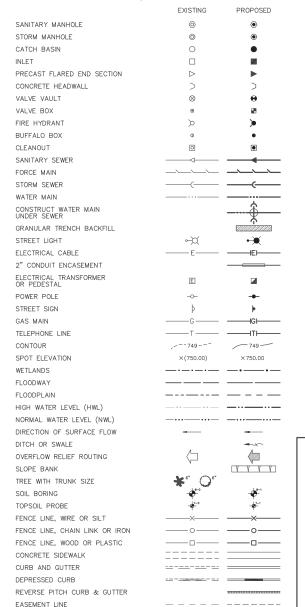
  6. The City shall be under no obligation to exercise the rights granted in these paragraphs
- except as it shall determine to be in its best interest. No failure to exercise at any time any right herein granted to the City shall be construed as a waiver of that or any other rights. 7. These covenants shall run with the land in the subdivision shown on this plat, and shall be binding upon and inure to the benefit of the owners of all lots of record therein, their bridging upon and induct to the belief of the owners of all loss of record afterin, their respective successors, assigns and grantees and all parties claiming by, through and under them. Enforcement of these covenants may be sought by the owners of any lots of record in this subdivision, any person with an interest in any of said lots of record, or the City of Des Plaines by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation, to compel affirmative action, or to recover damages, and against the land to enforce any lien created by these covenants.

PUBLIC UTILITY EASEMENTS

	LASEMENT AFFRON	LD AND ACCEPTED
	AT & T	
_	BY:	DATE:
	COMCAST	
	TITLE:	DATE:

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCORPANIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE WORKER HAS BECKES AND TO RESOLVE THE FORMER TO PROMETY MOTIFY THE ROINKER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSCIUNCES OF SUCH FALLURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSCIUNT OF THE PROMETY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

# LEGEND



# FINAL ENGINEERING PLANS

# 2020 S. COOK STREET, SUITE 210

BARRINGTON, ILLINOIS (630) 577-5203

PLANS PREPARED FOR

COMPASSPOINT DEVELOPMENT, LLC

# 622 GRACELAND AVE. APARTMENTS

DESPLAINES, ILLINOIS

# LOCATION MAP

# 0 PROJECT LOCATION als O

# CONTACTS

n Illinois Gas (NICOR) Nr. David Surina 1844 West Ferry Road, Naperville, IL 60563 AT&T (Formerly SBC or Illinois Bell Telephone Company) 2004 Dempster/Miner Street, Des Plaines, IL 60016 847-759-5603, sm9231@att.com monwealth Edison (Excelon) lack O'Brien

Wide Open West (WOW) (Cable Television) 1030 National Parkway, Schaumburg, IL 60173 630-699-5227

Comcast (Cable Television)
Mr. Frank Gautier, Right—of—way Engineer
688 Industrial Drive, Elmhurst II.
630—600—6348, Frank\_Gautier@cable.comcast.com

<u>City of Des Plaines</u> Community & Economic Development: 847–391–5380 1420 Miner Street Des Plaines, IL 60016 Public Works Department: 847-391-5464 1111 Joseph J Schwab Rd Des Plaines, IL 60016

EXPIRATION DATE: 11/30/23

TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE "TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE CITY, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS PROJECT." PROJECT ' Maureen R. Mulligan REGISTERED PROFESSIONAL ENGINEER

# **GENERAL NOTES**

	ABBREVI <i>A</i>	OITA	NS
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY POINT OF VERTICAL INTERSECTION
CB CL	CATCH BASIN CENTERLINE	PVI R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	тв	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:

City of Des Plaines Public Works Department (647-391-5464)
MWRD Local Sewer System Sections Field Office (708-588-4055)

2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right—of—way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be rélied upor

Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.

5. The boundary and topographic survey data for this project is based on a field survey prepared by Gentile and Assiciates, Inc, dated September 19, 2022. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any

6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:

A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.

B, "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.

C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.

D. The subdivision and development codes and standards of the City of Des Plaines, as published by the Municipality

E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.

G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture

The City of Des Plaines Development Ordinance shall take precedence if a conflict in project specifications occurs. City details to supercede all other

9. City requires 48 hour notice for inspections.

# **INDEX OF SHEETS**

1. TITLE SHEET

2. EXISTING CONDITIONS PLAN - EAST

3. EXISTING CONDITIONS PLAN - WEST

4. DEMOLITION PLAN - EAST

5. DEMOLITION PLAN - WEST

6. SITE GEOMETRIC AND PAVING PLAN - EAST

7. SITE GEOMETRIC AND PAVING PLAN - WEST

8. SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN - EAST

9. SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN - WEST

10. GRADING PLAN - EAST

11. GRADING PLAN - WEST

12. UTILITY PLAN - EAST

13. UTILITY PLAN - WEST

14. PROJECT NOTES AND SPECIFICATIONS

15. CONSTRUCTION STANDARDS AND DETAILS

16. CONSTRUCTION STANDARDS AND DETAILS

17. CONSTRUCTION STANDARDS AND DETAILS

18. IDOT CONSTRUCTION STANDARDS AND DETAILS

19. IDOT CONSTRUCTION STANDARDS AND DETAILS

20. IDOT CONSTRUCTION STANDARDS AND DETAILS

# **BENCHMARKS**

BASIS OF BEARINGS:

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

BENCHMARK:

CITY OF DES PLAINES BENCHMARK NO. 61. MONUMENT SET IN CONCRETE AT THE NORTHEAST CORNER OF PRAIRIE & FIRST AVENUE, 75' EAST OF THE RAILROAD TRACKS AND 12' NORTH OF THE EDGE OF PAVEMENT OF PRAIRIE. ELEVATION 640.05 (NAVD 88 DATUM), MEASURED ELEVATION 640.12

SITE BENCHMARKS:

CROSS NOTCH 2' SOUTH OF THE SOUTHWEST CORNER OF LOT 34 ELEVATION 637.45 (NAVD 88 DATUM)

CROSS NOTCH 2' SOUTH AND 3' EAST OF THE SOUTHEAST CORNER OF LOT 37 ELEVATION 637.57 (NAVD 88 DATUM)

TITLE POLICY PROVIDED FOR PARCEL 3 MAKES NOTE OF AN EXCEPTION TO COVERAGE THAT INCLUDES AN EASEMENT FOR SEVERAL UTILITIES PER DOC. NO. LR1429065. SURVEYOR WAS NOT PROVIDED DOCUMENT BY TITLE COMPANY AND WAS NOT ABLE TO OBTAIN DOCUMENT FROM COOK COUNTY RECORDER'S OFFICE. BEFORE EXCAVATION, BUILDING OR ANY DISTURBANCE WITHIN SUBJECT PROPERTY OBTAIN DOCUMENT FOR PARTICULARS AND LOCATION OF SAID FASEMENT.



