



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

Planning and Zoning Board Agenda

August 24, 2021

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: August 10, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

New Business:

1. Address: 1418-1424 Wedgewood Avenue

Case Number: 21-032-FPLAT
Public Hearing

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

PIN: 09-19-405-009-0000

Petitioner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road
Barrington, IL 60010

Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road,
Barrington, IL 60010

2. Address: 10 W. Golf Road

Case Number: 21-030-CU
Public Hearing

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

PIN: 08-13-202-007-0000

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

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

3. Address: 1316 Webford Avenue

Case Number: 21-016-V
Public Hearing

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

PIN: 09-17-306-028-0000
Petitioner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016
Owner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016

Next Agenda – September 14, 2021

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



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

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

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

PRESENT: Catalano, Hofherr, Saletnik, Szabo

ABSENT: Bader, Fowler, Veremis

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development
Wendy Bednarz/Recording Secretary

A quorum was present.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

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

AYES: Hofherr, Catalano, Saletnik, Szabo

NAYES: None

ABSTAIN: None

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

OLD BUSINESS

None

NEW BUSINESS

1. Address: 1773 E. Oakton Street

Case Number: 21-028-CU
Public Hearing

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

PIN: 09-28-103-046-0000
Petitioner: David Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056
Owner: David Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056

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

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

Address: 1773 E. Oakton Street
Owners: Dawid Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056
Petitioner: Dawid Lenart, 602 Elderberry Lane, Mount Prospect, IL 60056
Case Number: 21-028-CU

Real Estate Index Number: 09-28-103-046-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: C-3, General Commercial District
Existing Land Use: Vacant Building

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

Surrounding Land Use:
North: Multi-Family Residence
South: Single Family Residence
East: Multi-Family Residence
West: Office (Commercial)

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

Comprehensive Plan: The Comprehensive Plan illustrates this site as Lower Density Urban Mix with Residential.

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

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

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

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

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

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

Alignment with the Comprehensive Plan

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

- **Future Land Use Plan:**

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

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

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

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

Comment: The proposed use is classified as “Trade Contractor”, and the subject property is in the C-3 zoning district. Please see the petitioner’s responses to Standards for Conditional Uses.

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

Comment: The proposed Trade Contractor is a service-oriented use that primarily serves day-to-day needs of local residents. Additionally, the subject property is in the Oakton Business District, close to residential neighborhoods. The proposed nearby home-improvement business gives the households in those neighborhoods convenient access to the business’s services. Please see the petitioner’s responses to Standards for Conditional Uses.

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

Comment: The new business will transform the existing vacant space into a new commercial use. The proposal includes enhancements to the asphalt parking area in the rear and an interior building remodel. Please see the petitioner’s responses to Standards for Conditional Uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Szabo asked if the Board had any questions.

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

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

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

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

The Petitioner stated that he agreed to the proposed conditions.

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

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

AYES: Saletnik, Catalano, Hofherr, Szabo

NAYES: None

ABSTAIN: None

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

2. Address: 1655 Lincoln Ave

Case Number: 21-029-V
Public Hearing

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

PIN: 09-21-311-006-0000
Petitioner: Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018
Owner: Alex Tedeschi, 1655 Lincoln Avenue, Des Plaines, IL 60018

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

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

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

Case Number: 21-029-V
PIN: 09-21-311-006-0000
Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Single Family Residence

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

Surrounding Land Use: North: Single Family Residence
South: Multi-Family Residence
East: Single Family Residence
West: Single Family Residence

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

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

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

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

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

Alignment with the Comprehensive Plan

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

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

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

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

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

Comment: The physical constraints of the property's current configuration, including the location of buildings, prevent the petitioner from realistically complying with the Zoning Ordinance. The existing single family residence was constructed less than five feet from the side property line. Requiring the petitioner to relocate the existing residence could create a financial and physical hardship for the petitioner. Please see the responses to standards from the Petitioner.

- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

Comment: The existing structure two and a half feet from the lot line is unique. The existing residence location and configuration limit the optimal locations for a dormer making it difficult for the petitioner to comply with all applicable zoning regulations. Please see the responses to standards from the Petitioner.

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: The size and shape of the property have not changed due to any action of the petitioner. The unique physical constraints of the property are unavoidable due to the fact that the property is land-locked. Please see the responses to standards from the Petitioner.

- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: Carrying out of the strict letter of the Zoning Ordinance would not allow the petitioner to adequately and intuitively utilize and expand the second story area of the residence. Please see the responses to standards from the Petitioner.

- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

Comment: The approval of this variation would not provide the petitioner with any special privilege or additional right, as these exact circumstances occurring on a different property would warrant similar consideration. The proposal would allow the petitioner to make improvements to an existing property by improving the existing second story area of the residence with additional living space. Please see the responses to standards from the Petitioner.

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

Comment: The approval of this variation would contribute to a harmonious neighborhood by accommodating a proposed investment in a single-family residence that upon completion will be in context with the surrounding area. Reinvestment in and retention of the illustrated single-family neighborhoods is supported by the Comprehensive Plan. Please see the responses to standards from the Petitioner.

- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: It would be impractical for the applicant to design the dormers in a way that maintained the five-foot minimum side yard. The location of the existing residence is nonconforming with the current side yard, so reducing the side yard to allow for the proposed project is the most reasonable way to encourage and support the planned reinvestment in the property. Please see the responses to standards from the Petitioner.

- 8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.**

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

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

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

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

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

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

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

Chairman Szabo asked if the Board had any questions.

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

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

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

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

Chairman Szabo commented the Petitioner that he had drawings available.

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

AYES: Hofherr, Catalano, Saletnik, Szabo

NAYES: None

ABSTAIN: None

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

Case 21-028-CU
Case 21-029-V
August 10, 2021
Page 12

1773 E. Oakton St
1655 Lincoln Ave

Conditional Use
Standard Variation

ADJOURNMENT

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

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

Sincerely,

Wendy Bednarz, Recording Secretary

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



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: August 17, 2021
To: Planning and Zoning Board
From: Jonathan Stytz, Planner JS
Cc: John Carlisle, AICP, Economic Development Manager JC
Subject: Consideration of Final Plat of Subdivision at 1418-1424 Wedgewood Avenue, Case 21-032-FPLAT (3rd Ward)

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

Address: 1418-1424 Wedgewood Avenue
Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010
Petitioner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010
Case Number: 21-032-FPLAT
Real Estate Index Number: 09-19-405-009-0000
Ward: #3, Alderman Sean Oskerka
Existing Zoning: R-1, Single Family District
Existing Land Use: Vacant Lot
Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

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

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

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

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

Final Plat of Subdivision Report

Name of Subdivision: Skycrest Subdivision

Address: 1418-1424 Wedgewood Avenue

Request: Approval of Final Plat of Subdivision

Total Area of Subdivision: 19,984 square feet (0.46 acres)

Lot Descriptions: The petitioner's Final Plat shows the subdivision of the existing lot into two 10,000-square-foot, 50-foot wide lots with a 30-foot building setback. The proposed public utility easements are five feet on the sides, ten-feet on the front, and ten-feet on the rear of each property.

Compliance with the Comprehensive Plan

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

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

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

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

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

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

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Final Plat of Subdivision
- Attachment 5: Final Engineering Plans
- Attachment 6: Site and Context Photos



1418-1424 Wedgewood, Des Plaines PROJECT NARRATIVE

July 22, 2021

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

LOCATION:

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

COMPOSTION OF THE BLOCK

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

COMPARISON TO CURRENT R1 ZONING REQUIREMENTS

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

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

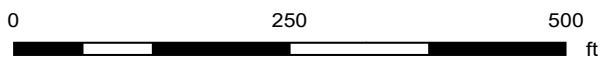
The changes made from tentative plat of subdivision and preliminary engineering are the following per the request of the City:

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

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

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

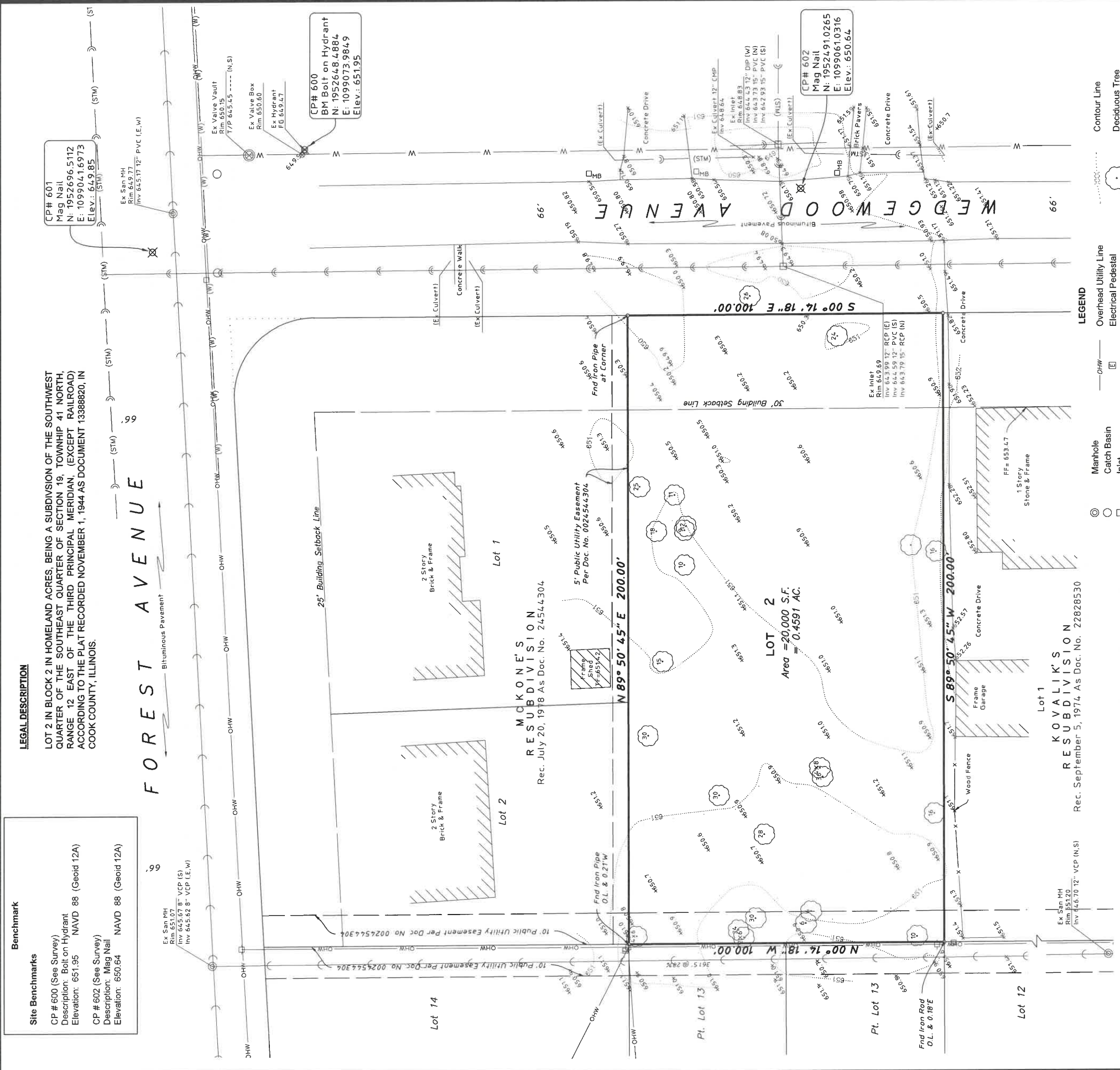
Daniel Beniek
 Owner
 Skycrest Homes LLC
 26303 W Merton Rd
 Barrington, IL 60010
 847-732-1391
dan@skycresthomes.com



Print Date: 6/1/2021

Notes

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



Benchmark
Site Benchmarks
 CP # 600 (See Survey)
 Description: Bolt on Hydrant
 Elevation: 651.95 NAVD 88 (Geoid 12A)
 CP # 602 (See Survey)
 Description: Mag Nail
 Elevation: 650.64 NAVD 88 (Geoid 12A)

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

Surveyor's Notes:

1. Field work was completed on February 11, 2021.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. Due to heavy snow coverage at the subject property while conducting the field work, Haeger Engineering, LLC makes no guarantees that the improvements shown comprise all such improvements for this site.
5. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
6. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

LEGEND

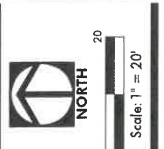
○	Manhole	—	Overhead Utility Line
○	Catch Basin	□	Electrical Pedestal
□	Inlet	□	Utility Pole
□	Storm Sewer	□	Mailbox
—	Sanitary Sewer	XXX.XX	Curb & Gutter
—	Water Main	XXX.XX	Pavement Elevation
—	Fire Hydrant	XXX.XX	Sidewalk Elevation
⊕	Valve Vault	XXX.XX +	Ground Elevation
⊗	Valve Box		

○	Contour Line	○	Deciduous Tree
—	Storm Sewer Atlas	—	Water Main Atlas
—	On Line	—	Fence
○	Pipe Bollard		



By: Leendert Kleijnan
 February 19, 2021
 Illinois Professional Land Surveyor No. 3760

EXPIRES 11-30-22



HAEGER ENGINEERING
 consulting engineers land surveyors
 100 East Shaw Parkway, Schaumburg, IL 60173 Phone: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 1184.003112
 www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
 1418-1424 Wedgewood Avenue
 Des Plaines, Illinois

Project Manager:	MLA
Drafter:	TSK
Date:	2021-02-19
Project No:	210228
Sheet	1

FINAL PLAT OF SKYCREST SUBDIVISION

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

OWNER CERTIFICATE

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT(S) THIS PLAT OF SKYCREST SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

DATED THIS _____ DAY OF _____ AD, 2021

BY: _____ DATED _____
OWNER

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT NOTE

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

DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS ON THIS _____ DAY OF _____, 2021.

