VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

FEBRUARY 1, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - January 18, 2021

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Approving the Transfer of Special Use Ordinance #O-39-05 Regarding the Property at 630 S. Hicks Road (Council District: Two)

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Dealership at 2240 N. Rand Road (Council District: One)

3. Consider an Ordinance Transferring Special Use Ordinance #O-046-18 for an Indoor Sports and Recreation Facility (We Rock the Spectrum) at 553 E. Dundee Road (Council District: Three)

4. Consider an Ordinance Granting a Special Use for a Medical Office at 423 E. Dundee Road (Council District: Three)

5. 309 E. Northwest Highway - Modun Japanese Restaurant (Council District: Six):

   A. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 309 E. Northwest Highway (Council District: Six)

   B. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Modun Japanese Restaurant at 309 E. Northwest Highway (Council District: Six)

6. 117 W. Slade Street - MadCats Restaurant/Bar/Live Music Venue (Council District: Six):

   A. Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street (Council District: Six)

   B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street (Council District: Six)

7. As Submitted

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIRMAN

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

2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Approve the Installation of a Replacement Standby Generator at Fire Station 85 (39 E. Colfax Street) (Council District: Six)

2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve 2021 Warrant #3

2. Consider an Ordinance Approving the Transfer of Special Use Ordinance #O-39-05 Regarding the Property at 630 S. Hicks Road (Council District: Two)

3. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Dealership at 2240 N. Rand Road (Council District: One)

4. Consider an Ordinance Transferring Special Use Ordinance #O-046-18 for an Indoor Sports and Recreation Facility (We Rock the Spectrum) at 553 E. Dundee Road (Council District: Three)

5. Consider an Ordinance Granting a Special Use for a Medical Office at 423 E. Dundee Road (Council District: Three)

6. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 309 E. Northwest Highway (Council District: Six)

7. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Modun Japanese Restaurant at 309 E. Northwest Highway (Council District: Six)

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

9. Consider a Motion Authorizing the Village Manager to Approve the Installation of a Replacement Standby Generator at Fire Station 85 (39 E. Colfax Street) (Council District: Six)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. 117 W. Slade Street - MadCats Restaurant/Bar/Live Music Venue (Council District: Six):

   A. Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street (Council District: Six)

   B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street (Council District: Six)

2. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 18, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

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

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

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

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

1. Village Council & Committee of the Whole - Regular Meeting - January 11, 2021 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted -

Mayor Schwantz announced Public Works curb-side bundled brush pick up next Monday, February 1.

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

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

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

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM

GREG SOLBERG, CHAIRMAN

1. 1116 - 1120 W. Northwest Highway - Bacci Pizzeria (Council District: One):
The motion was to approve Items A. and B.

Planning & Zoning Director Ben Vyverberg presented Pasquale Di Diana's request for a Special Use to permit an Italian restaurant in The Cove Center and Variation to permit 39 parking spaces instead of the required 54, noting that 75% of the business will be take-out and that existing tenants do not operate after 5 PM. Petitioner added an addendum indicating that the delivery traffic would utilize Northwest Highway (not Cove). The petitioner has also applied for a Class G (Restaurant - Beer & Wine) Liquor License. The ZBA voted unanimously to approve a Special Use and Variation to permit a restaurant and Staff concurs.

In response to Councilman Millar, Vyverberg stated that the traffic patterns and deliveries will not use Cove except to access Northwest Highway.

Pasquale Di Diana, petitioner, stated that he and his wife own 6 Italian restaurants and are ready to open in Palatine to serve customers in the NW area.

In response to Councilman Millar, Di Diana said he expects garbage pick-up 1-2 times per week.

Village Manager Reid Ottesen stated that there are regulations for garbage collection and regulated hours. And, the adjudication process is in place for failure to comply. Di Diana stated deliveries can be to the front door, avoiding the rear area at night, and are usually made before 11 PM on weekends. After

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

approval, he plans to open in 3-6 months.

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

A. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 1116-1120 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: One)

B. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Bacci Pizzeria at 1116 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: One)

2. 117 W. Slade Street - MadCats (Council District: Six):

The motion was to approve Items A. and B.

Village Manager Reid Ottesen opened discussion, explaining the previous floor plan, the proposed expansion, and staff concerns about the expanded areas. Continuing the proposal could allow for incorporating conditions that may be suggested tonight.

Planning & Zoning Director Ben Vyverberg presented Savio Lobo's request for a Special Use to permit a new restaurant/bar with full service food, a Class D Liquor License and live entertainment at 117 W. Slade Street, formerly Mac's on Slade. Lobo plans to increase the tenant space by 40% (from 1,625 to 2,200 square feet). A proposed disconnected "entertainment room" would provide 28 additional seats without visibility from the main tenant space, separated by a public hallway accessing restrooms. The revised plan identifies this room for meetings, special events, family gatherings and overflow seating with security cameras and a dedicated server. Vyverberg expressed staff concern about the operational impact of the separated space within the building, as well as the impact on the surrounding outside area due to the expanded square footage of patron space.

Should the Petitioner eliminate any public use of the "entertainment room," Staff would recommend approval. Ten people testified at the public hearing: seven supported, three existing building tenants objected. The ZBA voted to approve the Special Use 4-2. Staff recommends denial of the petition, as presented by the Petitioner.

Councilman Helms posed the possibility of incorporating bathrooms in the tenant space.

In response to Councilman Kozlowski, Village Manager stated staff supports the expanded area in the front (flower shop) and the expanded kitchen; the issue is

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

using the shared public space to enter the entertainment room, but noted the direct access from the kitchen. Ottesen suggested a trial period without use of the entertainment room, stating it is the liquor license raising the issue in that space. This petitioner lacks a history in this business.

Councilman Kozlowski supported bathroom facilities within the establishment.

Councilman Millar asked about the multi-use storage area, its location and use by all tenants.

Jerome Pinderski, Jr., attorney representing the petitioner, thanked staff for productive discussions for this proposal. First and foremost is the desire to be a first-class restaurant, with bar and soft, diverse, low key entertainment. The space has been expanded to expand the kitchen. The auxiliary room (called the entertainment room by the architect) is available and is intended to expand over-flow dining and private parties and meetings, locked when not in use. A dedicated server will be in the room when in use. Cameras are part of the plan. There is a hallway door and a kitchen door directly into the auxiliary room. There is no bar in this room. Petitioner has offered to exempt the auxiliary room from the liquor license until a later date when deemed appropriate to request.

Petitioner Savio Lobo, Inverness, stated that he has a vision for a quiet restaurant with quiet music and excellent food. He is grateful for the time with staff for planning and carefully addressing the concerns: financial, menu, and space. When the additional space became available, it seemed a benefit to offer for private dining and meetings with a dedicated server. Cameras are an additional low cost safety feature. The sharing of the bathrooms will be minimal with other tenants in the evening. We have taken responsibility for the bathrooms because we want them clean for everyone. I have met with other tenants to resolve concerns.

Councilman Lamerand noted that the back room would not offer liquor initially. After a proven track record, perhaps liquor could be expanded into that room. Servers will not use the common hallway, they will enter directly from kitchen.

Councilman Helms is solely concerned for the other tenants, not wanting to repeat past history, noting that the back hallway was a location for unacceptable activities and asked specifically for security for the back alley to deter defecation and urination. He suggested a doorway or window to back hallway area for additional surveillance.

Lobo responded a glass door will be created from first half of main room to hallway to access the restroom and to provide visibility. Mid-way door will be closed. With COVID, initial opening will be crucial and back room will be open for dining only. The auxiliary room could be used for fundraisers and community use. Past owner failed due to lack of revenue and poor management. There are 4-5 managers lined up, but not present tonight. The property owner is not represented this evening. Music is not piped outside and will be softer acoustic

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

until later hours, after other tenants are closed.

In response to Councilman Solberg, Ottesen stated that we are currently working on a decibel ordinance. A revised business plan would be desired defining music hours.

Councilman Millar stated property management is needed as are specific locations of cameras and alarm system for rear door.

Ottesen proposed that if this item is continued to Feb 1, property management should be present.

Councilman Myslinski questioned how internal business management is to be handled noting profitability and excellent management are two goals, including cameras in the hallway if necessary. Lobo plans to manage initially by himself, but he also has others with restaurant and business experience. There will be incentives for employees who successfully monitor activities in and around the business.

In response to Councilman Kozlowski, Lobo will ask property manager about the possibility of creating a half-wall window from kitchen to hallway to provide visibility both into kitchen and out to hallway. Lobo prefers not to change walls to create a door between restaurant and auxiliary room to make it contiguous, but rather add cameras.

Pinderski noted part of the contract is to have the landlord upgrade the HVAC system and to secure doors. There are no plans for a beer garden, no plans to use the back area except for smoking (not loitering) and must leave drinks inside.

John-Patrick Bui, 23936 Long Grove Road, Deer Park, presented a letter to the Council. He is an organizer for events to benefit children with cancer. His team was wrongfully accused of ill-will.

Cally Razes, My Flavor It ice cream shop, supported working with the petitioner to make the area a popular location in Palatine. She requested frequent reviews and careful security of utility closet, hallway, washroom, sound management, etc. She asks for consideration of sound levels on early evenings and Sundays when both businesses are open. Landlords are very unresponsive. She plans to work closely with Lobo.

Rick Lucier, music technician, spoke on acoustics of the space stating the room itself is the most important element in sound, which cannot be completely isolated. This proposed stage is the smallest possible. To keep sound inside the space, softer forms of music will be hired, later music on weekends for dancing when other businesses are closed. Base traps with rigid fiberglass will contain sound. Acoustics around the stage will better control sound.

Mayor Schwantz stated his support for the use, but he opposes the initial use of

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

the auxiliary room.

In response to Councilman Millar, Ottesen stated not serving alcohol in the auxiliary room alleviates one issue, but the condition includes a 3 and 6 month review. He would prefer waiting 3 months before opening the back room, operating history at 3 month point will be key.

Councilmen Helms and Kozlowski agreed the business plan may not work without the back room.

Councilman Lamerand wants staff to guarantee the property owner will be present to testify because the hallway and other concerns are issues to all businesses.

Ottesen recommended continuing to February 1st with revised conditions including:

- all doors shall remain closed while the business is open to the public,
- no live entertainment or amplified music shall take place in the "entertainment room",
- exterior exit on west wall shall have alarm system installed in manner acceptable to Village Manager,
- common hallway shall have security cameras installed in manner acceptable to Village Manager,
- revised floor plan,
- revised business plan with modified performance hours,
- operating procedures for back room, and to
- require the landlord/property owner to be present February 1st.

Lobo said he would agree to new conditions to get full approval for use of back room with 30 day review.

Pinderski supported the continuance and appreciated the window wall suggestion. These conditions and suggestions will be addressed by February 1st. We hope to open this spring, with your permission and the governor's permission.

A substitute motion was made by Councilman Helms, seconded by Councilman Kozlowski to continue this Item to the February 1st Village Council Meeting. Motion passed.

RESULT:	**CONTINUED [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

A. Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street **- Continued** (Council District: Six)

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street **- Continued** (Council District: Six)

3. As Submitted **-**

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:42 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute an Agreement With the Center of Concern to Administer the Village's Small Business Support Grant Program Through the Use of the Village's CDBG-CV Funding Allocation **- Approved by Voice Vote**

Village Manager Reid Ottesen referenced last week's approval of the CDBG small business Grant Program and proposed the Center for Concern to Administer the Village CDBG-CV business grant program. He presented Eligibility Requirements, General Conditions, Grant Award details -- all designed to provide a fair system. These parameters and time frame will be posted, applications will then be available online for a 10 day period.

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

2. As Submitted **-**

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:50 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:50 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:50 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:51 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:51 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2021 Warrant #2 **- Approved**

2. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 1116-1120 W. Northwest Highway **- Approved** (Council District: One)

   Ordinance #O-6-21

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Bacci Pizzeria at 1116 W. Northwest Highway **- Approved** (Council District: One)

   Ordinance #O-7-21

4. Consider a Motion Authorizing the Village Manager to Execute an Agreement With the Center of Concern to Administer the Village's Small Business Support Grant Program Through the Use of the Village's CDBG-CV Funding Allocation **- Approved**

5. Consider an Ordinance Granting an Administrative Special Use for a Setback Reduction at 522 S. Stuart Lane **- Approved** (Council District: Two)

   Ordinance #O-8-21

6. Consider a Motion to Accept the Grant of a Perpetual Storm Sewer Easement at 110 E. Sherman Street **- Approved** (Council District: Six)

IX. REPORTS OF STANDING COMMITTEE – Time: 8:51 PM

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:51 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:51 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:51 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:51 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:51 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:52 PM

GREG SOLBERG, CHAIRMAN

1. 117 W. Slade Street - MadCats (Council District: Six):

   A. Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street **-** (Council District: Six)

      This item was previously discussed this evening at the Police Policy & Code Services Committee and was continued to February 1.

   B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street **-** (Council District: Six)

      This item was previously discussed this evening at the Police Policy & Code Services Committee and was continued to February 1.

2. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 8:52 PM

A. VILLAGE MANAGER – Time: 8:52 PM

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

B. VILLAGE CLERK – Time: 8:52 PM

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY – Time: 8:52 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED – Time: 8:52 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:52 PM

No one came forward.

XIII.ADJOURNMENT – Time: 8:52 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 18, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Approving the Transfer of Special Use Ordinance #O-39-05 Regarding the Property at 630 S. Hicks Road

BACKGROUND:
The Subject Property contains the existing MBL recycling use. In 2005, the Village granted a Special Use (#O-39-05) to allow a Transfer, Storage, and Treatment of General Constriction Materials, Demolition Debris, and Wood Waste Facility. Ronald Tazelaar - Economy Disposal Service, Inc. is requesting to transfer the existing MBL Special Use to permit the continued operation of the facility at 630 S. Hicks Road. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-039-05 to Ronald Tazelaar (Economy Disposal Service Inc.) to permit the continued operation of MBL recycling at 630 S. Hicks Road.**

KEY ISSUES:

- The Special Use for the existing business was originally granted in 2005 (per Ordinance #O-39-05).

- The Special Use limits the recycling materials to defined non-hazardous, uncontaminated debris materials and does not include asbestos or asbestos containing materials, defined by the most stringent IEPA and Clean Air Act regulations adopted.

- The Subject Property is zoned manufacturing and is located in the S. Hicks Road manufacturing corridor. As required, the proposed transfer will be registered with both the IIlinois Environmental Protection Agency and the Cook County Department of Environment and Sustainability. The Petitioner submitted a business plan as part of the application of the Special Use transfer application, which indicates compliance with the Special Use requirements.

- With the proposed transfer, there are no changes to the existing business or floor plans. Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer to Ronald Tazelaar (Economy Disposal Service) for the continued operation of MBL Recycling at 630 S. Hicks Road.

ACTION REQUIRED:
A motion to transferring Special Use Ordinance #O-039-05 to Ronald Tazelaar

(Economy Disposal Service) for the continued operation of a transfer, storage, and treatment facility at 630 S. Hicks Road.

ATTACHMENTS:

- 630 S Hicks Road - aerial map
- ORD SUT- 630 S Hicks Road - MBL
- ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use
- 630 S. Hicks Road - SUT application
- 630 S Hicks Road - site plan review ORD

Village of Palatine GIS Viewer



Attachment: 630 S Hicks Road - aerial map (630 S. Hicks Road - Special Use Transfer)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-39-05 630 S. HICKS ROAD

WHEREAS, Ordinance #O-39-05 granted a Special Use for transfer, treatment, and storage facility (MBL Recycling) on the property commonly known as 630 S. Hicks Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on February 1, 2021 to review a request by Ronald Talezaar (Economy Disposal Service) that the Special Use be transferred to permit the continued operation of a transfer, treatment, and storage facility (MBL Recycling) with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Ronald Tazelaar (Economy Disposal Service) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-39-05 is hereby transferred to Ronald Tazelaar (Economy Disposal Service), to permit the continued operation of a transfer, treatment, and storage facility (MBL Recycling), subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-039-05, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2021.

_____

Village Clerk

Attachment: ORD SUT- 630 S Hicks Road - MBL (630 S. Hicks Road - Special Use Transfer)

ORDINANCE NO. 0-39-05

ORDINANCE GRANITNG A SPECIAL USE
630 S. HICKS ROAD (CASE NO. 05-16)

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 7, 2005

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

ORDINANCE NO. 0-39-05

AN ORDINANCE GRANTING A SPECIAL USE
630 S. HICKS ROAD (CASE NO. 05-16)

WHEREAS pursuant to a petition and public hearing, held on March 1, 2005 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use to allow a "Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris and Wood Waste" facility, pursuant to Section 12.01(h) of the Palatine Zoning Ordinance, on the following legally described property:

> Lots 4 and 5 in Klefstad's Palatine Industrial Park, a subdivision of that part of the East 1/2 of the Southwest 1/4 of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian, lying West of the West right of way line of State Route Number 53, in Cook County, Illinois

commonly known as 630 S. Hicks Road (PIN #02-23-313-005/006)

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

SECTION 1: That a Special Use to allow a "Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris and Wood Waste", pursuant to Section 12.01(h) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The operation of the business shall be limited to the receiving, sorting, storing, and consolidating for shipment of "Debris Material". "Debris Material" consists of and is limited to the following non-hazardous, uncontaminated materials containing no hazardous substances resulting from the construction, remodeling, repair, and demolition of utilities,

structures, and roads: bricks, concrete, and masonry materials; clean soil without contaminants; rock; wood (including non-hazardous painted, treated, and coated wood and wood products); wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; roofing shingles and other roof coverings; reclaimed asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste or contaminants; electrical wiring; and piping or metals incidental to any of those materials. Debris Material does not include asbestos or asbestos containing material ("ACM") as defined by the most stringent of the Illinois Environmental Protection Act, the Clean Air Act or the regulations adopted thereunder.

2. All operations of the proposed facility shall occur within the existing building, except for the storage of vehicles solely associated with the Petitioner's operation and processing of clean wood product as described in the Petitioner's letter dated February 28, 2005, attached hereto as "Exhibit A".

3. The only treatment or actions permitted under this Special Use are those specifically identified in Conditions #1 and #2 of this ordinance.

4. Any change or expansion to the proposed operation shall receive approval from the Village Council.

5. Any required permits and licenses, including, but not limited to, a Scavenger's License, from the Village, County and State (including any approvals required by the IEPA) for the proposed operation shall be submitted prior to the issuance of a business license.

6. All operations must be conducted in compliance with all applicable State and Federal laws and regulations and without creating or perpetuating a nuisance.

7. Other than the grinding of wood there shall be no crushing, grinding, reducing, shredding, burning or other treatment of any other Debris Material on site.

8. Any signage shall comply with the Village's Zoning Code.

9. Except for the relief outlined within this ordinance, the operation shall comply with all applicable regulations within the Village Code, including, but not limited to, the Performance Standards outlined in Section 12.02 of the Village's Zoning Code.

10. Prior to the issuance of a business license the Petitioner shall provide plans indicating the proposed location and screening of the wood grinder and outdoor wood product storage area. These plans shall conform to the

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

Village Code and shall be subject to the review and approval of the Village's Director of Planning and Zoning.

11. All finished wood products shall be transported off site within 24 hours of processing.

SECTION 2: That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 7 day of March, 2005

AYES: 4 NAYS: 0 ABSENT: 1 PASS: 2

APPROVED by me this 7 day of March, 2005

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7

day of March, 2005

Village Clerk

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

6.A.1.c

MBL Recycling, Inc.
P.O. Box 264
Lincolnshire, IL 60069
(847)634-8775

February 28, 2005

Michael Jacobs
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Mike:

In response to your concerns regarding the processing of our clean wood product, the following is a detailed description of our operations:

- All wood products will be stored indoors *prior* to processing.
- Once the wood is prepared for processing, it is then conveyed outside of the building directly into an enclosed processing grinder (the grinder will be adjacent to the east side of the building). The grinder has an electric motor so there will be no emissions concerns. The sound level decibels inside of the property line are within your requirements. Due to the fact that we are processing *clean* wood, there will be no odor omitted.
- The finish product will be stored in a contained area constructed of 12 ft. high pre-cast concrete panels for screening purposes. In addition, the entire length of the parkway is landscaped with tall pines and other trees that provide additional screening.
- The finished product will be transported off site daily.
- We feel any of our outside activities will meet your performance standards under section 12.02.

If we have not adequately addressed your concerns, please do not hesitate to give us a call with any further questions. We thank you again for your efforts and continued support enabling us to meet our critical deadline.

Sincerely,

Bob Lenzini

Bob Lenzini

EXHIBIT "A"

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

PALATINE VILLAGE COUNCIL
200 E. WOOD ST.
PALATINE IL 60067

3-3-05

re: Case 05-16, Demolition Debris Processing Center, 630 S. Hicks

Dear Council Members,

I am unable to present my opposition to this proposal in person due to prior commitments. Please accept this as my written statement.

Construction debris contains many pollutants: dusts, mold, asbestos, lead, human waste, insects, rodents, mercury, household & industrial chemicals (PCBs, DDT, Chlordane). Some take centuries to decompose. Many are invisible in the debris, hidden in paint or part of the fabrication (i.e. lead, asbestos).

Petitioner claims no hazardous material would enter the property. For that they would depend on the certification and actions of others, including work of unskilled labor not under their direct control.

Petitioner asserts the proposed use is essentially the same as BFI's prior recycling of paper and packaging. Not so. At BFI, materials were limited to very specific types. All construction and remodeling waste was strictly prohibited, for good reason. Also, there was no inherent dust problem.

I was a manufacturing manager for over 20 years. My employers and I had positive attitudes toward the environment. It is my experience that, of the thousands of people who would do the trucking, handling, processing and managing of this material over the years, a few would be unwilling to follow the rules. A few would not know all the procedures. Some would be pressured by time or money to rush to act. There will be communications breakdowns. There will be mechanical breakdowns. There will be accidents. Fires, explosions, or weather can expand risks rapidly.