ARC! - | a | a

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GRACELAND AVE. APARTMENT DESPLAINES, ILLINOIS TITLE SHEET  $\sim$ 

62

 $\bigcirc$ Engineering,



PROJECT NO. 6391202 PROJ. MGR. MRI PROJ ASSOC MKI

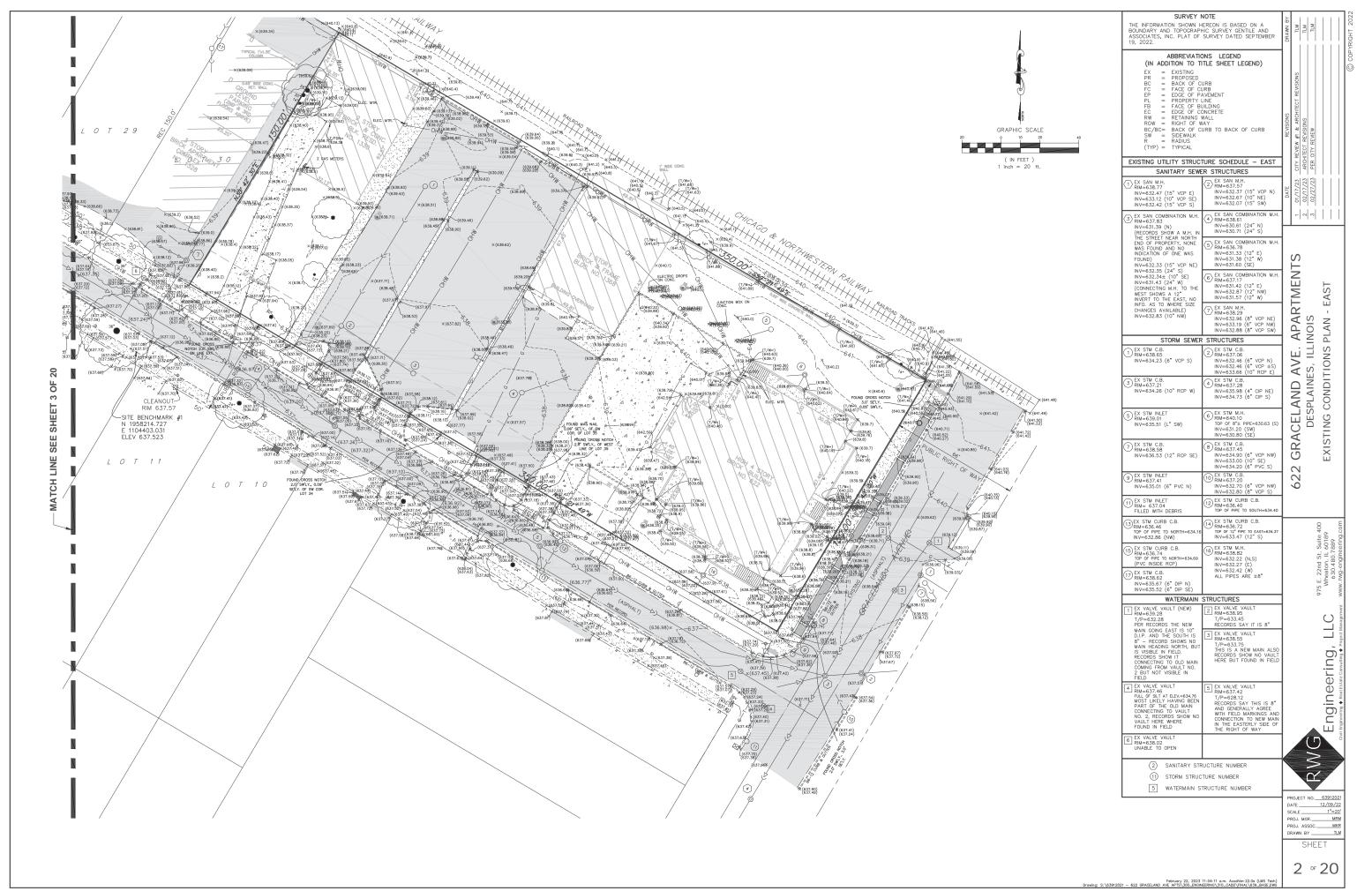
SHEET

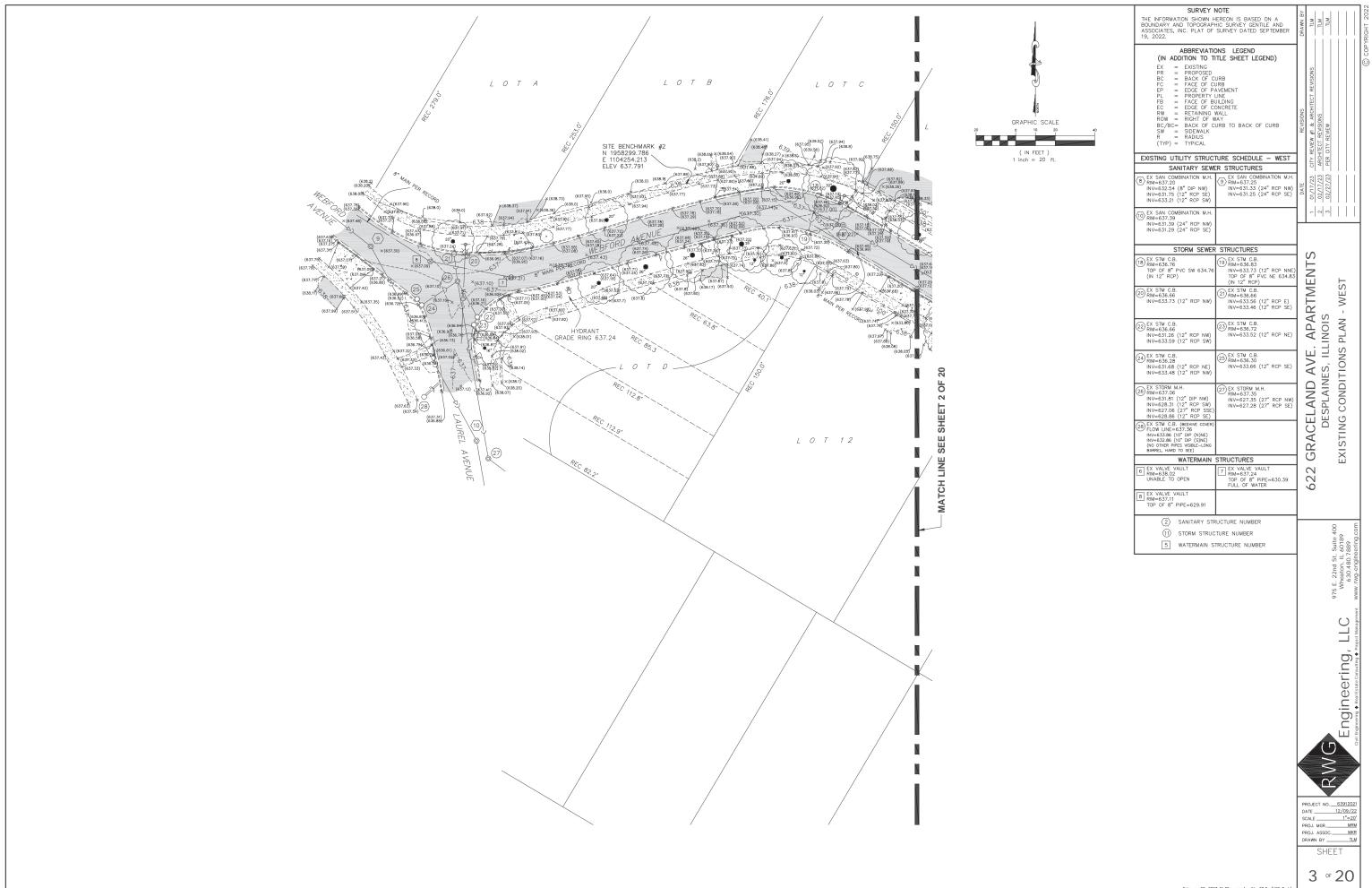
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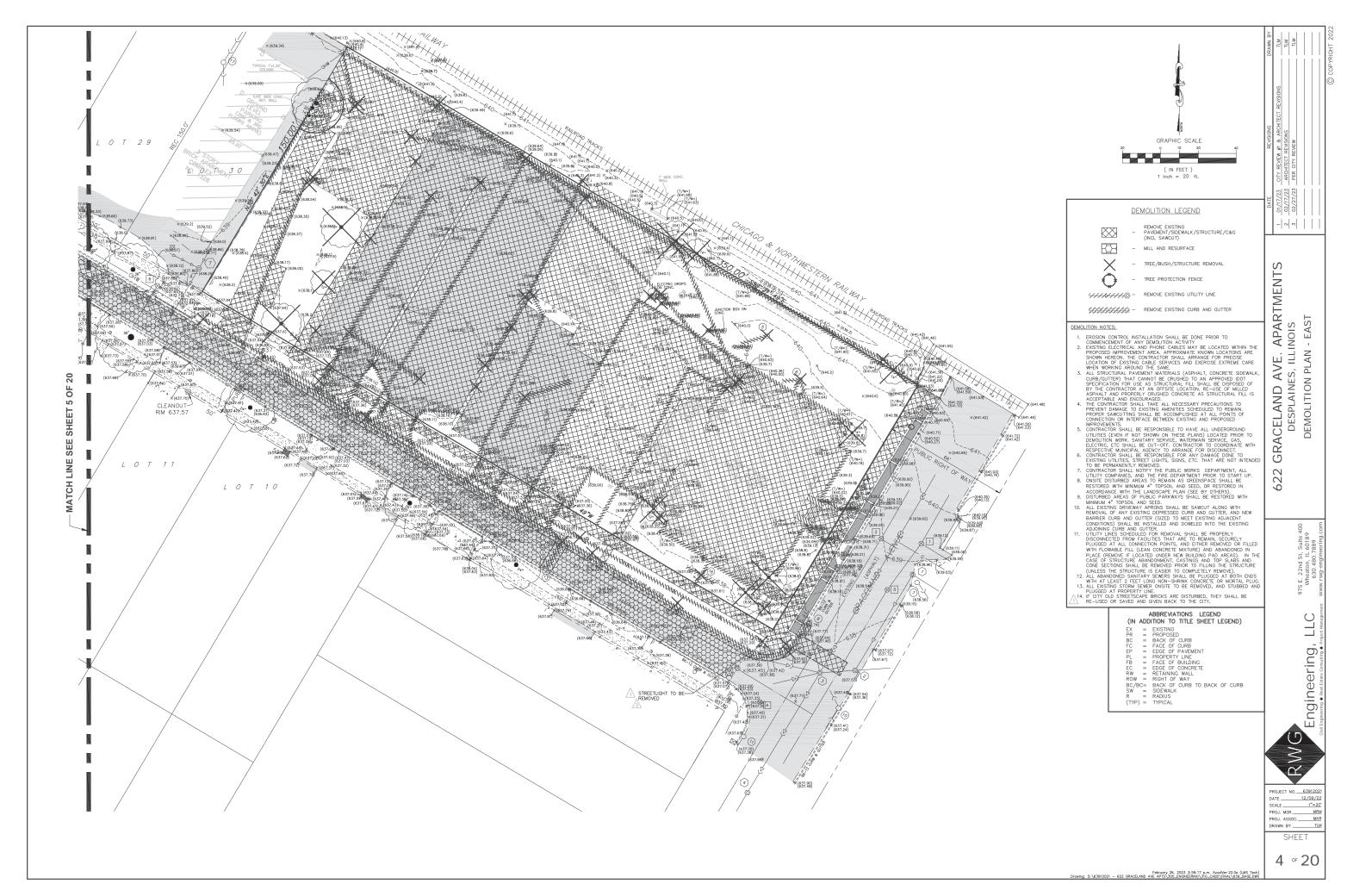
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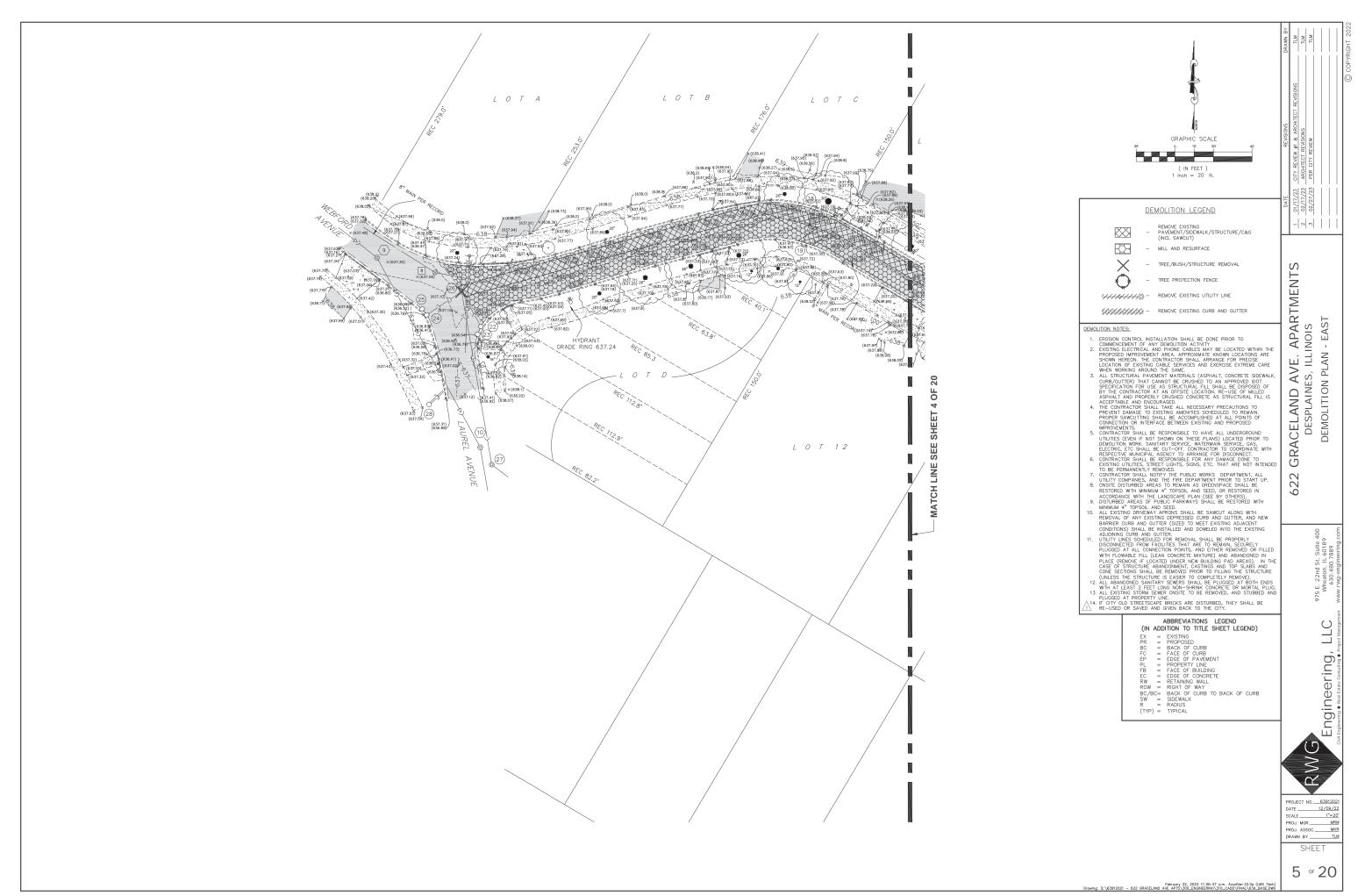
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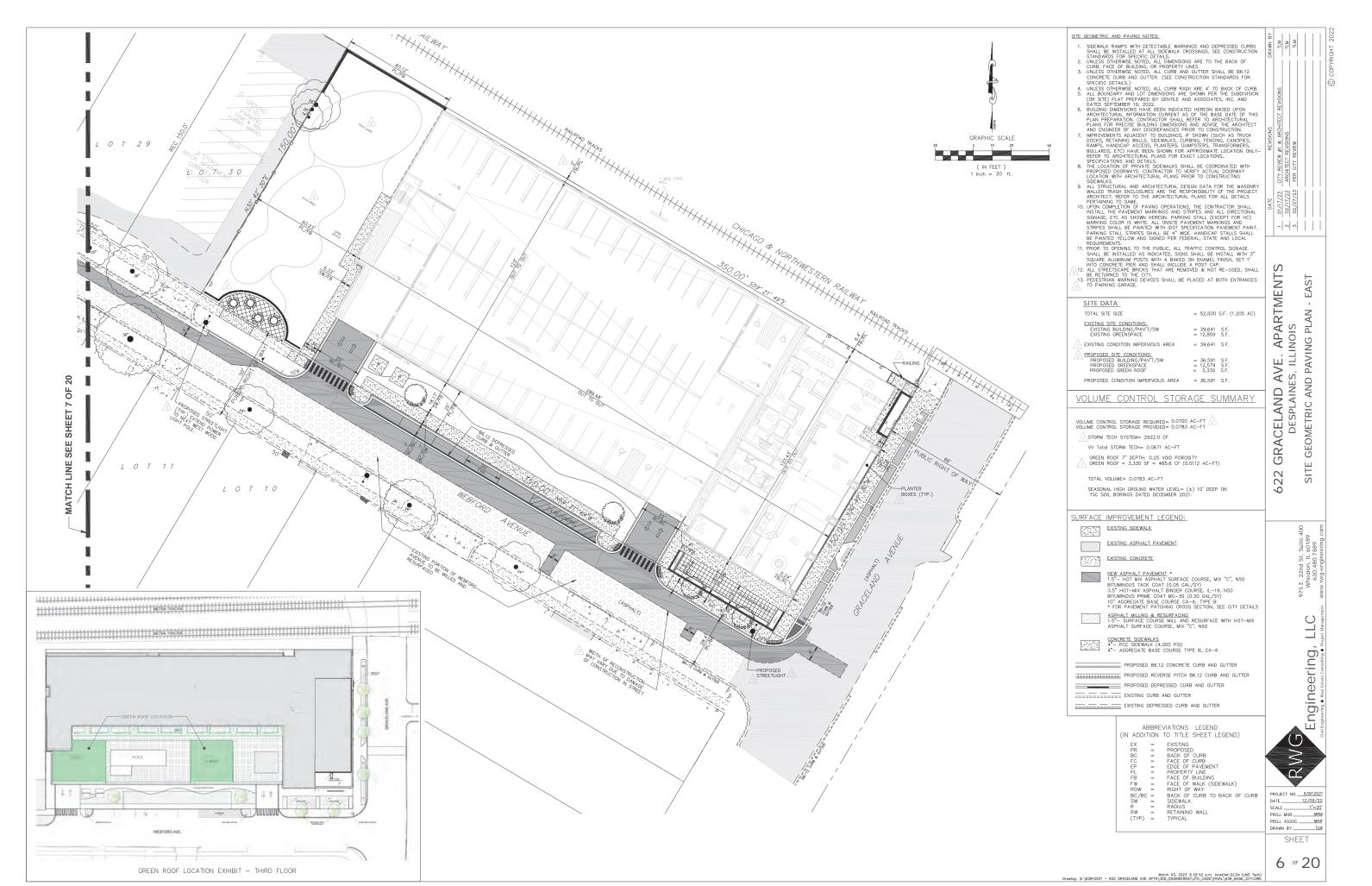