DIRECTOR OF PUBLIC WORKS AND ENGINEERING

DIRECTOR OF FINANCE

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

DIRECTOR OF FINANCE

MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES ILLINOIS ON THIS _____ DAY OF _____, 2021

MAYOR

ATTEST:

CITY CLERK _____

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS ON THIS DAY _____ OF _____, 2021

CHAIRMAN _____

EASEMENT FOR PUBLIC UTILITIES

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, 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 MAINTENANCE THEREOF.

EASEMENT 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 AND EQUIPMENT 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 ERRECTED 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.

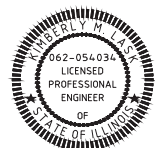
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

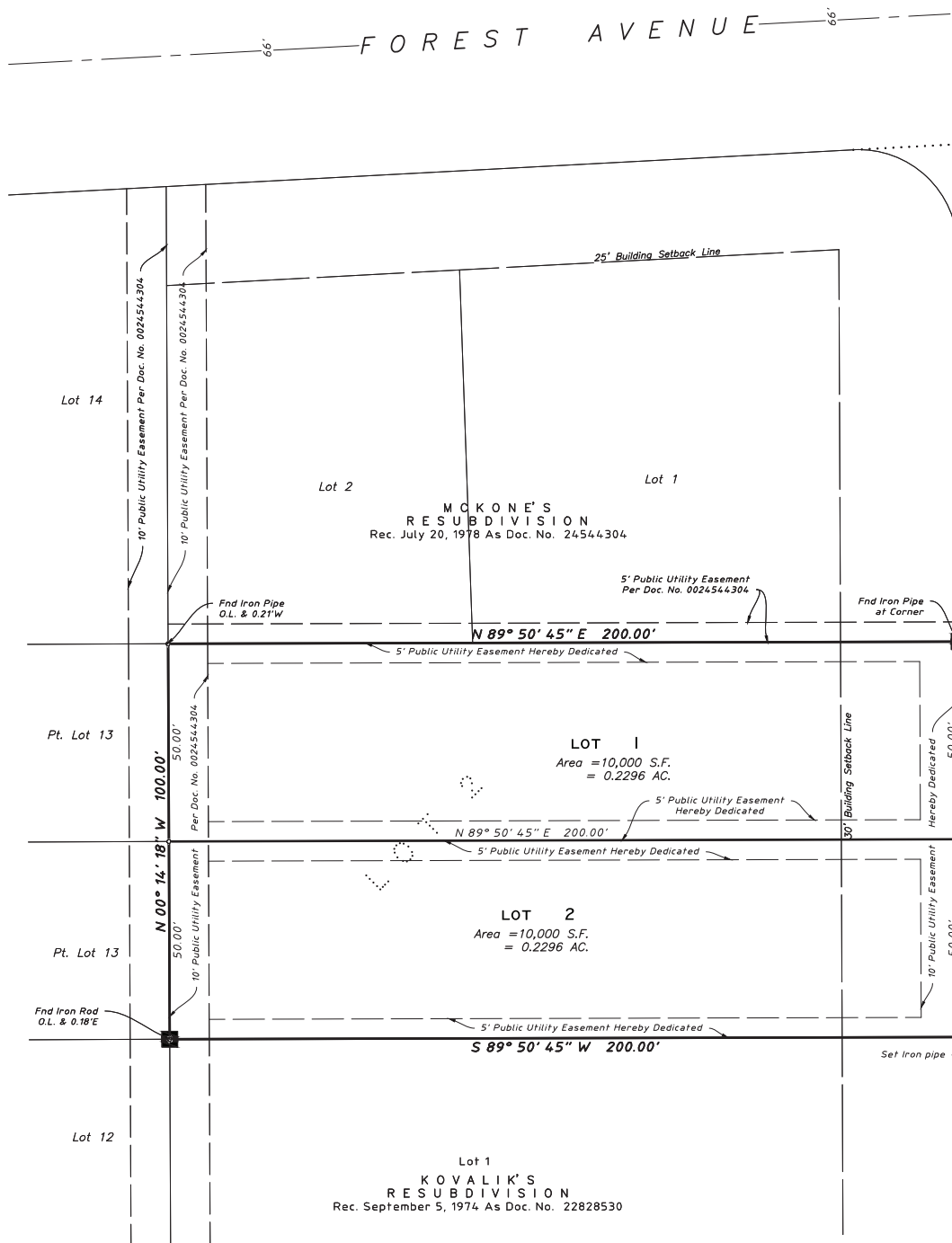
BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____



EXPIRES 11-30-21

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



ZONING VARIATION NOTE

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

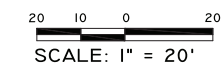
AREA SUMMARY

LOT 1	10,000 S.F.	0.2296 Ac.
LOT 2	10,000 S.F.	0.2296 Ac.
SUBDIVISION TOTAL	20,000 S.F.	0.4592 Ac.

LEGEND

- SET CONCRETE MONUMENT
- SET 1/2" PIPE UNLESS OTHERWISE NOTED
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- NEW LOT NO.
- UNDERLYING PARCEL NO.

LOT 1



PLAT PREPARED FOR:

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

SUBMITTED BY

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

SEND NEW TAX BILL TO:

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

LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 IN HOMELAND ACRES, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) ACCORDING TO THE PLAT RECORDED NOVEMBER 1, 1944 AS DOCUMENT 1338820, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES:

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

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

SCHAUMBURG, ILLINOIS _____

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

SURVEYOR CERTIFICATE

I, LEENDERT A. KLEINJAN, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT. THE CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE 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 MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 218 OF 832, COMMUNITY PANEL NUMBER 170081.

SCHAUMBURG, ILLINOIS AUGUST 18, 2021

SURVEYOR _____

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



EXPIRES 11-30-22

Originally Prepared: 7/13/2021 Project No. 21-028

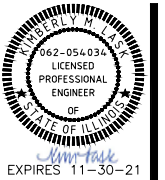


100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
1	08-18-2021	Revised Certificates

FINAL ENGINEERING PLANS SKYCREST SUBDIVISION 1418-1424 WEDGEWOOD AVENUE

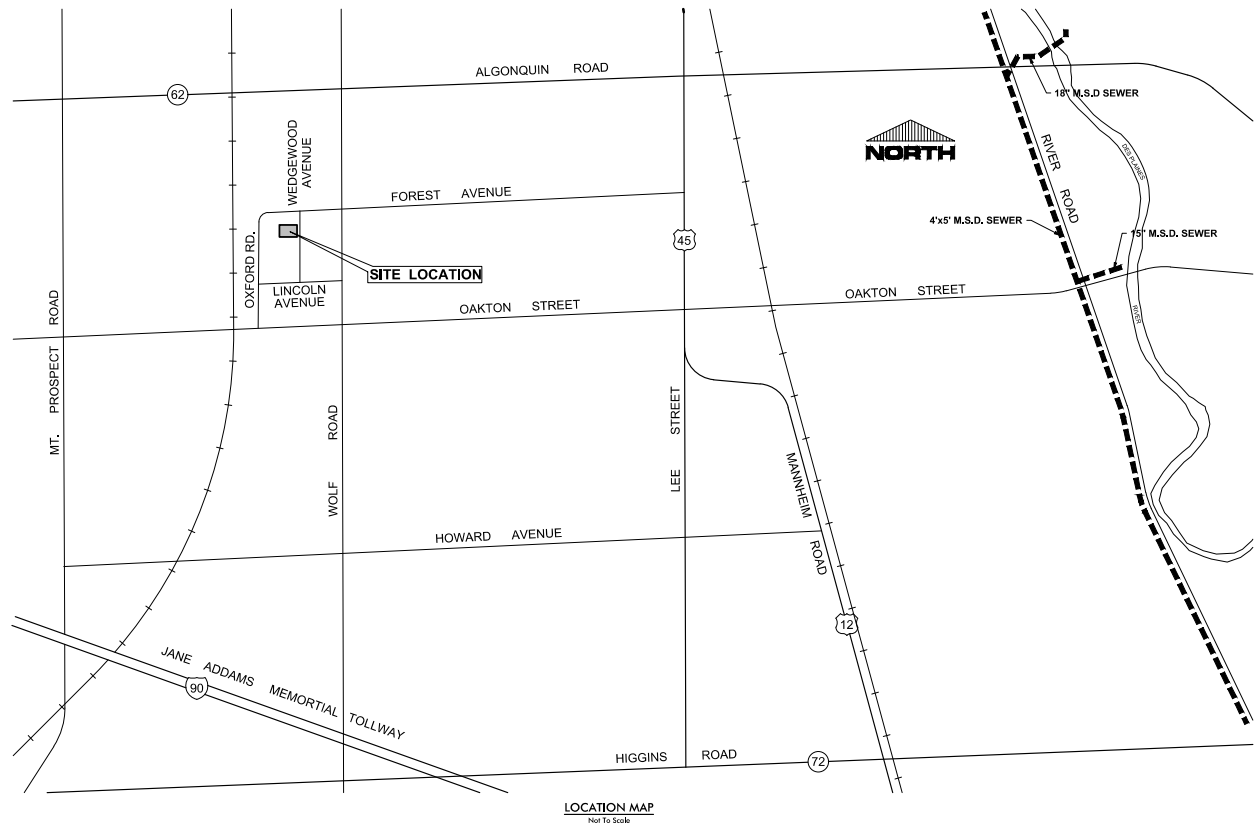
SECTION 19 TOWNSHIP 41 NORTH RANGE 12 EAST CITY OF DES PLAINES, ILLINOIS COOK COUNTY



OWNER:
Skycrest Homes LLC
26303 W. Merton
Barrington, IL 60010

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

CITY OF DES PLAINES
1420 Miner Street
Des Plaines, IL 60016
Tel: 847-391-5300



Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
□	Catch Basin	□
△	Inlet	△
▽	Flared End Section	▽
⌒	Headwall	⌒
⊙	Area Drain	⊙
⊙	Sanitary Sewer Manhole	⊙
⊙	Clean Out	⊙
→	Storm Sewer	→
→	Storm Sewer Service	→
→	Perforated Underdrain	→
→	Sanitary Sewer	→
→	Sanitary Sewer Service	→
→	Combined Sewer	→
→	Force Main	→
→	Water Main	→
→	Water Main Service	→
⊙	Fire Hydrant	⊙
⊙	Valve Vault	⊙
⊙	Valve Box	⊙
⊙	B-Box	⊙
⊙	Well Head	⊙
⊙	Light Pole	⊙
⊙	Light Pole With Mast Arm	⊙
⊙	Traffic Signal	⊙
⊙	Traffic Signal With Mast Arm	⊙
⊙	Hand Hole	⊙
⊙	Fence	⊙
⊙	Guardrail	⊙
⊙	Pipe Bollard	⊙
⊙	Sign	⊙
⊙	Gas Valve	⊙
⊙	Gas Line	⊙
⊙	Electric Line	⊙
⊙	Overhead Utility Line	⊙
⊙	Fiber Optic Line	⊙
⊙	Electrical Pedestal	⊙
⊙	Electric Manhole	⊙
⊙	Guy Wire	⊙
⊙	Utility Pole	⊙
⊙	Telephone Pedestal	⊙
⊙	Telephone Manhole	⊙
⊙	Telephone Line	⊙
⊙	Cable TV Line	⊙
⊙	Cable TV Pedestal	⊙
⊙	Flagpole	⊙
⊙	Mailbox	⊙
⊙	Handicapped Parking Stall	⊙
⊙	Number of Parking Stalls	⊙
⊙	Curb & Gutter	⊙
⊙	Reverse Pitch Curb & Gutter	⊙
⊙	Depressed Curb	⊙
⊙	Retaining Wall	⊙
⊙	Curb Elevation and Gutter/Pavement Elevation	⊙
⊙	Pavement Elevation	⊙
⊙	Sidewalk Elevation	⊙
⊙	Ground Elevation	⊙
⊙	Top of Wall Elevation	⊙
⊙	Bottom of Wall Elevation	⊙
⊙	Open Lid Frame & Grate	⊙
⊙	Closed Lid Frame & Lid	⊙
⊙	Swale	⊙
⊙	Hardscape Flow	⊙
⊙	Softscape Flow	⊙
⊙	Contour Line	⊙
⊙	Wetland	⊙
⊙	Wetland Buffer	⊙
⊙	Normal Water Level	⊙
⊙	High Water Level	⊙
⊙	Flood Plain	⊙
⊙	Flood Way	⊙
⊙	Deciduous Tree	⊙
⊙	Coniferous Tree	⊙
⊙	Bush	⊙
⊙	Brushline	⊙
⊙	Soil Boring	⊙
⊙	Over Land Flow Route	⊙
⊙	Recommended Garage Hand With Driveway Slope	⊙

*Need sidewalk escrow of 100'x5'x 12/SF= \$6000
*no side yard sidewalks?
Approved as noted JL 6/23/21
*\$20,000 ROW bond

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

BENCHMARKS:

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

Site Benchmarks

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

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



Know what's below.
Call before you dig.