You have all seen construction sites with trails of mud, rocks and dust on the surrounding roadways. You've seen open trucks with their loads blowing all over, or dirty water splashing on the pavement. When my garbage is picked up there is stuff that missed the truck or oily puddles of some unknown material dripped on the street. None of that is supposed to happen, but it does. These are only occasional, temporary events; the debris processing risk would be there around the clock.

The site is within an industrial park where thousands of people would be exposed every day. It is near residential neighborhoods 1 block to the west and 2 blocks to the south. Some homes there still use shallow wells for their water supply. It is 1 1/2 blocks from a restaurant. It is 2 blocks from a day school and a residential shelter. It's on a busy highway and right next to a trucking company where carryover of potential pollutants can go far and wide.

Processing debris at 630 S. Hicks represents too much risk for the area.

Sincerely,

Richard Cichanski
130 E. Wilmette Ave.
Palatine IL 60067
847-359-0696

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

communications

Electrodynamics, Inc.
1200 Hicks Road Rolling Meadows, IL 60008
847-259-0740 Fax: 847-255-3827

Mike Jacobs
200 E. Wood Street
Palatine, IL. 60067

Dear Mr. Jacobs.

This letter is in regards to a letter I received dated 2-14-05 notifying me of a public hearing for 630 S. Hicks Road, case no. 05-16. The business that I represent is located at 1200 Hicks Road, which is across the street and to the south of the subject location. My understanding is that a company wishes to use the facility to process demolition debris and I have some concerns.

The previous company at that location processed recyclable material. On windy days, which are frequent in this area, my property would be littered with dozens of newspaper pages, plastic bags, and various other materials that were blown across the street. Although the material was technically all handled inside the building, when the doors were opened to let the trucks in and out, the loose material inside was able to escape.

I request that the city committees inquire into the process that will be used by the new company and require safeguards be put in place to insure whatever is handled on the property, stays on the property.

Thank you.

Donald Quant
Director
L-3 Electrodynamics, Inc.
1200 Hicks Road
Rolling Meadows, IL. 60008

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

KEMPSTER, KELLER AND LENZ-CALVO, LTD.
ATTORNEYS AT LAW
SUITE 1428
332 SOUTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60604
(312) 341-9730
FAX (312) 341-0392
www.klo-ltd.com

*DONALD B. KEMPSTER
CHERYL LENZ-CALVO
MARTINA M. KELLER

WILLIAM A. QUICENO
THERESA A. CORCORAN
DIANA C. BAUERLE

*ALSO ADMITTED IN INDIANA

OF COUNSEL
DOUGLAS BRISTOL

February 28, 2005

Mr. Kevin Anderson
Planning & Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067-5339

VIA FACSIMILE: 847/359-9040

RE: 630 S. Hicks Road, Palatine
Case No. 05-16

Dear Mr. Anderson:

I am writing on behalf of Hicks Properties, LLC, the owner of 560 Hicks Road, to register our opposition to the zoning change and the special use permit that are being requested by Lenzini Holdings, LLC. As you may know, Hicks Properties purchased the building at 560 S. Hicks Road last year. Since that time, the Company has re-surfaced the parking lot; it has cleaned up the property around the building; it has invested a considerable amount in landscaping and it has installed fencing to improve the property's appearance. One of the Company's largest tenants operates a chain of ethnic grocery stores and their space in the building is used to warehouse food items. As a result, we are very concerned that not only our building, but also the entire neighborhood are kept clean. We, therefore, would oppose any new use that would permit the storage and treatment of demolition debris and wood waste.

Thank you for your consideration. I hope that you will keep us advised as to any further developments regarding this matter.

Very truly yours,

Donald B. Kempster
Attorney at Law
DBK/vk

Objector's
Exhibit #1

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

Solid Waste Agency of Northern Cook County

2700 Patriot Boulevard
Suite 110
Glenview, IL 60026

Phone (847) 724-920
Fax (847) 724-960
www.swancc.or

Members
Arlington Heights
Barrington
Buffalo Grove
Elk Grove Village
Evanston
Glencoe
Glenview
Hoffman Estates
Inverness
Kenilworth
Lincolnwood
Morton Grove
Mount Prospect
Niles
Palatine
Park Ridge
Prospect Heights
Rolling Meadows
Skokie
South Barrington
Wheeling
Wilmette
Winnetka

George Van Dusen
Chairman,
Board of Directors

Timothy Corcoran
Vice Chairman,
Board of Directors

William R. Balling
Secretary/Treasurer,
Board of Directors
Chairman,
Executive Committee

C. Brooke Beal
Executive Director

March 3, 2005

Honorable Rita Mullins, Mayor
Village Council
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: MBL Recycling Inc. 630 S. Hicks Road

Dear Mayor Mullins and Village Council:

The Solid Waste Agency has been made aware that the Village will be considering at its March 7, 2005 Village Board meeting a request to allow MBL Recycling Inc. to operate a Demolition Debris and Wood Waste transfer, storage and treatment facility at 630 S. Hicks Road. The Solid Waste Agency is concerned that this unneeded facility will have a negative impact to the finances of the Solid Waste Agency.

The proposed facility will accept waste that is currently being delivered to existing facilities in the area which include the Onyx Rolling Meadows transfer station and the Solid Waste Agency's Glenview transfer station.

The Solid Waste Agency currently receives $0.40 per ton for all waste delivered to the Onyx Rolling Meadows transfer station, and if the MBL Recycling Inc. facility is operational, a percentage of the construction and demolition waste currently delivered to the Onyx facility will de diverted to the MBL Recycling Inc, facility. The Agency receives approximately $122,000 per year from Onyx.

In addition, the Agency annually generates approximately $300,000 in revenue from private operators that deliver construction and demolition waste to the Solid Waste Agency's Glenview transfer station. If waste is diverted to the MBL's facility, the Agency will see reduced revenue from these sources.

The Solid Waste Agency utilizes the above revenue to reduce its members' tipping fees. This fiscal year, the above revenue streams have reduced Palatine's tipping fee by $1.23 per ton for a total saving of $35,500.

Further, there currently is significant processing capacity for construction and demolition waste in the Northern Cook County region. In addition to the Onyx Rolling Meadows transfer station and the Agency Glenview facility, transfer

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

stations currently are operating in Evanston, Elk Grove Village, Mt. Prospect and Northbrook. Also, there is a construction and demolition recycling facility currently operating at 50% of its capacity on the north side of Hoffman Estates.

Due to the above reasons, the Solid Waste Agency respectfully requests that the Village of Palatine deny MBL Recycling Inc. request to operate a redundant facility that is unneeded from a recycling processing and transfer station capacity analysis, and would negatively impact the cost of the Village of Palatine's and other members of the Solid Waste Agency tipping fees.

Thank you for you consideration of the Solid Waste Agency's comments.

Sincerely,

C. Brooke Beal
Executive Director

cc. Reid Ottesen

Attachment: ORD #O - 39-05 - 630 S Hicks Road - MBL Special Use (630 S. Hicks Road - Special Use Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Ronald Tazelaar	MBL Recycling, LLC
Address	City/State/Zip Code
630 S. Hicks Rd,	Palatine, IL 60067
Telephone	Fax
847-776-1500	—
Email	
annietaz@economydisposal.com	
Subject Property Address	
630 S. Hicks Rd.,	Palatine IL 60067
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Same as above	
Address	City/State/Zip Code
Telephone	Fax
Email	

Attachment: 630 S. Hicks Road - SUT application (630 S. Hicks Road - Special Use Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

Ronald Tazelaar

Subject Property Address:

630 S. Hicks Rd., Palatine, IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # 0-39-05 be transferred from MBL Recycling, Inc. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No changes (see attached)

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: 630 S. Hicks Road - SUT application (630 S. Hicks Road - Special Use Transfer)

MBL RECYCLING, LLC.
630 S. HICKS RD
PALATINE, IL 60067
(847)776-1500

February 21, 2020

The description of the facility operations is as follows:

Our facility only accepts general construction and demolition debris to be recycled.

Our recyclables consist of metals, wood, cardboard, drywall, brick, block and concrete.

All loads are inspected prior to dumping to insure there is no household garbage or contaminates – only recyclables are accepted.

All source separating will be performed inside the building.

The only processing performed on site will be of the wood product into a landscape mulch.

Gate hours are 6:00 a.m. to 5:00 p.m. Warehouse hours of operation are 6:00 a.m. to 11:00 p.m.

This facility will be registered and monitored by the Illinois Environmental Protection Agency and Cook County Department of Environment and sustainability with annual inspections.

Ronald Tazelaar

Attachment: 630 S. Hicks Road - SUT application (630 S. Hicks Road - Special Use Transfer)

ORDINANCE NO. 0-1-08

AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR 630 S. HICKS ROAD (MBL RECYCLING) (CASE NO. 07-168)

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on January 7, 2008

ORDINANCE NO. O-1-08

AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR 630 S. HICKS ROAD (MBL RECYCLING) (CASE NO. 07-168)

WHEREAS, pursuant to an application for Site Plan approval and public meeting, held on January 7, 2008, the Village Council of the Village of Palatine, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public meeting regarding granting site plan approval to permit a building addition, pursuant to Section 4.14 of the Palatine Zoning Ordinance on the property commonly known as 630 S. Hicks Road.

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

SECTION 1: Site Plan approval to permit a building addition for MBL Recycling is hereby granted, pursuant to Section 4.14 of the Palatine Zoning Ordinance, subject to the following conditions:

1. **The Special Use shall substantially conform to the Site Plan attached hereto as Exhibit 'A' and the Architectural Plans attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **All conditions of Ordinance #O-39-05 remain in effect.**

SECTION 2: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 7 day of January, 2008

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

APPROVED by me this 7 day of January, 2008

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7 day of January, 2008

Village Clerk

01/02/2008 12:47 PM

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

GREMLEY & BIEDERMANN, INC.

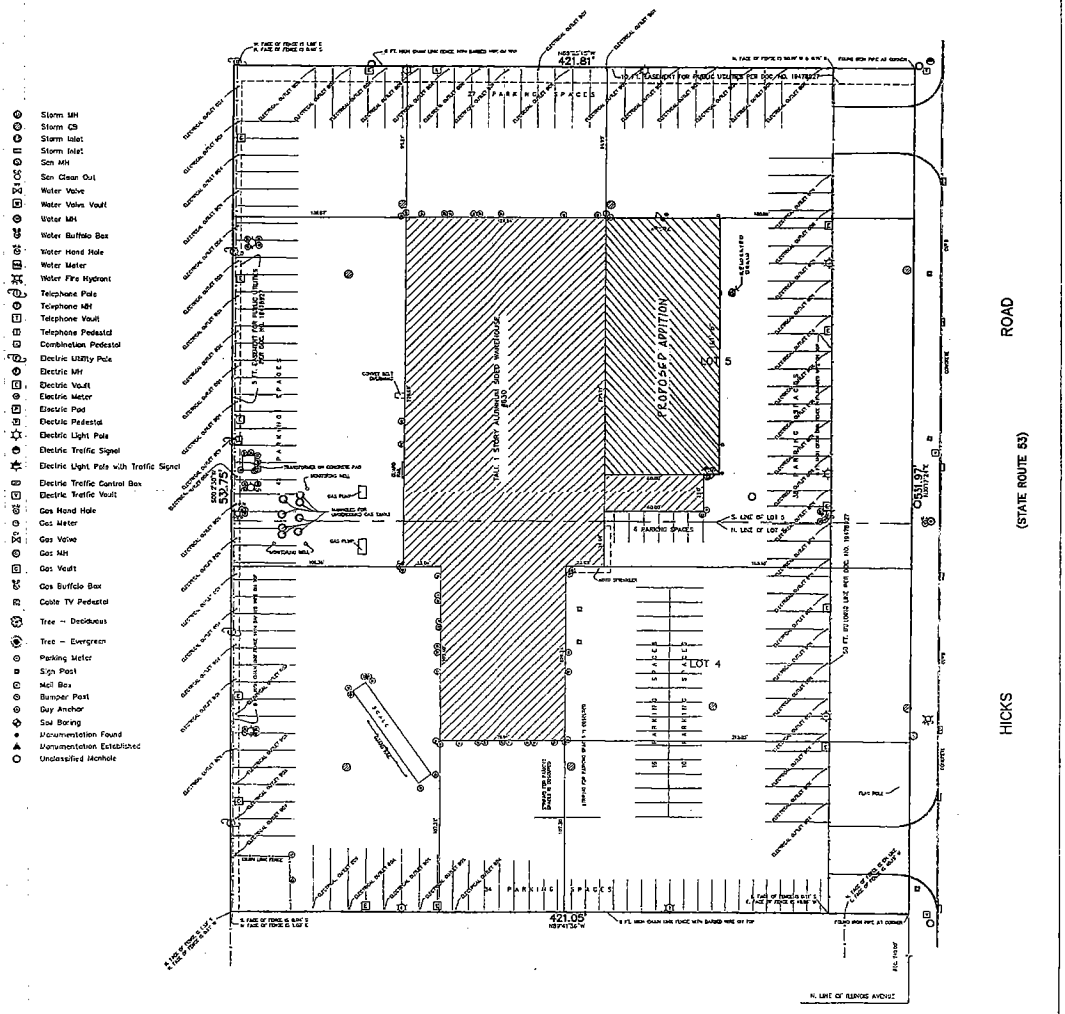
PROFESSIONAL ILLINOIS LAND SURVEYORS

4505 N. Elston Avenue Chicago, Illinois 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184
Illinois Land Surveyor Corporation No. 16
License No. 184-002761

Plat of Survey

ALTA / ACSM Land Title Survey

Lots 4 and 5 in Klefstad's Palatine Industrial Park, a Subdivision of that part of the East Half of the Southwest Quarter of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian, lying West of the West right of way line of State Route Number 53, in Cook County, Illinois.



PROPERTY AREA = 224,352 sq.ft. OR ±5.15 ACRES

AREA OF BUILDING FOOT PRINT = 37,697 SQ. FT.

NOTE: IN REGARDS TO ADJOINING PROPERTY OWNERS, NAMES WERE NOT SHOWN AS THEY WERE NOT FURNISHED AS SPECIFIED IN ALTA/ACSM REQUIREMENTS OF 1999.

REGARDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 005247897 D1 EFFECTIVE DATE DECEMBER 15, 2004.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2005 "All Rights Reserved"

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

State of Illinois)
County of Cook)ss

This is to certify to 630 S. Hicks, LLC, an Illinois limited liability company, LP 322, L.L.C., an Illinois limited liability company and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Field measurements completed on January 06, 2005.

Signed on March 2, 2005

By: _____

Professional Illinois Land Surveyor No. 2852
My License Expires November 30, 2006
This professional service conforms to the current Illinois minimum standards for an ALTA survey.

REVISED: 3/2/05 CERT NAME ADDED (BB)
REVISED: 3/1/05 CERT NAME ADDED (BB)
RECERTIFIED: 01-05-2005 FOR STRAUSS & MALIK PER ORDER NO. 2004-02551 (GL)
REVISED: 10-31-02 CERT NAMES (BB)
REVISED: 10-30-02 ADDED AREA JSH

Checked	Drawn
JB	GL

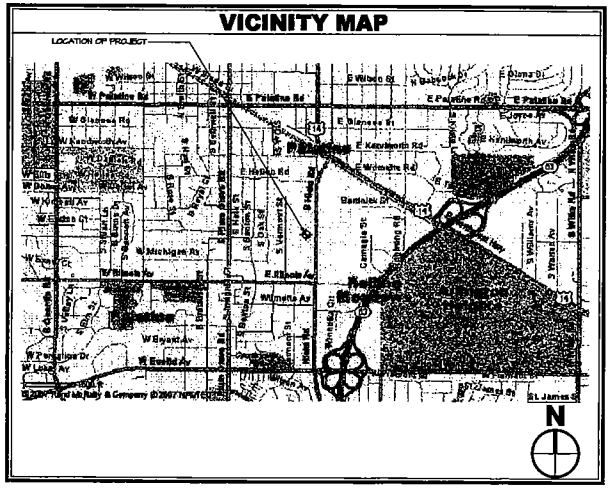
ORDER NO. 1021883
SCALE: 1 inch = 30 Feet
DATE: OCTOBER 22, 2002
ADDRESS: 630 S. HICKS ROAD, PALATINE
ORDERED BY: HOUSTIN HARRIS & WILLIAMS LTD.
Revision: 12/6/07

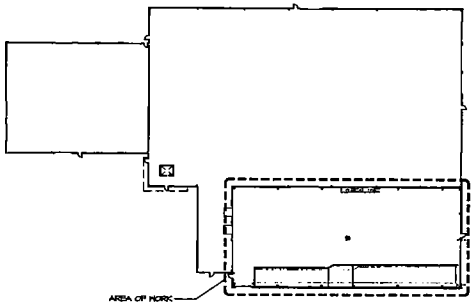
Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

EXHIBIT A

MBL RECYCLING
BUILDING ADDITION
630 S. HICKS ROAD
PALATINE, IL.

VICINITY MAP





KEY PLAN
SCALE: N.T.S.
PS-01

SITE ACCESSIBILITY NOTE

ENTRANCES ARE ACCESSIBLE. APPROACH TO BUILDING IS TO BE ACCESSIBLE PER ILLINOIS ACCESSIBILITY CODE. WHERE REQUIRED BY CODE, SITE ENGINEERS ARE RESPONSIBLE TO DESIGN AND SHOW ON THE SITE PLANS, AN ACCESSIBLE APPROACH FROM THE HANDICAP PARKING STALLS.

BUILDING STATISTICS

CODES:
2003 INTERNATIONAL BUILDING CODE
2004 ILLINOIS PLUMBING CODE
2003 INTERNATIONAL MECHANICAL CODE
2005 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL FIRE PREVENTION CODE
1997 ILLINOIS ACCESSIBILITY CODE
2003 NFPA 101 LIFE SAFETY CODE

BUILDING USE GROUP :	F-1, FACTORY-MODERATE HAZARD	
CONSTRUCTION TYPE :	II B, NONCOMBUSTIBLE UNPROTECTED	
FIRE SPRINKLER:	YES, EXTENSION OF EXISTING DRY SYSTEM (BY OTHERS)	
BUILDING AREA:	EXISTING BUILDING	36,820 S.F.
	ADDITION	11,271 S.F.
	TOTAL	48,091 S.F.
ALLOWED BUILDING AREA:	TABULAR AREA	13,500 S.F.
	SPRINKLER INCREASE	18,225 S.F.
	FRONTAGE INCREASE	31,000 S.F.
	TOTAL	58,725 S.F.
BUILDING HEIGHT:	32.6 FEET	
FLOOR LIVE LOADS	125 psf	
ROOF SNOW LOAD	30 psf	
WIND LOAD	80 mph / EXPOSURE B	
MAX TRAVEL DISTANCE	250 FT WITH SPRINKLERS	
PLUMBING	EXISTING TO REMAIN (NO WORK)	

SYMBOLS

BUILDING SECTION — SECTION No. / SHEET No.
WALL SECTION — SECTION No. / SHEET No.
DETAIL INDICATION — DETAIL No. / SHEET No.
DOOR NUMBER — ROOM No. / DOOR No.
PARTITION INDICATION
WINDOW INDICATION
ELEVATION MARK — FIRST FLOOR EL. = 100'-0"
REVISION INDICATION

DRAWING INDEX

T1.1 TITLE SHEET, BUILDING STATISTICS, SYMBOLS, DRAWING INDEX AND STATEMENT OF COMPLIANCE

ARCHITECTURAL
A1.1 EXISTING ELEVATIONS
A1.2 EXTERIOR ELEVATIONS
A2.1 FLOOR PLAN

COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400), EFFECTIVE APRIL 24, 1997.