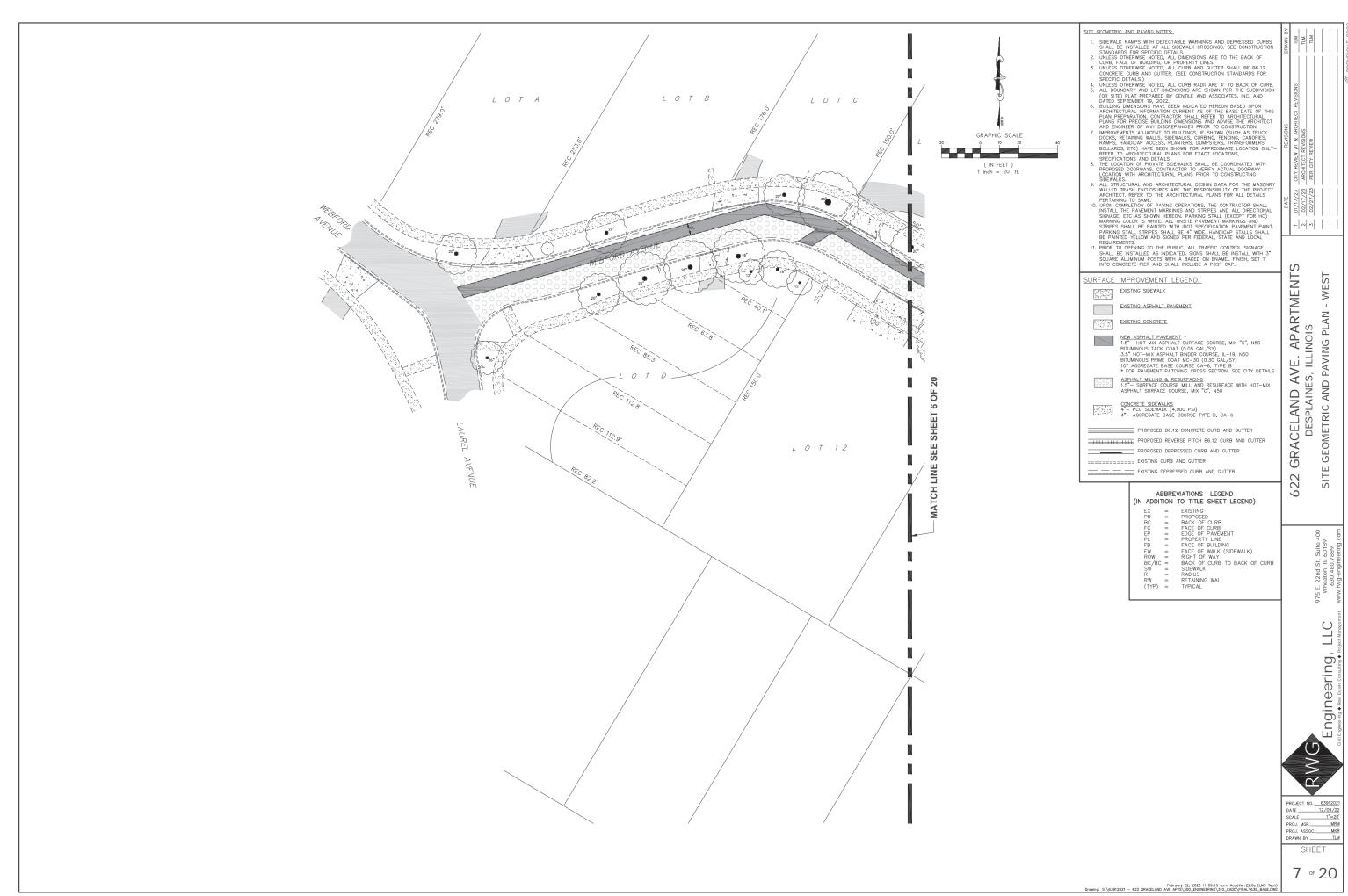


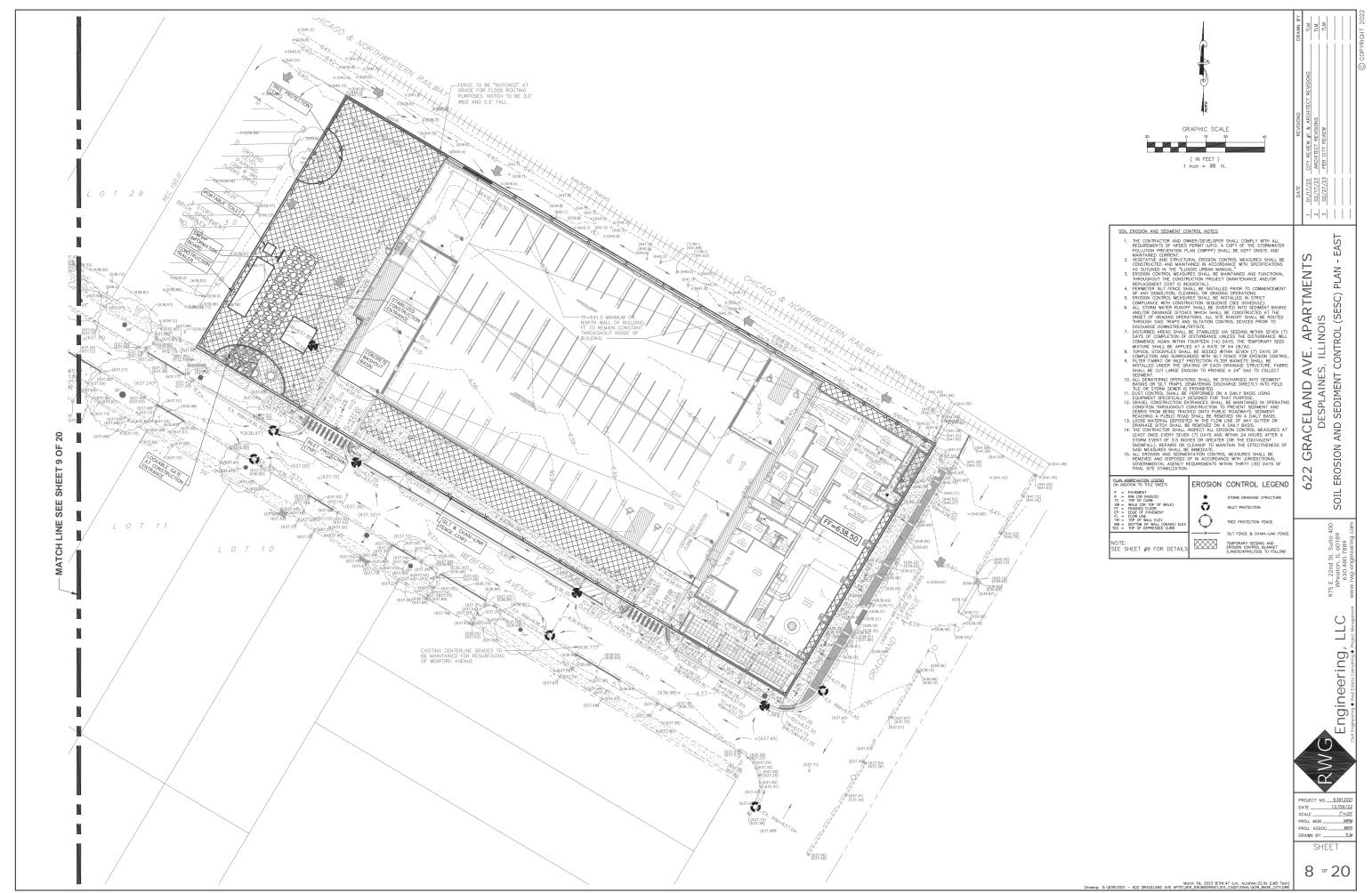
Attachment 8

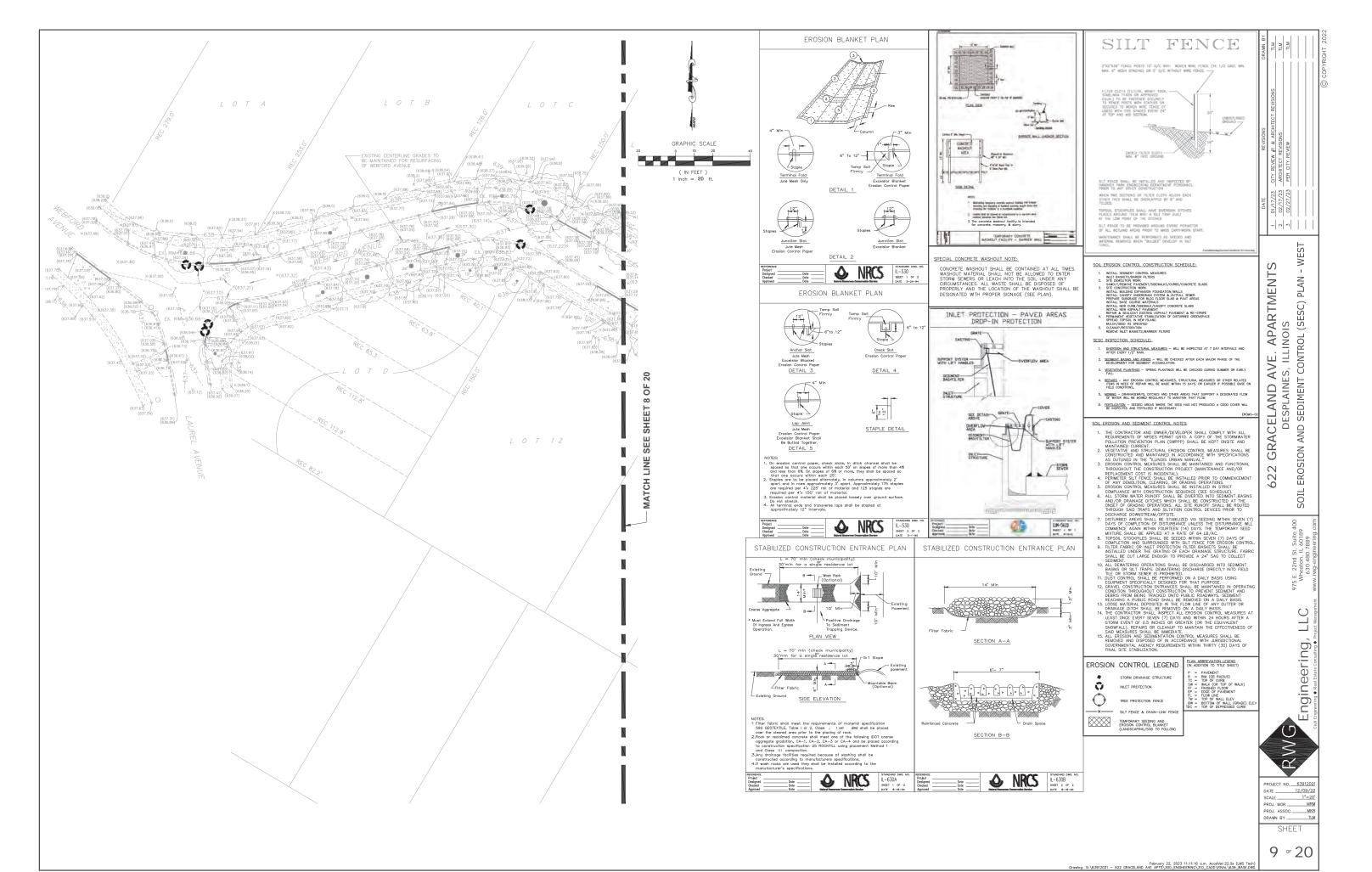




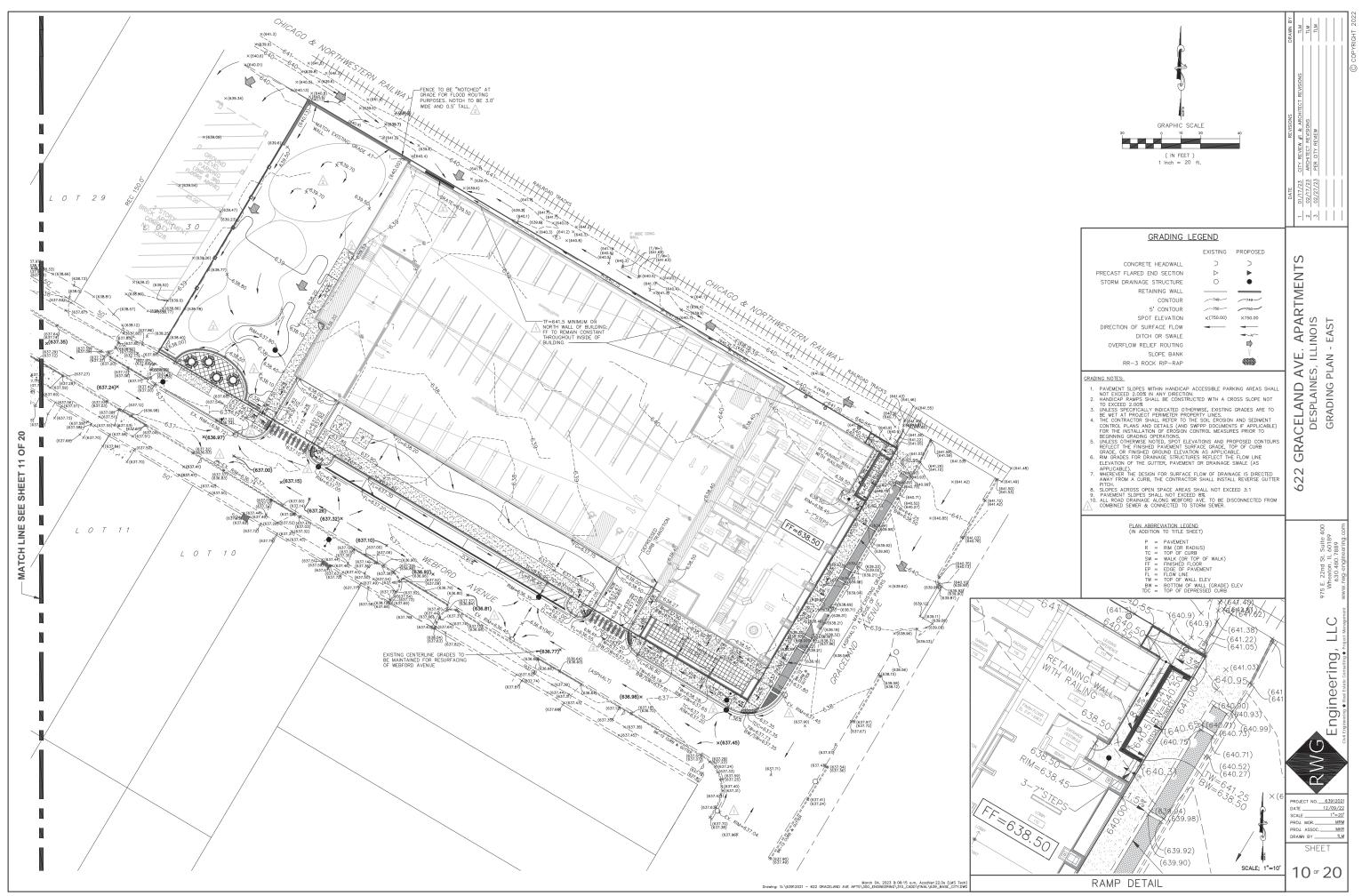


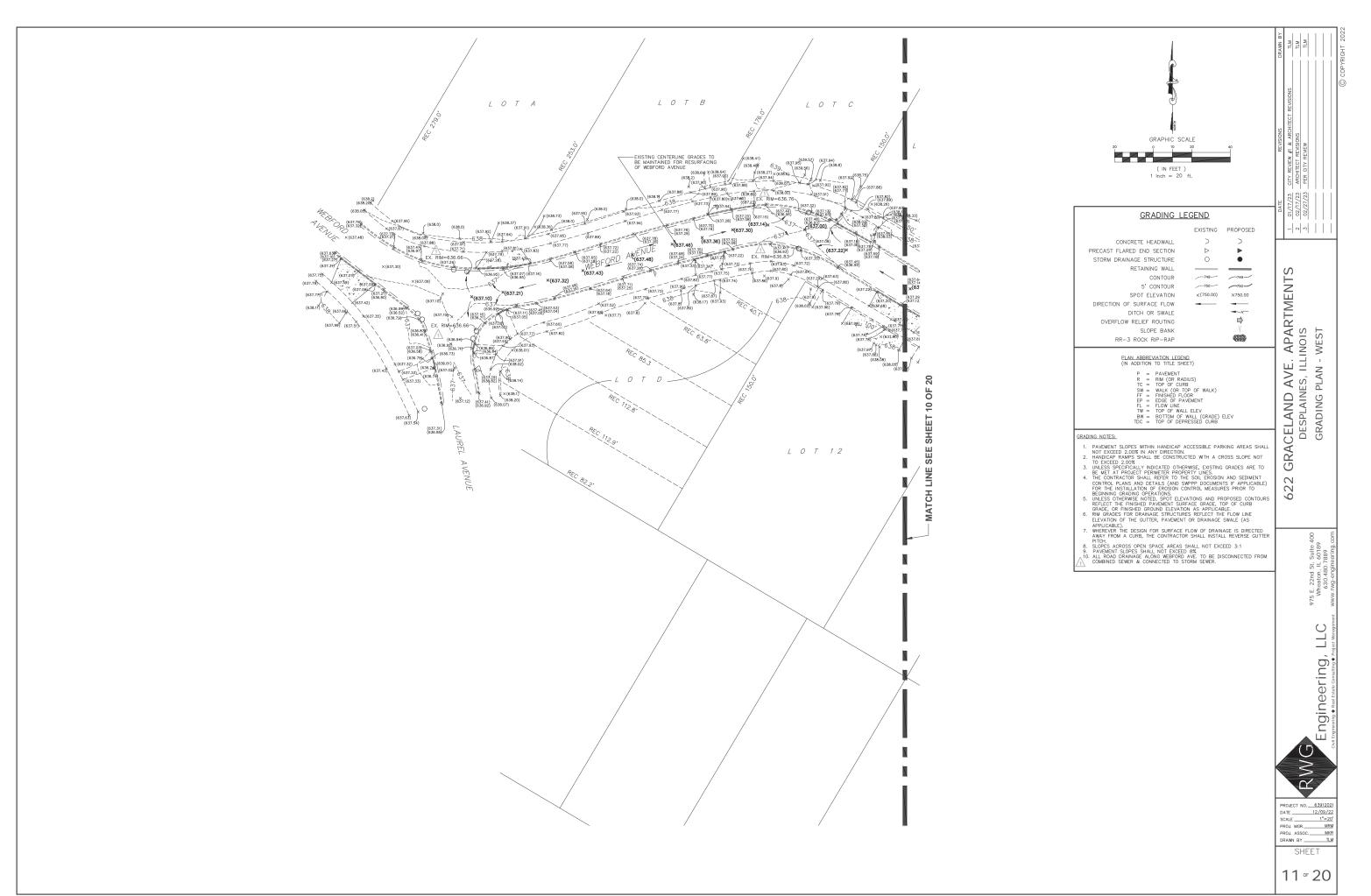




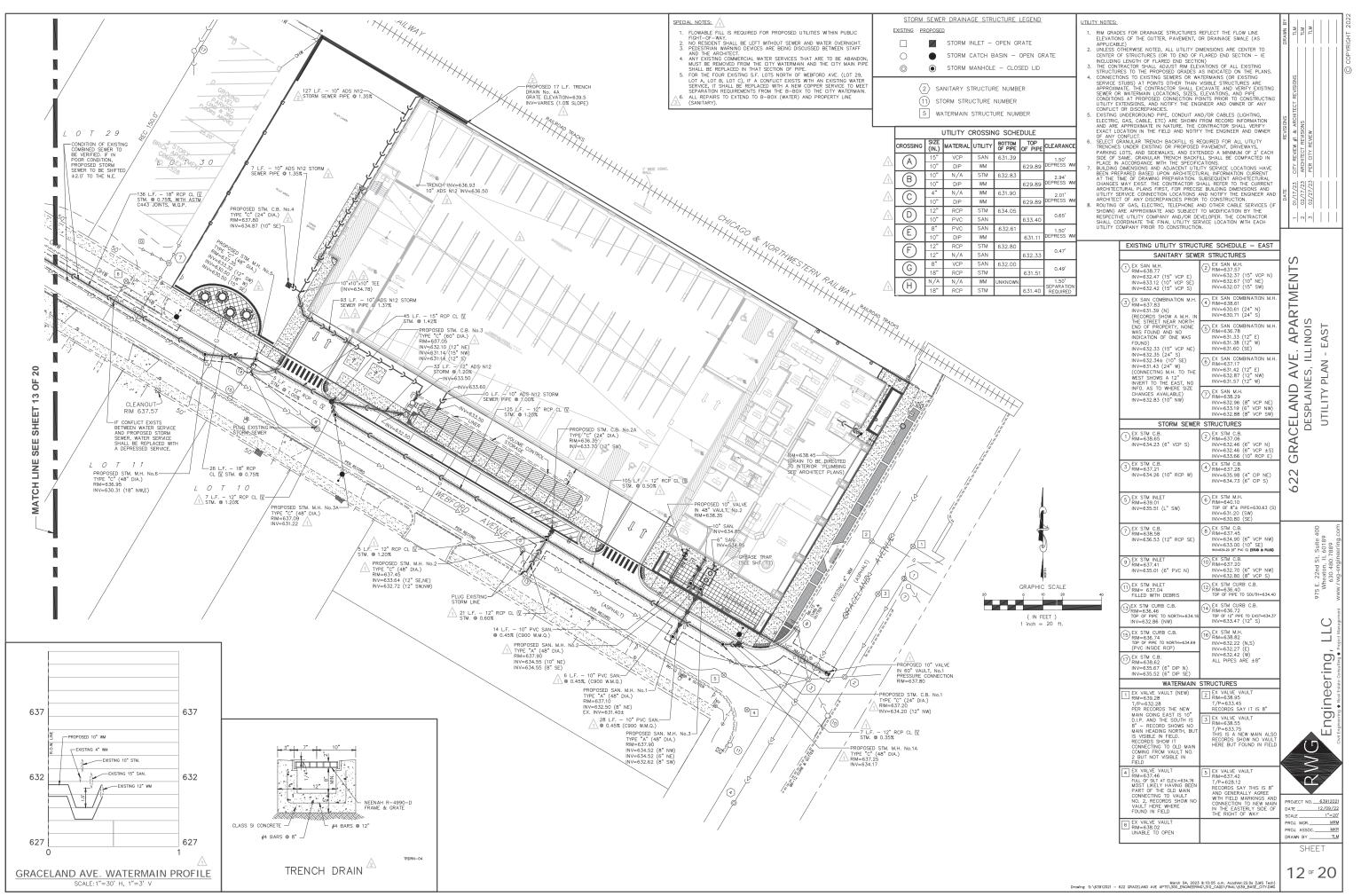


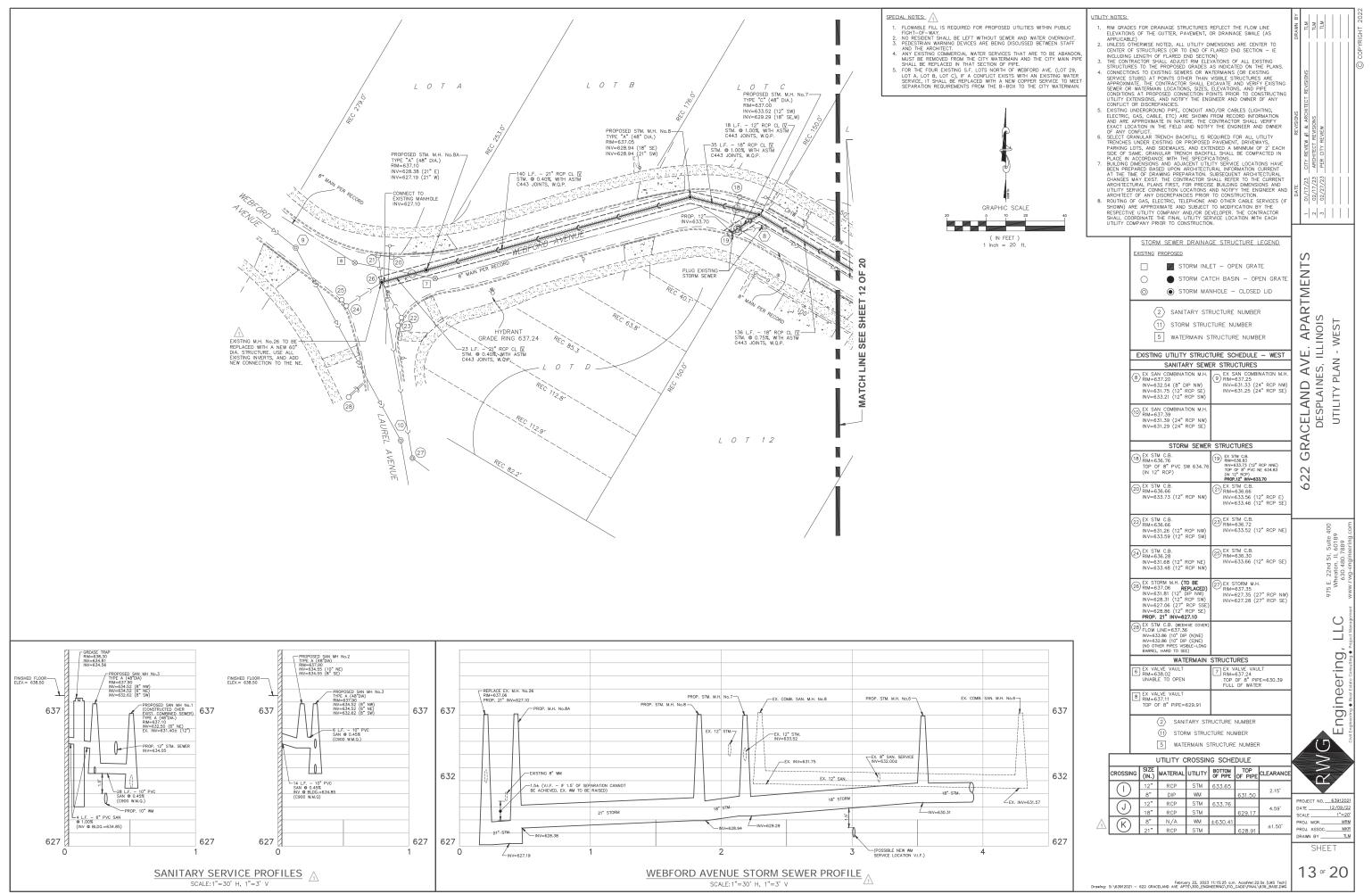
Attachment 8 Page 27 of 44





Attachment 8 Page 29 of 44





ISE <u>OF IMPROVEMENT PLANS</u>

(0 Improvement Plans shall be used for construction unless specifically marked 'For Construction' Prior to No. Sprovement: Runs shall be used for construction unless specifically merical 'Tor Construction' Prior to connectioners of construction. The contractors shall verify all disnerabins and constitutes a feet the theoretical conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall inheadately report same to the engineer before doing any sork, otherwise the contractor and the properties of the contractor plans, the contractor shall sective written shall be contracted and/or special details, the contractor shall sective written instructions from the engineer prior to proceeding with any part of the work inspirate by onlisions on discrepancies. Falling to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense, in the event of any dust or question with respect conclusive.

<u>CIRCHANAMIP CAMPANTE</u>

Il work performed under this contract shall be guaranteed against all defects in naterial and worknanship of hatever nature by the contractor and his surety for a period of one year from the date of final acceptance of the sork by the applicable governmental agencies and the owner.

FINAL PAYMENT

Prior to acceptance by the owner and final payment, all work shall be inspected and approved by the owner or his representative. Final payment will be made after all of the contractors' work has been approved and accepted, and in accordance with the contract documents.

\*\*Sccordance with the contract wow.main.

\*\*GRINALYBRADMA\*\*CRISINGTED REPORTS\*\*

The contractor shall be responsible for obtaining all required penets for construction slong or across existing streets. The contractor shall noke arrangements for streets or highways, including the use and access to existing streets. The contractor shall noke arrangements for proper bracing, shoring, and other required protection of all roadesys before construction begins. The contractor shall be responsible for any othering to streets for roadesys and associated structures, and shall nake repairs as recessory to the settifaction of the engineer and applicable governmental agency.

PROJECT MPROVENTIS AND QUANTITIES
The contractor shall review the construction documents and determine all required improvements and verify all quantities as no by pervoided by the engineer or owner for bidding purposes, and report any discrepancies to the project new price subsetted by the contractor shall be considered as lump sun for the completed project unless there is a plan revision or written change to the scope of work.

NCIDENTAL CONSTRUCTION
Whenever the performance of work is indicated on the plans and no item is included in the contract for payment, the work shall be considered inclidental to the contract and no additional conpensation will be provided.

the sork shall be consorera incorena we we contained that is deposited in the flow line of gutters, draining Manifestan English and structures, distribus, and obstructs the returnal drainings flow line shall be removed at the close of each structure, sitches, etc. and obstructs the returnal drainings flow line shall be removed at the close of each day. Brainings may be achieved by distribus, pumping, or any other acceptable nethod. Failure to provide positive drainings will be removed any beautiful and the containing and the results of the containing and deposit like sent shall be free from distribution to the contract.

ANTIGEN TERMINALISES ACCESSED.

ANTIGEN TERMINALISES ACCESSED.