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • 414-847-394-6600 Fax: 847-394-6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET
FINAL ENGINEERING PLANS
SKYCREST SUBDIVISION
CITY OF DES PLAINES, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 06-09-2021
Project No. 21-028
Sheet C1.0

GENERAL NOTES

1. Definition of Terms:
 - a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
 - b. "Engineer" shall mean Haeger Engineering, LLC.
 - c. "Contractor" shall mean the person responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
 - d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
 - e. "The Engineer's Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
 - a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Policies, Specifications, Standards, etc.
 - b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the DOT Standard Specifications.
 - c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
 - d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
 - e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
 - f. All standard accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
 - g. General Notes and Specifications contained herein shall be treated as a separate document. If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
 - a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
 - b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
 - c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the contract. It is the responsibility of the Contractor to provide the necessary information to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents contain any minute detail.
 - d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinion of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. for the performance of the work indicated on the Plans.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

Haeger Engineering, LLC
100 East State Parkway, Schaumburg IL 60173
847-394-6600
2021-028
February 19, 2021
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
 - a. City of Des Plaines
 - b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies and shall pay for their cost at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers and against all losses, claims, demands, payments, suits, costs, recoveries, and judgment, and any and every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.L.E. or Digger by dialing 811 (Outside the City of Chicago J.U.L.L.E. - 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates by Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that is not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines

16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, reconstruction, relocation, abandonment or all utility coordinated by the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, dimensions, and relationships affecting the work, and notify the Engineer if any discrepancies there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar drainage off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and completely repaired or replaced to the proposed condition. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in, on, or near the gutters, drainage structures, etc, such that the natural flow of water is obstructed, this material shall be removed at the responsibility of the Contractor.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Contractor shall be responsible to ensure the protection of all existing sewer, water, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a delinient. The Contractor shall conduct and schedule their construction so as to avoid disturbance to these areas as approved by the Owner.
21. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, wetlands, floodplains, or areas of riparian wetlands are discovered during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall comply with these measures.
22. The Contractor shall confine their activities within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage was a result of Contractor action, or lack thereof.
23. Clear-up and final restoration shall be performed immediately upon completion of each phase of the work. The Contractor shall be responsible for the work area to be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from the construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open during a holiday, weekend, or after 3 p.m., on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and loaders available on-site at all times whenever equipment or material is being used on existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, worker, or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged or destroyed during construction, the Contractor shall be responsible for replacing the tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and standards established by the Village/City. The Contractor shall be responsible for the removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.

38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. The Contractor shall be responsible for the accuracy of the field markings and shall provide the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits of removal, relocation, reconstruction or other work specified on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
41. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services at each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Owners. The Contractor shall be responsible for ensuring the protection of all existing sewer, water, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation to be removed. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Health Department or as required by any Local, County, State or Federal rules and regulations.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing walls, masonry walls or foundations to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to, are the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. All earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and appraise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and has provided for the determination site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soil report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The Contractor shall be responsible for the measurement of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, suitable soil removal and its replacement, compacted subgrade and ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and Engineer as required by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated work areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected so as not to cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall

11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc., as indicated on the Plans.
12. Retention walls shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared by Others for additional information on the Landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a maximum of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be pre-forecast by the Village/City and all other applicable Jurisdictional Agencies or applicable Jurisdictional Agency or the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City/Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc, shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular bedding of the same material as the bedding specified on the Plans or as directed by the applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of the unsuitable material and compacted as noted on the Plans.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with selected granular bedding material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the proposed underground improvement.
7. Connections to an existing water main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
 - a. Circular saw-cut of sewer main by proper tools ("sewer-saw" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
 - b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
 - c. With pipe cutter, neatly and accurately cut under the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
 - d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar edition, or as removed during construction, prior to inspection and testing, and at the end of the project.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pilot holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
12. All sanitary manholes shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with the Plans or as shown on the Plans. Manhole steps shall be polypropylene coated steel core reinforced steps with slip, load, and pull-out ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
13. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
14. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
15. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
16. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
17. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
18. All floor drains shall discharge into the sanitary sewer.
19. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
20. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
 - a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
 - b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
 - c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C899 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
 - d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
 - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at manhole structures to provide smooth transition between manhole inlet and outlet pipe inverts. Sanitary manholes shall have concentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/Hs-20 loading requirement. Concrete adjusting rings will be permitted where documentation of extent by the Geotechnical/Soils Engineer. Adjusting rings shall not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and gutter joints with not more than 1/4" depth.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be

6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pilot holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
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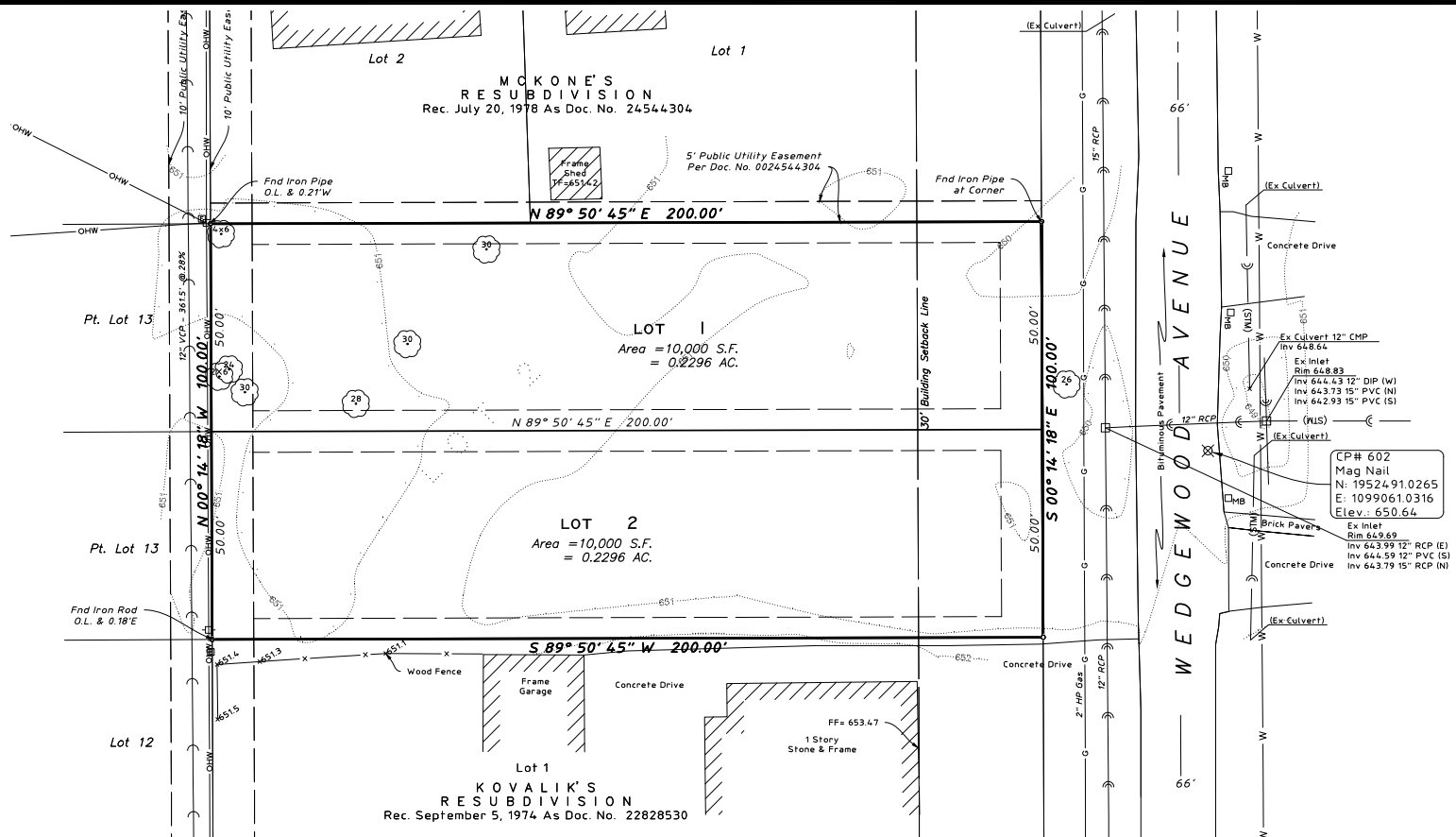
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16-029-29021

GENERAL NOTES AND SPECIFICATIONS
FINAL ENGINEERING PLANS
SKYCRAPER SUBDIVISION
CITY OF DES PLAINES, ILLINOIS

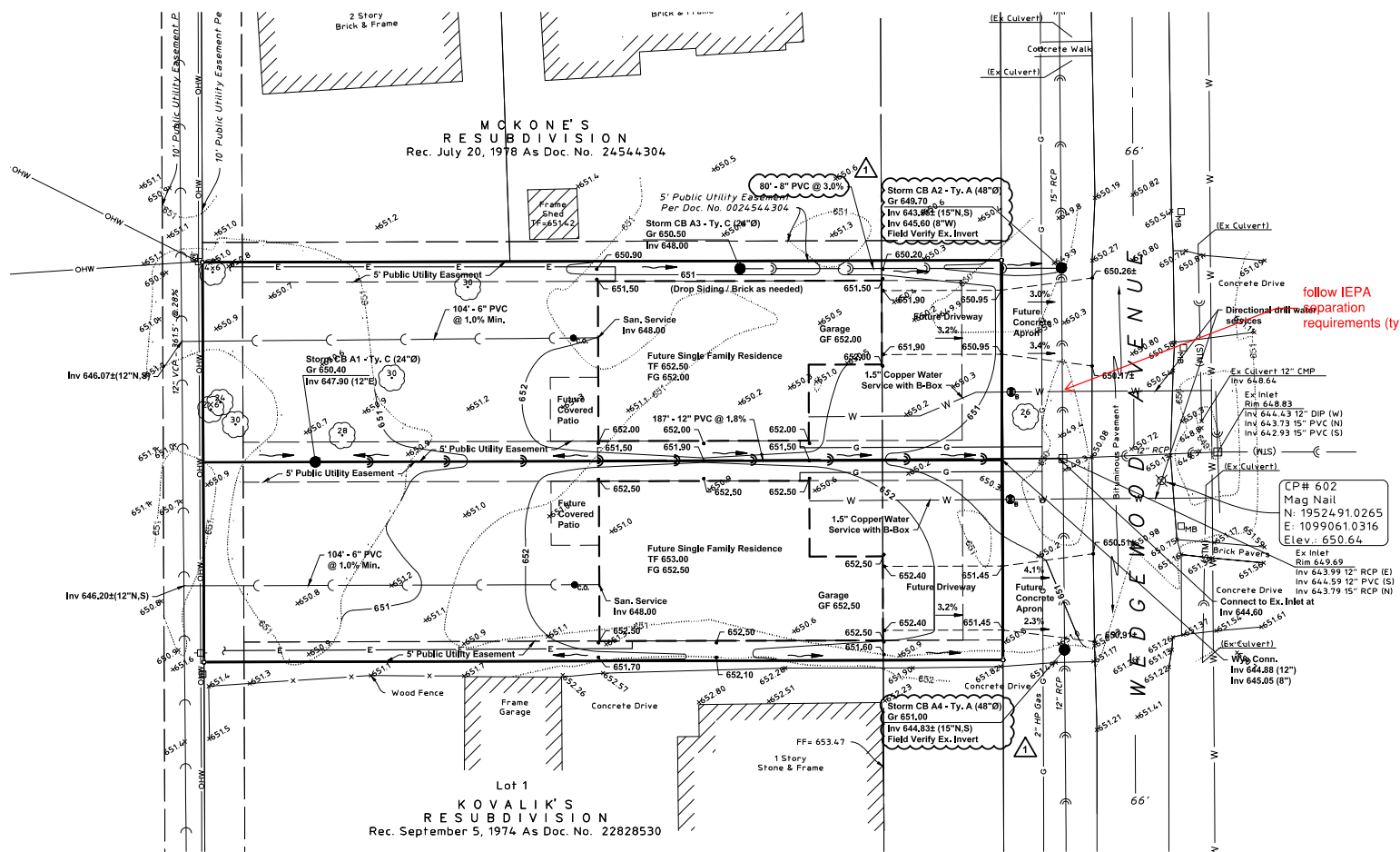
Project Manager: K M L
Engineer: K M L
Date: 06-09-2021
Project No: 21-028
Sheet C2.0 of 5
100 West Riverside, LLC

Revision

Date



EXISTING CONDITIONS AND DEMOLITION PLAN



GRADING AND UTILITY PLAN

Note that the approval of Engineering Plans only includes the approval of all engineering items as shown on the Final Engineering Plans. The remaining structures, surfaces, mechanical equipment, and any other improvement on the properties indicated on this plan must comply with all applicable City of Des Plaines codes and be approved through the building permit process. All lots shall conform to the Zoning Ordinance, Subdivision Regulations, and all other applicable City of Des Plaines codes.