SIGNED: _____
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: _____

DATE: _____

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-002825

MBL RECYCLING
BUILDING ADDITION
630 S. HICKS ROAD
PALATINE, ILLINOIS

PRELIMINARY
OWNER REVIEW
FOR SITE APPROVAL
12/14/07, 12/31/07
12/31/07
12/20/07

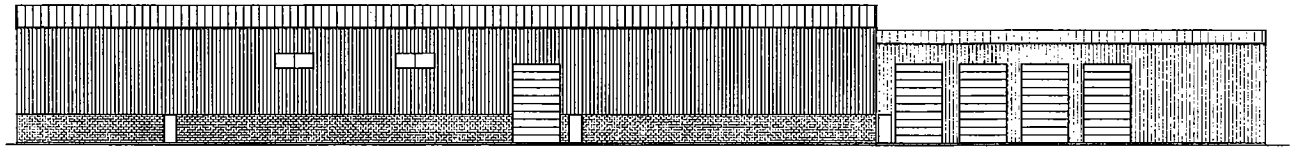
DIRECT DESIGN LTD ARCHITECTS
3321 S. Route 31
Prairie Grove, IL 60012
815-444-8444
fax 815-444-8844

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PROJECT NO. 107106
PROJECT MGR. DRH
TITLE SHEET
T1.1

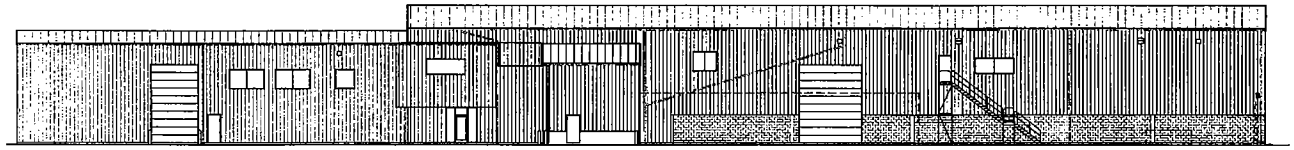
EX
Packet Pg. 37

6.A.1.e



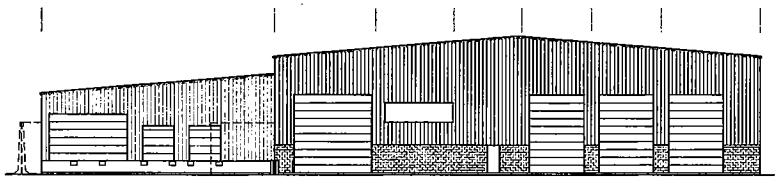
1 **EXISTING WEST ELEVATION**

EX-01
SCALE: 1/16" = 1'-0"



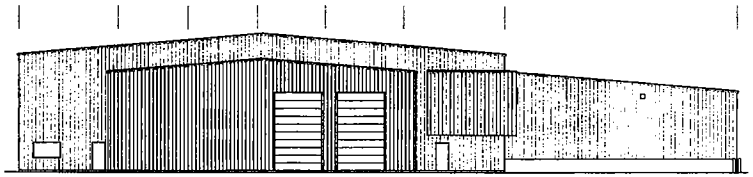
2 **EXISTING EAST ELEVATION**

EX-01
SCALE: 1/16" = 1'-0"



3 **EXISTING NORTH ELEVATION**

EX-01
SCALE: 1/8" = 1'-0"



4 **EXISTING SOUTH ELEVATION**

EX-01
SCALE: 1/16" = 1'-0"

MBL RECYCLING
BUILDING ADDITION
630 S. HICKS ROAD
PALATINE, ILLINOIS

PRELIMINARY 12/04/07
OWNER REVIEW 12/14/07
SITE APPROVAL 12/20/07

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3321 S. Route 31
Prairie Grove, IL 60012
815·444·5444
fax 815·444·5844

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PROJECT NO. 107185
PROJECT MGR. DRH

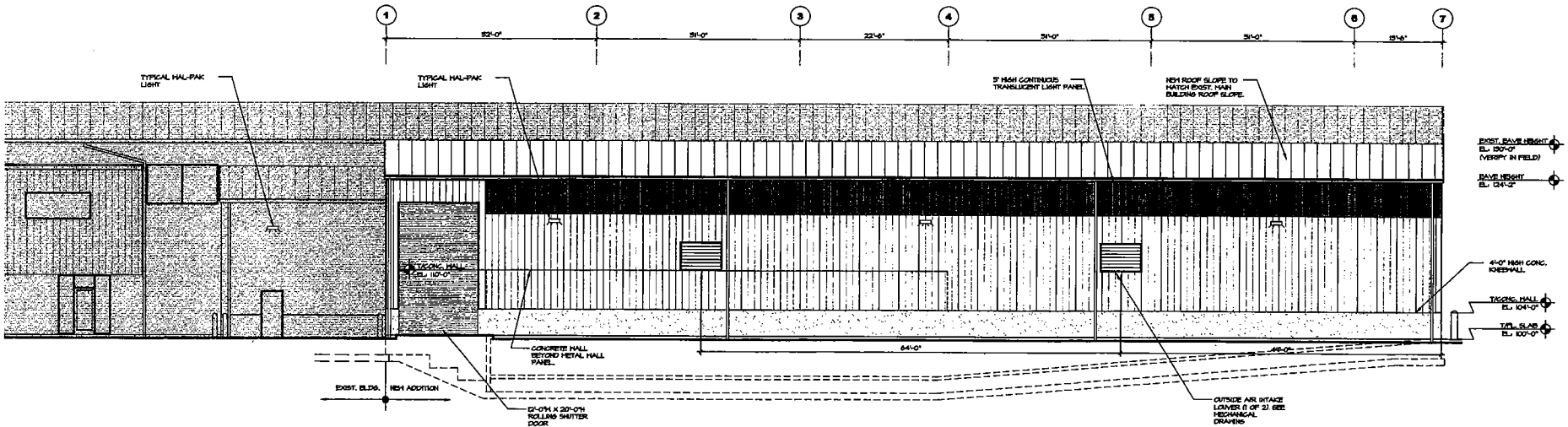
EXTERIOR ELEVATIONS

A1.1

EXH

Packet Pg. 38

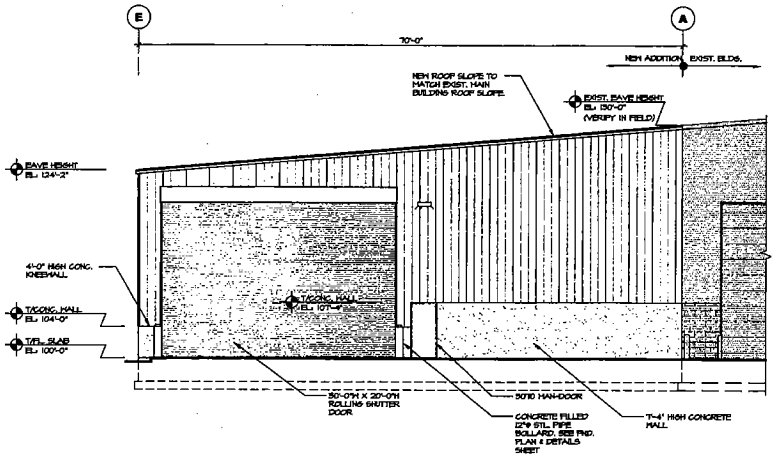
6.A.1.e



1 EAST ELEVATION

EE-01

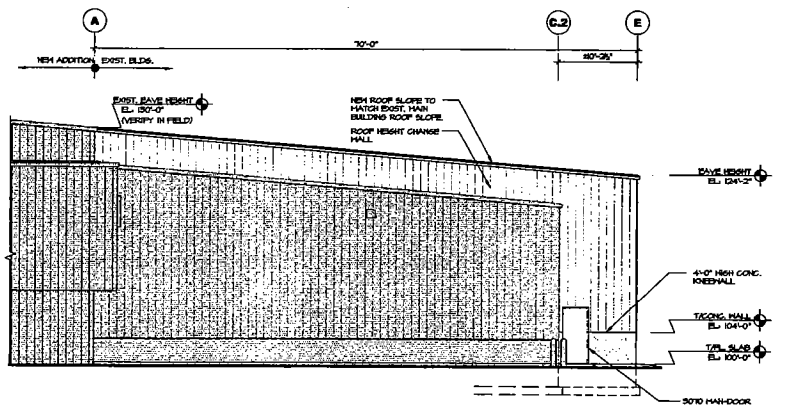
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

EE-01

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

EE-01

SCALE: 1/8" = 1'-0"

MBL RECYCLING
BUILDING ADDITION
630 S. HICKS ROAD
PALATINE, ILLINOIS

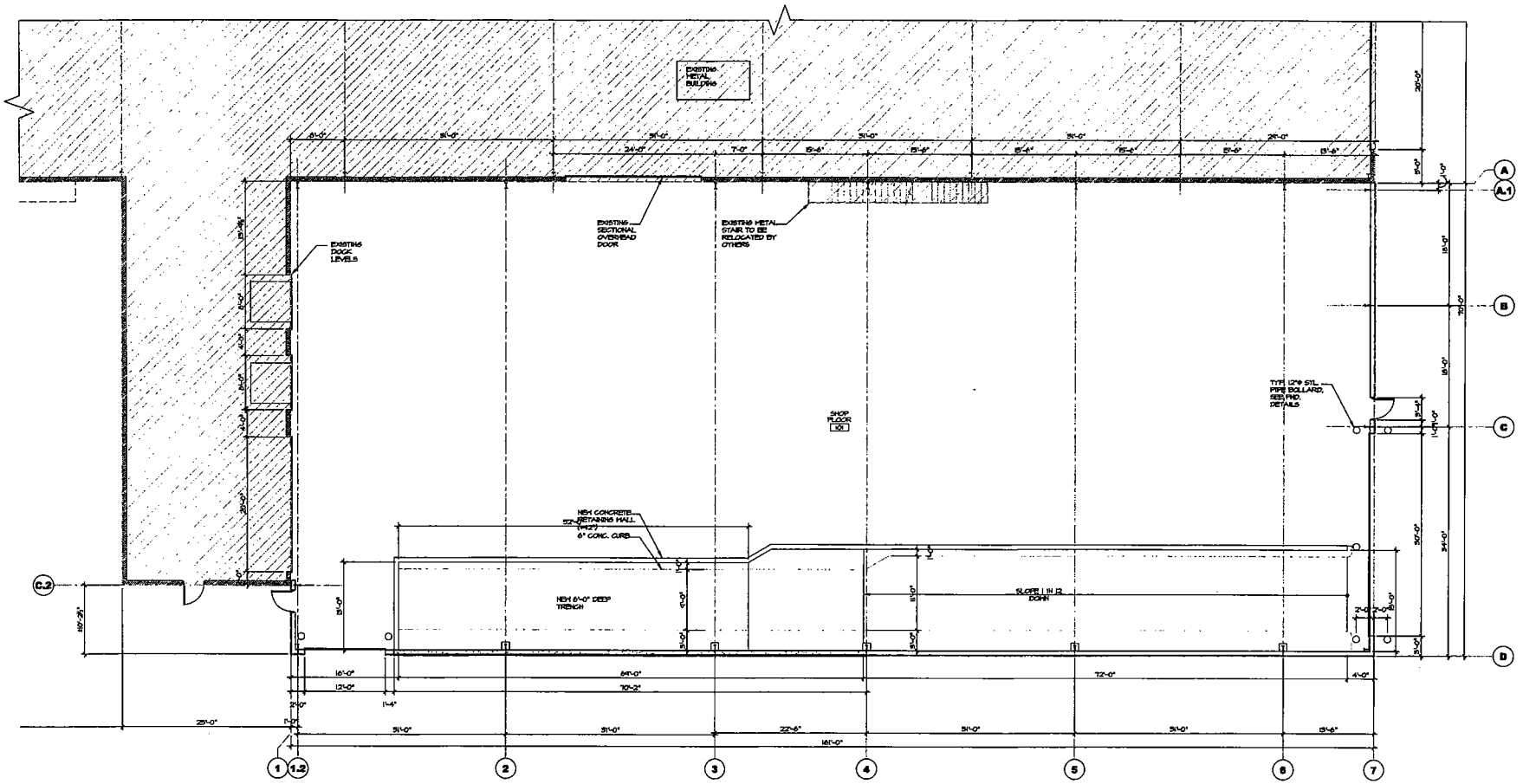
12/04/07, 12/11/07, 12/20/07
PRELIMINARY
OWNER REVIEW
SITE APPROVAL

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Prairie Grove, IL 60012
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fax 815·444·8544

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PROJECT NO. 107186
PROJECT MGR. DRH
EXTERIOR NEW ADDITION ELEVATIONS
A1.2

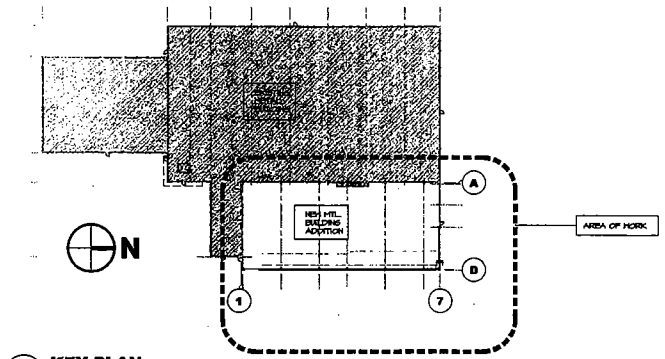
Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)



FLOOR PLAN

PF-01

SCALE: 1/8" = 1'-0"



A KEY PLAN

PF-01

SCALE: 1" = 5'-0"

MBL RECYCLING
BUILDING ADDITION
630 S. HICKS ROAD
PALATINE, ILLINOIS

PRELIMINARY 12/04/07, 12/10/07
OWNER REVIEW 12/14/07
SITE APPROVAL 12/20/07

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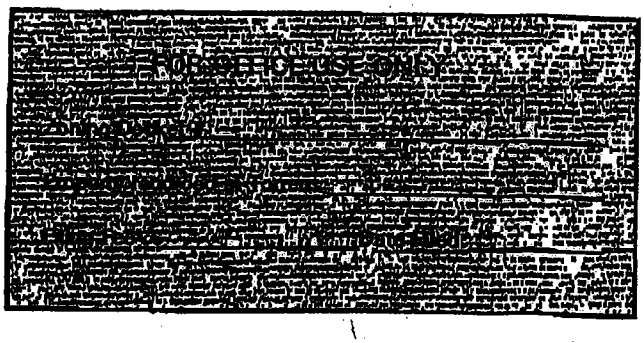
PROJECT NO. 107186
PROJECT MGR. DRH

FLOOR PLAN

A2.1

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE



PETITION FOR HEARING

___ Text Amendment
___ Other (Describe) _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROBERT LENZINI

   Address: 630 S. Hicks Rd. PALATINE, IL 60067
   (City, State, Zip)

   Telephone No. 847-776-1500 (Mobile) Business Telephone No. 847-494-3232

2. Authorized Agent of Petitioner (If different):

   Name: JOHN SWIERK

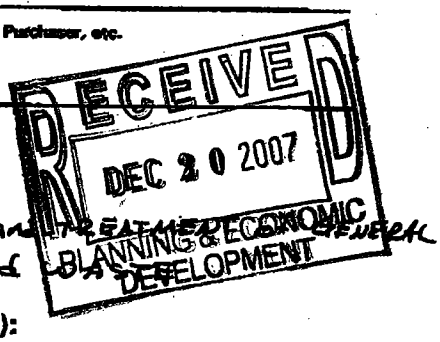
   Address: 3321 S. STATE ROUTE 51 Prairie Grove ILL. 60012
   (City, State, Zip)

   Telephone No. 815-455-8455

3. Property interest of Petitioner(s): OWNER
   (Owner, Lessee, Contract Purchaser, etc.)

4. Address of the property for which this application is being filed:

   630 S HICKS Rd. Palatine, Illinois



5. All existing land uses on the property are: TRANSFER, STORAGE, and TREATMENT OF GENERAL CONSTRUCTION MATERIALS, DEMOLITION DEBRIS and WOOD

6. The proposed use(s) on the property, if this petition is approved is(are):

   SAME AS STATED IN ABOVE QUESTION

7. Current zoning of property in question: Lots 4 & 5 in Kleefstad's PALATINE Industrial PARK #SPECIAL USE

8. State the specific action requested. Cite ordinance numbers and distances where applicable. (Example: Amend Section 11.02 to allow video store as permitted use and laundromat as special use; Amend Section 11.02 to allow motorcycle sales as a compatible use, etc.)

   AMEND ORDINANCE #O-39-05 SPECIAL USE Pursuant to section 12.01h To allow an addition to the existing building and keeping the use the same.

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

Date: 12/20/07

Pres. (Atty)

SUBSCRIBED AND SWORN to before me this 20 day of DECEMBER, 20 07.

OFFICIAL SEAL
DALE R HOPPENRATH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/21/09

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

ORDINANCE NO. 0-39-05

AN ORDINANCE GRANTING A SPECIAL USE
630 S. HICKS ROAD (CASE NO. 05-16)

WHEREAS pursuant to a petition and public hearing, held on March 1, 2005 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use to allow a "Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris and Wood Waste" facility, pursuant to Section 12.01(h) of the Palatine Zoning Ordinance, on the following legally described property:

> Lots 4 and 5 in Klefstad's Palatine Industrial Park, a subdivision of that part of the East 1/2 of the Southwest 1/4 of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian, lying West of the West right of way line of State Route Number 53, in Cook County, Illinois

commonly known as 630 S. Hicks Road (PIN #02-23-313-005/006)

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

SECTION 1: That a Special Use to allow a "Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris and Wood Waste", pursuant to Section 12.01(h) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The operation of the business shall be limited to the receiving, sorting, storing, and consolidating for shipment of "Debris Material". "Debris Material" consists of and is limited to the following non-hazardous, uncontaminated materials containing no hazardous substances resulting from the construction, remodeling, repair, and demolition of utilities,

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

structures, and roads: bricks, concrete, and masonry materials; clean soil without contaminants; rock; wood (including non-hazardous painted, treated, and coated wood and wood products); wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; roofing shingles and other roof coverings; reclaimed asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste or contaminants; electrical wiring; and piping or metals incidental to any of those materials. Debris Material does not include asbestos or asbestos containing material ("ACM") as defined by the most stringent of the Illinois Environmental Protection Act, the Clean Air Act or the regulations adopted thereunder.

2. All operations of the proposed facility shall occur within the existing building, except for the storage of vehicles solely associated with the Petitioner's operation and processing of clean wood product as described in the Petitioner's letter dated February 28, 2005, attached hereto as "Exhibit A".

3. The only treatment or actions permitted under this Special Use are those specifically identified in Conditions #1 and #2 of this ordinance.

4. Any change or expansion to the proposed operation shall receive approval from the Village Council.

5. Any required permits and licenses, including, but not limited to, a Scavenger's License, from the Village, County and State (including any approvals required by the IEPA) for the proposed operation shall be submitted prior to the issuance of a business license.

6. All operations must be conducted in compliance with all applicable State and Federal laws and regulations and without creating or perpetuating a nuisance.

7. Other than the grinding of wood there shall be no crushing, grinding, reducing, shredding, burning or other treatment of any other Debris Material on site.

8. Any signage shall comply with the Village's Zoning Code.

9. Except for the relief outlined within this ordinance, the operation shall comply with all applicable regulations within the Village Code, including, but not limited to, the Performance Standards outlined in Section 12.02 of the Village's Zoning Code.

10. Prior to the issuance of a business license the Petitioner shall provide plans indicating the proposed location and screening of the wood grinder and outdoor wood product storage area. These plans shall conform to the

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

Village Code and shall be subject to the review and approval of the Village's Director of Planning and Zoning.

11. All finished wood products shall be transported off site within 24 hours of processing.

SECTION 2: That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 7 day of March, 2005

AYES: 4 NAYS: 0 ABSENT: 1 PASS: 2

APPROVED by me this 7 day of March, 2005

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7

day of March, 2005

Village Clerk

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 1/07/2008

DESCRIPTION: Consider Site Plan approval for a building addition and enclosure for property located at 630 S. Hicks Road.
(Lenzini – MBL Recycling 07-168) (District: 2)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property is located along S. Hicks Road and contains MBL Recycling ("MBL"). MBL received a Special Use in 2005 to operate at this location. The proposed building addition would total approximately 11,000 square feet and be located on the eastern side of the existing building along S. Hicks Road. Therefore, the petitioner requests approval of the following:

Site Plan approval to permit a building addition for property located at 630 S. Hicks Road

KEY ISSUES:

- MBL Recycling proposes to complete a building addition which would fully enclose an area that is presently walled off on three sides. The 11,000 square foot addition would materially match the existing building and would not increase the number of employees or propose any operational changes. The property is presently zoned Manufacturing and the proposed building addition complies with the applicable setback requirements and bulk requirements.
- MBL performs recycling activities associated with building and debris materials. The building addition would permit the petitioner to fully enclose the storage and operations now occurring behind the concrete walls.
- A building permit review will occur once application is made.
- All of the ordinance requirements from the original Special Use approval will remain in effect.

ALTERNATIVES:

1. Recommend approval of the Site Plan
2. Do not recommend approval of the Site Plan

RECOMMENDATION:
No public hearing is required for Site Plan approval. Staff recommends approval of the site plan.

ACTION REQUIRED:
A Ordinance approving the proposed building addition to MBL Recycling, located at 630 S. Hicks Road.

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

MBL Recycling, Inc.
P.O. Box 264
Lincolnshire, IL 60069
(847)634-8775

February 28, 2005

Michael Jacobs
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Mike:

In response to your concerns regarding the processing of our clean wood product, the following is a detailed description of our operations:

- All wood products will be stored indoors *prior* to processing.
- Once the wood is prepared for processing, it is then conveyed outside of the building directly into an enclosed processing grinder (the grinder will be adjacent to the east side of the building). The grinder has an electric motor so there will be no emissions concerns. The sound level decibels inside of the property line are within your requirements. Due to the fact that we are processing *clean* wood, there will be no odor omitted.
- The finish product will be stored in a contained area constructed of 12 ft. high pre-cast concrete panels for screening purposes. In addition, the entire length of the parkway is landscaped with tall pines and other trees that provide additional screening.
- The finished product will be transported off site daily.
- We feel any of our outside activities will meet your performance standards under section 12.02.

If we have not adequately addressed your concerns, please do not hesitate to give us a call with any further questions. We thank you again for your efforts and continued support enabling us to meet our critical deadline.

Sincerely,

Bob Lenzini

Bob Lenzini

EXHIBIT "A"

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

December 20, 2007

To:
Benjamin Vyverberg
Village of Palatine
200 E Wood
Palatine, IL 60067

On behalf of:
Mr. Robert Lenzini
MBL Recycling
630 S. Hicks Rd.
Palatine, IL 60067

RE: 630 S. Hicks Road
11,277 SF Addition on to existing 36,820 SF Recycling Facility

Dear Benjamin:

As discussed, here is a description of our project. The Proposed addition on the Northeast corner will replace the screening that was fulfilling special use condition #10. The addition will be of the same material (metal building on masonry/concrete short-wall) as the existing facility. The Recycling facility is not adding any additional workers or processes. The current area is paved and being used to load trucks and for some outside storage. Now this will take place inside the new addition.

Please contact me to confirm that we are on the meeting agenda for January 14th, 2008 or if you have any comments and questions.