ACCESSED PREMINENT Type parements or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be say cut full depth prior to removal. Items so removed shall be replaced with silent construction noterials to original condition on better. Peyment for say cutting shall be recluded in the removal cost and replacement will be paid under the respective ferm in the contract, unless years and offsite dump sites.

REE PROTECTION Ixisting trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDDT Standard Specifications.

DISTING SIDUAGE A MALE DISCS.

CHASTED Spages and male bases that interfere with construction shall be removed, stored, and replaced/reset by the contraction and correlations with the IDDT Standard Spacifications. Danage to these tens shall be reposed as a no-inclendance of the contraction of the contraction at his expense. Temporary nailbox facilities shall be provided as an incliental contraction of the contraction at his expense. Temporary nailbox facilities shall be provided as an incliental contraction of the contra

EXISTING FIFLE TILE
Field tile encountered during construction shall be connected to proposed storm sever or extended to outlet into
a proposed divingage vey. If this is not possible, then existing tile shall be repaired with new pipe of same size and
naterial for better) and restored in acceptable operating condition at the original grade. Records of location and
elevation shall be nadle by the contractor and runshear to the engineer upon project completion.

CONSTRUCTION DEBRIS CLEAN-UP
The Contractor is responsible for renoval and disposal of all excess naterial and debris resulting from his

MCHINE CUIDANCE

These plans are not suitable for nachine guidance purposes. Should these plans be used to propose files for plans are not suitable for nachine guidance purposes. Should these plans be used to propose files for plans are not suitable for nach and the project surveyor shall be in responsible change of site calibration. This work is an additional service requiring negotiated compensation to the engineer and surveyor.

SAFETY & CONSTRUCTION EXECUTION.

The contractor shall comply with the rules and regulations of DSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, nethods, techniques, sequences or procedures, the for performance, programs, or for any safety precoudions used by the contractor the contractor to safety representations of the contractor the contractor the contractor the contractor the contractor the contractor that contracts of the contract of the con

INCIDENTE
Contractors responsible for construction shall purchase insurance for the benefit of the engineer, naming RVG Engineering, LLC as an auditional insured to cover their and expenses, including cost of defense, asserted against properties. It is not a substitution of the contractor, any subcontractor, anyone directly on indirectly englayed by them or anyone for whose acts any of them nay be lable. Such insurance shall state that 'The coverage afforded the additional insureds with respect to claims arising out of the start of two-fields insured with respect to claims arising out of the start of two-fields insured with respect to claims arising out of the start of two-fields insured with respect to claims arising out of the start of two-fields insurance naintained by RVG Engineering, LLC shall be considered secondary and on an excess or contingent basis.

PROJECT SPECIFICATIONS

In a MULL Ediblines, result assumes to the control work shall be done in accordance with NPIES Unless specifically modified below, all soil enosion and sedment control work shall be done in accordance with NPIES before the control of the control of the control of the control work shall be posted at the control work with the control of the control

STABILIZED CONSTRUCTION ENTRANCE
Temporary gravet construction entrances shall be installed and nointained to prevent sediment from being trucked
offsits. Sedemit reaching a public road shall be removed by shoveling or street sweeping at the end of each work
day. Loose material deposited in the flow line of any gutter or drainage structure shall be removed at the end of
each work day.