- DEMOLITION NOTES**
1. Notify the City of Des Plaines 48 Hours Before Construction Starts.
 2. City Standards supersede all others.
 3. All Excavated Materials are to be Removed Daily.
 4. Any Existing Wells (if Encountered) Should be Sealed and Capped by a Licensed Well Driller

GEOMETRY NOTE:

1. Future building sizes and location of driveways are shown for reference. Actual size and location may vary and is subject to the approval of the City of Des Plaines.

- GRADING NOTES**
1. Individual permit plats for each lot shall be required for review and approval by the City prior to obtaining a building permit.
 2. All downspouts shall point to the rear of the lot.

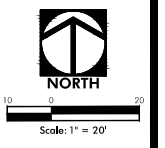
- SANITARY SEWER NOTES**
1. All sanitary services shall be 6" PVC SDR 26 @ a minimum of 1% slope.
 2. Final location of services shall be shown on the building permit plat.
 3. Maintain 10' horizontal separation between sanitary and water service lines.

- WATER NOTES**
1. All water services shall be 1 1/2" Copper Tube Type K.
 2. Final location of services shall be shown on the building permit plat.
 3. Water services to be installed via directional drilling under Wedgewood Avenue.

- STORM SEWER NOTES**
1. Sump pumps discharges shall be connected to storm sewer.

- GENERAL NOTES**
1. See sheets C2.0 and C2.1 for all standard utility notes.
 2. Sod all damaged parkways.

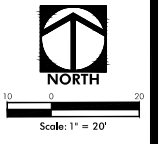
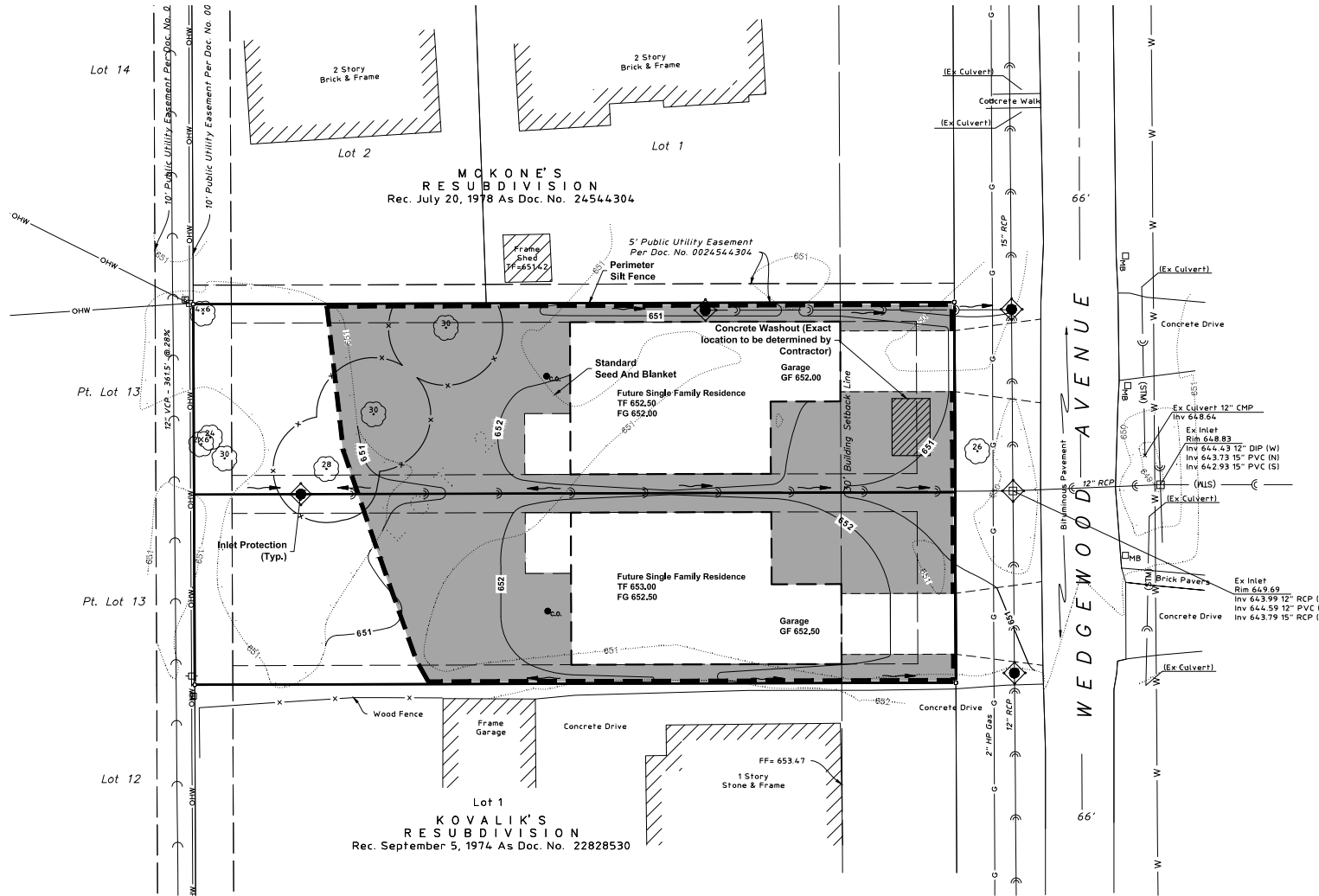
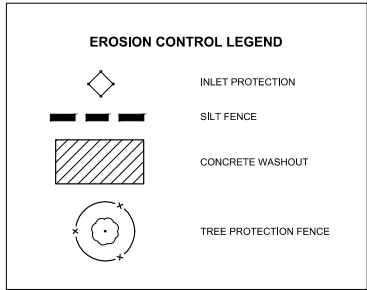
- UTILITY NOTE**
1. Use flowable fill in all City ROWs.



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DEMOLITION, GRADING, AND UTILITY PLAN
FINAL ENGINEERING PLANS
SKYCREST SUBDIVISION
 CITY OF DES PLAINES, ILLINOIS

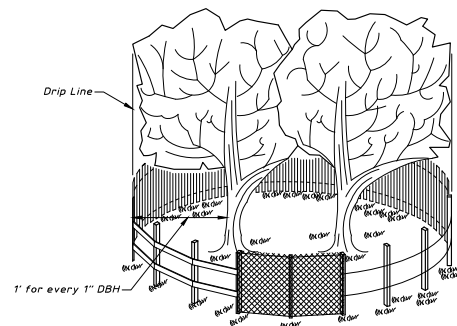
Project Manager: K M L
 Engineer: K M L
 Date: 06-09-2021
 Project No. 21-028
 Sheet C3.0



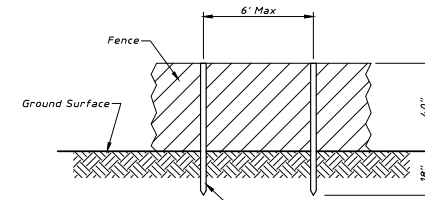
SOIL EROSION AND SEDIMENT CONTROL PLAN

NOTES:

1. Contractor to install erosion control fence around the perimeter of the site work area prior to construction.
2. Contractor to protect earthen stockpile with silt fence.



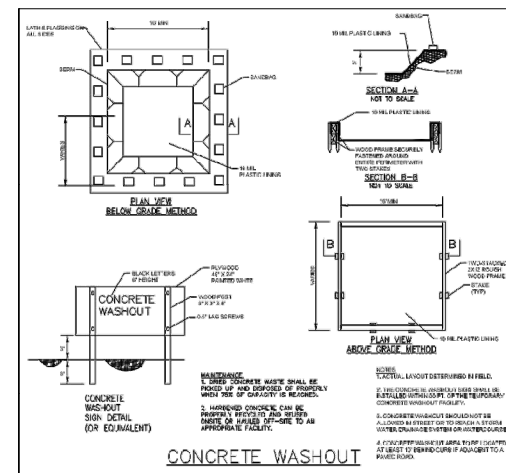
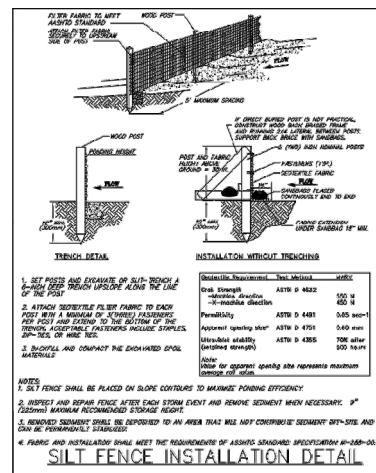
SIDE VIEW



POST AND FENCE DETAIL

- NOTES:**
1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

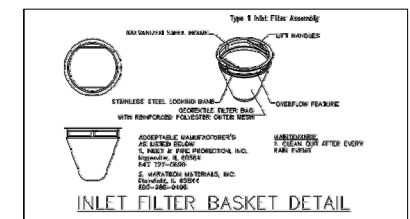
TREE PROTECTION - FENCING



Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding		A			X	X	X	X	X			
Dormant Seeding	B											
Temporary Seeding		C			X	X	X	X				
Sodding				E	X	X						
Mulching												

A = Kentucky Bluegrass @ 90 lbs/oc. Mixed with Perennial Ryegrass @ 30 lbs/oc.
 B = Kentucky Bluegrass @ 135 lbs/oc. Mixed with Perennial Ryegrass @ 45 lbs/oc.
 C = Spring Cuts @ 100 lbs/oc.
 E = Sod
 F = Straw Mulch (Hydromulch) or use Straw Blanket @ 2 tons/oc.
 XXX = Irrigation needed
 Irrigation should be provided as necessary to thoroughly establish intended growth.

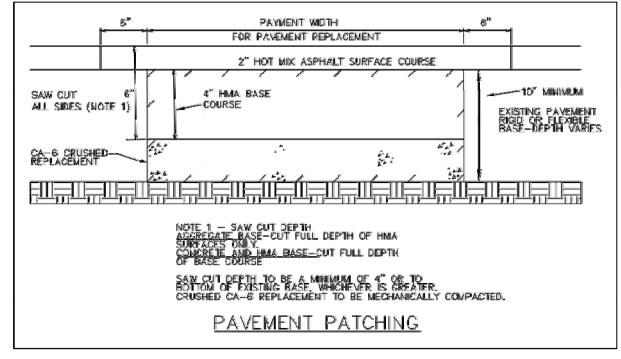
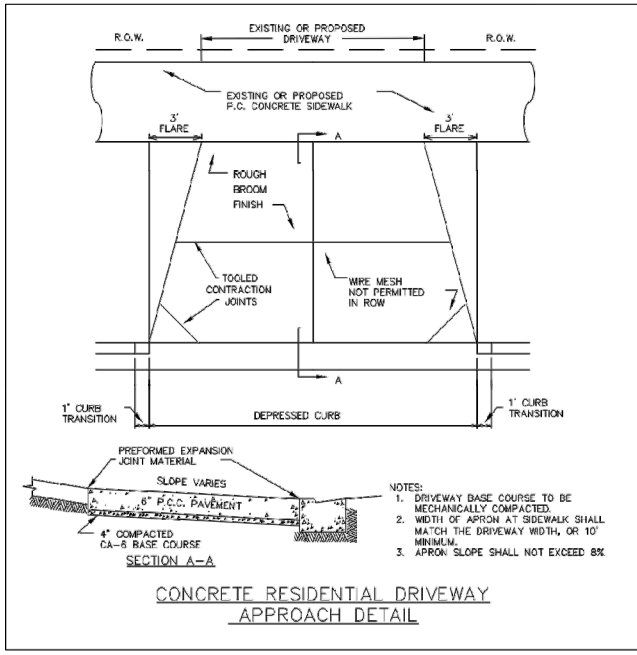
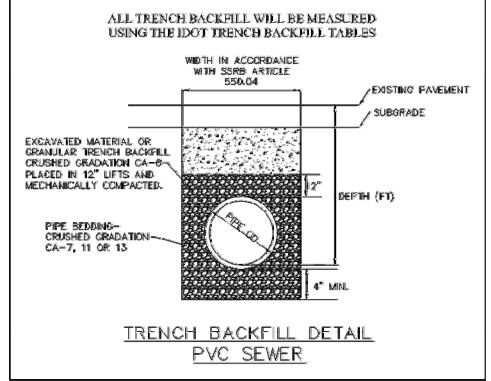
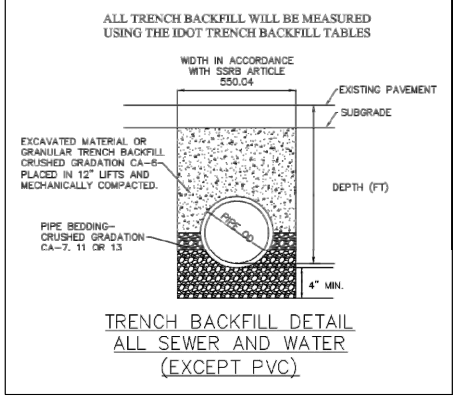
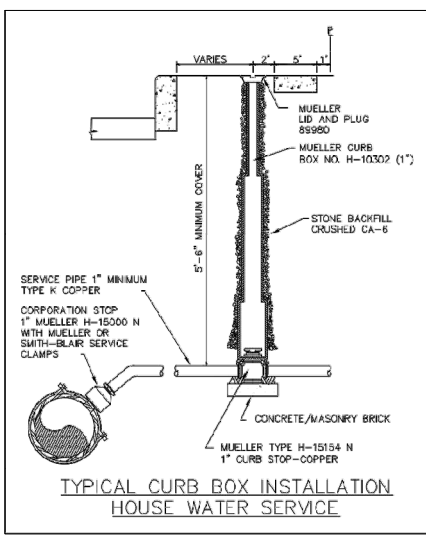
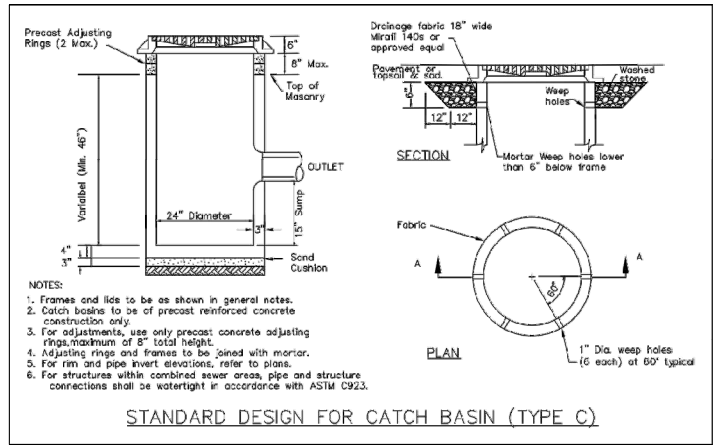
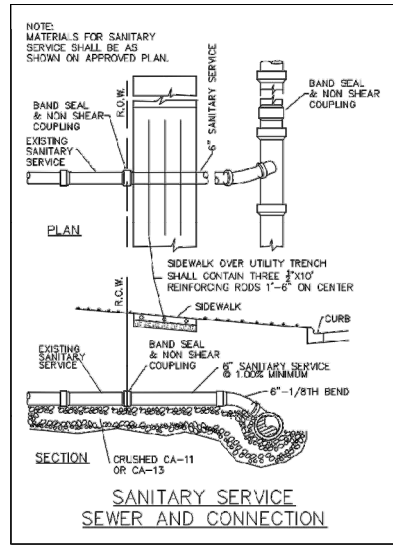
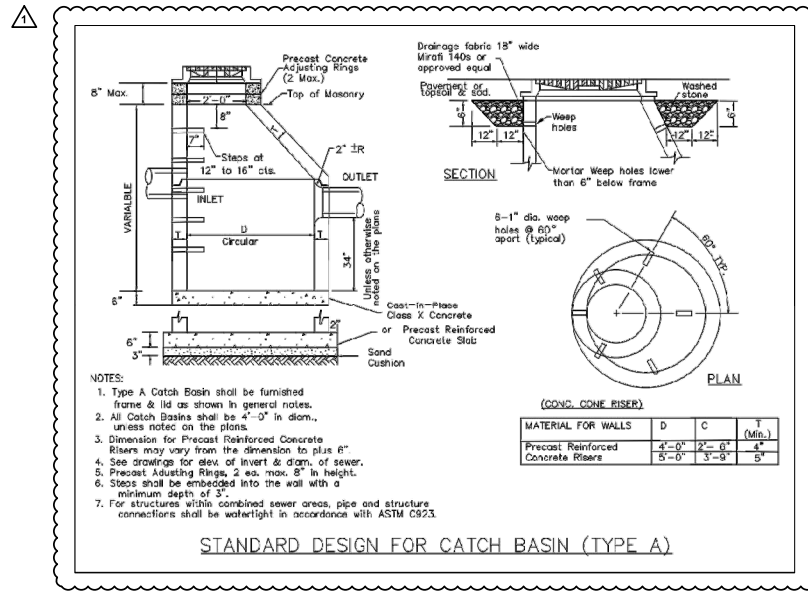
TYPICAL SOIL PROTECTION CHART