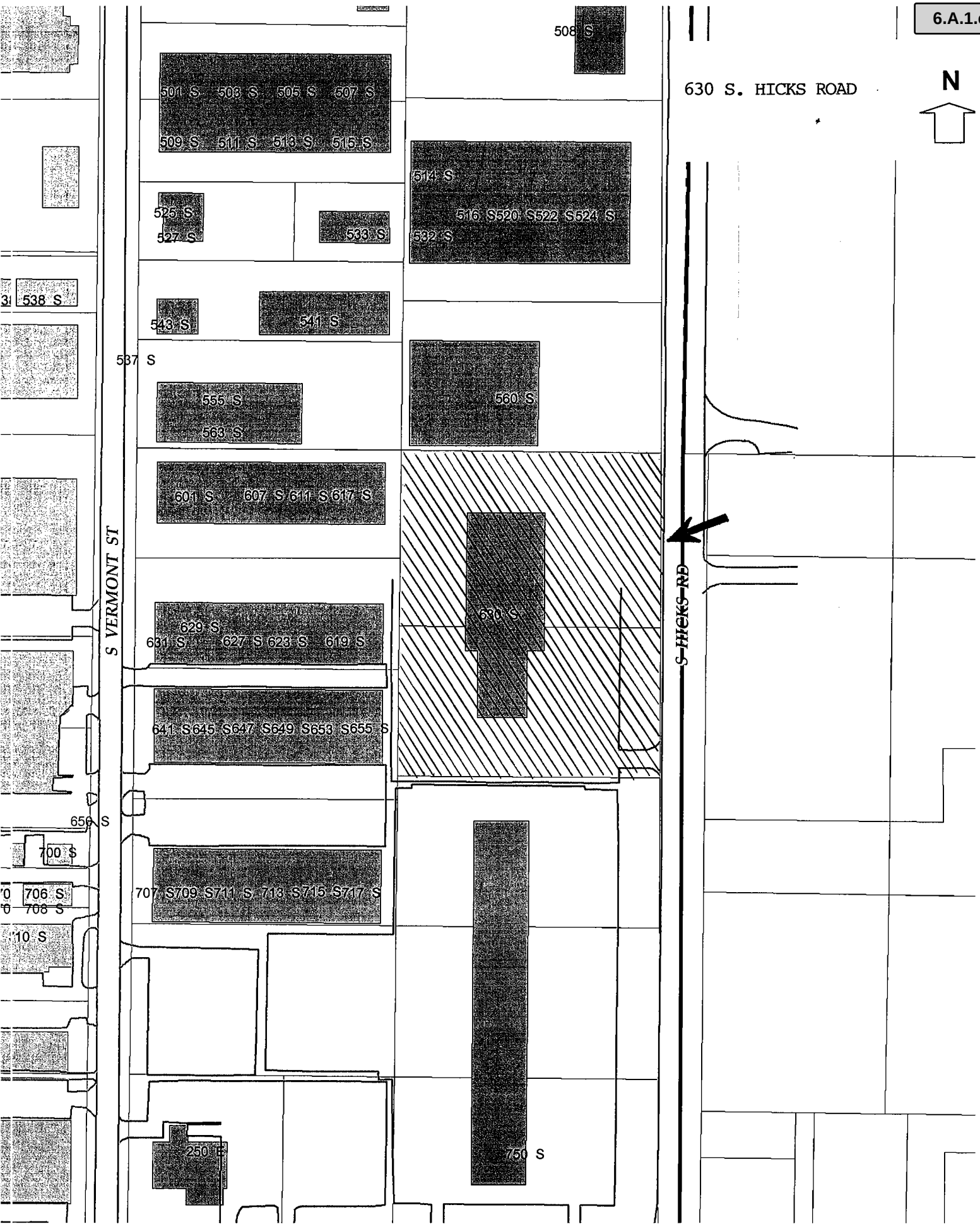
Sincerely,

Direct Design Ltd.
John Swierk
Architect, President

Fax: 815 • 444 • 8844
email: ddl@directdesignltd.com
http://www.directdesignltd.com

3321 South State Route 31
Prairie Grove, IL 60012
815 • 444 • 8444

Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)



Attachment: 630 S Hicks Road - site plan review ORD (630 S. Hicks Road - Special Use Transfer)

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Dealership at 2240 N. Rand Road

BACKGROUND:
The Subject Property contains a used auto dealership known as Auto Land Group Inc. Andrei Pusca of Auto Land Group Inc. is requesting a transfer of the existing Special Use to permit the continued operation of a used auto dealership at 2240 N. Rand Road. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-16-17 to Andrei Pusca (Auto Land Group) to permit the continued operation of a used auto dealership at 2240 N. Rand Road**

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. Prior to the original Special Use granted for Auto Amigos in 2017, the property was operating as a used car dealership. The property was annexed in 2007 and the subject of an annexation agreement. Therefore, the agreement permitted the continued operation of a used auto dealership, until a change in business ownership occurred. The Special Use was transferred in 2017 (#O-113-17).
- The existing hours of operation are: Monday - Friday from 10 AM to 8 PM, Saturday from 9 AM to 6 PM, and closed on Sunday.
- Any changes to the floor plan or business operations would require Village review.
- With the approved Ordinance #O-16-17, there were four conditions of approval that were to be completed. Cash in lieu (CIL) of sidewalks, parkway trees, paving of certain portions of the site, and additional fencing were all required conditions of Special Use Ordinance #O-16-17. CIL of sidewalks and the additional fencing have been addressed. As part of the proposed transfer, the Petitioner has submitted a letter for completed the remaining items (parkway trees and paving) with the Special Use Transfer approval. The proposed transfer ordinance requires completion by November 1, 2021.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the transfer of the Special Use Ordinance #O-16-17 to Andrei Pusca of Auto Land Group Inc.

ACTION REQUIRED:
Motion to approve an ordinance transferring Special Use Ordinance #O-16-17 to Andrei Pusca of Auto Land Group Inc., to permit the continued operation of a used auto dealership at 2240 N. Rand Road.

ATTACHMENTS:

- Aerial map
- ORD - Special Use Transfer 2021 - 2240 N. RAND ROAD
- Application
- Floor plan
- Site Plan
- Letter from Petitioner 1-26-21
- Plat of Survey
- Ordinance #O-016-17 SU
- Ordinance #O-113-17 SUT

2240 N. Rand Road



Attachment: Aerial map (2240 N. Rand Road - Special Use Transfer)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-16-17 2240 N. RAND ROAD

WHEREAS, Ordinance #0-16-17 granted a Special Use for used auto dealership on the property commonly known as 2240 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on February 1, 2021 to review a request by Andrei Pusca (Auto Land Group Inc.) that the Special Use be transferred to permit the continued operation of a used auto dealership with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Andrei Pusca (Auto Land Group Inc.) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #0-16-17 is hereby transferred to Andrei Pusca (Auto Land Group Inc.), to permit the continued operation of a used auto dealership, subject to the following conditions:

1. **Conditions #3 and #4 of Ordinance #0-16-17 shall be completed no later than November 1, 2021.**

SECTION 2: All conditions of Special Use Ordinance #0-16-17 shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2021.

_____

Village Clerk

Attachment: ORD - Special Use Transfer 2021 - 2240 N. RAND ROAD (2240 N. Rand Road - Special Use Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

Andrei Pusca

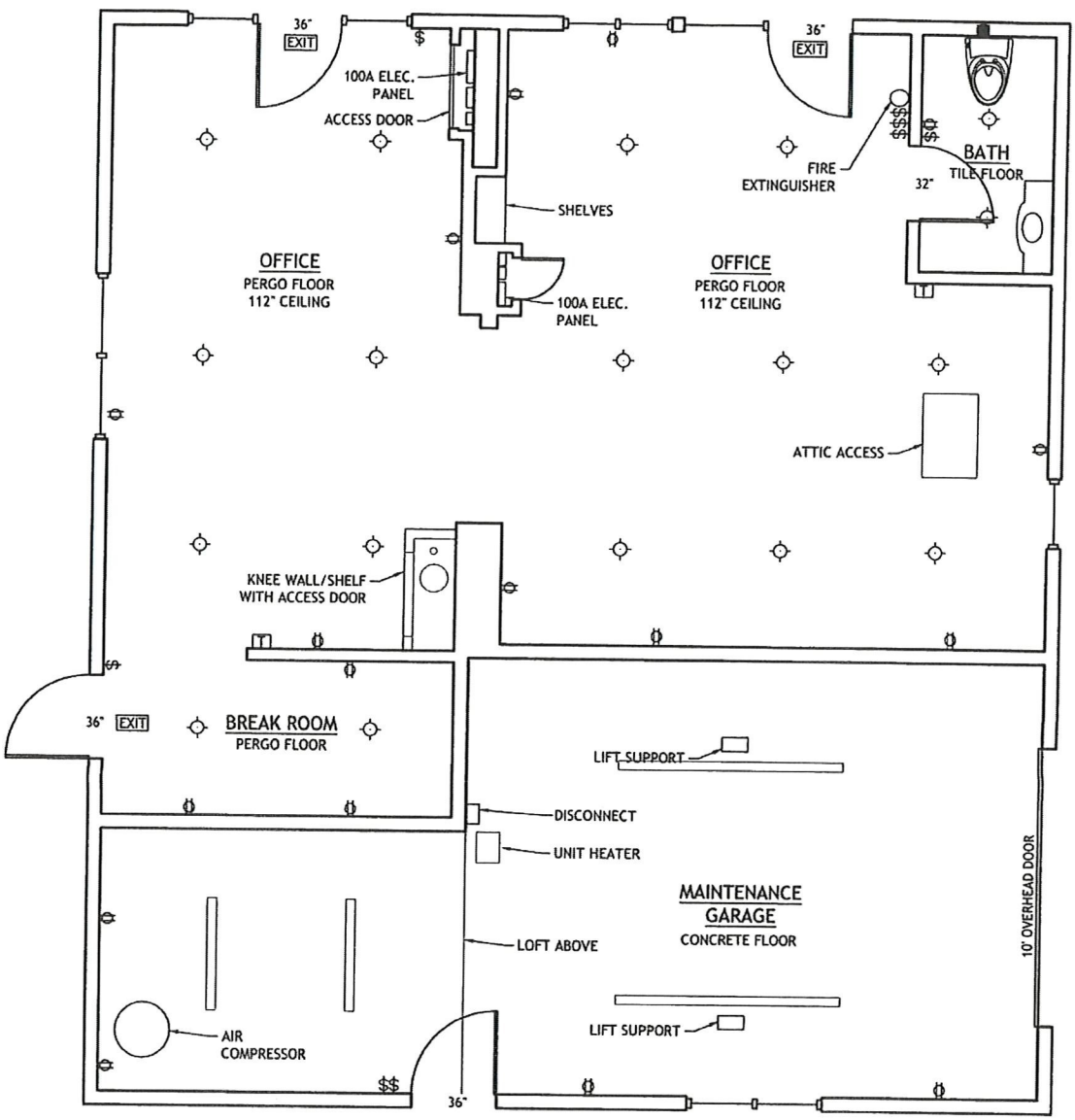
Subject Property Address:
2240 N Rand Rd Palatine IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-16-17 be transferred from Ramirez Barragan Luis Fernando to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No changes

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Application (2240 N. Rand Road - Special Use Transfer)



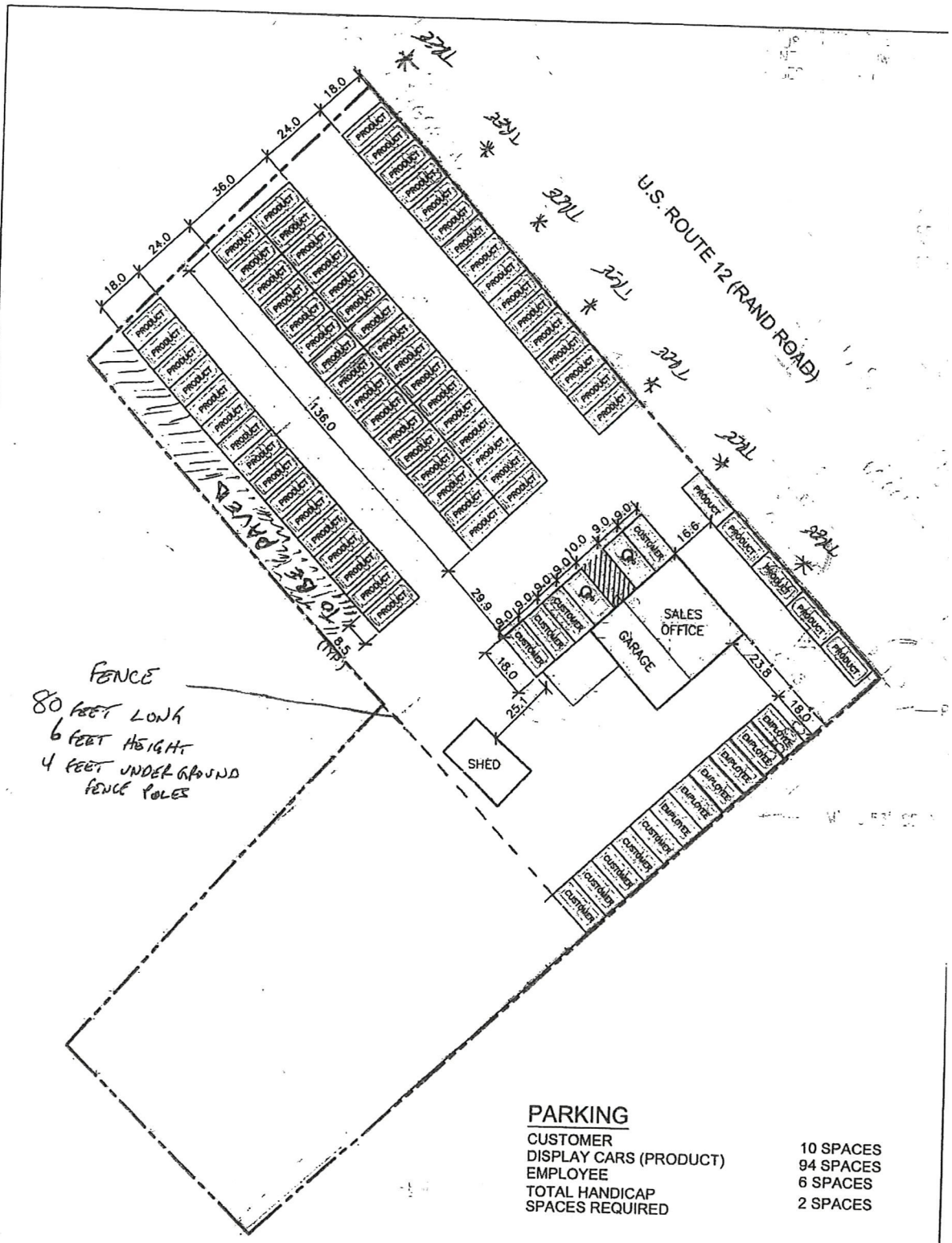
FLOOR PLAN

SCALE 1/4"= 1'-0"

AUTO AMIGOS GROUP & SERVICES, LLC
2240 N. RAND ROAD
PALATINE IL
09.28.16

C:\Users\hernandd\Documents\AUTO - PALATINE\PLAN.dwg, 12/18/2016 10:36:06 AM

Attachment: Floor plan (2240 N. Rand Road - Special Use Transfer)



PARKING

CUSTOMER	10 SPACES
DISPLAY CARS (PRODUCT)	94 SPACES
EMPLOYEE	6 SPACES
TOTAL HANDICAP SPACES REQUIRED	2 SPACES

LOT COVERAGE

LEASED LOT SQUARE FOOTAGE	51,977 S.F.
BUILDING SQUARE FOOTAGE (SHED/GARAGE/OFFICE)	1,871 S.F.

RECEIVED
FEB 06 2017
PLANNING & ZONING
DEPARTMENT

0 32'
SCALE

AUTO AMIGROS GROUP & SERVICES, LLC
2240 N. RAND ROAD
PALATINE IL
09.28.16

C:\Users\hernando\Documents\AUTO - PALATINE\SITE - PLAN dwg, 9/29/2016 1:56:50 PM

Attachment: Site Plan (2240 N. Rand Road - Special Use Transfer)

Auto Land Group inc. 2240 N. Rand Rd. Palatine IL 60074

To Whom It May Concern:

I Andrei Pusca, the new owner of Auto Land Group located at 2240 N Rand Rd Palatine IL 60074 agree to complete the bellow mentioned conditions within 1 year of Village Council approval:

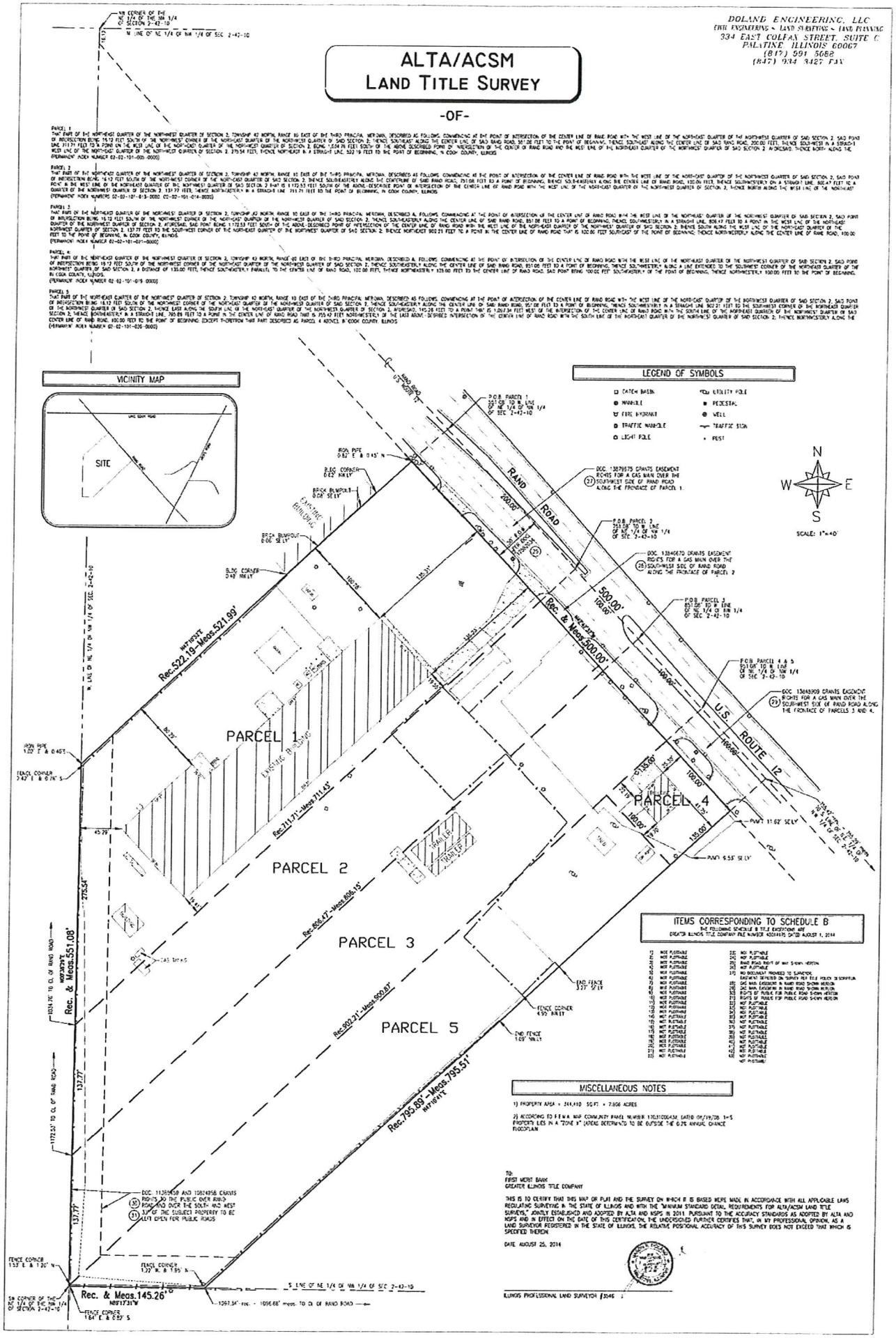
1. Installation of parkway trees.
2. Paving the non-conforming gravel areas.

Ordinance No. O-16-17.

Sincerely,

Andrei Pusca _____ 01/26/2021

Attachment: Letter from Petitioner 1-26-21 (2240 N. Rand Road - Special Use Transfer)



Attachment: Plat of Survey (2240 N. Rand Road - Special Use Transfer)

ORDINANCE NO. 0-16-17

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A USED AUTO SALES FACILITY AT 2240 N. RAND ROAD

Attachment: Ordinance #O-016-17 SU (2240 N. Rand Road - Special Use Transfer)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 6, 2017

ORDINANCE NO. O-16-17

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A USED AUTO SALES FACILITY AT 2240 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on February 28, 2017, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a used auto sales facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHEAST ALONG THE CENTER LINE OF SAID RAND ROAD, 551.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEAST ALONG THE CENTER LINE OF SAID RAND ROAD, 200.00 FEET; THENCE SOUTHWEST IN A STRAIGHT WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, 275.54 FEET; THENCE NORTHEAST IN A STRAIGHT LINE, 522.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBERS 02-02-101-013-0000, 02-02-101-014-0000)

PARCEL 3:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER

Attachment: Ordinance #O-016-17 SU (2240 N. Rand Road - Special Use Transfer)

OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 851.08 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 806.47 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, AFORESAID, SAID POINT BEING 1,172.53 FEET SOUTH OF THE ABOVE-DESCRIBED POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, 137.77 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTHEAST 902.21 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 100.00 FEET SOUTHEAST OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER 02-02-101-021-0000)

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 951.08 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE EXTENDED TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 135.00 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY 135.00 FEET TO THE CENTER LINE OF RAND ROAD, SAID POINT BEING 100.00 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER 02-02-101-019-0000)

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD

Attachment: Ordinance #O-016-17 SU (2240 N. Rand Road - Special Use Transfer)

PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 951.08 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 902.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTEROF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, AFORESAID, 145.26 FEET TO A POINT THAT IS 1,097.34 FEET WEST OF THE INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTHEASTERLY IN A STRAIGHT LINE, 795.89 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 755.42 FEET NORTHWESTERLY OF THE LAST ABOVE-DESCRIBED INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, 100.00 FEET TO THE POINT OF BEGINNING; (EXCEPT THEREFROM THAT PART DESCRIBED AS PARCEL 4 ABOVE), IN COOK COUNTY, ILLINOIS.
(PERMANENT INDEX NUMBER: 02-02-101-020-0000)

commonly known as 2240 N. Rand Road (PIN# 02-02-101-020, 02-02-101-019, 02-02-101-021, 02-02-101-013, 02-02-101-014)

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

SECTION 1: A Special Use to permit a used auto sales facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site plan and business plan prepared by the Petitioner, Francisco Yin Hernandez, submitted 02/06/2017, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: Ordinance #O-016-17 SU (2240 N. Rand Road - Special Use Transfer)

2. Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer, within 1 year of Special Use approval.
3. Subject to the review and approval of a landscaping plan, parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval.
4. Subject to the review and approval of a building permit, the existing non-conforming gravel areas are required to be paved and brought into compliance with the Village Code requirements, within 1 year of approval.
5. Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine, within 1 year of approval.
6. A solid 6-foot tall fence shall be installed in a manner and location acceptable to the Village of Palatine within 1 year of approval.
7. Staff will conduct a 6-month review of the business and, if necessary, recommend additional conditions to the Village Council regarding the Special Use.