<u>TOPSDIL STOCKPILES</u>
TOPSDIL STOCKPILES
TOPSDIL Stockpiles shall be seeded within seven (7) calendar days of completion for erosion control, unless they will be distributed within four-teen (14) calendar days. Stockpiles shall be encompassed with a sit fence.

STABLIZATION.
STABLIZATION STABLIZED BY SEEding within seven (7) days of completion of disturbance unless the area will be disturbed within four-teen (14) days. Temporary seed nixtures shall be applied at a rate of 64 lbs/acre.

INLET PROTECTION BASKETS Inlet protection devices shall be installed in each onsite and adjacent offsite drainage structure. (SEE PLANS)

BRAINGE\_SYSTEM\_MAINTENANCE.

All stors severes, catch basins, surps, and detention basins provided with this project shall be cleaned at construction completion and prior to final acceptance. Cleaning may also be required during construction if the traps are not furnitaring properly.

INSECTION
The contractor shall inspect all erosion control measures at least once every seven (7) Calendar days, and within 24 hours of a storn event of 0.5 inches or greater (or equivalent snowfall) and in accordance with MPDES guidelines. Necessary repolis or clean up to inathain the effectiveness of the control measures shall be done hemostately.

I. EXCAVATION AND GRADING - (EARTHWORK)

<u>CENSEAL STAINABER</u>

Whees specifically rediffed below, all excavation and grading - (earthwork) shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by IDDT, Lotest Edition.

SITE REFRARATIONS

Prior to onset of operations, the contractor shall become familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of filter fencing, etc. to protect adjacent property shall occur before mass grading begins, and in accordance with the inplementation schedulers.

<u>BENCHION</u>.

Denotition of existing structures, powerents, curbs, fistwerk, utilities, etc. shall be disposed of at an offsite durp

Denotition of existing structures, powerents, curbs, fistwerk, utilities, etc. shall be disposed of at an offsite durp

between the structure of the structure framework by the current control of the structure framework in the Illurios' kever Vell Construction Code, as published by the

Department of Public Health Existing septic tanks and grease traps shall have all liquids and solids renoved by a

licensed saste houser proint os tructure removal or filling by the contractor. CLEARING AND GRUBBING Unless noted for preservation, all vegetative growth including trees and tree stumps shall be renoved from the managed on man. Offselte discosal shall be assumed <u>unless permitted otherwise by owner.</u>

IDSCIL EXADUAL TOPOST TO THE STATE OF THE ST

INSUITABLE MATERIAL
Unaudotale stagging exterial shall be removed from moditary, driverary, porting lot, building pod, and any other
throughout stagging external shall be removed from all structural improvement areas, areas
to recorbe cally discovery externed to record the control of the co

EXCAVATION AND EMBANCENT Upon completion of topsoil renoval, the contractor shall perform excavation and embankment (fill) accordance with the improvement plans. uctural embankment material shall be placed in level uniform layers so that the compacted thickness is roximately six inches. Each layer shall be thoroughly mixed during spreading to insure uniformity.

Embankment naterial within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a inimum of ninety percent (900) of naximum density (nodified proctor nethod), or to such other density as determined appropriate by the soils engineer. Embankment for building bas shall be compacted to a ninimum of ninety-five percent (950) of naximum density (nodified proctor nethod), or to such other density as determined appropriate by the soils engineer.

Embankment material within non-structural fill areas (random fill) shall be compacted to a minimum of eighty-five percent (85%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils enoineer.

All subgrades for proposed street and povenent areas shall be proof-rolled by the contractor unstable areas shall be renoved and replaced as directed by the salls engineer. <u>BACKFILLING CURBS, PAVEMENT, ETC.</u>
Curbs, pavenents, sidewalks, etc. shall be backfilled by the contractor after installation in provenent plan grades.

<u>Nasertinia av ne Sinia Escileter</u>

The Gareer provided solls engines shall closely supervise and inspect the grading operations, porticularly the removal of unsuitable naturals and the construction of embanisments on building pads. All testing, inspect and the state of the soll provided in the state of the soll provided operation operati

<u>UTILITY INSTALLATION PREPARATION</u>

Prior to utility construction, proposed pavenent areas, building pads, driveway and sidewalk areas, yard/open space areas shall be rough graded to plus or ninus one foot of design subgrade elevations.

III. BERING BEPEIS.

All boring reports available at the office of the engineer or carer, are solely for information and guidance with the property of the engineer and career note no representation or surranty regarding the information to the boring loss. The contractor is encouraged to nake his on hivestigation and plan his work coordingly, Arrangements to enter the property during the bid phase may be node with the career. There will no additional payment for expenses incurred resulting from adverse soil or ground water conditions.

SUBGRAID DESIGN CRITERIA
Povement subgrade shall have a nininum IBR of 30 as determined by the soils engineer. The proposed pavement design has been based on a nininum IBR of 30. If areas of povement subgrade are encountered which do not next the nininum IBR requirement, subgrade remedial sork or povement design revisions will be ordered by the owner to obtain equilating povement strength.

UNDERGROUND UTILITIES - UNIVERSAL LIAMANANA LIAMANANA LIAMANANA CONTINUES AND A CONSTRUCTION OF CONTINUES AND A CONTINUES AND A CONSTRUCTION IN Illinois', Latest Edition, along with opplicable sections of the "Standard cations for Boad and Bridge Construction in Illinois' as published by IIIDT, Latest Edition, and the uction details and specifications of the applicable governmental agency.

<u>GENERAL VIDEX SCIPEY</u>

Wherepround utility construction shall include trenching or augering installation of pipe, structure castings backfilling of trenches with compaction; and testing as required. Fittings and accessories necessories recessories when when the specified, but shall be considered incidental to the cost of the contract.

SHEFING AND BRACING Any anticpated costs for sheeting and bracing shall be reflected in the contract amounts. Additional advertion and forcing will not be allowed.

SELECT GRANLAR BOOFILL
All utility trenches beneath existing or proposed pavenent, driveways and sidewalks, and existing or
utilities (i.e. crossings), and for a distance of three (3) feet either side of save (or nore for deeper
as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select
naterial and flyny computed in accordance with the construction strainfail destings.

<u>CCESS TRENCH MATERIAL</u>

e contractor shall spread excess excavated trench material adjacent to the trenches in an orderly fashion as not to create a hazard or obstruction, and to naintain the site in a workable condition.

BISSIMLAR MATERIALS/PIPE CONNECTIONS

Bind-Seal' or similar flexible type couplings shall be used when connecting sever pipes of dissimilar naterials.

When connection to an existing sever main by neans other than an existing yet, tee, or an existing structure,

Circular coring of sever hain with proper tools ("Shever-Tap' nachine or sinilar) and installation of hub-reye or hub-tree saddle. lle section of pipe (breaking only the top of one bell) and replace with precast wve or tee kenove entire section or pipe to reaking any the top or one betth and replace with precast we or tee branch section. Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold assembly firmly in place.

UTILITY STRUCTURE SELECT BACKFILL
Where select granular bedding and backfill is required around utility structures, the cost for same shall be merged into the structure cost.

STRUCTURE CASTINGS
Frames and lids (or grates) for sanitary, water main and storm sewer structures shall be as indicated or plans, and the cost of same shall be integrated into the respective structure cost.

HERIZINIA AND VIRTICAL SEPARATION OF WATER AND SEVER MAINS have been under the coordance with the horizontal and vertical separation between water and sever nains shall be maintained in accordance with the developed of the property of the control of the control

SANITARY SEVER PIPE Sanitary sewers and services (or combined sewers in combined sewer areas) shall be constructed of one or more of the following materials as specified on the plans: - PVC gravity sever pipe conforming to ASTM D-3034 for pipe diameters of 4 inch to 15 inch, or conforming to ASTM F-679 for pipe diameters of 18 inch to 48 inch, with minium STM of 26, and with Elastoneric gasket to ASTM D-630 and D-6731 with solvent Event selected juints conforming to savent darray services shall conform to ASTM D-630 and D-6731 with solvent Event selected juints conforming to savent and all conforming to a savent selected plants conforming to a AVVA C-151 (AMSI 2615) with push-on joints conforming to AVVA C-151 (AMSI 2615) with push-on joints conforming to AVVA C-151 (AMSI 2615)

SANTARY SEVER BEDDING
Santary severs shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size
(DIDI) gradeting CH-II or CH-I3), with a nimium thickness of one fourth of the outside pipe done-ter, but not
(DIDI) gradeting the control of the children beddings solar between 50 ones foot over the top of pixe for all
santary severs and services, lost for bedding shall be merged into theal footage cast for the respective sever

IING tary severs including manholes and service lines shall be subjected to either an infiltration test or air test disflection test for flexible pipe by the contractor. Allowable infiltration shall not exceed 200 gallons per diameter of pep per mile per doy. Vacuum testing of manholes shall be in accordance with ATM C-1244. ting procedures shall be in accordance with the Standard Specifications for Vater and Sever Main struction in Illinos. The contractor shall coordance the testing with all applicable governmental operacies.

UNDERGROUND UTILITIES - WATER MAIN

V. Management and AVVA C-131 (ANSI A21.5). Rush-th pipe class 32 conforming to AVVA C-131 (ANSI A21.5). Rusher gasket joints simil corrors to AVVA C-131 (ANSI A21.5). Push-th pipe joints small incorporate "Field Lock Gaskets" by U.S. conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required, and shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required, and shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required, it shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required, it shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required, it shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required. It shall conform to AVVA C-134 (ANSI A21.4). Protective wraping is required.

EIIIING.
Water main fittings (bends, elbos, tees, incressers, reducers, etc.) nay or nay not be specifically referenced or the plans and quantities - if not, they shall be considered incidental and included in the lineal Footage coast for the exter nature.

<u>DEPTH OF COVER - MAIN AND SERVICES.</u>

Minimum depth of cover from finished grade to top of water main or water service pipe shall be five and a ball (5% foot

FIG. LITORATIS

Hydrants shall be of the nenufacture and equipped with auxiliary valves and valve boxes in accordance with the applicable governmental agency's standard Hydrants shall be equipped with tap 2 I/2 inch hose nozzie connections and one 4 I/2 inch pupper port. Hose threads shall be the standard of the oppicable governmental agency. Hydrants shall open left (counter-clockelse). Hydrants shall generally be located three G) freet clean of the box for curb.

TEXTIC AND INIDIFICATION

TEXTIC AND INIDIFICATION

TO SET THE PROPERTY OF THE UNDERGROUND UTILITIES - STORM SEVER

Redriferced concrete pies of the class as indicated on the plans, conforming to ASTM C-76 with joints and piece in the deposition piece in the piece of the class as a piece in the piece of piece in the Centert-lined ductile iron pipe class 36, conforming to AVAM C-151 (AMSI 2135) with push-on joints conforming to AVAM C-115 (AMSI ACII). Programming to ASTM D-0044 (For piece discherers of 4 inch to 15 inch or conforming to ASTM F-679 (for pipe disperters of 18 inch to 48 inch). All pipe shall be SDR 35 on stronger, with estationary control of the conforming to ASTM D-0044 (For piece disperters of 18 inch).

SIDEM\_SCAPE\_REDIME

STORM\_SCAPE\_REDIME

To production Ch-60, with a ninimum thickness of one fourth of the outside pipe deneter, but not less than 4 inches non nor than 8 inches. Bedding shall be retend upward to the springline of the pipe for concrete and inches non nore than 8 inches. Bedding shall be retend upward to the springline of the pipe for concrete and inches non nore than 8 inches are not the springline of the pipe for the pipe for

INLETS. CATCH BASINS. AND MANHILES.
All structures shall be per-cast reinforced concrete (see construction standard details). Structure sections and objective of the construction of the

VII. PAVEMENT, CURBS, AND SIDEWALKS

<u>CENSON\_STANDARDS.</u>

Wheres specifically nodified below, all povement, curb, and sidewalk construction shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by Illon, latest edition.

GROADE PREPARATION

T subgrouped for condeays, powement, and/or curbs and walks shall be finished by the excavation contractor with a first proper proper state of the contract of the contractor with a first proper proper state of the contractor shall fine proper the contractor shall fine prode the subgrouped to insure proper thicknesses for all bass

EITUMINUS PAYTENI
Bituminus Payteni seli consist of the sub-base course, base course, hot-reix asphalt birder course, and
Bituminus Payteni face course, of the thickness and naterials as specified on the plans. The makes size
aggregate for the hot-risk surface course inductor shall be applied to the
sub-base course (or base course) as indicated on the plans. A tack cost shall be applied to the
prior to surface course placement.

VIAILER EGUIDINENTS IDE. BITUMBURE ADVIS.

Het-nob binder shall be placed only when the abbent air temperature is at least 40 degrees fabrenheit and the forecast is for rising temperatures. Hot-nix surface shall be placed when the abbent air temperature is at least 40 deprees Fabrenheit and the forecast is for rising temperatures.

BITMHOUS PAYMENT INSTALLATION
After installation of the base owner, all traffic shall be legat off the base until the binder course is placed.
After installation of the base owner, all traffic shall be legat of inspection and approval by the applicable governmental approval pagers and upon congletion of inspection and approval by the applicable and approval property of the page of the applicable and the applicable applicable and the applicable and the applicable applicable and the applicable and the applicable applicable and the applicable applicable applicable and the applicable applicable applicable applicable applicable applicable applicable and the applicable app

SIMPLECT CROCKET PAYMENT

Concrete powerest and base course shall be of the thickness as shown on the plans All concrete powerent and base course shall be reinforced with 6 inch  $\times$  6 inch 10, 10 selded wire fabric. All concrete powerent shall be broon Finished. Contraction joints shall be sevent invested by 47 ere powerent installation and intitial curing.

CINESTE DAYSHAL DILITIES

JOHNE FOR LOCATED payment shall be determined by contractor in the field using best practices. Maximum distance between joints shall be 15 feet. Johnting shall follow the American Concrete Payment Association Publication Proper use of Isolation and Expansion Johnts in Concrete Payments.

CIRCLET LOSS OF ISSUE OF A SOUTH OF A SOUTH

CRIMENT LIBERALYS

See a short on the plans. Siderallise of the thickness and direntions as short on the plans. Siderallis corries shall be reinforced with 6 inch x 6 inch No. 6 evided wire nesh. Siderallis crossing utility trenches shall be reinforced with three ON. A reinforchip bars 10 feet long, centered over the trench crossing.

CINCRETE CURING
Curing and weather protection of all concrete surfaces (pavement, curb, sidewalk) shall be per the standar specifications.