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SOIL EROSION CONTROL PLAN AND DETAILS
FINAL ENGINEERING PLANS
SKYCREST SUBDIVISION
 CITY OF DES PLAINES, ILLINOIS

Project Manager: K M L
 Engineer: K M L
 Date: 06-09-2021
 Project No. 21-028
 Sheet **C4.0**



06-22-2021
Date
1
No.

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STANDARD DETAILS
FINAL ENGINEERING PLANS
SKYCREST SUBDIVISION
CITY OF DES PLAINES, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 06-09-2021
Project No. 21-028
Sheet C5.0



1418-1424 Wedgewood Ave – Public Notice



1418-1424 Wedgewood Ave – Looking Northwest at Front of Site



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



1418-1424 Wedgewood Ave – Looking West at Front of Site



MEMORANDUM

Date: August 17, 2021
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, Planner JS
Cc: John Carlisle, AICP, Economic Development Manager JC
Subject: Consideration of Conditional Use for a Convenience Mart Fueling Center Use at 10 W. Golf Road, Case 21-030-CU (7th Ward)

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

Address: 10 W. Golf Road
Owner: Faris Samawi, 10 W. Golf Road, Des Plaines, IL 60016
Petitioner: Shawket Samawi, 12118 Somerset Road, Orland Park, IL 60467
Case Number: 21-030-CU
Real Estate Index Number: 08-13-202-007-0000
Ward: #7, Alderman Patsy Smith
Existing Zoning: C-3, General Commercial District
Existing Land Use: Fueling Station
Surrounding Zoning: North: R-1, Single Family Residential District
South: C-3, General Commercial District
East: C-3, General Commercial District
West: C-3, General Commercial District
Surrounding Land Use: North: Single Family Residence
South: Pharmacy (Commercial)

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

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

Comprehensive Plan: The Comprehensive Plan illustrates this site as Commercial.

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

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

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

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

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

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

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

Alignment with the Comprehensive Plan

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

- **Future Land Use Plan:**

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

- **Landscaping and Screening:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Petitioner's Responses to Standards
- Attachment 3: Location Map
- Attachment 4: Plat of Survey
- Attachment 5: Site Plan
- Attachment 6: Floor Plan
- Attachment 7: Elevations
- Attachment 8: Landscape Plan
- Attachment 9: Traffic Statement
- Attachment 10: Site and Context Photos

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

Our hours of operation will be as Follow:

Monday – Friday : From 5:00 AM To 11:59 PM

Saturday : From 7:00 AM To 11:59 PM

Sunday. : From 7:00 AM To 10:00 PM

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

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

Faris Samawi
(952)200-1130

STANDARDS FOR CONDITIONAL USES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

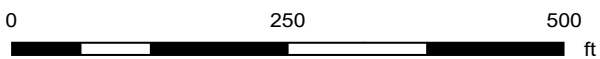
RESPONSE: THE PROPOSED CONDITIONAL USE PROVIDES FULL VEHICULAR ACCESS TO THE SITE WITH NO INTERFERENCE WITH TRAFFIC.

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

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

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

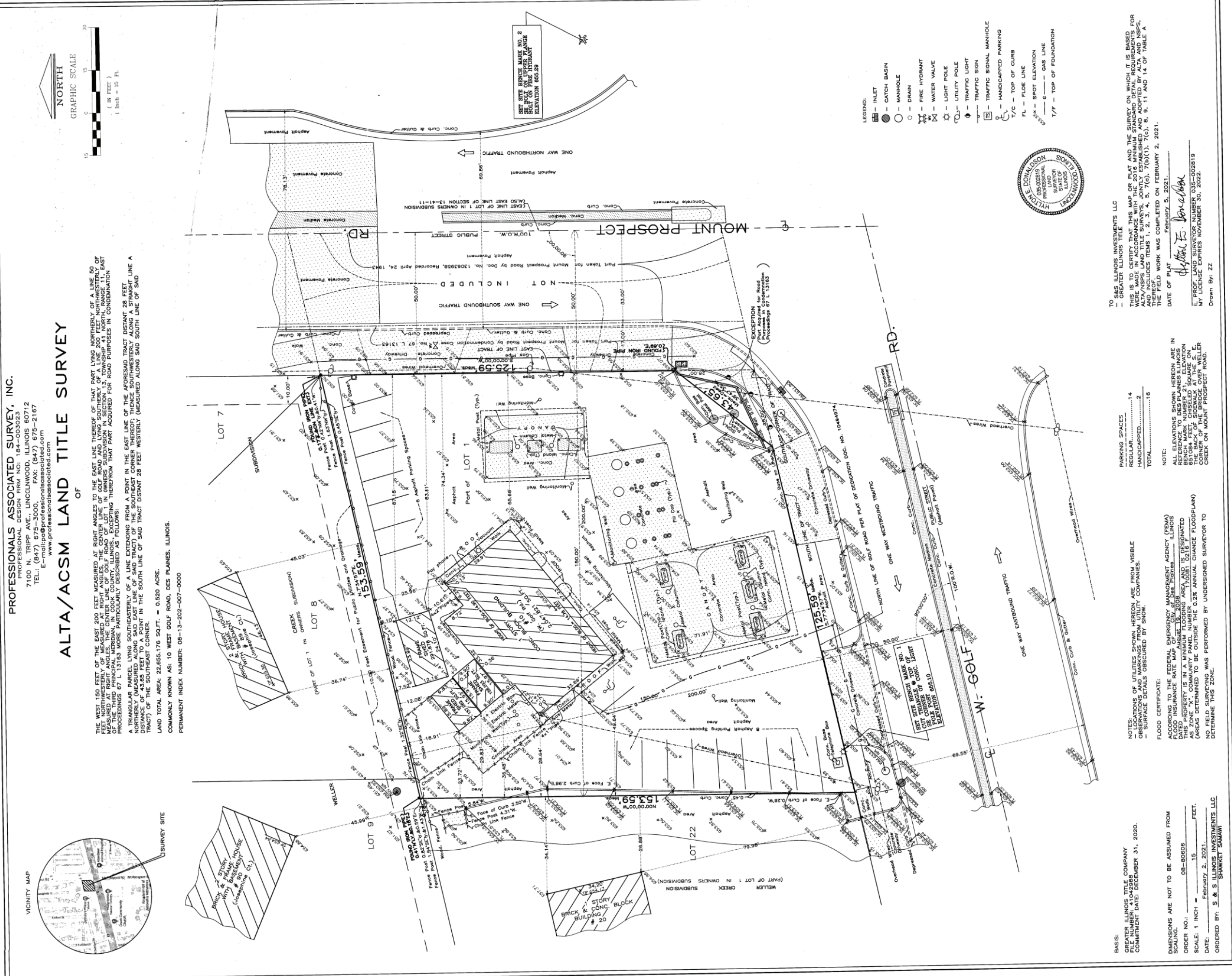
RESPONSE: THE PROPOSED CONDITIONAL USE COMPLIES WITH ALL REGULATIONS



Print Date: 8/17/2021

Notes

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



PROFESSIONALS ASSOCIATED SURVEY, INC.
 PROFESSIONAL DESIGN FIRM NO: 184-003023
 7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
 TEL: (847) 675-3000, FAX: (847) 675-2167
 E-mail: ps@professionalsassociated.com
 www.professionalsassociated.com

ALTA/ACSM LAND TITLE SURVEY
 OF

THE WEST 150 FEET OF THE EAST 900 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF OF THAT PART LYING NORTHERLY OF A LINE 50 FEET WESTERLY OF THE CENTER LINE OF GOLF ROAD AND LYING SOUTHERLY OF A LINE 500 FEET NORTHERLY OF THE CENTER LINE OF GOLF ROAD AND LYING WESTERLY OF THE CENTER LINE OF GOLF ROAD BEING THE WESTERLY BOUNDARY OF THE THIRD SUBDIVISION OF THE TRACT OF 67 ACRES LYING SOUTHWESTERLY OF A POINT IN THE EAST LINE OF THE AFORESAID TRACT DISTANT 28 FEET WESTERLY OF THE CENTER LINE OF GOLF ROAD BEING THE CENTER LINE OF GOLF ROAD EXCEPT IN THOSE PORTIONS THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION PROCEEDINGS OF 1913 AND 1914 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A TRIANGULAR AREA LYING SOUTHWESTERLY OF A POINT IN THE EAST LINE OF THE AFORESAID TRACT DISTANT 28 FEET WESTERLY OF THE CENTER LINE OF GOLF ROAD BEING THE CENTER LINE OF GOLF ROAD EXCEPT IN THOSE PORTIONS THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION PROCEEDINGS OF 1913 AND 1914 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 A TRIANGULAR AREA LYING SOUTHWESTERLY OF A POINT IN THE EAST LINE OF THE AFORESAID TRACT DISTANT 28 FEET WESTERLY OF THE CENTER LINE OF GOLF ROAD BEING THE CENTER LINE OF GOLF ROAD EXCEPT IN THOSE PORTIONS THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION PROCEEDINGS OF 1913 AND 1914 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND TOTAL AREA: 22,655.176 SQ.FT. = 0.520 ACRE.
 COMMONLY KNOWN AS: 10 WEST GOLF ROAD, DES PLAINES, ILLINOIS.
 PERMANENT INDEX NUMBER: 08-13-202-007-0000



- LEGEND:
- INLET
 - CATCH BASIN
 - MANHOLE
 - DRAIN
 - FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - UTILITY POLE
 - TRAFFIC LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL MANHOLE
 - HANDICAPPED PARKING
 - TOP OF CURB
 - FLOE LINE
 - SPOT ELEVATION
 - GAS LINE
 - TOP OF FOUNDATION



BASIS:
 GREATER ILLINOIS TITLE COMPANY
 FILE NUMBER: 14-04-02
 COMMITMENT DATE: DECEMBER 31, 2020.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 ORDER NO.: 08-0806
 SCALE: 1 INCH = 15 FEET.
 DATE: February 2, 2021.
 ORDERED BY: S & S ILLINOIS INVESTMENTS LLC
 SHAWKEL SAMMI

NOTES:
 - LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM VISIBLE OBSERVATIONS AND MARKED BY SURVEYING COMPANIES.
 - SURFACE DETAILS OCCURRED BY SNOW.