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

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

PASSED: This 6th day of March, 2017

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 6th day of March, 2017

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 6th day of March, 2017

Village Clerk
Deputy

Attachment: Ordinance #O-016-17 SU (2240 N. Rand Road - Special Use Transfer)

ORDINANCE NO. O-113-17

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-16-17 2240 N. RAND ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 6, 2017

Attachment: Ordinance #O-113-17 SUT (2240 N. Rand Road - Special Use Transfer)

ORDINANCE NO. O-113-17

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-16-17
2240 N. RAND ROAD

WHEREAS, Ordinance #0-16-17 granted a Special Use for used auto dealership on the property commonly known as 2240 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on November 6, 2017 to review a request by Auto Land Group Inc. (Luis F. Ramirez and Joel Gonzalez) that the Special Use be transferred to permit the continued operation of a used auto dealership with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Auto Land Group Inc. (Luis F. Ramirez and Joel Gonzalez) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #0-16-17 is hereby transferred to Auto Land Group Inc. (Luis F. Ramirez and Joel Gonzalez), to permit the continued operation of a used auto dealership, subject to the following conditions:

1. Conditions #2-6 of Ordinance #O-16-17 shall be completed no later than November 6, 2018.

2. A building permit to demolish or repair the storage shed shall be applied for no later November 30, 2017.

3. The storage shed shall be demolished or repaired, subject the Village of Palatine Code of Ordinances, within 6 months of approval.

Attachment: Ordinance #O-113-17 SUT (2240 N. Rand Road - Special Use Transfer)

SECTION 2: All conditions of Special Use Ordinance #0-16-17 shall remain in full force and effect.

DATED: This 6 day of November, 2017

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

APPROVED by me this 6 day of November, 2017

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 6 day of November, 2017.

Village Clerk

Attachment: Ordinance #O-113-17 SUT (2240 N. Rand Road - Special Use Transfer)

Consider an Ordinance Transferring Special Use Ordinance #O-046-18 for an Indoor Sports and Recreation Facility (We Rock the Spectrum) at 553 E. Dundee Road

BACKGROUND:
The Subject Property contains the existing We Rock the Spectrum, an indoor sports and recreation facility. Allison Hamilton is requesting to transfer the existing Special Use to permit the continued operation of the facility (We Rock the Spectrum) at 553 E. Dundee Road. Therefore, the Petitioner is requesting approval of the following:

- **Special Use Transfer of Ordinance #O-046-18 to Allison Hamilton to permit the continued operation of an indoor sports and recreation facility at 553 E. Dundee Road.**

KEY ISSUES:

- A Special Use for the existing business was originally granted in 2018 (per Ordinance #0-046-18).

- The business plan and proposed operation is part of the franchise “We Rock the Spectrum Kids” and provides children across the spectrum with activities in a fun and motivational environment. This includes indoor play structures, trampoline activities, and other sensory motor training areas, including toys, art, and craft activities.

- The tenant space contains approximately 3,400 square feet. There is a minimum of 2 employees, with up to a maximum 5 employees/volunteers on site at any time. There are approximately 22 children per day, with 3 children per hour. Per the business plan, 15 children is maximum allowed for birthday and other parties. The hours of operation are 10 AM - 7 PM, Monday through Friday, 9 AM - 6 PM Saturdays and Sundays.

- With the proposed transfer, there are no changes to the existing business or floor plans. Any future changes to the floor plan or business operations would require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer to Allison Hamilton for an indoor sports and recreation facility (We Rock the Spectrum) at 553 E. Dundee Road.

ACTION REQUIRED:
A motion to transferring Special Use Ordinance #O-046-18 to Allison Hamilton for the continued operation of an indoor sports and recreation facility at 553 E. Dundee Road.

ATTACHMENTS:

- Aerial map
- SUT ORD 553 E. Dundee Road
- Floor plan
- Business Plan
- Plat of Survey
- Application
- ORD #O-046-18 - 553 E. Dundee Road

553 E Dundee Road



Attachment: Aerial map (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-046-18 553 E. DUNDEE ROAD

WHEREAS, Ordinance #O-046-18 granted a Special Use for indoor sports and recreation facility (We Rock the Spectrum) on the property commonly known as 553 E. Dundee Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on February 1, 2021 to review a request by Allison Hamilton that the Special Use be transferred to permit the continued operation of an indoor sports and recreation facility (We Rock the Spectrum) with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Allison Hamilton be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-046-18 is hereby transferred to Allison Hamilton, to permit the continued operation of an indoor sports and recreation facility (We Rock the Spectrum), subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-046-18, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2021.

_____

Village Clerk

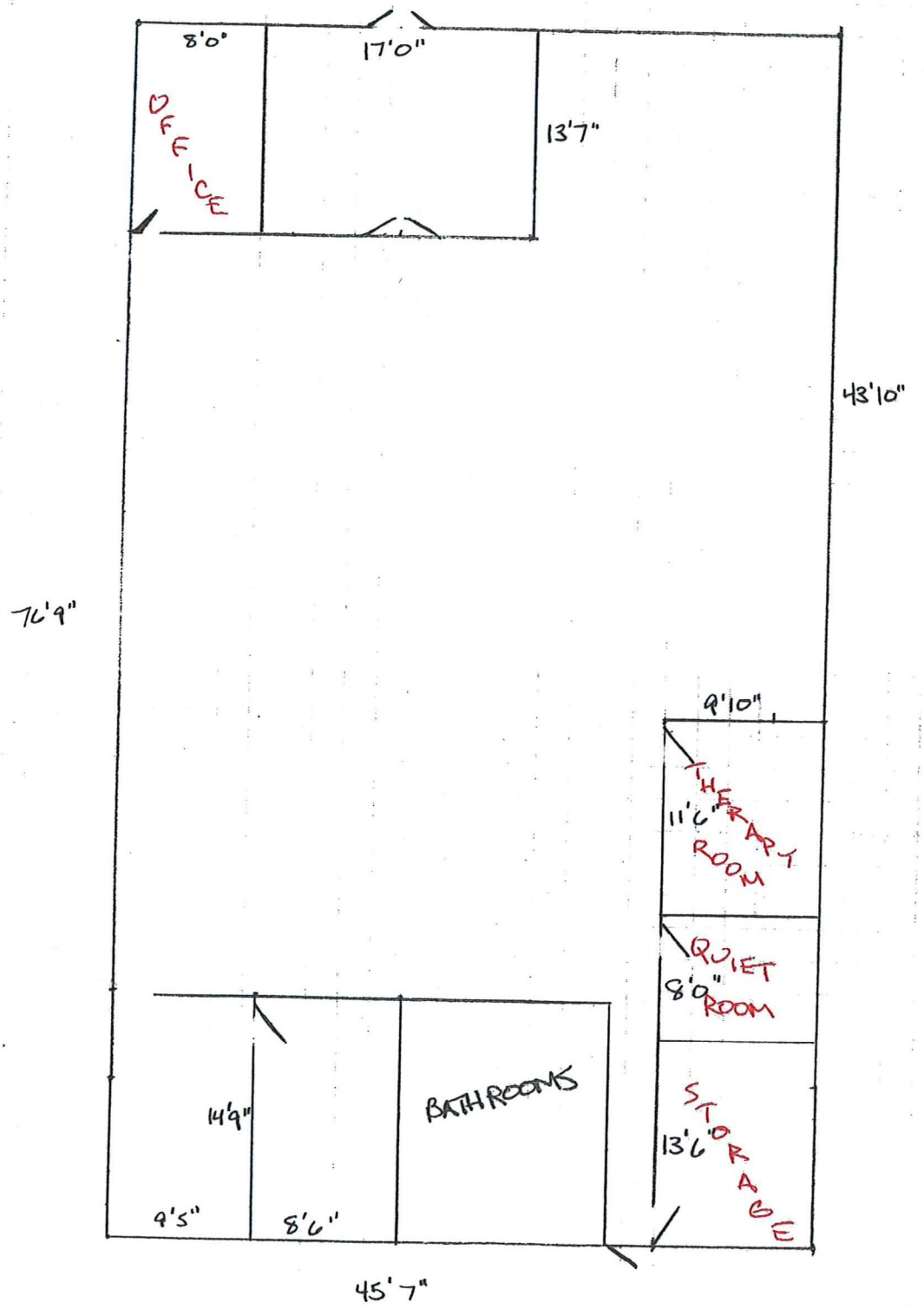
Attachment: SUT ORD 553 E. Dundee Road (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

Project WRTS - CHICAGO
Subject PALATINE LOCATION
Detail

Acct. No.
Comptd. By
Revised By

Page of
Date
Date

CIVILTECH ENGINEERING, INC.



Attachment: Floor plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

EXECUTIVE SUMMARY

We have all heard the term "children with special needs" but unless you are personally affected by Autism Spectrum Disorder (ASD) or work in the field, the term can be very vague. Special needs refers to the fact that what "neuro-typical" children do, say, feel, believe, see, touch, hear, and smell is altered. Senses are out of sync. Everyday experiences are considerably different from what most encounter. Brain processes work differently. Things that most people take for granted such as going to a friend's house, celebrating birthdays, getting a haircut or eating in a restaurant are very different experiences for those "on the spectrum". These experiences can be overwhelming, frightening, and stressful for the individual, as well as family members.

The number of children diagnosed in the United States with Autism Spectrum Disorder is staggering. ASD is an epidemic with 1 in 50 children (mostly boys) afflicted. There is no known cure. What the professional community does know, is that Applied Behavioral Analysis techniques, coupled with Occupational, Speech, Physical, and Play Therapies dramatically improve functioning in children with ASD. We also know the earlier the intervention, the better the outcome.

There is a strong need for recreation, socialization and creating a sense of normalcy for the special needs child and their family. While there are several children's gyms/play centers in the Chicagoland area, they cater to the "neuro-typical" child and are severely lacking in meeting the needs of "children on the spectrum." The equipment is generally not appropriate, the environment too stimulating, and the staff ignorant and intolerant of the needs and behaviors typically exhibited by those with special needs. These facilities are completely ignoring a large percentage of the population. Also, by alienating the child with special needs, they are limiting the consumer group to those only with neuro-typical children. A large number of Chicago area families have both special needs and neuro-typical children. It would be a parent's dream to have an accessible facility to address the needs and wants of all family members.

We Rock the Spectrum Kid's Gym (WRTS) is a gym for all children but caters to those with special needs. The environment is such that is addresses the need for children "on the spectrum" to socialize with others in a nonjudgmental atmosphere while providing support and respite for special needs families. The gym will provide a safe, sensory friendly, nurturing environment. The gym will provide unique sensory equipment to fulfill the need for strong sensory input required by those with ASD. While the equipment is specialized, all children can benefit from the use of this equipment to grow, improve skills, learn and master their own body weight and movements while having fun. Various classes (fitness, yoga, social skills etc.), birthday party packages, camps, break time, parents groups, will be an integral part of the gym's appeal. The only existing sensory gyms in the area are those that operate solely out of an occupational/physical therapy office specifically for those clients of the practice. There is no open play sensory gym available to the general public – until now.

OUR STORY

Our names are Hugh and Mary Alice Gilgunn. We have had our own individual experiences that led us to our life's work of opening We Rock the Spectrum Kid's Gym - a sensory gym where all children can play together. Hugh's parents decided to adopt a daughter from Korea in 1980. Their dreams of having a little girl were finally going to come to fruition after having 3 Irish sons. When Mary arrived at O'Hare Airport that evening, their hearts were overjoyed, yet confusion set in when they immediately recognized the facial characteristics of Down Syndrome. They had no idea that a special needs child was chosen for their adopted daughter. What to do? The only choice.... They brought their daughter home and began loving her as one of their own. The next 30 years would be an adventure in special education, speech therapy, Special Olympics, and vocational training. They were intent on providing

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

Mary the skills she would need to be an independent member of her community. Hugh, grew up with a special needs sister, but to him, she is just Mary, or Aunt Kitty, as our kids' call her. He has supported Mary every step of the way, from volunteering at her various organizations, helping with job placements, Special Olympic events, and the numerous doctor/therapy visits. To this day, Mary is one of our biggest supporters...we can't wait to see her become part of the We Rock the Spectrum family, as well. For me, the introduction to special needs children began in my career path. I found myself drawn to the world of speech-language pathology, after working at a local hospital. I graduated with my B.A. in Communication Sciences and Disorders and went on to complete my M.S. degree in Communication Disorders. I began my career as an Early Interventionist, providing in home therapy for the birth to three year old population. During this eye-opening time, I met numerous families that were just receiving the Autism Spectrum diagnosis. I was able to be their speech therapist, counselor, advocate, and friend. I was then placed in a therapeutic day school for students with severe to profound diagnoses. This was my wake up call. I came face to face with numerous medically fragile children. My journey into the world of autism continued as I was responsible for providing speech therapy to nonverbal and minimally verbal children. I worked so closely with developmental therapists, occupational therapists, physical therapists, vision therapists, hearing therapists, social workers, transition specialists, teachers, assistants, and on and on. I learned more during my time at Kirk School than all my college education. When my life's journey took me to another placement, I will forever take those lessons learned with me. Recently, I have been employed as a public school SLP in a Kindergarten to 5th grade building in Park Ridge, Illinois. I have been able to hone my therapeutic skills on regular developing children, as well as continuing my growth in the area of special education. I have worked for 13 years on a special education team, working cohesively to provide the best possible education plan for our students. I am a strong believer in advocating for the children and I feel that this is where my We Rock the Spectrum journey truly begins. How amazing it will be to provide a MUCH NEEDED service to our community, but still be able to use my specialized skill set to work with therapists during co-taught classes and camps. I can't even imagine the amount of support we are going to be able to provide to so many families. Hence, the journey to We Rock the Spectrum Kid's Gym begins.

BUSINESS DESCRIPTION

We Rock the Spectrum Kid's Gym (WRTS) is a franchise with forty seven active locations, primarily on the West Coast, and eleven scheduled to open in the next several months. Founded in 2010, WRTS opened its first gym in Tarzana, California and became a national franchise in less than four years. In the past few months, the WRTS franchise has seen rapid growth and was recently featured in the Huffington Post, sparking national, as well as international, inquiries. In addition, WRTS was an integral part of the introduction of a new Sesame Street character, Julia, who has Autism Spectrum Disorder and the new Sesame Street song "The Amazing Song". The interior footage of the "The Amazing Song" video was recorded in the original We Rock the Spectrum Gym in Tarzana, California and features a cameo of founder and CEO, Dina Kimmel and her son, Gabriel.

MISSION STATEMENT

WRTS Kid's Gym franchise is an independently owned and operated children's gym committed to providing a safe, nurturing and fun environment to foster learning, exploration and safe sensory experiences. A WRTS Kid's gym includes unique equipment to assist children with neurological growth, sensory based swings and toys, an indoor play structure, motor play toys and equipment, an arts and crafts area, and physical fitness programs.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

The unique sensory equipment found at WRTS Kid's Gyms includes ten pieces of specialized equipment that is specifically designed for children with sensory processing disorders. This equipment aids them in the improvement of their sensory functions while they learn and play. The equipment is specialized, but all children can and will benefit from the use of this equipment at our gym in order to grow, improve skills, learn, and master their own body weight and movements while using this unique, dynamic and exciting equipment while having fun at the same time.

My Brother Rocks the Spectrum (MBRTS) is the company's non-profit 501 (c) 3 organization. MBRTS provides scholarships to low income special needs families which allows participation in the classes, activities and camps that WRTS Kid's Gyms offer.

COMPANY GOALS

Our a goal is to provide a much needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with an added bonus of teaching patience, tolerance and acceptance.

BUSINESS PHILOSOPHY

Most importantly, as a business, we will strive to meet the needs of our target market. We understand first-hand, the challenges faced by families of children with special needs. We will strive to provide services that will improve their quality of life and provide much needed respite and support. We wish to do this in the community in which we reside, connect socially, politically, and economically.

TARGET MARKET

The target market for the services offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, and any age for children with special needs, as well as, parents seeking play centers with activities and assistance in strength building, sensory processing, behavior modification, self-care skills and/or social interactions for their children. The market for children's gyms in Chicago is well established, however, facilities currently in operation are not suited for children with special needs.

COMPANY STRENGTHS AND CORE COMPETENCIES

The WRTS Kid's Gym welcomes all children but is geared towards children who require strong sensory input, such as children with Autism Spectrum Disorder (ASD), Sensory-Processing Disorder (SPD) or Attention Deficit Disorder (ADD) and Attention Deficit-Hyperactivity Disorder (ADHD). The needs of these children, outside of the school and clinic setting, are highly unmet in the Chicagoland community. Indoor/outdoor party and recreational facilities that exist cater to the neuro-typical child and do not address the needs of the special needs community as the equipment is generally not appropriate, the environment too stimulating, and the staff not educated on the unique traits, abilities and needs of those individuals with special needs. Overall these environments do not appear to embrace the special needs community as they do not appear to exhibit a sense of tolerance and acceptance. They also largely appear to be run by absentee owners entrusting the operations to teenagers without the life experiences and nuances to delicately handle those with special needs. We will provide these sorely missing necessities. Our past and present business experience and knowledge, along with our belief that a strong owner-operator presence is crucial to the success of any business endeavor will set us apart from other children's facilities in current operation.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

There is a very large special needs population around Chicago which continues to rise. The main strength of this WRTS Kid's Gym is that we will be an accessible resource to meet the needs of so many individuals and their families.

LEGAL FORM OF OWNERSHIP

As of November 2, 2017, WRTS-Chicago gym has been established as a 5.5 LLC, an Illinois limited liability company. Our Tax ID# is 82-3428537. Percentage share of Membership Interests: Mary Alice 51% and Hugh 49%.

PRODUCTS & SERVICES

Open Play: This includes full use of the gym with all equipment, and an arts & crafts section that has: beading, painting and other fine motor play activities. Parents/caregivers are in attendance.

$15 per child; $12 per sibling(s) $22 All Day Pass per child

Open Play Memberships: Rock Basic 5 visits= $60 Rock Gold 12 visits=$144

Rock Platinum Monthly= $195/month for up to 3 children

Open Play All Day Pass Membership: $85 for 5 All Day Passes ($25 savings)

Break time: Parents can drop off child (ages three and up) for 1-3 hours.*

$15 per child per hour; no sibling discount

* We Rock the Spectrum is not, nor is it intended to be, a licensed daycare facility.

Break time membership: 20 hours= $240.00

Birthday Parties: Six different party packages to choose from which vary dependent upon the level of staff assistance and chosen activities, food, cake, favors etc. Additional services will be offered for a fee such as popcorn machine rentals, balloons, favors, etc. Parties are a minimum of 2 hours.

Rock Basic Package=$200/hour. This party package includes one staff member to assist. This includes full use of the gym and arts and crafts area with the exception of the zip line. The birthday child will receive a free WRTS t-shirt.

Rockstar Package= $250/hour This party package includes two staff members to assist and monitor zip line and trampoline, and a wood or paper item for each child to decorate. The birthday child will receive a free WRTS t-shirt.

Rockstar Deluxe Package= $290/hour This party package includes the Rockstar Package amenities with the addition of ½ sheet birthday cake or 2 large cheese pizzas and a WRTS Party favor to distribute to each child at the end of the party. The birthday child will receive a free WRTS t-shirt.

Rock Unique Package=$195/hour (15 kids). This party package is for children with special needs. It is limited to 15 children to avoid overstimulating the attendees. This party package includes two staff members to assist and monitor the zip line and trampoline. This party package includes a ¼ sheet cake (gluten free available at an additional cost). Children will receive an age-appropriate WRTS party favor at the end of the party. The birthday child will receive a free WRTS t-shirt.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

Rockstar Open Play 1Package=$300 for the 2 hours. This is an economical party package for 10 children or less and includes staff assistance. Full use of the facility during Open Play and Private Party Room for food and cake. The birthday child will receive a free WRTS t-shirt.

Rockstar Open Play 2 Package=$335 for the 2 hours This is an economical party package for 15 children or less, includes staff assistance and a wood or paper item for each child to decorate. Full use of the facility during Open Play and Private Party Room for food and cake. The birthday child will receive a free WRTS t-shirt.