THE MEMBER AST. PAYMENT MARCHES

on public roadways. Thermoplastic shall only be applied when the cir temperature is 55 degrees Fahrenheit or operation on later than November 1st on earlier than April 15th.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, DICEPT AS MODIFIED HEREIN OR ON THE FLANS:

"STANDARD SECREPTATIONS FOR ROAD AND BIDDIE CONSTRUCTION (LATEST EDITION), BY THE "STANDARD SECREPTATIONS FOR ROAD AND BIDDIE CONSTRUCTION (LATEST EDITION), BY THE "STANDARD SECREPTATIONS FOR ROAD AND BIDDIE CONSTRUCTION (LATEST EDITION). BY THE "STANDARD SECREPTATIONS FOR ROAD AND BIDDIE CONSTRUCTION (LATEST EDITION). NOIS DEPARTMENT OF TRANSFORTATION (100T SS) FOR ALL IMPROVEMENTS EXCEPT SANITA WER AND WATER MAIN CONSTRUCTION. MONADS SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST TION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

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 OR SEND EMAIL NOTIFICATION WIT PROJECT NAME, LOCATION AND PERMIT LUMBER TO WINDOIDSTRATEMAND, ORG.)

THE VILLAGE OF THE CONTROL ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 PRIOR TO THE STRATE OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK, CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO STRATE OF CONSTRUCTION OR EACH WORK PHASE THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE BACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF BUSTING UTILITIES ARE EXCOUNTERED THAT CONFLICT ON LOCATION WITH NEW CONSTRUCTION, IMPROVATELY NOTIFY THE ENGAINER SO THAT THE CONFLICT ON BE RESOLVED. CALL JULILLE AT 1-40-082-0123.

C. GENERAL NOTES 

. MARD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY T INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. THE CONTRACTOR(S) SHALL INDEMNIPY THE OWNER, ENGINEER, MUNICIPALITY, MARD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

THE LOCATION OF 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 OF

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.

MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MARD, AND OWNER.

I. ALL NEW AND EXESTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE DISTING SANITARY SEWERS.

DISCHARGING ANY UNPOLLUTED WAITER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEMER PLUSHING OF LINES FOR THE DEFLICTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVA FROM THE MANUFACTURE TO CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS FOR WAITER AND SEWER MAIN CONSTRUCTION IN LINDING CLATEST EXPORTION.

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM. ALL DOWNSPOUTS AND POOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM

ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL VITRIFIED CLAY PIPE PIPE SPECIFICATIONS JOINT SPECIFICATIONS
ASTM C-425 CAST IRON SOIL PIPE ASTM A-74 CTILE IRON PIPE ANSI A21.11 ASTM D-3212 ASTM D-3212 ASTM D-3034 ASTM D-3350 ASTM D-3035 ASTM D-3261,F-2620 (HEAT FL ASTM D-3212,F-477 (GASKETE) ASTM D-2241 AWWA C900 AWWA C905

ASTM D-3139 ASTM D-3139 ASTM D-3139

PEPE MATERIAL (PP) PEPE PIPE SPECIFICATIONS JOINT SPECIFICATIONS IO-INCH TO 60-INCH TRIPLE WALL ASTM F-2764 03212, F-477

ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER REQUIRES STONE BEDDING WITH STONE W " TO 1" IN SIZE, WITH HIMMIN BEDDING THICKNESS TO W THE CUTSING DAMPERS OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INVENS HOR M THAN EIGHT (6) INCHES, MATERIAL, SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LABOVE THE TOP OF THE PIPE WHERE USING PVC.

NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR PIPE MATERIALS. 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 JULI 10.

WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN DISTING WHE, TEE, OR AN EXISTING MARKEL, ONE OF THE POLLOWING WENGOS SHALL BE USED:

AN EXCELLAR SHACK OF SEXING MARKET FROMER COST, SERVICE FAIR PRACHES OR SIMILARY AND CONTRACT OF THE MEAN OF MARKET SHOOL OF AN ANY OF THE SHOOL OF TH b) RIMOVE AN UNTIFE SCITION OF FIFE UPPARTMENT AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER PITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FRIMLY IN PLACE.

WHENEVER A SANTIANY/CONSIDER SHORE CROSSES UNDER A VARIETMENN, THE MERINAM METHOD, WHENEVER A SANTIANY/CONSIDER SHORE CROSSES UNDER A VARIETMENN, THE MERINAM METHOD, FURTHER SHORE AND A VARIETMENT AND A VARIETM

 ALL EIGSTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANUAR MATERIAL OR REMOVED. .ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED

ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBENED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTIM 0-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GRASET TYPE JOINTS.

ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRIPK CONCRETE OR MORTAR PLUG.

MWRD GENERAL NOTES

. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL
PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS LIBRAN MANUAL.

I. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. NSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:

a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY

SOIL DISTURBANCE.

b) ONCE EVERY SEVEN (2) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION. 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-PERM SHALL PLAN FOR APPROPRIATE SOIL RESIGNON AND SEDURINT CONTROL MEASURES.

B. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS UBBAIN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES IS CONCRETE.

 MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES. D. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDBOLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN, VOLUME CONTROL PROLITIES SHALL NOT BU USD AS TEMPORARY SEDIMENT BASINS.

 ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT). VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STRELLIZED. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS.
SOIL STOCKPILES SHALL NOT BE PLACED IN PLOCO PROTECTION AREAS OR THEIR BUFFERS.

S. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTRO BLANKET. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SECIMENT CONTROL MEASURES. 7. THE CONTRACTOR SHALL EITHER REMOYE OR REPLACE ANY PRISTING DRAIN TILES AND INCORPORATI THEN INTO THE DRAINAGE FLAW FOR THE DEVELOPMENT, DRAIN TILES CANNOT SE TRIBUTARY TO A SANT MY CO. COMBINGE FLAW, REAL TILES ALLOWED IN COMMINED SEWER AREA FOR GREEN INFRASTRICTURE PRACTICES.

B. IF DEMATERING SERVICES ARE USED, ADJOINING PROPRETIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION, DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY OWENING OPERATIONAL PRICOOS, THE SITE INSPECTOR MUST BE PRESENT AT THE COMPRINCEMENT OF DEMATERING ACTIVITIES.

THE CONTECTOR SHALL BE RESPONSIBLE FOR TREASH REVAILED BY A DECEMBER OF THE RESPONSIBLE AND THE REVAILED BY A REPORT AND THE REPORT AND OTHER APPARTMENANCES. AND OTHER SHRIVES AND OTHER APPARTMENANCES AND THE REPORT AND OTHER APPARTMENANCES AND THE REPORT AND OTHER APPARTMENANCES. AND THE REPORT AND THE R

ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS POLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

 ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNITED PROMARKY STABLITATION IS ACHIEVED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MARC.

10/13/2022 STD. DWG. NO.18

SHEET

 $\bigcirc$ 

PROJECT NO. 639120: PROJ. MGR. MRN PROJ. ASSOC. MKF

February 22, 2023 11:16:15 a.m. AcadVer: 22.0s (LMS Tech)
Drawing: S:\63912021 - 622 GRACELAND AVE APTS\300\_ENGINEERING\310\_CADD\FINAL\639\_BASE.DWG

**Attachment 8** 

14 of 20

ARCHITECT PER CITY

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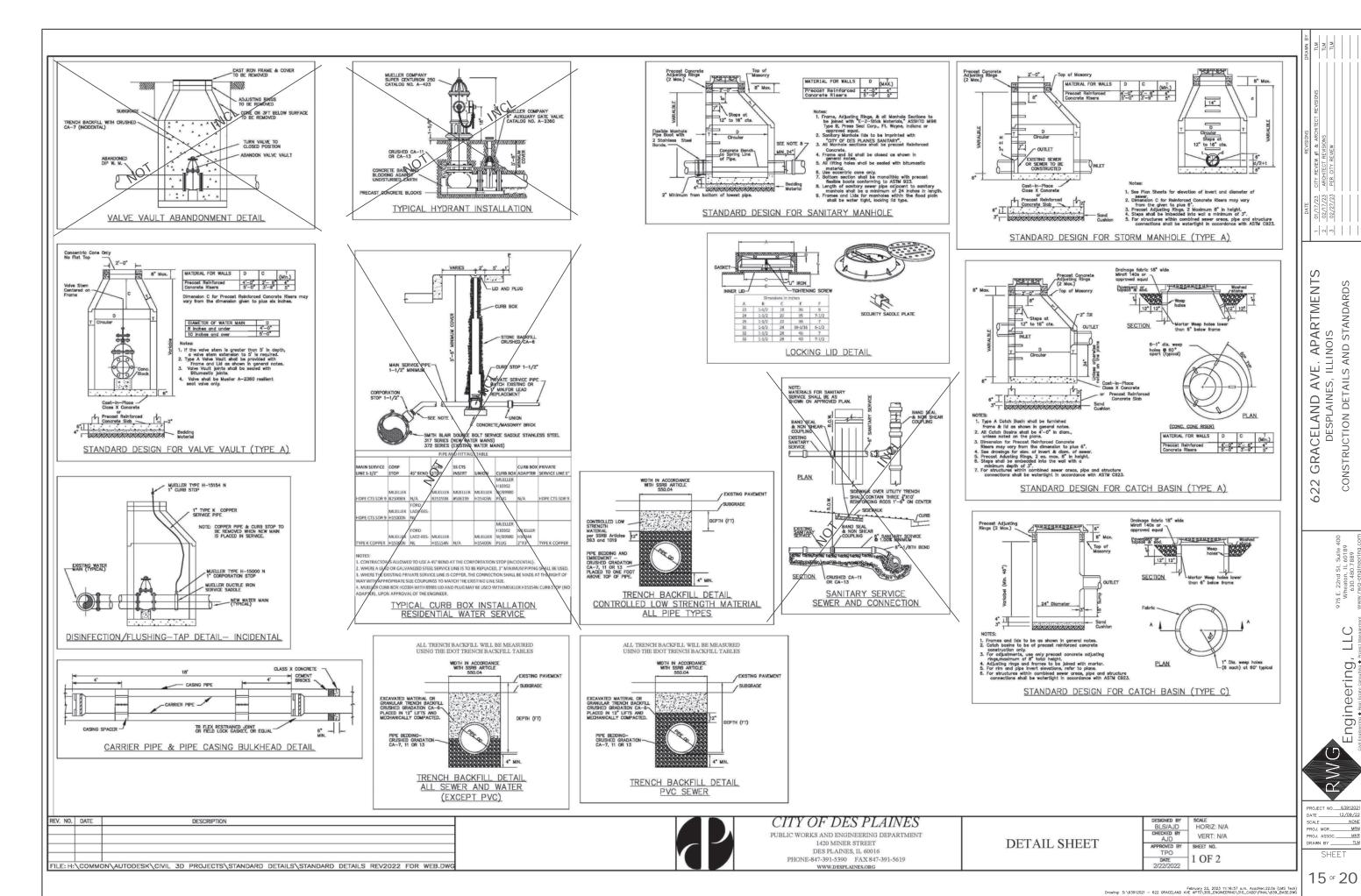
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GRACELAND AVE. APARTI DESPLAINES, ILLINOIS ROJECT NOTES AND SPECIFICATI  $\sim$ 

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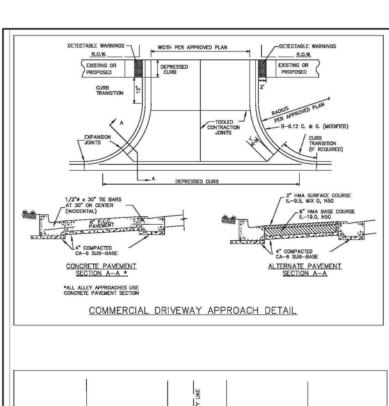
Engineering

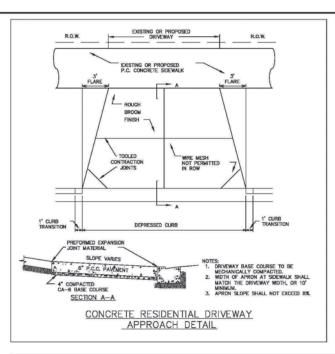
Page 32 of 44

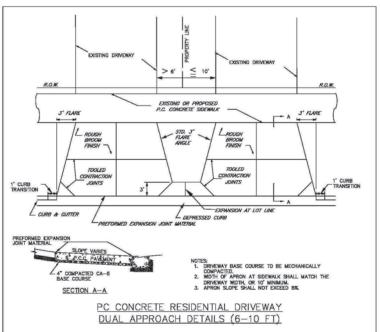


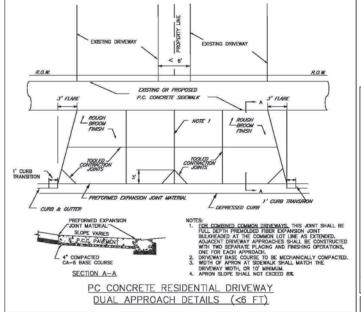
**Attachment 8** 

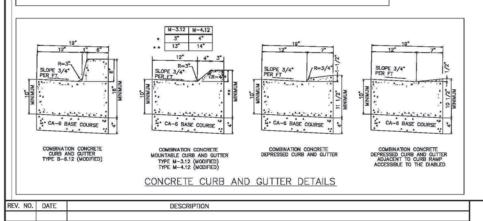
Page 33 of 44











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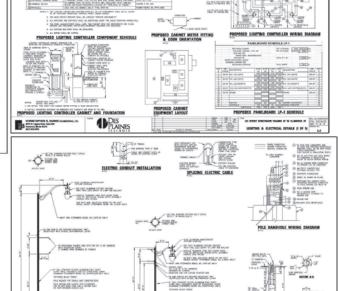


F-30-48-75-39-32-59

1 DES PLAINES

LIGHTING UNIT COMPLETE, SPECIAL

CHRESTOPHER B. BURN WITH Higher front, Suffer STO Service Minds STOR SHOW READORS



ORNAMENTAL LIGHTING UNIT, COMPLETE

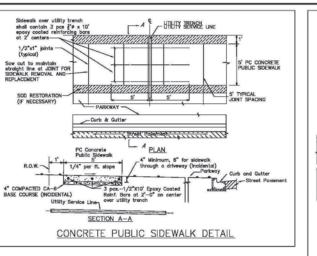
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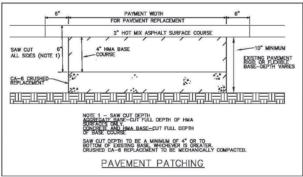
PUBLIC WORKS AND ENGINEERING DEPARTMENT

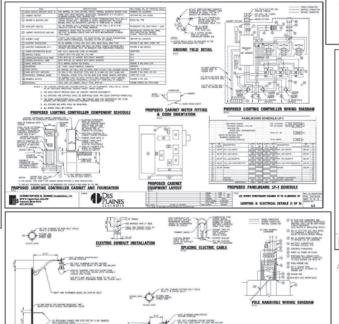
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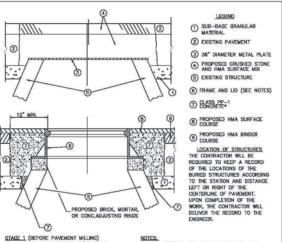
PHONE-847-391-5390 FAX 847-391-5619

S 9 2









STAGE 1 (BEFORE PAMEMENT MILLING)

A) REMOVE A NIMIMAM OF 12" OF THE PAMEMENT FROM AROUND THE STRUCTURE.