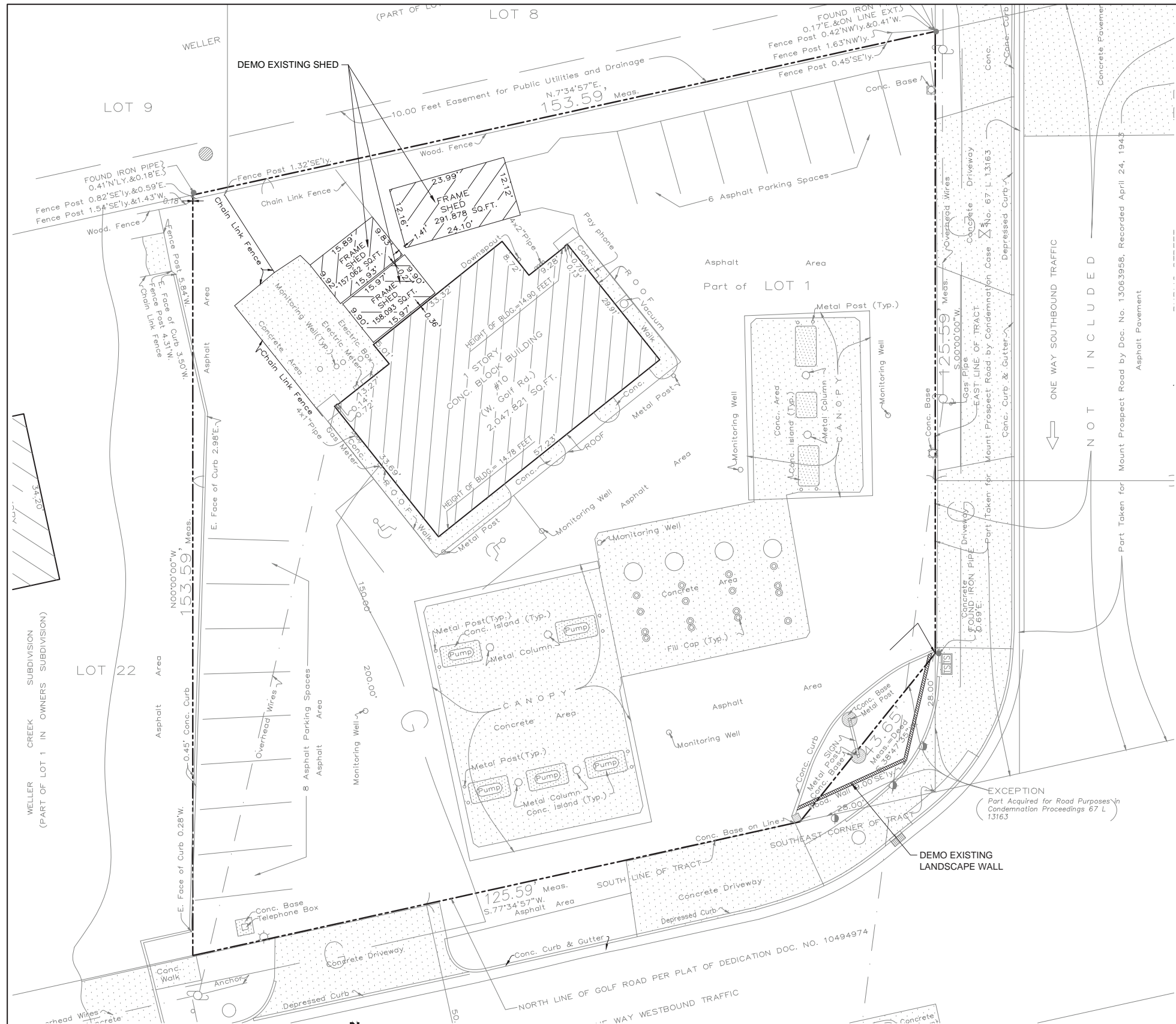
FLOOD CERTIFICATE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF THE STATE OF ILLINOIS, THE PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X". COMMUNITY PANEL NUMBER 170851 GRANGE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

PARKING SPACES
 REGULAR.....14
 HANDICAPPED.....2
 TOTAL.....16

NOTE:
 ALL ELEVATIONS SHOWN HEREON ARE IN REFERENC TO THE MEAN SEA LEVEL ELEVATION 561.084 FEET. CHISELED SQUARE ON CORNER OF THE BRIDGE OVER WELDER CREEK ON MOUNT PROSPECT ROAD.

TO: S&S ILLINOIS INVESTMENTS LLC
 - GREATER ILLINOIS TITLE COMPANY
 THESE SERVICES WERE PERFORMED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(G), 7(G)(1), 7(G), 8, 9, 11 AND 14 OF TABLE A.
 THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2021.

DATE OF PLAT: February 5, 2021.
 E. DONALDSON
 ILLINOIS PROFESSIONAL SURVEYOR
 MY LICENSE EXPIRES NOVEMBER 30, 2022.
 Drawn By: ZZ



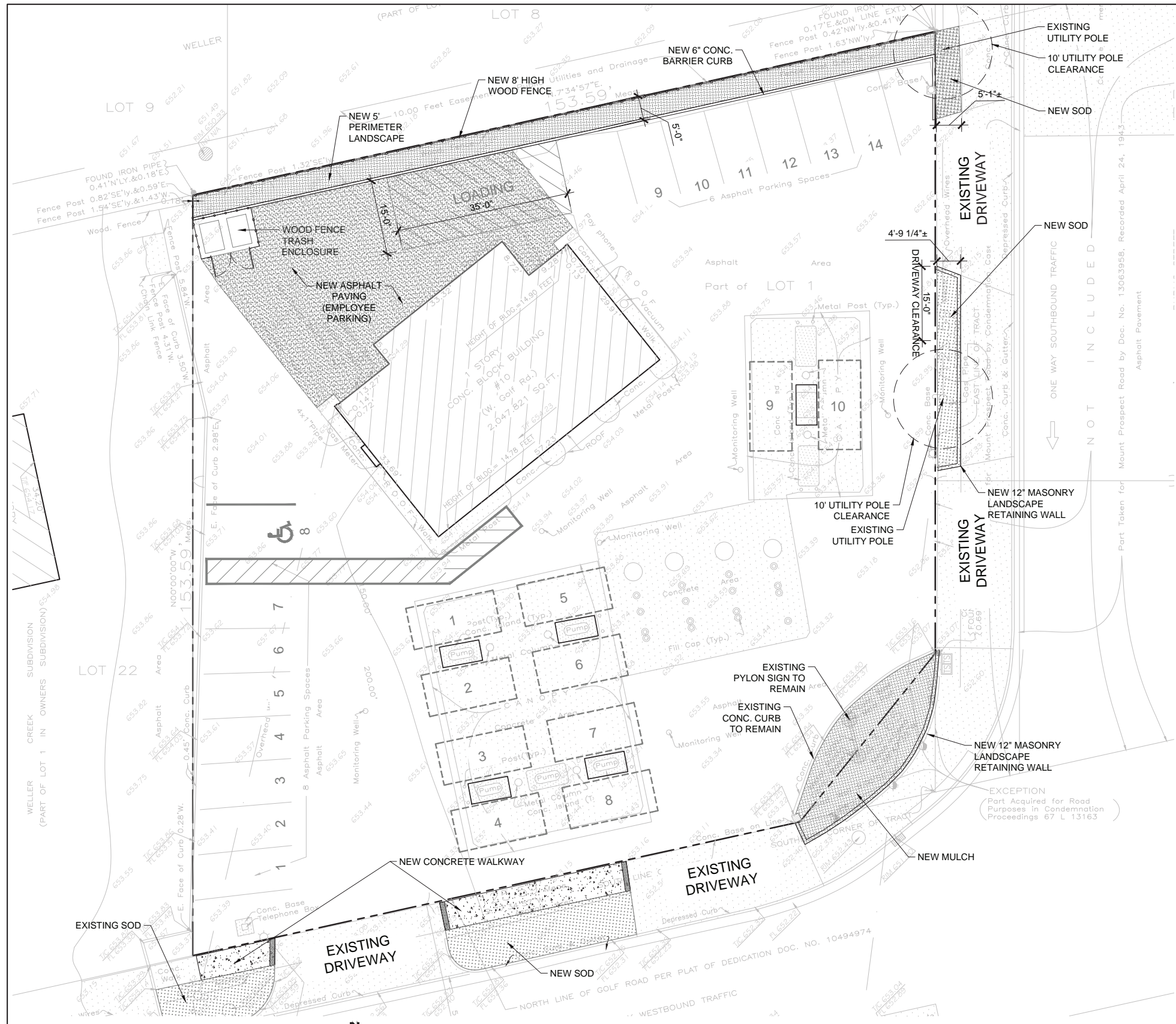
EXCEPTION
Part Acquired for Road Purposes in
Condemnation Proceedings 67 L
13163

FHS
DESIGN + BUILD, LLC.
ARCHITECTURE ■ PLANNING ■ CONSTRUCTION

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

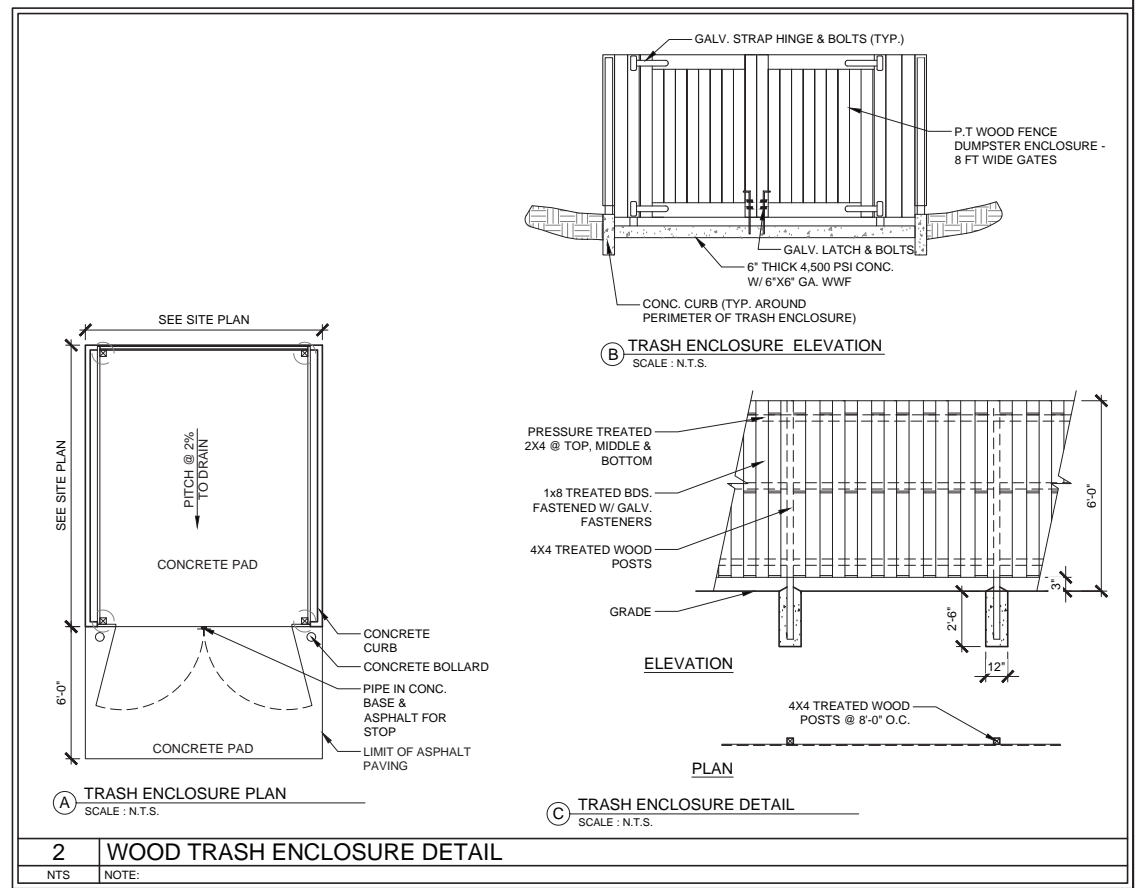
DEMOLITION SITE PLAN

10 W GOLF RD.
DES PLAINES, IL 60016



1 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

ZONING DATA	REQUIRED	ACTUAL
ZONING DISTRICT	---	C3 - GENERAL COMMERCIAL
ZONING USE	---	-AUTO FILLING STATION (P) -CONVENIENCE RETAIL STORE (P) -CONVENIENCE MART FUELING STATION (C)
LOT SIZE:	---	22,655 SF
BUILDING SF:	---	2,000 SF±
MAXIMUM HEIGHT:	45'	1-STORY / 15'-0"±
F.A.R	---	---
PAVEMENT AREA:	---	---
LANDSCAPE		
FOUNDATION LANDSCAPE:	35% - NEW CONSTRUCTION	N/A - EXISTING BUILDING
INTERIOR LANDSCAPE:	5% OF PARKING LOT	N/A
PERIMETER LANDSCAPE:	5' - ABUTS RESIDENTIAL	5' - ABUTS RESIDENTIAL
PARKING LOT TREES:	1 PER 100SF LANDSCAPING	0
SETBACK = FRONT:	5'	72' ±
SIDE	5'	55' ±
REAR	25' OR 20% OF LOT DEPTH	26' ±
PARKING		
PARKING SPACE:	2 PER PUMP + 1 PER 200SF ACCESSORY RETAIL (GROSS) 2,000SF	(ACCESSORY RETAIL) 1,400SF
	1,400 / 200 = 7 SPACES	13 + 1 H.C. PARKING (EXISTING)
	5 PUMPS = 10 SPACES	10 PUMP SPACES
	TOTAL REQUIRED = 17 SPACES	TOTAL PROVIDED = 24 SPACES
PARKING STALL SIZE:	18' L x 8.5' W	18' L x 8.5' W
LOADING ZONE	0-100,000 SF = 1	1
LOADING SIZE	35' L x 15' W	35' L x 15' W