Families may bring in any type of food they like for their guests. No alcohol permitted. We can supply balloons for $14.99 per dozen. Paper goods and utensils are offered for a flat fee of $20. A ¼ sheet cake is available for $26. A ½ sheet cake is available for $40 Gluten free is available upon request for an additional charge. Large cheese pizzas are available for $12 each. Melissa & Doug Party Favors available for $4.99 per child. A 10% discount will be offered for birthday parties scheduled on a weekday.

Private Playdates: All the amenities of Open Play but the gym will close down for the hour of the Private Playdate. 1 hour for 15 children @ $15 each child

Classes: Classes vary among the different locations. Classes at our specific gym will be determined at a later date but may include: Children's Fitness classes; Children's Yoga classes; Autism Movement Therapy, Music, Dance, Story time; Social Skills; Parent Support Group etc.

Rent before/after gym operational hours = $50/hour. During business hours = 50% of class revenue.

Monthly Parents' Night Out: Monthly event from 6-9pm; Meal; Open Play; Games, Arts& Crafts; Movie @ $27/per child

Camps: Ages 2-9; up to 20 children per session; 9am-12pm or 12:30pm-3:30pm @ $39 per child for half day (3 hours snack included) or $65 for full day (6 ½ hours snack & lunch included) After-care available @ $15/hour

Class Trips: To be scheduled Mon-Fri 10am-12pm. $12 per child for the 2 hrs. No charge for adults.

Please note: Our prices are suggested by our Corporate Office in Tarzana, California. They are comparable to the competition.

Retail Shop: The Rock Shop, located in We Rock the Spectrum Kid's Gym, offers Melissa and Doug toys and other sensory/therapeutic materials for purchase. WRTS Apparel and other promotional items are sold there as well.

Vending Machines: We plan to purchase a combination Healthy Snack and Bottled Water/Healthy Drink vending machine as it will be an additional source of revenue and convenience.

Location: We are currently looking to lease a property in the Northwest Suburbs of Chicago with a minimum of 3200 square feet but no more than 4000 square feet of space on one level with ADA compliant bathrooms, minimum of 9 ½ foot ceiling height, and a small kitchenette area. We are looking for a property with accessibility via public transportation as well as sufficient parking.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

MARKETING PLAN

MARKET RESEARCH

According to Autism Speaks, "Autism spectrum disorder (ASD) and Autism are both general terms for a group of complex disorders of brain development. These disorders are characterized, in varying degrees, by difficulties in social interaction, verbal and nonverbal communication and repetitive behaviors. With the May 2013 publication of the DSM-5 diagnostic manual, all autism disorders were merged into one umbrella diagnosis of ASD. Previously, they were recognized as distinct subtypes, including Autistic Disorder, Childhood Disintegrative Disorder, Pervasive Developmental Disorder-Not Otherwise Specified (PDD-NOS) and Asperger Syndrome.

ASD can be intellectual associated with disability, difficulties in motor coordination and attention and physical health issues such as sleep and gastrointestinal disturbances. Some persons with ASD excel in visual skills, music, math and art.

On March 27, 2014, the Centers for Disease Control and Prevention (CDC) released new data on the prevalence of Autism in the United States. This surveillance study identified 1 in 68 children (1 in 42 boys and 1 in 189 girls) as having Autism Spectrum Disorder (ASD). Autism prevalence figures are growing and Autism is the fastest growing developmental disorder in the United States. Autism costs a family $60,000.year on average. There is no known cure for Autism. Total 2012 National Institute of Health (NIH) budget: $30.86 billion dollars of which only 0.55% ($169 million) goes directly for autism research. (www.autismspeaks.org)

Recent literature indicates parent reported Autism Spectrum Disorder is now 1 in every 50 children.

Additionally, statistics report that a minimum of 1 in 20 children in the United States have Sensory Processing Disorder (SPD). SPD is a neurological disorder in which individuals have difficulty receiving and perceiving sensory input through sights, sounds, touch, tastes, smells, movement and balance, body position and muscle control. Individuals can be affected by SPD alone, or in conjunction with other developmental disabilities. (www.spdfoundation.net)

ADHD affects about 4.1% American adults age 18 years and older in a given year. The disorder affects 9.0% of American children age 13 to 18 years. Boys are four times at risk than girls. Studies show that the number of children being diagnosed with ADHD is increasing, but it is unclear why. (www.nimh.nih.gov)

As a professional working in the area of special needs education for the past 13 years, I have firsthand knowledge and the ability to conduct informal research amongst the special needs parent community. We also have firsthand relationships with the North West Suburban Special Recreation Association, Northwest Suburban Special Education Organization, Special Olympics. The general consensus is that children with special needs are in dire need of a facility that will enhance cognitive, social and physical development while they learn, play and develop strategies that will help them self-regulate, organize and calm their systems. There is a vital need for a safe, structured environment outside of the school and clinical setting that allows children with special needs to socialize and explore.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

PRODUCT

"Finally, a place where you never have to say 'I'm sorry' "is the WRTS Kid's Gym slogan.

This gym is a welcoming, safe, nurturing and fun environment for all children. Parents/Caregivers will feel comfortable bringing their children to the gym knowing the children will not be judged or criticized. The child can be free to be themselves. No one has to apologize for a child who is having a meltdown, nor will anyone be asked to leave because of such behavior. A child learning to use their words to communicate wants and needs or is developing skills for appropriate interaction with peers and adults will feel accepted not alienated. Behaviors not tolerated in other settings may very well be the norm at WRTS Kid's gym.

Families will enter the gym through the front entryway, which will have space for shoes and cold weather apparel. Then, they will proceed to The Rock Shop, where Melissa and Doug developmental toys and sensory/therapeutic materials will be available for purchase. They will purchase gym passes or memberships at the front desk. Families will enter the main gym area through a main gate. This is a safety feature, as many children with Autism Spectrum Disorder exhibit fleeing behavior.

The main gym area is considered a gross motor sensory area. It will be equipped with a large metal apparatus in the center, which will be used for hanging a variety of interchanging swings, including bolster, platform, and hammock swings for vestibular and proprioceptive input. The main gym area will also have a large, springfree trampoline with safety enclosure net (for building leg and core strength), a zip line (for stress release and joint and body relaxation) into a crash pit (for fun, motor planning, and strength), a climbing apparatus and a rope wall (for climbing and increasing playground skills).

There will be a fine motor sensory area. There will be approximately three child sized tables with six chairs per table. This area will provide sensory input and will assist with improving fine motor skills, fostering creativity and for improving hand-eye coordination and attention span through play with paint, play dough, puzzles, crafts, coloring, beads, blocks etc.

Additional space will be provided to hold various classes (children's fitness, yoga, dance, storytime, social skills etc.) Either as a separate room or a zone in the main gym area, we will incorporate a quiet area with bean bag chairs, various compression items, calming music, white noise machine, aromatherapy and books if there is a need to de-stimulate.

CUSTOMERS

The principal market for the service offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, and any age for children with special needs as well as, parents seeking play centers with activities and assistance in strength building, sensory processing, behavior modification, self-care skills and/or social interactions for their children. The market for children's gyms around Chicago is well developed but does not serve the special needs community well.

We are expecting that our primary customers will come from throughout Cook, DuPage and Lake County and possibly, parts of Indiana and Wisconsin.

The customer group will have children, either neuro-typical, special needs or a combination of both. The customer group will be middle to upper class. Lower class customers will be eligible to apply for scholarships for their special needs children to attend the gym and its classes through our non-profit, MBRTS.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

COMPETITION (See Addendum Re: In-Depth Cost & Service Comparison)

WRTS Kid's Gym will compete with other businesses that provide play and party centers, strength building and/or social interactions, both as stand-alone businesses and/or part of schools, adult fitness centers and nonprofit centers. The following are local children's gyms and/or play/party centers:

The Zone, 550 E. Business Center Drive, Mt. Prospect, IL 60056

Party Time Palace, 723 W Golf Road, Des Plaines, IL 60016

Adventure Playland, 990 Mount Prospect Plaza, Mt. Prospect, IL 60056

Pump It Up Glenview, 1857 Elmdale, Glenview, IL 60026

Funtopia Glenview, 2050 Tower Drive, Glenview, IL 60026

JumpZone Buffalo Grove, 1465 Busch Parkway, Buffalo Grove, IL 60089

RockinJump Buffalo Grove, 950 Busch Parkway, Buffalo Grove, IL 60089

*We have personally attended parties at all 7 facilities listed above and can attest to the shortcomings first-hand with respect to the inabilities to address the needs of the special needs population. The only accommodation made for special needs children was the change to a private party versus party during open play.

NICHE

What sets us apart from the competition? We embrace all children but CATER to the special needs population. We provide unique, occupational therapy gym equipment not the standard playground equipment, inflatables, video and arcade games that are commonplace. We provide specialized equipment that would typically only be utilized in a clinic setting and/or for those with the means to afford $150.00 per hour for specialized therapies. We provide an atmosphere that will not alienate but embrace the unique wants and needs of those with ASD, ADHD, SPD, Down Syndrome and other disabilities. Behaviors not tolerated in other settings may very well be the norm at WRTS Kid's gym.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

We intend to be full-time owner operators. We have the education and professional and personal experience which we believe affords us the ability to set ourselves apart from the competition. With Mary Alice's clinical training and supervisory background, coupled with Hugh's strong background in fiscal and personnel management, a WRTS Kid's Gym is a perfect fit for us.

We will have a strong presence in the business community, as well as strong political affiliations with legislators who have consistently supported programs for the special needs community. We will have trained staff who will be educated on issues related to the special needs population. We plan to develop business relationships with the local colleges as well as local special needs schools and programs to coordinate staffing. We have a built-in support system of the franchisor and other franchisees. We will be the first to open in the Chicagoland area and the second to open in Illinois, as WRTS Kid's Gym Edwardsville opened in late June 2017.

MARKETING STRATEGY

We will be a sponsor of and have a physical presence at the Walk Now for Autism Speaks in Chicago on May 12, 2018. During the event, we will distribute brochures, give away WRTS promotional items, and compile names and email addresses of potential customers to help with direct marketing.

We will network through established professional relationships (the local Autism Speaks Field Development Director, occupational, speech, pediatric physical and ABA therapists, Special Education teachers, Early Intervention professionals, Illinois Dept. of Education Committee on Special Education Preschool (CPSE) Coordinators and established informal networks of parents with special needs children.

We will utilize ATAK Interactive to establish the WRTS-Chicago website as well as all Social Media (Facebook, Instagram, Twitter and Pinterest) accounts specific to our WRTS location.

We will distribute brochures to all the local Early Intervention Agencies, Special Education Preschools, Special Education Programs/Schools (public and private), Pediatricians (Developmental and General), Pediatric Neurologists, local Speech, Occupational and Physical therapy providers and attend/sponsor local Special Needs Fundraisers.

We will host a Grand Opening event in which WRTS Corporate staff will physically attend and assist in coordinating the festivities. WRTS Corporate also publicizes "Coming Soon" information on all their social media outlets and flyers.

We will join the local Chamber of Commerce. We will advertise in local publications such as Chicago Parent Magazine and the local newspapers: Daily Herald, Chicago Tribune and Chicago Sun-Times. We will seek out local businesses that are known to us to establish a cross marketing campaign in which both businesses simultaneously advertise on websites, flyers and provide offers between the businesses. (No exchange of money is required.)

Once the WRTS-Chicago Gym is opened, customers will register their email addresses with us through our Mind-Body Software (bookkeeping). Email bursts will be sent out periodically, as well as prior to special events such as seasonal camps/activities. Also, the WRTS-Chicago will have a monitor with an instant Twitter feed generated in which children will enjoy seeing their pictures on the monitor and the public will see how much fun the children are having at the gym.

Advertising and promotional costs are initially covered until the Grand Opening through our franchise fee. Following the Grand Opening, we estimate approximately $500.00 monthly on advertising/promotions.

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

OPERATIONS and MANAGEMENT

We will be co-owner operators. The hours of operation will be Monday -Friday 10am-7pm and Saturdays and Sundays 9am-6pm. Mary Alice will open and close the facility and we will both overlap for 6-8 hours of each weekday business day. We plan on hiring a minimum of three part-time staff members and utilizing college student volunteers to assist and oversee the children on the equipment. We plan establish a symbiotic relationship with the Northwestern University to collaborate student internships with staffing to needs on the undergraduate and graduate level. We will also look to work with Avenues to Independence - Park Ridge to provide job opportunities to those individuals with developmental disabilities that require a low level of support.

As of now, based upon demographic data, the gym will be open most holidays with the exception of Easter, Thanksgiving, and Christmas.

EXPERIENCE AND EDUCATION

Mary Alice has a Master's Degree in Communication Sciences and Disorders from Nova Southeastern University. She has worked primarily in the public school setting with both regular education students and special education students with a variety of diagnoses. She has supervised many graduate student clinicians from various universities and has served on many district-wide committees. (Please see resume addendum.)

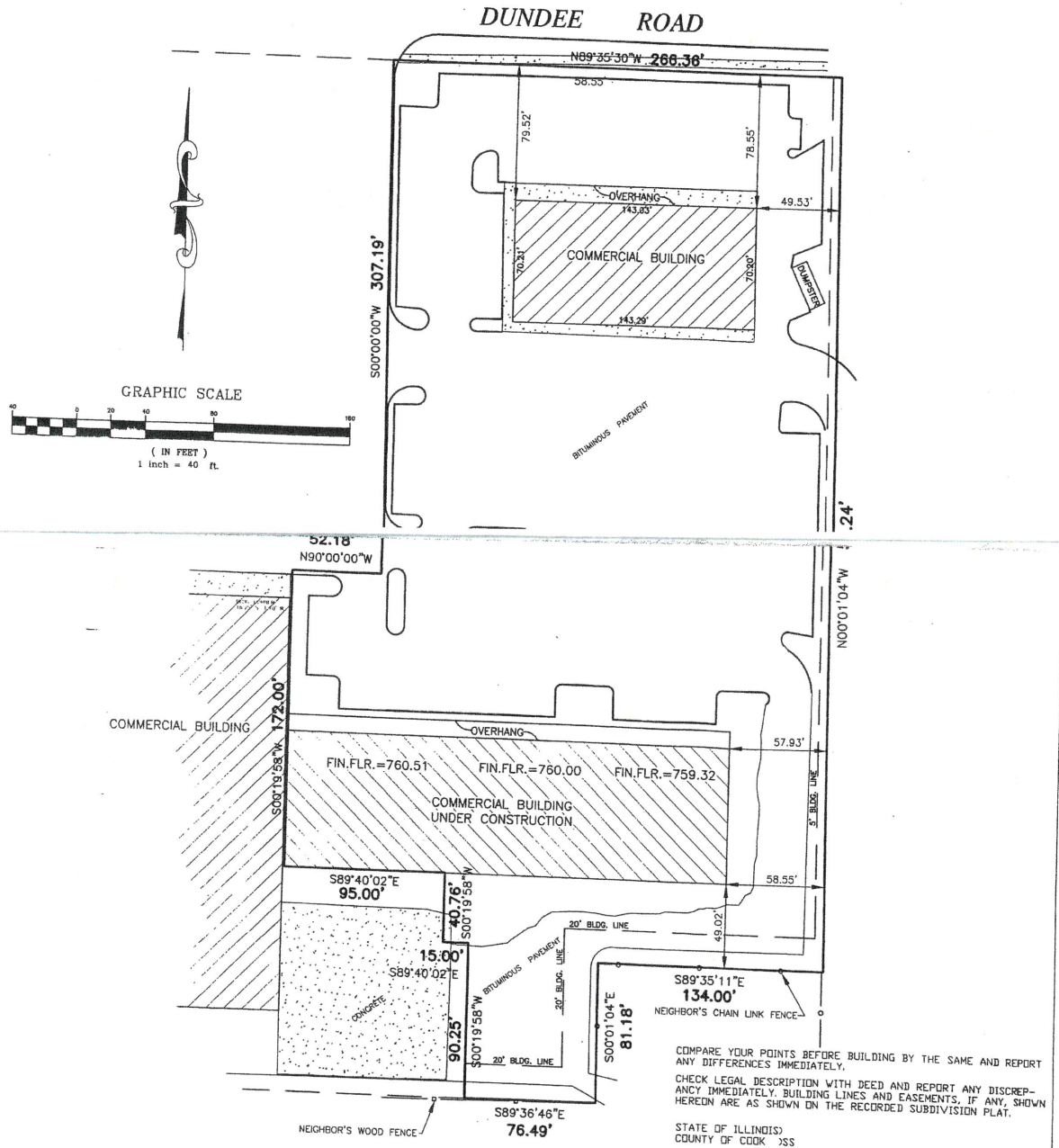
Hugh has a Bachelor's Degree in Civil Engineering from Penn State University. He has coordinated road and bridge construction projects ranging from $500k-$2 million, often two per year. His efficiency has kept both his road projects and his engineering costs under budget. (Please see resume addendum.)

Attachment: Business Plan (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

PLAT OF SURVEY

-OF-

LOT 2 IN NORTHWEST SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, WILLIAM C. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS SEPTEMBER 1, 2001

William C. Doland

W.C. DOLAND ENGINEERING, INC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
285 WEST DUNDEE ROAD
PALATINE, ILLINOIS 60074
(847) 991-5088
(847) 934-3427 FAX

Attachment: Plat of Survey (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

Allison Hamilton

Subject Property Address: WRTS
553 E Dundee Rd Palatine IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-046-18 be transferred from Mary Alice & Hugh Gilgunn to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

N/A

I understand that if the Village determines the nature or characteristics of the business will substantia change, a new Special Use may be required.

Attachment: Application (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

Attachment: ORD #O-046-18 - 553 E. Dundee Road (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

ORDINANCE NO. O-46-18

AN ORDINANCE GRANTING A SPECIAL USE AT 553 E. DUNDEE ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 7, 2018

ORDINANCE NO. O-46-18

AN ORDINANCE GRANTING A SPECIAL USE
AT 553 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on April 24, 2018, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an Indoor sports and recreation facility pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance, on the following legally described property:

> Lot 2 in Northwest Shopping Center Subdivision, being a subdivision in the North half of the Northwest quarter of the Northeast quarter of Section 11, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 553 E Dundee Road (PIN# 02-11-200-018)

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

SECTION 1: Special Use to permit an indoor sports and recreation facility pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and business

Attachment: ORD #O-046-18 - 553 E. Dundee Road (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

plan prepared by the petitioner dated 02/27/2018, except such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This 7th day of May, 2018

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 7th day of May, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7th day of May, 2018

Village Clerk

Attachment: ORD #O-046-18 - 553 E. Dundee Road (553 E. Dundee Road - SU Transfer - Indoor Sports and Recreation Facility)

Consider an Ordinance Granting a Special Use for a Medical Office at 423 E. Dundee Road

BACKGROUND:

The Petitioner, Quest Diagnostics, is seeking to relocate their existing clinical laboratory testing and collection center to the vacant health care clinic area within the Jewel Osco store at 423 E. Dundee Road. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

KEY ISSUES:

- The Subject Property, zoned Planned Development (Northwest Shopping Center), contains the existing Jewel Osco store. The leased space is 514 square feet within the 70,866 square foot Jewel Osco store. Per Ordinance #O-033-98 (Planned Development), the uses follow the B-2 District's use list.
- The Petitioner is requesting to relocate from their existing location at 337 E. Northwest Highway, which received Special Use approval in 2008 (#O-050-08).
- Per the business plan, Quest Diagnostics operates specimen collection centers known as Patient Service Centers (PSC's) for the purpose of obtaining clinical specimens for laboratory testing. There are approximately 80 PSC's throughout the Chicago area. The laboratory testing facility is located in Wood Dale, IL.
- The proposed hours of operation are Monday - Friday from 8 AM - 4 PM and Saturday from 8 AM - 12 PM. The anticipated peak hours are 8 AM - 9:30 AM and 3 PM - 4:00 PM. There will be 2 employees for the entire workday.
- The center will have a combination of appointments and walk-ins. Quest currently sees approximately 35 patients per day, but they anticipate an increase to approximately 50 patients per day with the new location.
- The required parking does not increase with the proposed use and should not have an impact on parking.
- An objection email was forwarded to the Village raising questions about accidental contamination from Quest's operations and the retail grocery store. The Petitioner responded that in addition to the use of exclusive and self-contained access to their portion of the tenant space, Quest uses fully licensed companies to appropriately handle and dispose of all such waste generated.

ALTERNATIVES:

1. Approve the Special Use for a medical office.
2. Do not approve the Special Use for a medical office.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting - January 26, 2021
Residents testifying:	None - One objection email was presented to the ZBA, raising questions about contamination within the store and appropriate disposal methods.
Vote:	The ZBA voted to recommend approval of the request 6-0 and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a medical office at 423 E. Dundee Road.

ATTACHMENTS:

- Aerial map
- ORD SU 423 E. Dundee Road
- EXHIBIT - Quest Diagnostics Business Plan
- EXHIBIT - Floor plan
- Letter of objection - 1508 N. Waterbury Circle
- Quest Diagnostic response to letter of objection 1-26-21
- Plat of Survey
- Application
- DRAFT ZBA Minutes 423 E. Dundee Road
- Public Notice

423 E. Dundee Road



Attachment: Aerial map (423 E. Dundee Road - Special Use Medical Office)

ORDINANCE NO. _____
AN ORDINANCE GRANTING A SPECIAL USE
423 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on January 26, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 1 IN NORTHWEST SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1999, AS DOCUMENT 99484020, IN COOK COUNTY, ILLINOIS.

commonly known as 423 E. Dundee Road (02-11-200-017).

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

SECTION 1: Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

Attachment: ORD SU 423 E. Dundee Road (423 E. Dundee Road - Special Use Medical Office)

1. **The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Quest Diagnostics, except as such plans may be changed to conform to Village Codes and Ordinances.**

SECTION 2: **That a copy of the legal description and public notice is attached hereto and form a part of this ordinance.**

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: ORD SU 423 E. Dundee Road (423 E. Dundee Road - Special Use Medical Office)

Quest Diagnostics LLC Special Use Request

Business Case

Quest Diagnostics LLC., an Illinois limited liability company petitions the Village of Palatine for a Special Use Permit to operate a business within the Village of Palatine.