B) REMOVE THE EXISTING FRAME AND LID FROM THE STRUCTURE.

C) COVER THE STRUCTURE OPENING WITH A 38" DIAMETER METAL PLATE.

D) BACGFILL WITH CRUSHED STONE AND A MINIMUM 1 4" THICK HIMA SURFACE MIX APPROVED BY THE ENGINEER. NOTES: DISTING BROKEN FRAMES AND LIDS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE EVENINEER. REPLACEMENT FRAMES AND LIDS WILL BE PAID FOR IN ACCORDANCE WITH ARTICLE 109.04 OF THE STANDARD SPECIFICATIONS UNLESS A SEPARATE PAY ITEM HAS BEEN PROVIDED.

APPROVED BY THE ENGINEER.

STAGE 2 (AFTER PAVEMENT MILLING)
A) REMOVE THE IMAN SURFACE MIX AND
CRUSHED STONE.
B) INSTALL THE FRAME AND LID; ADJUST THE
FRAME TO ITS FINAL SURFACE ELEVATION.
C) THE SURFOLDING IS FACE SHALL BE FILLED
WITH CLASS PP—1" CONCRETE TO THE ELEVATION
OF THE SURFACE OF THE DESTRING BASE COURSE
OR THE BINDER COURSE. IF THE EXISTING LIDS ARE OPEN, THE FRAME WILL BE ADJUSTED TO THE ELEVATION OF THE MILLING PAYEMENT SURFACE PRIOR TO THE MILLING OPERATION. THE FRAME WILL NOT BE REMOVED AND COVERED BY THE METAL PLATE.

\*UNLESS OTHERWISE SPECIFIED IN THE PLANS

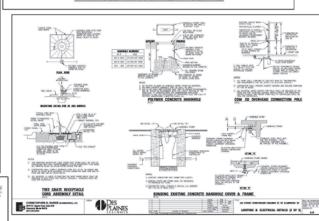
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, 440, 603 OF THE CONTRACTOR SHALL ADJUST THE STRUCTURES THE FINSHED PAYMENT ELEVATION NO MORE THAN 5 CALEDOR TO THE THORN TO PAYMENT ELEVATION NO MORE THAN 5 CALEDOR TO THE ACCOUNT. OF THE FINAL LIFT OF SURFACE UNLESS APPROVED BY THE ENGINEER."

THE METAL PLATE USED TO COVER THE STRUCTURE SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.

ADJUSTING RINGS SHALL BE 2 MAXIMUM, B" IN TOTAL HEIGHT, FOR SANITARY MANCLES AND VALVE VALLES. USE 2 RINGS OF ROPE MASTIC MATERIAL BETWEEN MANHOLE, ADJUSTING RINGS, AND FRAME, FOR STORM SEVER MANHOLES: USE 1" MORTAR BED TO SET FRAMES AND ADJUSTING

WHEN STRUCTURES ARE TO BE ADJUSTED OR MHEN STRUCTORES ARE TO BE ADDUCTED. THE CONTROL OF THE FRAMES AND LIDS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE COST OF THE CORRESPONDING PAY ITEM.

# MANHOLE ADJUSTMENT DETAIL



**DETAIL SHEET** 

DESIGNED BY BLS/AJD	SCALE HORIZ: N/A
CHECKED BY AJD	VERT: N/A
APPROVED BY TPO	SHEET NO.
DATE 2/22/2022	2 OF 2

February 22, 2023 11:17:42 a.m. AcadVer: 22.0s (LMS Tec Drawing: S:\63912021 - 622 GRACELAND AVE APTS\300\_ENGINEERING\310\_CADD\FINAL\639\_BASE.DV

Engineering,

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GRACELAND AVE. APARTMENT DESPLAINES, ILLINOIS NSTRUCTION DETAILS AND STANDARDS

22

9

CONSTRUCTION

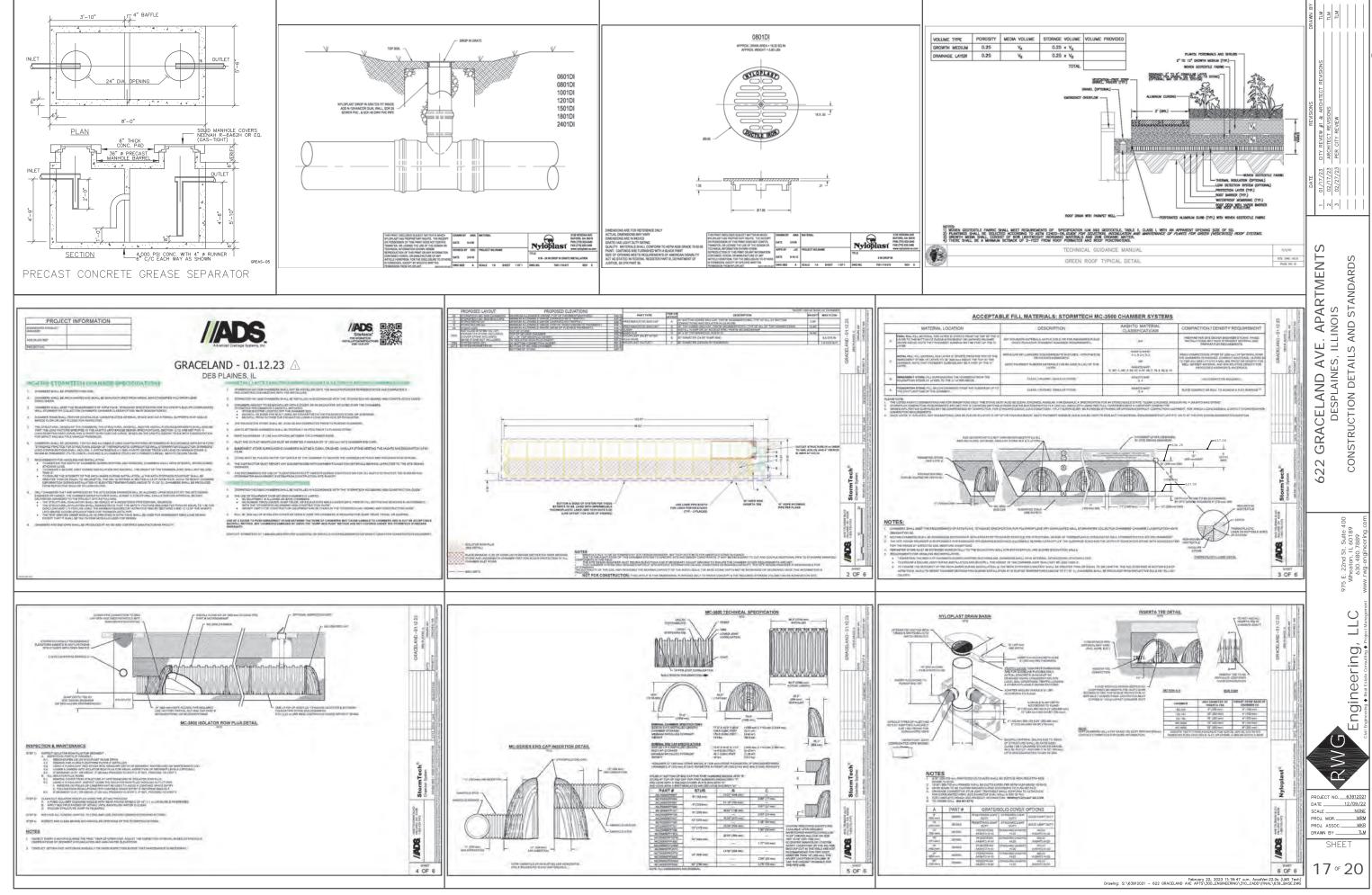
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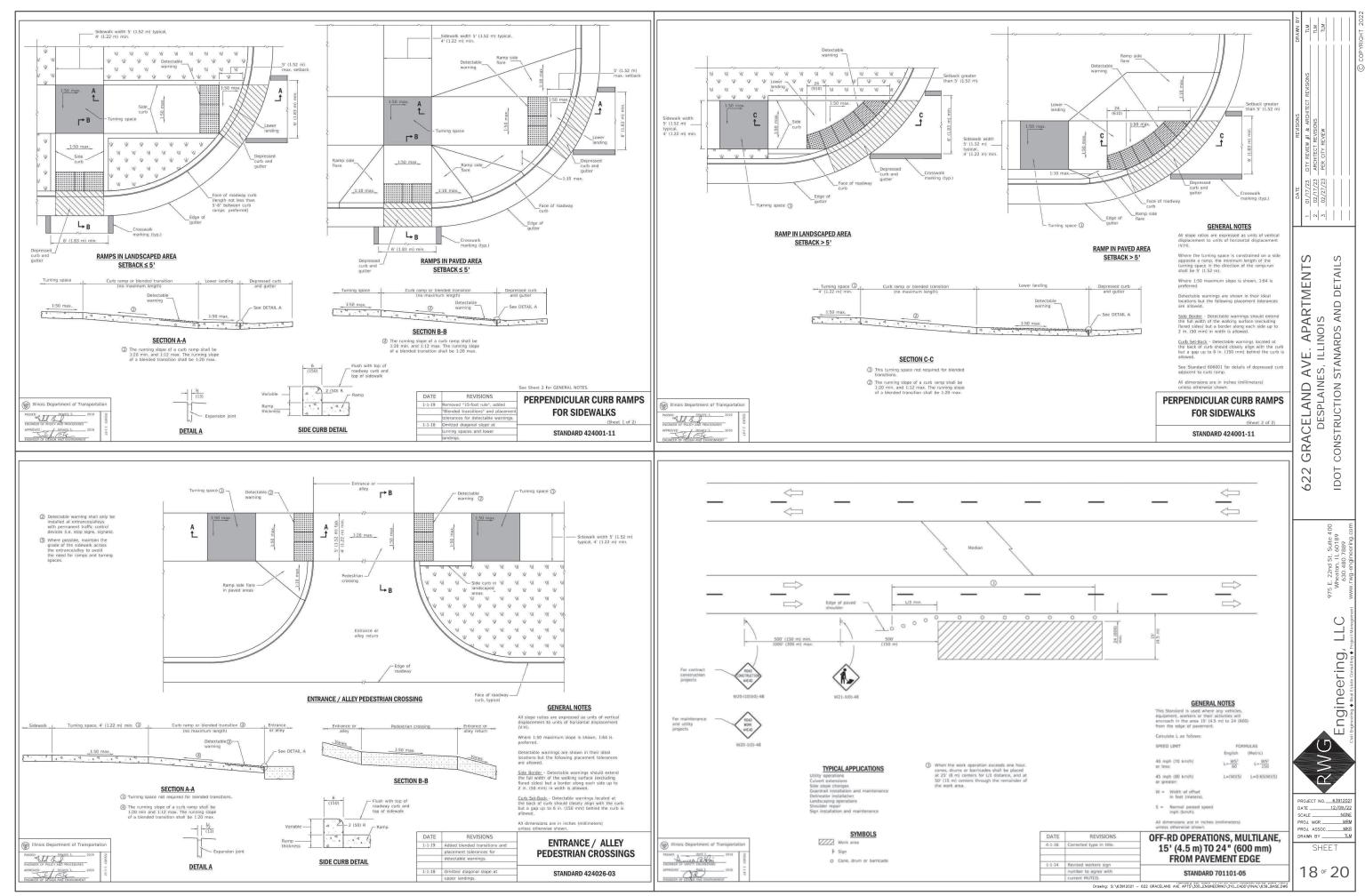
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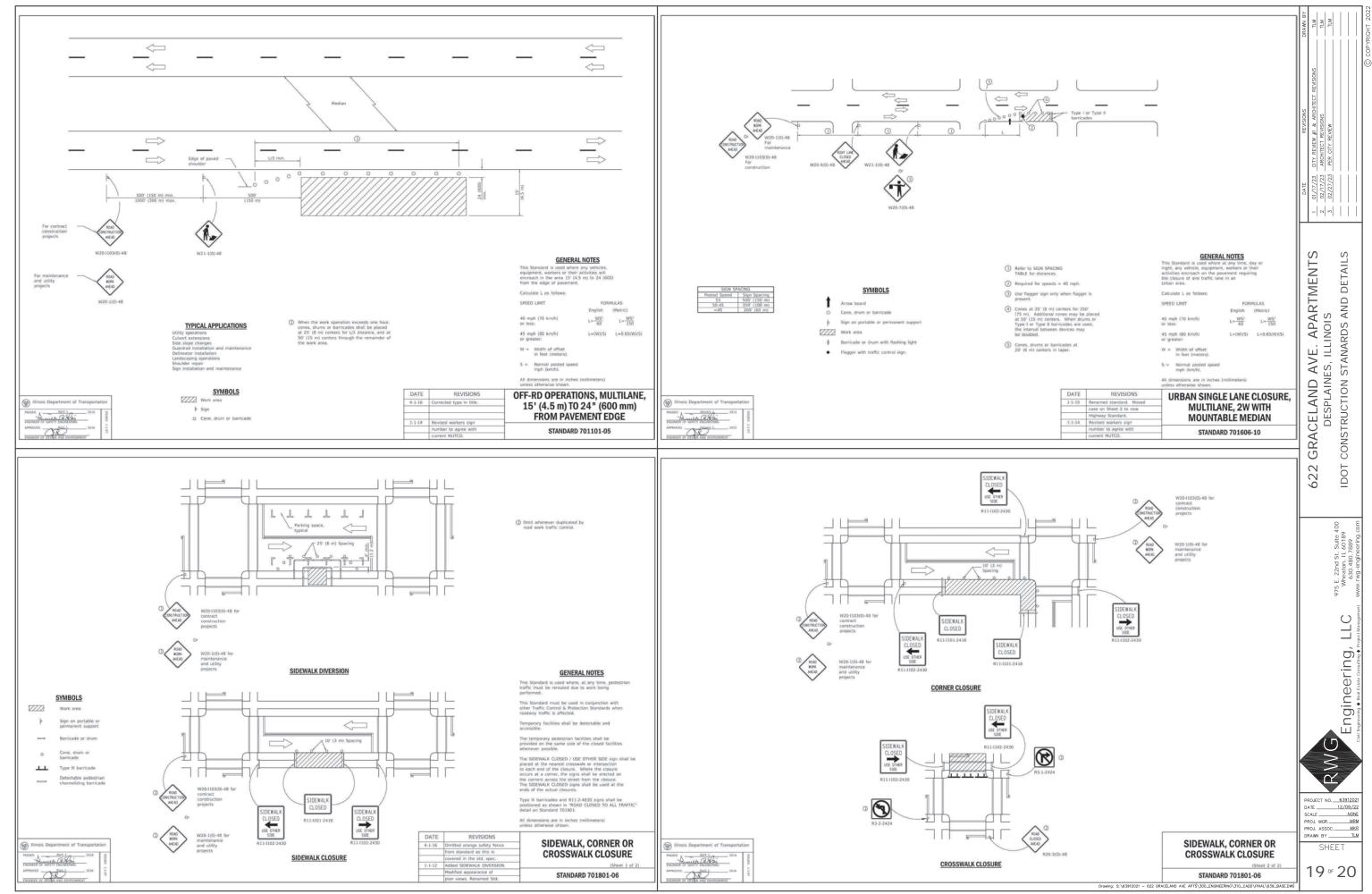
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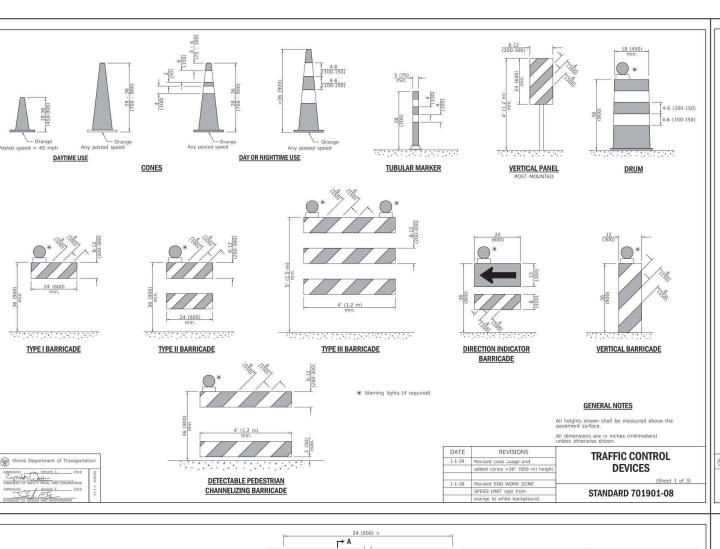
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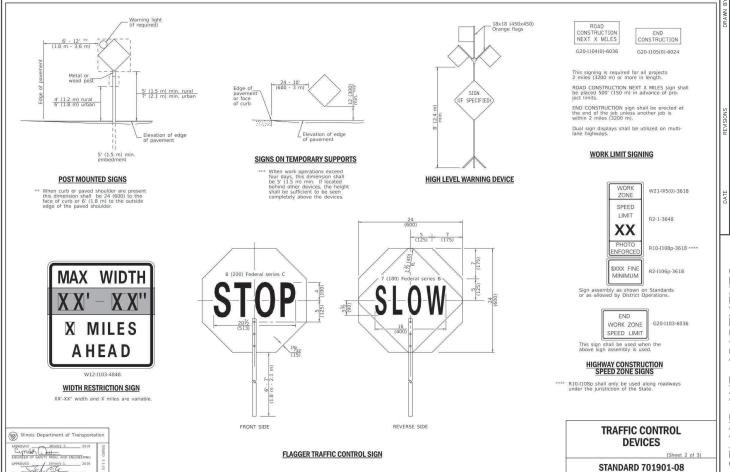
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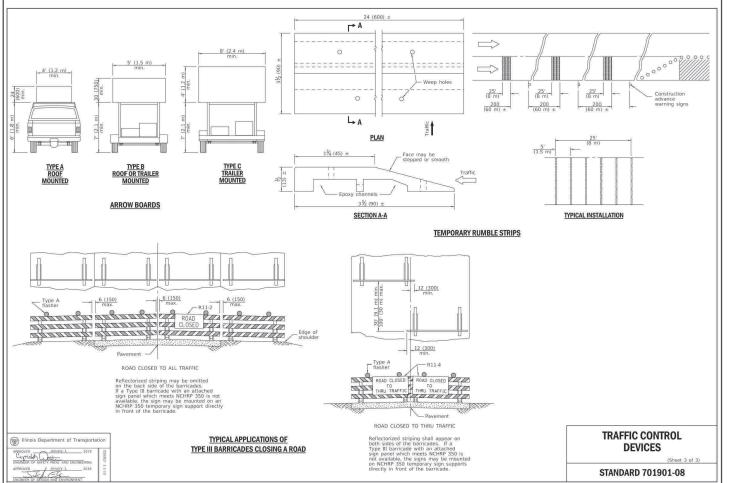