2 WOOD TRASH ENCLOSURE DETAIL
SCALE: N.T.S.

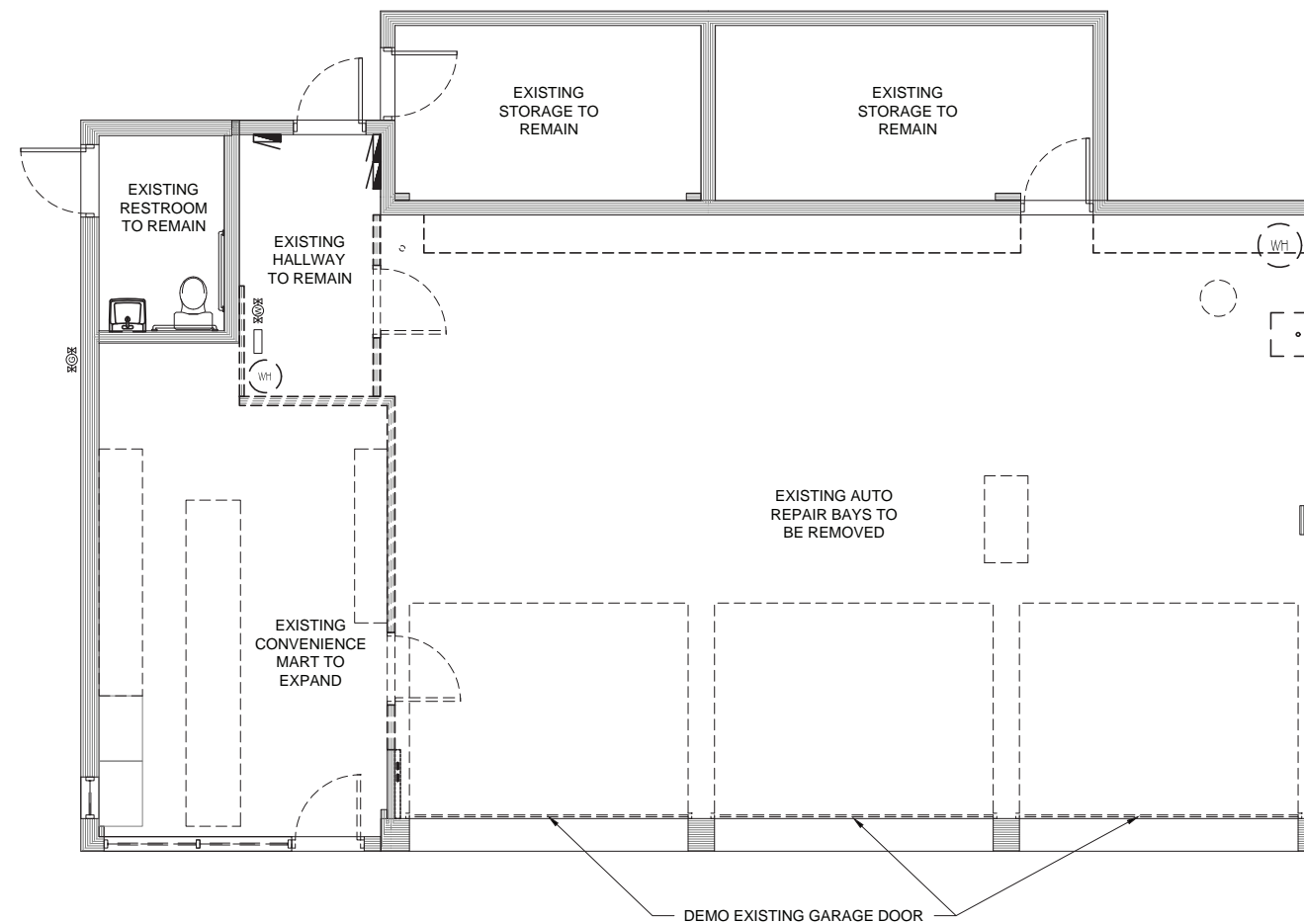
FHS
DESIGN + BUILD, LLC.
ARCHITECTURE ■ PLANNING ■ CONSTRUCTION

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

PROPOSED SITE PLAN

1 REVIEW LETTER REVISIONS 08/13/21

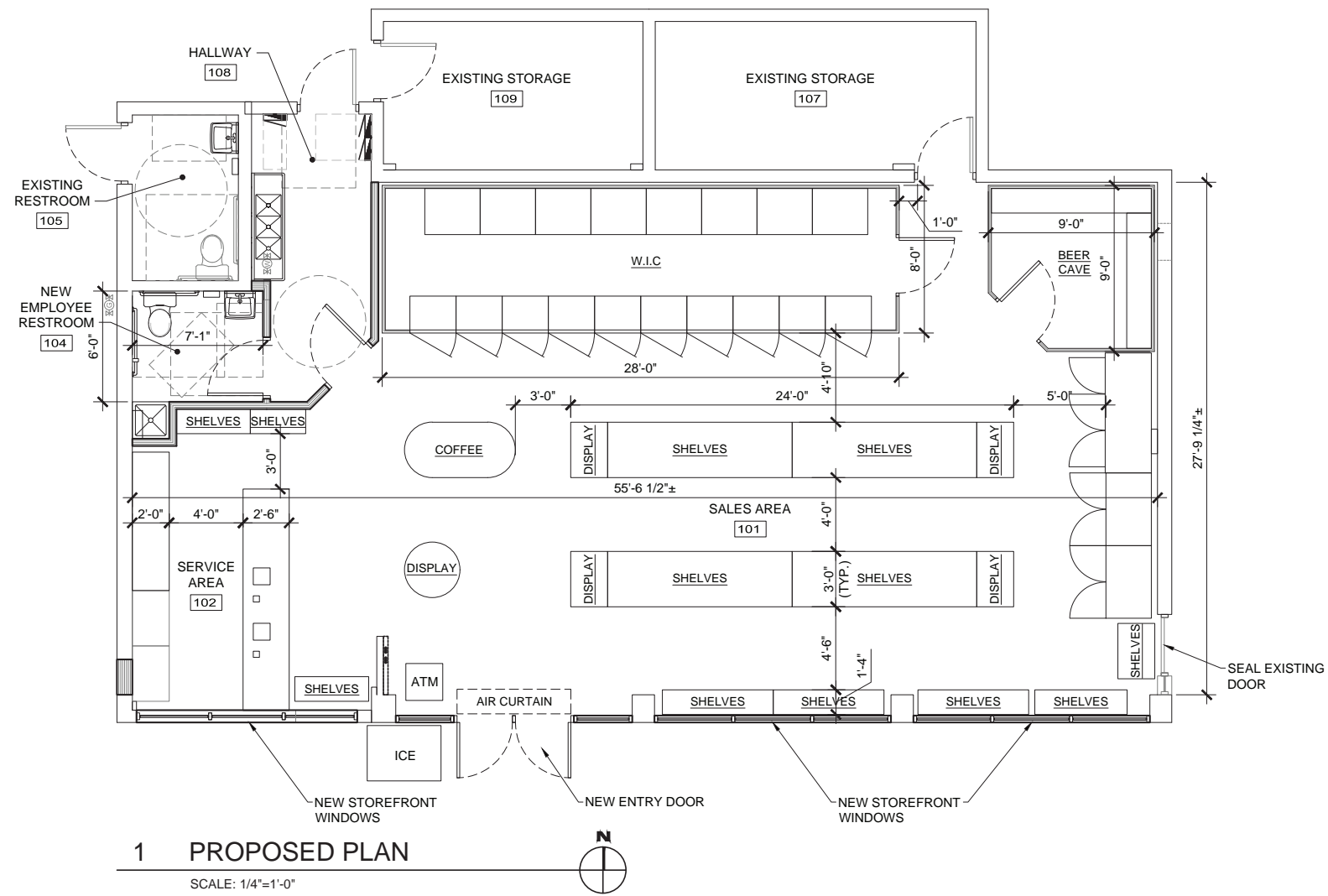
10 W GOLF RD.
DES PLAINES, IL 60016



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

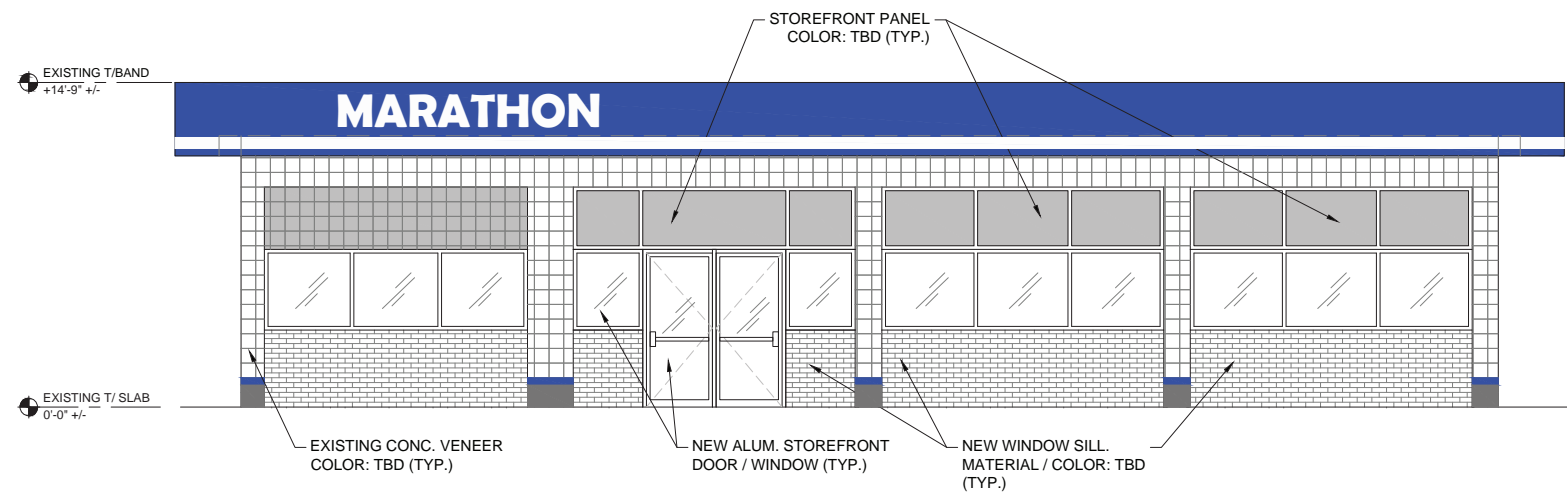
DEMOLITION FLOOR PLAN

10 W GOLF RD.
 DES PLAINES, IL 60016

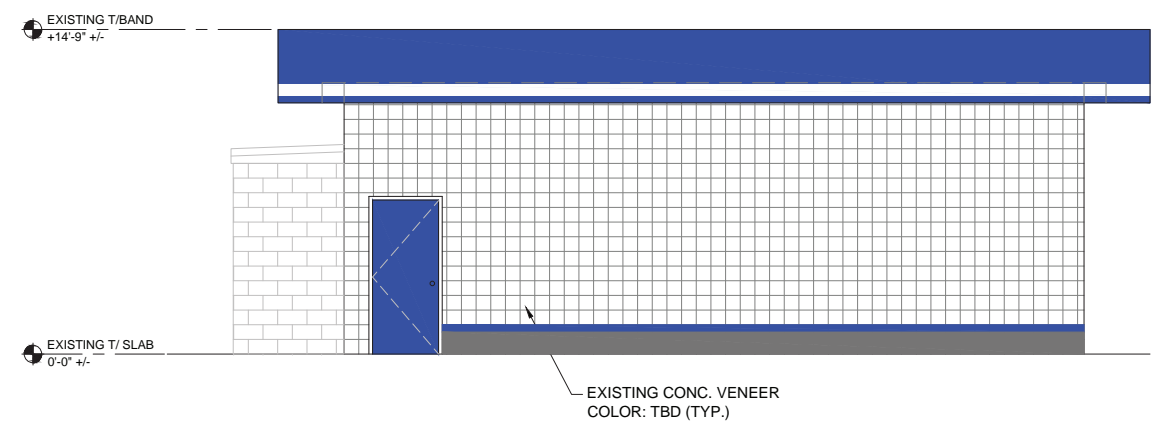


1 PROPOSED PLAN
SCALE: 1/4"=1'-0"

PROPOSED FLOOR PLAN

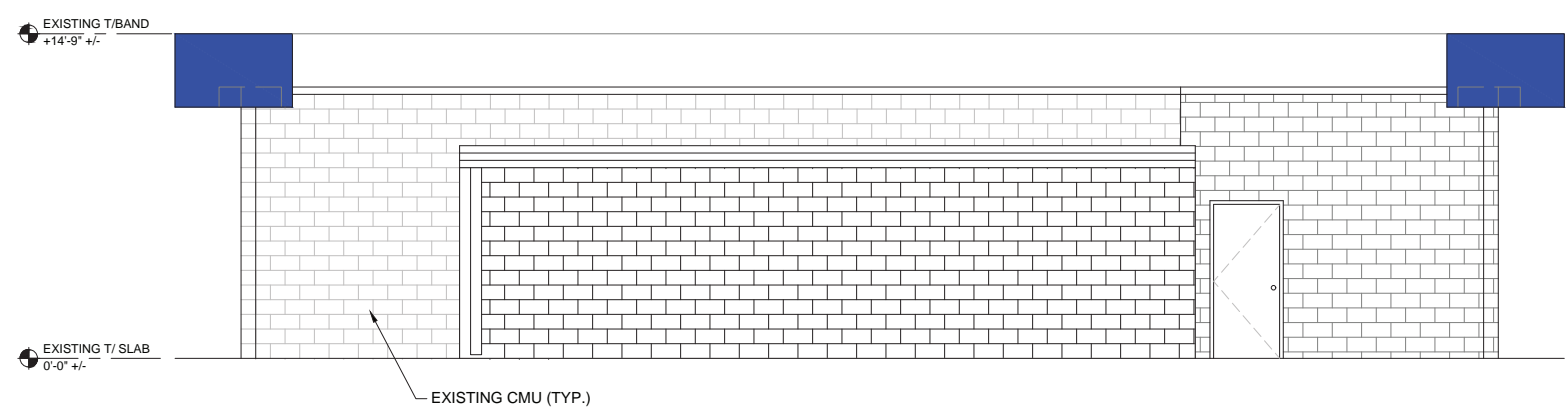


1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

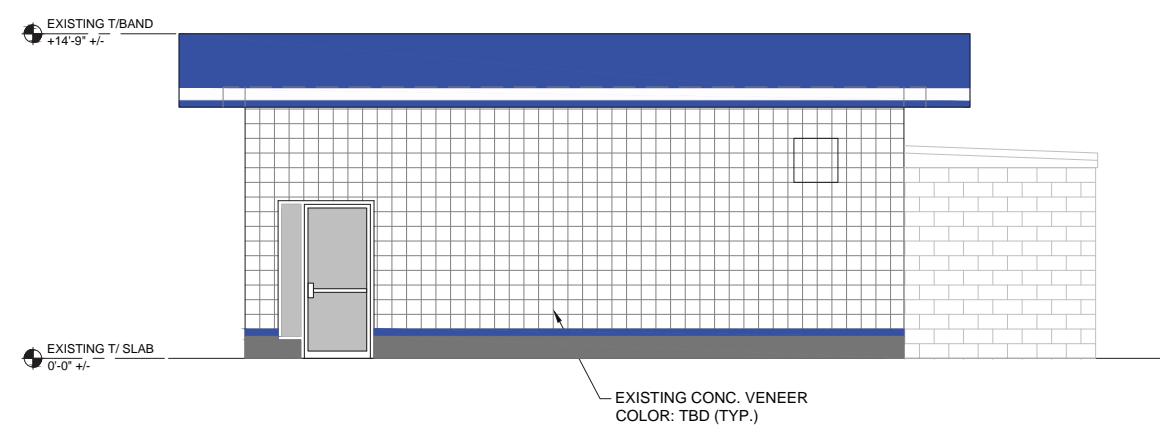


2 EAST ELEVATION
SCALE: 1/4"=1'-0"

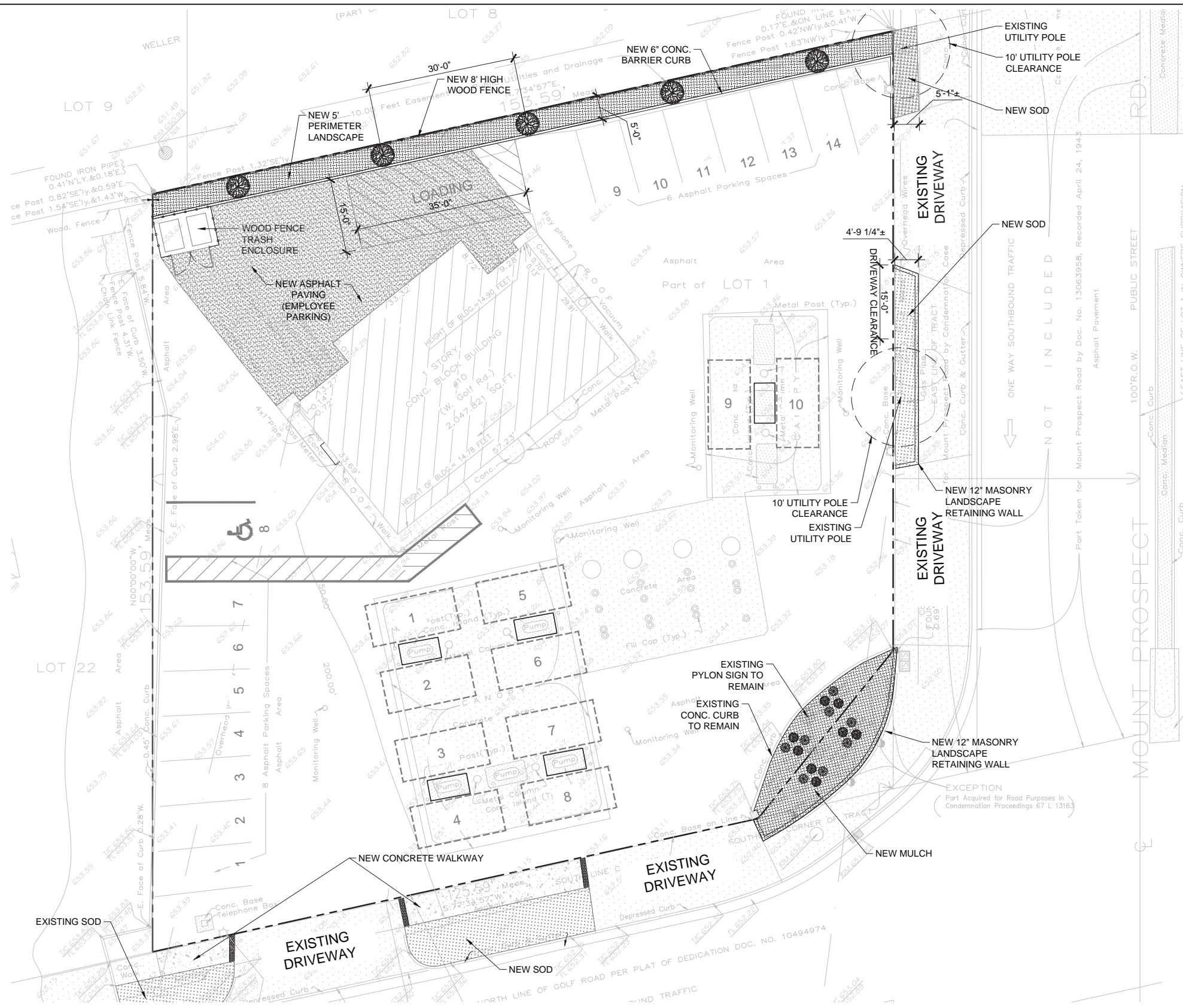
SIGNS ARE NOT IN PERMIT, SHOWN ONLY FOR COORDINATION. SIGN CONTRACTOR MUST OBTAIN SIGN PERMIT.



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



LOT AREA :	22,655± S.F.
BUILDING AREA:	2,000± S.F.
PERCENTAGE OF COVERAGE:	8.8%
LANDSCAPE SCREENING / BUFFER:	1,373 S.F.
PAVED AREA (NON-VEHICULAR):	2,500± S.F.
PAVED AREA (VEHICULAR):	18,900± S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	5% OF PARKING LOT SPACE
LANDSCAPED AREA PROVIDED:	N/A
LANDSCAPE REQ.:	
NUMBER OF INTERNAL TREES REQUIRED:	1 PER 100 SF OF YARD
NUMBER OF INTERNAL TREES PROVIDED:	0 TREES
NUMBER OF TREES PROVIDED IN PERIMETER SCREENING AREA:	5
PARKING REQUIRED:	
2 SPACE PER PUMP + 1 PER 200 SF	
ACCESSORY RETAIL (GROSS) 2,000 SF	
(ACCESSORY RETAIL) 1,400 SF	
1,400 / 200 = 7 SPACES	
5 PUMPS = 10 SPACES	
TOTAL = 17 PARKING SPACES REQ'D	
PARKING PROVIDED:	
24 + 1 HANDICAPPED PARKING	

LANDSCAPE SCHEDULE		
TREE	QTY	
PARKWAY TREE (LARGE TREE 40'-60' APART) (MEDIUM 35') (SMALL 25')	0	
INTERNAL CANOPY TREES (GREEN GIANT ARBORVITAE 'THUJA GREEN GIANT' 2 1/2" MIN. CALIPER (TYP.))	5	