Quest Diagnostics, LLC "Quest Diagnostics" is a clinical reference laboratory performing clinical laboratory testing on specimens ordered by physicians and clinics located in the greater Chicago metropolitan area. The laboratory testing facility is located at 1355 Mittel Blvd., Wood Dale IL 60191.

Quest Diagnostics operates specimen collection centers known as Patient Service Centers "PSC's" for the purpose of obtaining clinical specimens for laboratory testing. Quest Diagnostics has multiple PSC's located throughout the greater Chicago metropolitan area and proposes to establish a specimen collection center within the confines of the Jewel Osco Store located at 423 E Dundee Road, Palatine, IL 60074.

We plan to operate our Patient Service Center, Monday – Friday from 8:00AM to 4:00PM and Saturday 8a-12p. The facility will be staffed by up to two employees for the entire workday. Our patient flow will be a combination of scheduled appointments and walk-ins. We are seeing ~ 35 patients/day at the existing facility and look to expand on that by relocating the space to this new location. Peak patient flow is expected to occur from 08:00AM – 09:30AM and from 03:00PM – 4:00PM.

A specimen collection takes approximately 15 minutes per patient encounter: with 20% of our daily encounters to occur during the peak times of our day. With the expected patient flow and our staffing level we anticipate that we will require 4-5 parking spaces during peak times and 1-4 parking spaces during non-peak times. Many of these patients would be patrons of the Jewel Osco store as well.

We anticipate a growth of patient volume as our business becomes more established in this center. Our lease is scheduled to be 3 years and we expect our patient volume will increase to the level of ~50 patients per day. If volume grows greater than anticipated, we will incrementally increase our staffing levels accordingly to help manage the patient volume at this elevated level.

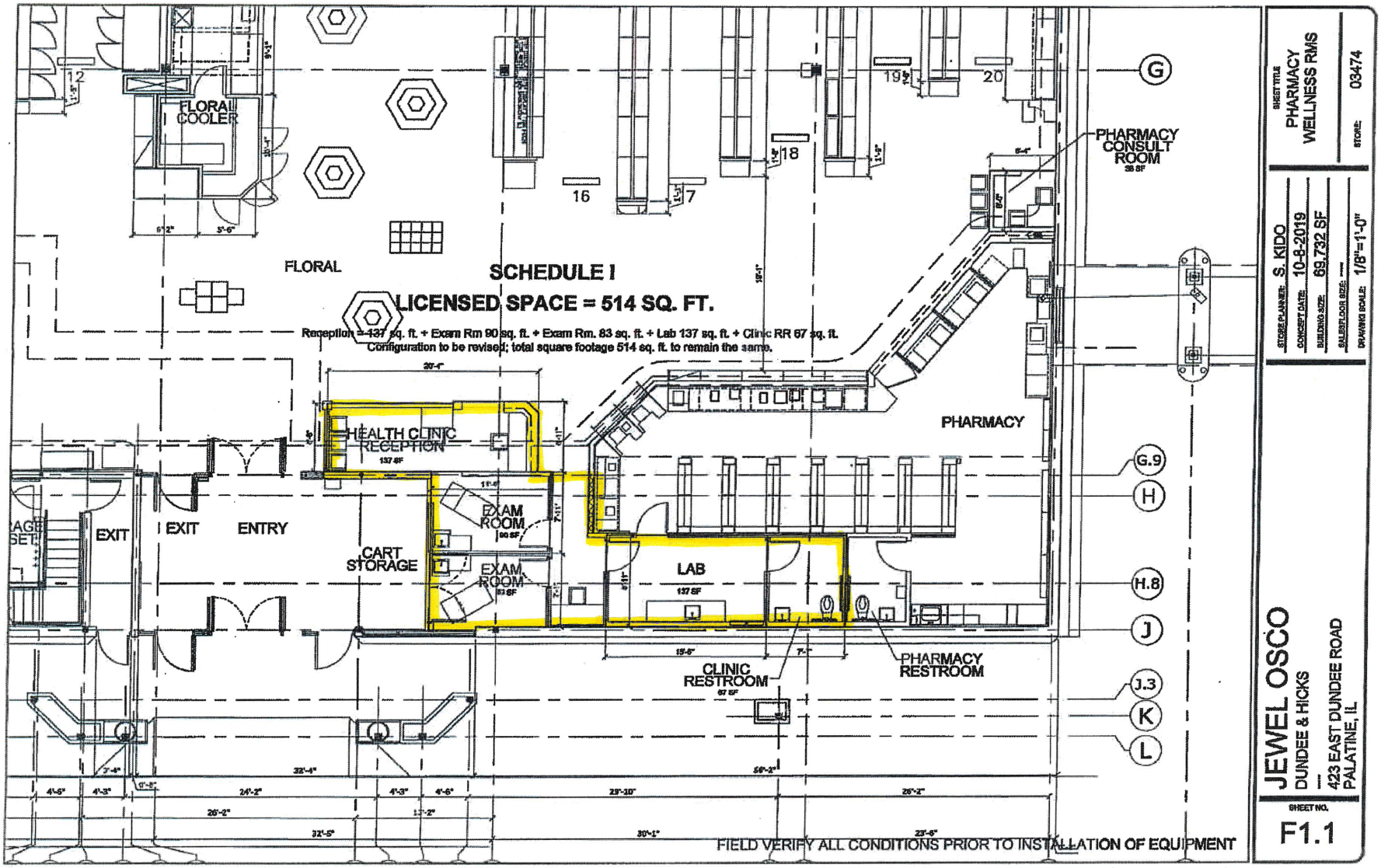
As our patient volume increases over the term of our lease, our need for increase in our parking spaces would rise slightly since a certain faction of these patients would also be patrons of the Jewel Osco store.

Quest Diagnostics is the nations leading provider of diagnostic testing, information and services to patients, physicians, hospitals, health plans, pharmaceutical companies, employers and government agencies. The testing performed on specimens helps doctors

Attachment: EXHIBIT - Quest Diagnostics Business Plan (423 E. Dundee Road - Special Use Medical Office)

diagnose, treat, and monitor disease. It also enables employers to detect workplace drug abuse as well as supports pharmaceutical companies in clinical trials of new drugs word wide.

Attachment: EXHIBIT - Quest Diagnostics Business Plan (423 E. Dundee Road - Special Use Medical Office)



Attachment: EXHIBIT - Floor plan (423 E. Dundee Road - Special Use Medical Office)

Katie Rivard

From: Karen Golevicz
Sent: Monday, January 25, 2021 4:54 PM
To: Katie Rivard
Subject: 423 E. Dundee Road - Jewel Osco (02-11-200-017)

Hi Katie,

I received a notice regarding a proposed Quest Diagnostics Lab to be relocated within the Jewel Osco store at 423 E. Dundee Rd.. I am unable to attend the Public Hearing on January 26, 2021.

I am opposed to having the lab within the Jewel Osco store. To have a facility that collects bodily fluids, processes them and disposes of them within the same store where groceries are purchased is not a good idea. There would be too many opportunities for accidental contamination. Please deny the request for this permit.

Sincerely,

Karen Golevicz
1508 N. Waterbury Circle
Palatine, IL 60074

Attachment: Letter of objection - 1508 N. Waterbury Circle (423 E. Dundee Road - Special Use Medical Office)

Katie Rivard

From: Belles, Mark R <Mark.R.Belles@questdiagnostics.com>
Sent: Tuesday, January 26, 2021 3:20 PM
To: Katie Rivard
Cc: Sparta, Wendi A; Beltzer, Cynthia X; Thaden, Joshua M; Williams, Bill R
Subject: RE: Quest public hearing tonight

Hi Katie…here is our response to the concern raised regarding our Special Use permit application.

> Quest Diagnostics has multiple sites currently in "store in store" settings (Walmart, Safeway/Albertson's). This is something that we have experience in. The Manager for this territory has three similar store settings already in IL, not far from Palatine. The space to be utilized is an exclusive, self-contained setting and access is restricted. We have fully licensed companies contracted to handle any waste generated. We also have Quest Couriers trained in managing the In-Store process that discreetly pick up the prepared samples.
>
> Quest Diagnostics is a nationally recognized leader in the clinical laboratory field. Jewel Osco has agreed to have this type of operation in their stores and has multiple Quest Diagnostics sites around the country with this design, with the initial startup of this arrangement in 2016. The Palatine location would not be a trial program. The operational processes are already proven to be effective, safe, and convenient for our patients, who are often Jewel Osco customers. Additionally, many big box stores now have health clinics/pharmacies that see patients and also collect blood/give injections.

Thank you,
Mark

Mark R. Belles
Lease/Facilities Specialist

Quest Diagnostics | **Action from Insight** | 2115 Stanley Gault #125, Louisville, KY 40223 USA | **phone** 502.523.7257 | Mark.R.Belles@questdiagnostics.com | QuestDiagnostics.com

For the latest information on COVID-19 testing, please visit our website:
For healthcare providers: QuestDiagnostics.com/home/Covid-19/HCP/
For patients: QuestDiagnostics.com/home/Covid-19/Patients/

From: Belles, Mark R
Sent: Tuesday, January 26, 2021 2:27 PM
To: Katie Rivard <KRivard@palatine.il.us>
Cc: Sparta, Wendi A <Wendi.A.Sparta@questdiagnostics.com>; Beltzer, Cynthia X <Cynthia.X.Beltzer@questdiagnostics.com>; Thaden, Joshua M <Joshua.M.Thaden@questdiagnostics.com>
Subject: RE: Quest public hearing tonight

We are working on the response and should have something a bit later this afternoon.

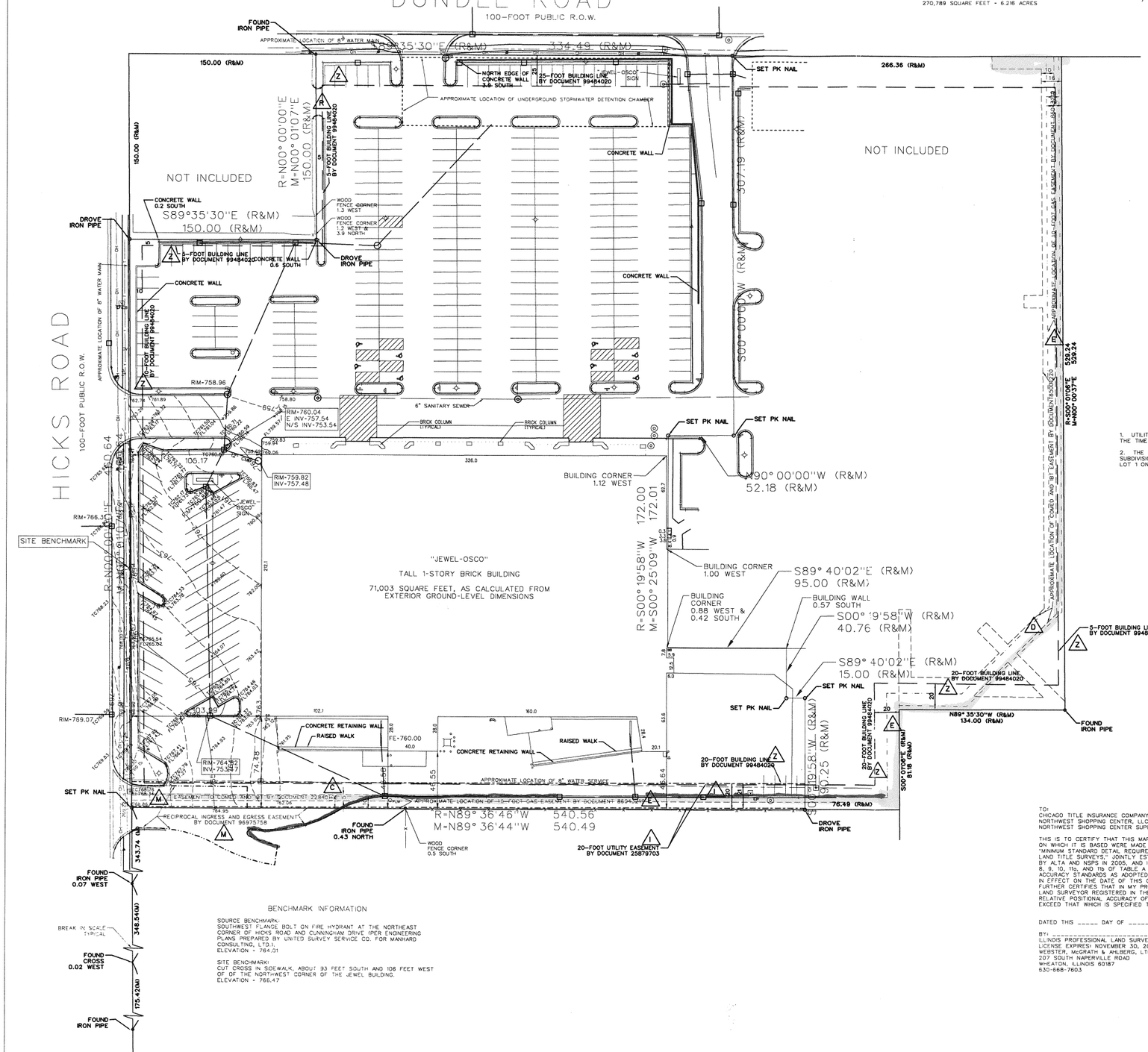
Thank you,

Attachment: Quest Diagnostic response to letter of objection 1-26-21 (423 E. Dundee Road - Special Use Medical Office)

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOT 1 IN NORTHWEST SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HLAF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1999, AS DOCUMENT 99484020, IN COOK COUNTY, ILLINOIS.

COOK 11-42-10



SCHEDULE B SURVEY EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPNAY COMMITMENT NO. 1410 008366991 UL, WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007)

C — EASEMENT TO COMMONWEALTH EDISON AND ILLINOIS BELL BY DOCUMENT 22840106 IS SHOWN HEREON PER THE PLAT OF NORTHWEST SHOPPING CENTER SUBDIVISION, RECORDED AS DOCUMENT 99484020.

D — EASEMENT TO COMMONWEALTH EDISON AND ILLINOIS BELL BY DOCUMENT 85001220 AFFECTS LOT 2 ONLY, BUT IS SHOWN HEREON IN ITS APPROXIMATE LOCATION ONLY. THE SURVEYORS COPY OF SAID DOCUMENT IS DIFFICULT TO READ.

E — EASEMENT TO NORTHERN ILLINOIS GAS BY DOCUMENT 85043219 IS SHOWN HEREON IN ITS APPROXIMATE LOCATION ONLY. THE SURVEYOR'S COPY OF DOCUMENT 85043219 IS DIFFICULT TO READ.

I — UTILITY EASEMENTS TO FERNWOOD HEIGHTS UTILITY COMPANY BY DOCUMENT 20926695 LIE WITHIN THE DUNDEE ROAD RIGHT-OF-WAY, AND UPON PROPERTIES LOCATED EAST OF THE SUBJECT SITE. AN ADDITIONAL UTILITY EASEMENT GRANTED TO THE VILLAGE OF PALATINE BY DOCUMENT 25879703 WHICH AFFECTS THE SUBJECT PROPERTY IS SHOWN HEREON. (NOTE: THIS 20-FOOT EASEMENT ENTIRELY ENCOMPASSES ANOTHER 5-FOOT EASEMENT GRANTED BY THE SAME DOCUMENT. THE 5-FOOT EASEMENT IS NOT SHOWN.)

M — RECIPROCAL INGRESS/EGRESS EASEMENT BY DOCUMENT 96975758 IS SHOWN HEREON.

R — BY DOCUMENT 98369188, A CROSS ACCESS EASEMENT BETWEEN THE "NOT INCLUDED" PROPERTY AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE SUBJECT PROPERTY IS GRANTED "...OVER, UPON, AND ACROSS THE PAVED CURB-CUT, DRIVEWAY, PARKING AISLE AND SIDEWALK AREAS..." IN ADDITION, SAID DOCUMENT GRANTS LOT 1 PARKING RIGHTS UPON THE SUBJECT PROPERTY. HOWEVER, THE SUBJECT PROPERTY DOES NOT HAVE PARKING RIGHTS OVER LOT 1. A CURB-CUT DRIVEWAY IS SHOWN HEREON.

U — DOCUMENT 98863487 CREATES RECIPROCAL ACCESS EASEMENTS OVER THOSE PARTS OF THE "NOT INCLUDED" PROPERTIES, THE SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE EAST "...FOR THE PASSAGE OF VEHICLE OVER AND ACROSS THE CROSS-ACCESS EASEMENT AND THE DRIVEWAY AREAS OF EACH PARTY'S TRACT, AS SUCH AREAS MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE, AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS OF EACH PARTY'S TRACT..." THIS BLANKET EASEMENT IS NOT PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.

Z — BUILDING LINES SHOWN ON THE PLAT OF NORTHWEST SHOPPING CENTER SUBDIVISION, RECORDED AS DOCUMENT 99484020, ARE SHOWN HEREON.

MISCELLANEOUS NOTES

1. UTILITIES SHOWN HEREON ARE LIMITED TO THOSE WHICH COULD BE VISUALLY OBSERVED AT THE TIME OF SURVEY, TOGETHER WITH MAPS AND PLANS PROVIDED BY THE VILLAGE OF PALATINE.

2. THE HEREON REFERENCED TITLE COMMITMENT INCLUDES LOT 2 IN NORTHWEST SHOPPING CENTER SUBDIVISION. THE LEGAL DESCRIPTION CONTAINED IN SAID TITLE HAS BEEN MODIFIED TO REFLECT LOT 1 ONLY.

PARKING SPACE TABLE

THE SUBJECT PROPERTY CONTAINS:
324 REGULAR STRIPED PARKING SPACES
8 HANDICAP STRIPED PARKING SPACES
332 TOTAL STRIPED PARKING SPACES

BENCHMARK INFORMATION

SOURCE BENCHMARK:
SOUTHWEST FLANGE BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF HICKS ROAD AND CUNNINGHAM DRIVE (PER ENGINEERING PLANS PREPARED BY UNITED SURVEY SERVICE CO. FOR MANHARD CONSULTING, LTD.).
ELEVATION = 784.01

SITE BENCHMARK:
CUT CROSS IN SIDEWALK, ABOUT 93 FEET SOUTH AND 106 FEET WEST OF OF THE NORTHWEST CORNER OF THE JEWEL BUILDING.
ELEVATION = 766.47

FLOOD ZONE DESIGNATION

BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS, FOR COMMUNITY NUMBER 175170, MAP NUMBER 17031C0043 F, WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		LIGHT POLE	
STORM MANHOLE		OVERHEAD LIGHT POLE	
STORM CATCH BASIN	E	ELECTRIC MANHOLE	
STORM INLET		TRAFFIC SIGNAL POLE	
FLARED END SECTION		TRAFFIC SIGNAL VAULT	
TRANSFORMER		RAILROAD SIGNAL POLE	
ELECTRICAL BOX		RAILROAD SIGNAL VAULT	
CABLE T.V. BOX		UTILITY POLE	
TELEPHONE BOX	OH	OVERHEAD WIRES	
TELEPHONE MANHOLE	E	UNDERGROUND ELECTRIC	
ELECTRIC METER	G	UNDERGROUND GAS	
GAS METER	T	UNDERGROUND TELEPHONE	
GAS VALVE	C T	UNDERGROUND CABLE T.V	
B-BOX	W	WATER MAIN	
WATER VALVE		SANITARY SEWER	
WATER VALVE VAULT		STORM SEWER	
FIRE HYDRANT	X	FENCE LINE	
POST INDICATOR VALVE		GUARD RAIL	
SIGN		DECIDUOUS TREE	
FLAG POLE		PINE TREE	
R - RECORD DIMENSION		DROVE IRON PIPE	
M - MEASURED DIMENSION		FOUND IRON PIPE	

BUILDING
BLACKTOP
GRAVEL
CONCRETE

TO:
CHICAGO TITLE INSURANCE COMPANY
NORTHWEST SHOPPING CENTER, LLC
NORTHWEST SHOPPING CENTER SUPERMARKET PHASE, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 3, 4, 7a, 7b, 8, 9, 10, 11a, AND 11b OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS _____ DAY OF _____, 2007.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2008
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603

Rev	Date	Description	By
1	4-26-07	FINAL STAKING BY TODD	NPK

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients
207 South Naperville Road Wheaton, Illinois 60187
(630)668-7603 Fax (630)682-1762 Email: wmalld@wmald.com
Design Firm License No. 184-003107

ALTA/ACSM SURVEY

LOCATION: SOUTHEAST CORNER OF DUNDEE AND HICKS ROADS PALATINE, ILLINOIS

PREPARED FOR: JENSEN & JENSEN
2000 SPRING ROAD, SUITE 620
OAK BROOK, ILLINOIS 60523
630-573-1770

JOB:	DATE:	SCALE:
41721	4-13-07	1" = 40'
SURV: TB	DRAWN: TB/NK	DESIGN:
FILE: COOK 11-42-10		SHEET: 1 of 1

$FILE1$ $DATE$ $TIME$

Attachment: Plat of Survey (423 E. Dundee Road - Special Use Medical Office)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 20-78
	Filing Fee:	Notification Deadline:
	ZBA Public Hearing Date: 1/26/21	Village Council Date:

RECEIVED
DEC 2 ? 2020
PLANNING & ZONING DEPARTMENT
date received

PETITIONER(S)
Quest Diagnostics, LLC

Business Name (if applicable)

Subject Property Address
423 E Dundee Road, Palatine, IL 60074

AUTHORIZED AGENT (if applicable)
Wendi Sparta

Business Name (if applicable)
Quest Diagnostics

Address
640 South Washington Street Suite 140

City/State/Zip Code
Naperville, IL 60540

Telephone	Fax	Email
815.529.0299	610.271.8523	Wendi.A.Sparta@QuestDiagnostics.com

Relationship to Petitioner (contractor, architect, etc.)
Territory Manager for Quest Diagnostics

Background Information

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

Relocate a Patient Service Center from 337 W Northwest Highway, Palatine, IL 60067.
Quest Diagnostics collects clinical laboratory samples and submits them for testing at this location.
All samples are safely stored and sent to Quest Diagnostics laboratories for processing.
No testing will be conducted at the location.