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# STORM DRAINAGE ANALYSIS

**FOR** 

# **GRACELAND APARTMENTS**

DES PLAINS, IL

PREPARED FOR:

COMPASSPOINT DEVELOPMENT, LLC 2020 SOUTH COOK STREET, SUITE 210 BARRINGTON, IL (630) 577-5203



PREPARED BY:

Engineering, LLC

975 E. 22nd Street, Suite 400, Wheaton, IL 60189 630.480.7889

JOB#639-301 December 9, 2022 Revised January 17, 2023 Revised February 27, 2023

Attachment 8 Page 39 of 44

# PROJECT & SITE DESCRIPTION

# FINAL ENGINEERING PLANS

# **Graceland Apartments**

# DesPlaines, Cook County, IL

# **Project Overview:**

The final engineering plans for Graceland Apartments include the development of a 1.205 acre site into apartments, restaurant space, and a park area. It is located at the northwest corner of Graceland Avenue and Webford Avenue.

It encompasses two lots combined together: Lot 1 of the new Subdivision Plat, and the "park area" (Parcel 4) to the west. Both lots are being designed together and considered new development by MWRD. Therefore, the entire 1.205 acre proposed site has volume control storage provided per MWRD requirements.

This project also includes the design of a new separate storm sewer along Webford Avenue. Stormwater from Webford Avenue will now **not** enter the existing combined sewer in Webford. Webford Avenue, along with the 1.205 acres of this project, will drain to the new storm sewer flowing west to the separate existing storm sewer in Laurel Avenue.

The proposed development is serviced by city water and a combined sanitary sewer. The sanitary connection is made on Webford Avenue. The watermain connection is made on Graceland Avenue.

A Soil Erosion and Sedimentation Control Plan is included with this phase of work and reflects perimeter silt fence and storm drainage protection. Erosion control measures are to be installed prior to commencement of demolition work and routinely augmented as work progresses.

# **Original Existing Site Drainage Conditions:**

The 1.205 acre property drains in the same manor both in the existing site conditions and in the proposed site conditions. The site drains from north to south. All existing storm sewer onsite flows in that same direction. All existing storm sewer shall be removed onsite and stubbed and plugged at the property line.

Existing grades are matched on all four sides of the property lines. No previous stormwater storage, volume control or detention, was previously provided.

Attachment 8 Page 40 of 44

# **Proposed Site Drainage Conditions:**

As stated above, the 1.205 acre proposed development drains in a similar manor as the existing conditions. Storm water is collected on the roof of the complex and drains through a 10" pipe on the south side of the building. An underground StormTech system is introduced to collect this drainage and provide volume control storage per MWRD requirements and also to reduce the rate of runoff from the site.

The "park area" also has volume control storage and drains into the StormTech system through a 10" ADS pipe. This pipe also carries a minimal amount of offsite flow that previously cut through the existing site.

The 100 year storm flow was calculated for this offsite flow and it was routed through the trench drain, in the pipe, and out the structure rim in the park to drain south to Webford Avenue. This is where it currently flood routes to.

For the sizing of the new storm sewer on Webford Avenue, a conservative assumption was made for a runoff coefficient of the single family lots draining to the street. We used a runoff coefficient of 0.80 for the storm sewer design and we estimated the drainage areas to include over half of the existing single family lots adjacent to Webford Avenue. The new storm sewer was designed below the existing combined sewer to avoid any existing sanitary service connections.

As far as any flood protection areas (wetlands, floodplains, and riparian environments) within 100 feet of this proposed development, that does not exist in our opinion. See FIRMette Map attached.

(See attached calculations for all back up information.)

Attachment 8 Page 41 of 44

# RWG Engineering, LLC

# STORM SEWER WORKSHEET

MRM Graceland Description: **Designer**:

0.80 RUNOFF COEFF:

**BULLETIN 75 RAINFALL** 

(Conservative assumption)

0.013

ROUGH, COEFF.

Ϋ́.

100

FREQUENCY:

	ADE	ADDED	TO	TOTAL		TIME	ш			PIPE	PIPE							
MH-MH	្នុ	AREA	ာ့	AREA	CXA	FLOW	1/C	-	ø	DIA	SLOPE	VEL		CAP	UPPER MH	RMH	LOWER MH	R MH
		AC		AC		MIN	MIN	IN/HR	CFS	Z	%	FPS	FI	CFS	RIM	<u>N</u>	RIM	≥
1-1A	0.80	0.04	0.80	0.040	0.03	0	10	6.48	0.21	12.00	98.0	2.68	7	2.11	637.20	634.20	637.25	634.18
1A-2	0.80	0.00	0.80	0.040	0.03	0	10	6.48	0.21	12.00	09'0	3.21	105	2.52	637.25	634.18	637.45	633.65
ex13-2	0.80	0.42	0.80	0.460	0.37	0	10	6.48	2.38	12.00	09'0	3.51	21	2.76	636.46	632.86	637.45	632.73
2A-2	0.80	0.24	0.80	0.240	0.19	0	10	6,48	1.24	12.00	1.20	4.97	5	3.90	636.35	633.70	637.45	633.64
								-11										
2-3A	0.80	0.00	0.80	0.740	0.59	0	10	6.48	3.84	12.00	1.20	4.97	125	3.90	637.45	632.73	637.09	631.23
3A-3	0.80	0.00	0.80	0.740	0.59	0	10	6.48	3.84	12.00	1.20	4.97	7	3.90	637.09	631.23	637.05	631.15
apt-3	0.80	1.20	0.80	1.200	96.0	0	30	3.82	3.67	12.00	1.20	4.97	33	3.90	637.00	632.50	637.05	632.10
3-5	08.0	0.03	0.80	1.970	1.58	0	30	3.82	6.02	15.00	1.42	6.27	45	7.70	637.05	631.15	637.35	630.51
ex15-ex14	08.0	0.36	0.80	0.360	0.29	0	10	6.48	1.87	15.00	2.46	8.26	13	10.13	636.74	633.69	636.72	633.37
ex14-5	08.0	0.28	0.80	0.640	0.51	0	10	6.48	3.32	12.00	1.00	4.54	5	3.56	636.72	633.37	637.35	633.32
9-6	08.0	0.00	0.80	2.610	2.09	0	30	3.82	7.98	18.00	0.75	5.15	26	9.10	637.35	630.51	636.95	630.32
2-9	0.80	0.000	0.80	2.610	2.09	Ó	30	3.82	7.98	18.00	0.75	5.15	136	9.10	636.95	630.32	637.00	629.30
ex18-ex19	0.80	0.430	0.80	0.430	0.34	0	10	6.48	2.23	12.00	0.20	2.03	18	1.59	636.76	633.76	636.83	633.72
ex19-7	0.80	0.23	0.80	0.660	0.53	0	10	6.48	3.42	12.00	1.00	4.54	18	3.56	636.83	633.70	637.00	633.52
7-8	0.80	0.00	08.0	3.270	2.62	0	30	3.82	66.6	18.00	1.00	5.94	35	10.50	637.00	629.30	637.05	628.95
8-8A	0.80	0.00	0.80	3.270	2.62	0	30	3.82	66.6	21.00	0.40	4.17	140	10.02	637.05	628.95	637.10	628.39
8A-ex26	08.0	0.00	0.80	3.270	2.62	0	30	3.82	9.99	21.00	0.40	4.17	23	10.02	637.10	627.19	637.36	627.10
4A-tee	4A-4								2.53	10.00	1.35	4.67	127	2.55	638.50	636.50	638.00	634.79

# North Flood Route: 0.45\*10.8\*0.52 = 2.53 cfs

2022-12-05\_Storm Sewer Design\_639

Sheet 1 of 2

# **WEIR FLOW CALCULATIONS**

Designer:	MRM	
Description:	100 YEAR	

# BASED ON THE FOLLOWING EQUATION:

 $Q = \left[ K \times 2/3 \times L \times (2g)^{0.5} \times H^{1.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_1 \times H^{2.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_2 \times H^{2.5} \right]$ 

WHERE:

Q = DISCHARGE IN CFS

K = WEIR COEFFICIENT

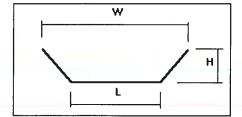
L = LENGTH IN FEET

g = 32.2 FT/SEC

H = HEAD IN FEET

S1 = LEFT SIDE SLOPE

S2 = RIGHT SIDE SLOPE



WEIR DATA: OVERFLOW UNDER FENCE

1.	LENGTH, L	3.00	FEET
2.	WEIR COEFFICIENT, K (K<1.0)	0.50	
3.	LEFT SIDE SLOPE, S (H:V)	0	: 1
4	RIGHT SIDE SLOPE, S (H:V)	0	: 1

5 RATING TABLE	HEAD (FEET)	DISCHARGE (CFS)
	0.20	0.72
	0.30	1.32
$Q(100) = C \times I(100) \times A$	0.40	2.03
	0.50	2.84
A = 0.52 ac.	0.60	3.73
	0.70	4.70
I(100) = tc = 10 min.	0.80	5.74
I(100) = 10.80	0.90	6.85
	1.00	8.03
C = 0.45	1.10	9.26
	1.20	10.55
$Q(100) = (0.45) \times (10.80) \times (0.52)$	1.30	11.89
	1.40	13.29
Q(100) = 2.53 cfs	1.50	14.74
Weir = 2.84 cfs		

# National Flood Hazard Layer FIRMette



SPECIAL FLOOD HAZARD AREAS OTHER AREAS OF FLOOD HAZARD NIMAL FLOOD HAZAR T41N R12E S20 1,000

# **Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Zone A. V. A99
With BFE or Depth Zone AE. AO. AH. VE. AR Without Base Flood Elevation (BFE)

Regulatory Floodway

of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile zone

0.2% Annual Chance Flood Hazard, Area

Future Conditions 1% Annual Chance Flood Hazard ZONE X

Area with Flood Risk due to Levee zone D Area with Reduced Flood Risk due to Levee. See Notes. Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard 2011 **Effective LOMRs** 

OTHER AREAS

Channel, Culvert, or Storm Sewer

STRUCTURES | 1111111 Levee, Dike, or Floodwall GENERAL

Cross Sections with 1% Annual Chance

Water Surface Elevation Coastal Transect

Base Flood Elevation Line (BFE) Limit of Study ----- 513 -----

Jurisdiction Boundary

Coastal Transect Baseline Profile Baseline

OTHER FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

point selected by the user and does not represe an authoritative property location. The pin displayed on the map is an approximate

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the was exported on 12/8/2022 at 5:31 PM and does not become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.