EVERGREEN SHRUBS 36" HIGH 5'-0" OC 'BOXWOOD'	8	
DECIDUOUS SHRUBS 36" HIGH 5'-0" OC 'SPIREA'	8	
BLACK LAVA MULCH	180 SF	
SOD / SEED	0 SF	

1 LANDSCAPE PLAN
SCALE: 3/32"=1'-0"

LANDSCAPE PLAN

1 REVIEW LETTER REVISIONS 08/13/21

10 W GOLF RD.
DES PLAINES, IL 60016

MEMORANDUM TO: Faris Samawi
S&S Marathon Inc.

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

DATE: July 6, 2021

SUBJECT: Traffic Evaluation
Convenience Store Addition
Marathon Fuel Center
Des Plaines, Illinois

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

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

Area Roadways

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

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



Aerial View of Site

Figure 1

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

Trip Generation Estimates

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

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

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

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

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

Fuel Center Access Drives

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

Table 1
ESTIMATED GENERATED TRAFFIC VOLUMES

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

Conclusion

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

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



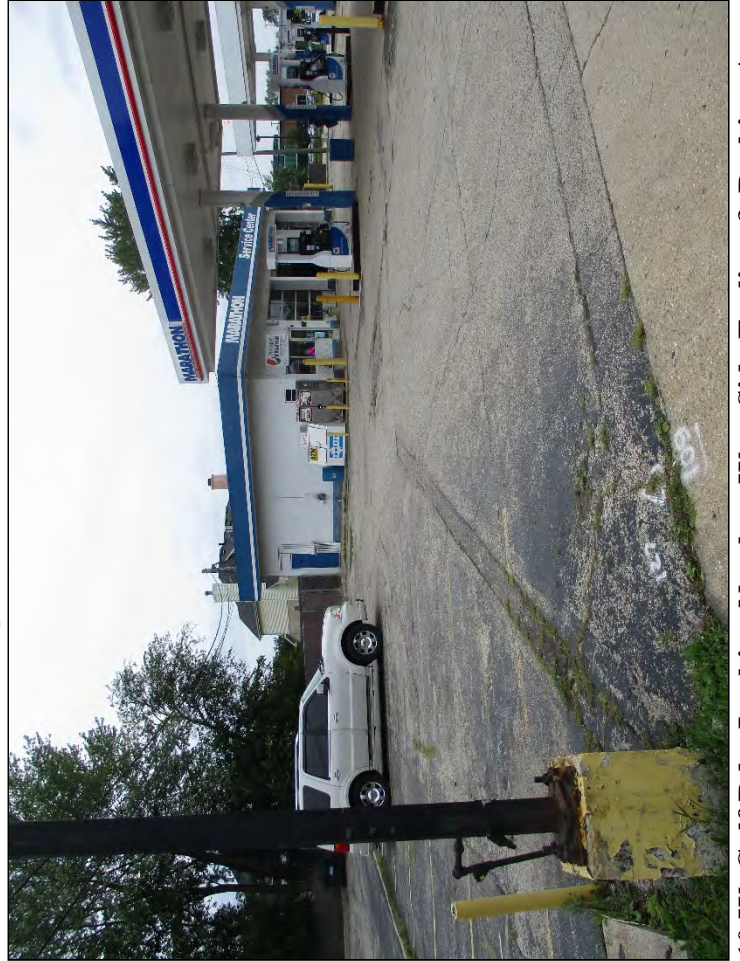
10 W. Golf Rd – Public Notice



10 W. Golf Rd – Looking Northeast at Front of Site



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



10 W. Golf Rd – Looking North at West Side Fueling & Parking Area



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: August 24, 2021
To: Planning and Zoning Board Members
From: Jonathan Stytz, Planner
Subject: Request to Continue 21-016-V 1316 Webford Avenue

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