Attachment: Application (423 E. Dundee Road - Special Use Medical Office)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ■ Filing Fee of $ 898.00
- ■ Application Form
- □ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ■ Real Estate Interest Disclosure Form (see attached)
- ■ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- □ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The Patient Service Center is an office where patients may come to have blood drawn or to leave urine samples. Expanding consumer access to diagnostic healthcare services where people also shop makes it easier for them to get the quality diagnostic insights they need in a convenient location.

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

The 423 E Dundee Road, Palatine, IL location is an existing Jewel Osco Store. The facility has a vacant health care clinic area that we will be located in. The planned Patient Service Center is an office where patients may come to have blood drawn or to leave urine samples. There is no laboratory work performed on the premises; all samples are safely stored and sent to Quest Diagnostics laboratories for processing.

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

Quest Diagnostics Operations will work to support the diagnostics healthcare needs for patrons of the store. Having an access point for diagnostic healthcare needs for the community will be supportive of the Jewel Osco facility.

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

Attachment: Application (423 E. Dundee Road - Special Use Medical Office)

2. 423 E. Dundee Road

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Floor Plan
4. Quest Diagnostics Business Plan
5. Plat of Survey
6. Public Notice

Sworn in Staff: Ms. Lyn Bremanis

Sworn in petitioner: Ms. Wendy Sparta - Patient Services Manager - 640 S. Washington Naperville, IL

Ms. Wood read into record Objector #1 Letter from Karen Golevicz at 1508 N. Waterbury Circle and Petitioner's Exhibit #7 email from Mark Belles from Quest Diagnostics

Ms. Sparta explained they are requesting a Special Use for Jewel Osco's space to be used as a clinic as used in the past. She spoke to the protocols to ensure it is a safe environment. She stated the lab is regulated by CLEO, CAP and OSHA with annual audits to ensure no hazardous material access to patients. Ms. Sparta spoke to the store in store model that has been used since 2016 and has a proven track record of safe environment in those environments. She stated the space will be contained and restricted to ensure there is no access to the public.

Ms. Wood asked about the business operations.
Ms. Sparta explained it will be the same as their Northwest Highway location. She stated they will have blood and urine collection with no testing on site. She explained samples will be prepared for shipment to Wooddale.

Ms. Wood asked if their space is connected to the pharmacy.
Ms. Sparta explained they have 3 other locations within 40 miles with the same setup. She stated they are next to the pharmacy but are separate.

Ms. Wood asked about the floor plan.
Ms. Sparta explained the lab is where specimens are prepared for shipments. She stated the couriers pick up and place specimens in specially marked containers.

Ms. Wood asked if there is a reason to be in a grocery store.
Ms. Sparta explained it is for convenience being close to home and ability to shop after. She stated they may bring in extra traffic to grocery store.

Attachment: DRAFT ZBA Minutes 423 E. Dundee Road (423 E. Dundee Road - Special Use Medical Office)

Ms. Wood asked for comparable locations.
Ms. Bremanis stated there aren't any in Palatine but there are some in Barrington, Rolling Meadows and Arlington Heights

Discussion other clinics including this location.

Ms. Roth-Wurster asked about hours of seeing patients and pick-up.
Ms. Sparta spoke to the hours being Monday-Friday 8-4 and Saturday 8-12.

Ms. Roth-Wurster asked if pickups are after hours.
Ms. Sparta explained they are usually close to close around 6pm. She further explained the courier would have keyed access to space.

Ms. Roth-Wurster asked if it will be similar to Quest on Northwest Highway.
Ms. Sparta answered yes.

Ms. Wood asked where the other locations are.
Ms. Sparta stated they have location in Walmart in Round Lake Beach, Bloomingdale, and Plainfield. She stated it is a footprint that they have seen success in due to the convenience.

Ms. Wood asked if this location will be the same business plan.
Ms. Sparta answered yes.

Discussion on other similar locations.

Ms. Wood asked if any other locations have any problems
Ms. Sparta answered no not to her knowledge. She stated her Walmart locations have been very successful.

Ms. Wood asked how many square feet.
Ms. Sparta answered approximately 514 square feet.

Ms. Bremanis gave a brief overview stating it is a Planned Development that follows the B-2 standards so they are required to get a Special Use. She referred to the PowerPoint slides showing the floor plan and location of the lab and the entrance on the existing conditions slides.

Mr. Cavanaugh referred to the floor plan and asked if there is access from pharmacy to space.
Ms. Sparta answered no explaining the floor plan on slide is existing and they will modify to make the space exclusive.

STAFF RECOMMENDATION:
The Subject Property contains a Jewel Osco with an existing pharmacy and health care clinic area within the store. Quest Diagnostics is requesting to occupy the vacant clinic area to continue the operation of an existing clinical laboratory

Attachment: DRAFT ZBA Minutes 423 E. Dundee Road (423 E. Dundee Road - Special Use Medical Office)

testing and collection center located 337 W. Northwest Highway. As the Petitioner is filling a vacant clinic area previously used for similar purposes, Staff does not have any concerns with the business operations, and the proposed use would not have an impact on parking. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. **The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Quest Diagnostics, except as such plans may be changed to conform to Village Codes and Ordinances.**

There were no further questions. The public hearing was closed.

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh.

DELIBERATIONS:

Mr. Larson stated it meets the standards and will be operated in a manner consistent with the public health safety and welfare and will have no negative impact on the area. He stated the area is hidden in the corner right by door in the non-food area of store. Mr. Larson stated there used to be a clinic in this location where sick people would go.

Mr. McGinn stated Quest has extensive experience. He stated clinics are more often seen in grocery stores and Walmart. He stated this is common and meets the standards.

Ms. Wood stated after looking at the operations it makes sense. She stated they will operate in a manner consistent to the public health safety and welfare. She stated Quest has a great track record at other locations and are commonly popping up in other stores. Ms. Wood pointed out it is located on the Osco side so makes sense and will not have a negative impact on properties.

Ms. Roth-Wurster agreed. She stated Quest is organized and has had no problems with their other locations.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 1, 2021.

Attachment: DRAFT ZBA Minutes 423 E. Dundee Road (423 E. Dundee Road - Special Use Medical Office)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 26, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
The property is commonly known as 423 E. Dundee Road – Jewel Osco (02-11-200-017).
The Petitioner, Quest Diagnostics, LLC, is proposing to relocate their existing clinical laboratory testing and collection center to the vacant health care clinic area within Jewel Osco.
The above petition has been filed by Quest Diagnostics, LLC (Agent: Wendi Sparta) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-78
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 11th day of January, 2021
Published in Daily Herald January 11, 2021 (4556857)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Holl St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/11/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Authorized Agent

Control # 4556857

Attachment: Public Notice (423 E. Dundee Road - Special Use Medical Office)

Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 309 E. Northwest Highway

BACKGROUND:

The Petitioner is requesting to open a new restaurant, Modun Japanese Restaurant, in Palatine Plaza. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a restaurant; and

2) Variation of 12 additional parking spaces to allow a shopping center (Palatine Plaza) to have 592 parking spaces instead of the minimum required 604 parking spaces.

KEY ISSUES:

- The Subject Property, zoned B-2 - General Business District, contains the existing Palatine Plaza shopping center and associated parking.
- The suject tenant space contains 1,850 square feet, while the entire shopping center contains a total of 47,483 square feet. The space is currently unoccupied, but formerly contained Monika's Deli.
- In conjunction with the requested approval for the restaurant, the Petitioner has also applied for a liquor license.
- The proposed hours of operation are daily from 9 AM to 11 PM.
- There will be 11 initial employees, with an anticipated increase to 13 employees over two years.
- The proposed floor plan indicates 30 seats.
- Per Code, the restaurant requires 19 spaces using the 1 space/100 square foot requirement. The plaza currently has 562 spaces, with an active parking variation of 30 spaces in place for Planet Fitness.
- The proposed restaurant would require an additional variation of 12 parking spaces.

Business	Parking Requirement	Square footage	Total Required spaces
Proposed Modun	**1/100 sq. ft.**	**1,850 sq. ft.**	**19**
Proposed Planet Fitness	30% of maximum occupancy	18,840 sq. ft.	100
Medical office	1/300 sq. ft.	7,628 sq. ft.	25
Brown's Chicken	1 per 2.5 seats (1/100 sq. ft.)	1,825 sq. ft. (22 seats)	18
Retail	1/300 sq. ft.	122,419 sq. ft.	408
Dairy Queen	1/100 sq. ft.	1,850 sq. ft.	19
Subway	1/100 sq. ft.	1,495 sq. ft.	15
		Total req. parking	**604**
Total parking provided		Existing	**592 parking spaces total with 562 spaces with existing Variation of 30 spaces**
		Number of Spaces required above the current parking variation:	**12**

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a restaurant.
2. Do not approve the Special Use and Variation to permit a restaurant.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 26, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Special Use and Variation to permit a restaurant. Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use and Variation to permit a restaurant at 309 E. Northwest Highway.

ATTACHMENTS:

- Aerial map
- ORD SU VAR 309 E. Northwest Hwy

- EXHIBIT - Floor Plan
- EXHIBIT - Business Plan
- Menu
- Plat of Survey
- Application
- Draft ZBA Minutes 2-26-21
- Public Notice

309 E Northwest Highway



Attachment: Aerial map (309 E Northwest Hwy - SU VAR Restaurant)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
309 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on January 26, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance and Variation to permit 592 parking spaces instead of the required 604 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of

Attachment: ORD SU VAR 309 E. Northwest Hwy (309 E Northwest Hwy - SU VAR Restaurant)

land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning. ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 309 E Northwest Highway (02-14-101-009-0000)

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

SECTION 1: A Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance and Variation to permit 592 parking spaces instead of the required 604 parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use and Variation shall substantially conform to the business plan and the floor plan submitted by the Petitioner on 12/29/20 except as such plans may be changed to conform to Village Codes and Ordinances.

SECTION 2: That a copy of the public notice is attached hereto and form a

Attachment: ORD SU VAR 309 E. Northwest Hwy (309 E Northwest Hwy - SU VAR Restaurant)

part of this ordinance.

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: ORD SU VAR 309 E. Northwest Hwy (309 E Northwest Hwy - SU VAR Restaurant)

REMODELING OF SPACE 23
PALATINE PLAZA
SWC NORTHWEST HYW & HICKS ROAD
PALATINE, ILLINOIS

RECEIVED
DEC 29 2020
VILLAGE OF PALATINE

OUTLINE SPECS

GYPSUM WALLBOARD

1. WORK INCLUDED: PROVIDE GYPSUM BOARD AND ACCESSORIES AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
2. RELATED WORK: SEE METAL STUD SYSTEM NOTES.
3. AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED, SUBMIT:
   A. MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION.
   B. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
   C. MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICH WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.
4. GYPSUM WALLBOARD:
   A. PROVIDE GYPSUM WALLBOARD COMPLYING WITH FED. SPEC. SS-L-30D. IN 48" WIDTHS AND IN SUCH LENGTHS AS WILL RESULT IN A MINIMUM OF JOINT.
   B. REGULAR WALLBOARD: PROVIDE TYPE III, GRADE R, CLASS 1, ASTM C36, 5/8" THICK EXCEPT AS THAT BE SHOWN OTHERWISE ON THE DRAWINGS.
   C. FIRE-RETARDANT WALLBOARD: PROVIDE TYPE III, GRADE X, CLASS 1, ASTM C36, 5/8" THICK, OR AS INDICATED.
   D. WATER-RESISTANT WALLBOARD: PROVIDE TYPE VII, GRADE W, GR X AS REQUIRED, CLASS 2, ASTM C630, 5/8" THICK EXCEPT AS THAT BE SHOWN OTHERWISE ON THE DRAWINGS.
   E. FOIL-BACKED WALLBOARD: PROVIDE AS SHOWN ON THE DRAWINGS.
   F. EXTERIOR GYPSUM CEILING BOARD: ASTM C931, 5/8" THICK EXCEPT AS MAY BE SHOWN OTHERWISE ON THE DRAWINGS.
5. METAL TRIM TO BE ZINC-COATED STEEL NOT LIGHTER THAN 26 GAUGE, COMPLYING WITH FED. SPEC. QQ-S-775, TYPE I, CLASS F.
6. CASING BEADS TO BE CHANNEL-SHAPE WITH AN EXPOSED WING, AND CONCEALED WING NOT LESS THAN 1/8" WIDE. THE EXPOSED WING MAY BE COVERED WITH PAPER CEMENTED TO THE METAL, BUT SHALL BE SUITABLE FOR JOINT TREATMENT.
7. CORNER BEADS: TO BE ANGLE SHAPE WITH WINGS NOT LESS THAN 7/8" WIDE AND PERFORATED FOR NAILING AND JOINT TREATMENT, OR WITH COMBINATION METAL AND PAPER WINGS BONDED TOGETHER, NOT LESS THAN 1-1/4" WIDE AND SUITABLE FOR JOINT TREATMENT.
8. EDGE BEADS FOR USE AT PERIMETER OF CEILINGS SHALL BE ANGLE SHAPE WITH WINGS NOT LESS THAN 3/4" WIDE. PROVIDE CONCEALED WING PERFORATED FOR NAILING AND EXPOSED WING EDGE FOLDED FLAT. EXPOSED WING MAY BE FACTORY FINISHED IN WHITE COLOR.
9. CONTROL JOINTS: PER MANUFACTURER'S RECOMMENDATIONS, ON AS INDICATED OR REQUIRED.
10. PROVIDE A JOINTING SYSTEM INCLUDING REINFORCING TAPE AND COMPOUND DESIGNED AS A SYSTEM TO BE USED TOGETHER AND AS RECOMMENDED FOR THIS USE BY THE MANUFACTURER OF THE GYPSUM WALLBOARD APPROVED FOR THIS USE BY THE MANUFACTURER OF THE SYSTEM.

VINYL TILE

1. ALL VINYL TILE & BASE INSTALLED PER MANUFACTURING RECOMMENDATIONS. CONTRACTOR.
2. VINYL FLOOR TILE SHALL BE ARMSTRONG 12"x12"
3. VINYL BASE SHALL BE 4" COVED VINYL.

SUSPENDED CEILING

1. THIS WORK INCLUDES SUSPENDED CEILING FRAMING WORK AS INDICATED ON THE DRAWINGS, SPECIFIED HEREIN OR REQUIRED FOR A COMPLETE INSTALLATION INCLUDING THE FOLLOWING:
   A. FRAMING FOR GYPSUM BOARD CEILINGS.
2. RELATED WORK SPECIFIED ELSEWHERE:
   A. ACOUSTICAL PANELS - ARMSTRONG BHASTA OR EQUAL (CLASS 1 F.S.R.)
   B. LIGHT FIXTURES
   C. GYPSUM BOARD WORK
   D. MECHANICAL DIFFUSERS AND REGISTERS
   E. FIRE SPRINKLER HEADS
   F. FRAMEWORK FOR ACOUSTICAL PANEL CEILING.
3. HANGER WIRE: #10 GALVANIZED, MIN.: USE #8 FOR CORNER SUPPORT FIXTURES AND AT ACCESS PANELS.
4. RUNNER CHANNELS: 1-1/2" HIGH, CAPABLE OF SUPPORTING WEIGHT OF GYPSUM BOARD CEILING AND FIXTURES+ COLD-FORMED STEEL.
5. CROSS CHANNEL: 7/8" x 2-3/4" METAL FURRING CHANNELS (ATTACH RUNNER CHANNELS WITH FURRING CHANNEL CLIPS).
6. WALL ANGLES: 1-3/8" x 3/4"
7. ALL PRODUCTS SHALL BE AS MANUFACTURED BY ARMSTRONG U.S. GYPSUM COMPANY OR APPROVED EQUAL.
8. THE METAL SUSPENSION SYSTEM FRAMEWORK INCLUDES THE FURNISHING AND INSTALLING OF HANGERS, NAILER, FURRING CHANNELS ETC. AS INDICATED STRUTS, SUPPORT FRAMES FOR RECESSED LIGHT FIXTURES, AIR DIFFUSERS AND OTHER ACCESSORIES AS REQUIRED FOR SUSPENSION OF CEILINGS, INCLUDING PROVISIONS TO ATTACH WIRE TO OVERHEAD CONSTRUCTION.
9. METHODS FOR INSTALLING THE APPROVED SUSPENSION SYSTEM AND OTHER ACCESSORIES SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND DETAIL DRAWINGS.
10. SUSPENSION SYSTEMS SHALL BE HUNG IN A FLAT LEVEL PLANE AND SECURELY ANCHORED TO WALLS OR OTHER ABUTTING VERTICAL SURFACES, AND AT LEVEL REQUIRED.
11. BEFORE ANY SUSPENDED FRAMEWORK INSTALLATION IS COMMENCED, RECESSED, APPROVED LAYOUTS FOR ELECTRICAL FIXTURES, AIR DIFFUSERS, SPRINKLERS, (AND ANY) AND FIRE SPRINKLER HEADS, AND DETERMINE THE EXACT LOCATION SUCH UNITS IN RELATION TO FRAMING. WHERE THE INSTALLATION OF SUCH FIXTURES REQUIRE SPECIAL FRAMING, DO THIS WORK.
12. SUSPENSION SYSTEM SHALL NOT BE HUNG FROM BRIDGING, DUCT, OR PIPING, WHERE DUCTS, PIPING, ETC. INTERFERE, USE "TRAPEZE" TYPE HANGERS

SCOPE OF WORK:

1. INSTALL NEW GYP. BD. PARTITIONS & DOORS w/ FRAME AS INDICATED.
2. REPLACE EXISTING ACOUSTIC TILE GRID WITH NEW 2'x4' ACOUSTIC TILE GRID & CEILING. ARMSTRONG BHASTA OR EQUAL
3. PAINT WALLS (SMOOTH, NON-ABSORBENT EASILY CLEANABLE MATERIAL) PRIME & 1 COAT-BEN MOORE, NAVAHO WHITE, EGGSHELL FINISH - TO BE SELECTED BY TENANT
4. INSTALL (NON-ABSORBENT, GREASE-RESISTANT AND EASILY CLEANABLE MATERIAL) 12"x12" VINYL TILE FLOORING. (ARMSTRONG #53019) TO BE SELECTED BY TENANT
5. MECHANICAL WORK:
   A. INSTALL NEW EXHAUST HOOD AS REQUIRED.
   B. LOWER EXISTING SPRINKLER HEADS AS REQUIRED BY CODE.
6. ELECTRICAL WORK:
   A. INSTALL ELECTRICAL OUTLETS (HUBBELL OR EQUAL) AND WIRING AS INDICATED.
   B. INSTALL LIGHTS AND WIRING AS INDICATED.
7. PLUMBING WORK
   A. INSTALL NEW PLUMBING FIXTURES TO EXISTING WASTE AND SUPPLY

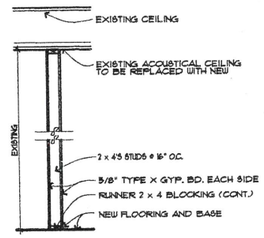
ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG.	CLG. HT.
101	SALES AREA	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.
102	PREPARATION AREA	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.
103	DRY STORAGE	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.
104	OFFICE	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.
105	TOILET	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.
106	MECH. ROOM	VCT	VB	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
107	STORAGE	VCT	VB	PTD	PTD	PTD	PTD	ATC	EXIST.

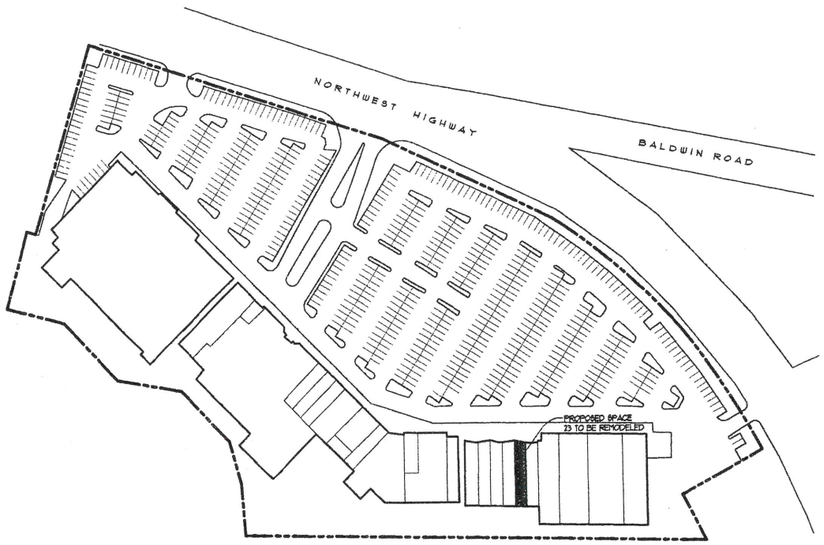
ALL WALL & CEILING FINISHES TO BE CLASS II (0-25 F.S.R.)
ALL FLOOR FINISHES TO BE CLASS I (26-49 F.S.R.)

VINYL TILE: ARMSTRONG 12x12x1/8 GA. STD. GRADE, #53019
ACOUSTIC TILE CLG.- 2'x4' 3/4" ARMSTRONG BHASTA w/ STANDARD SUSPENSION SYSTEM

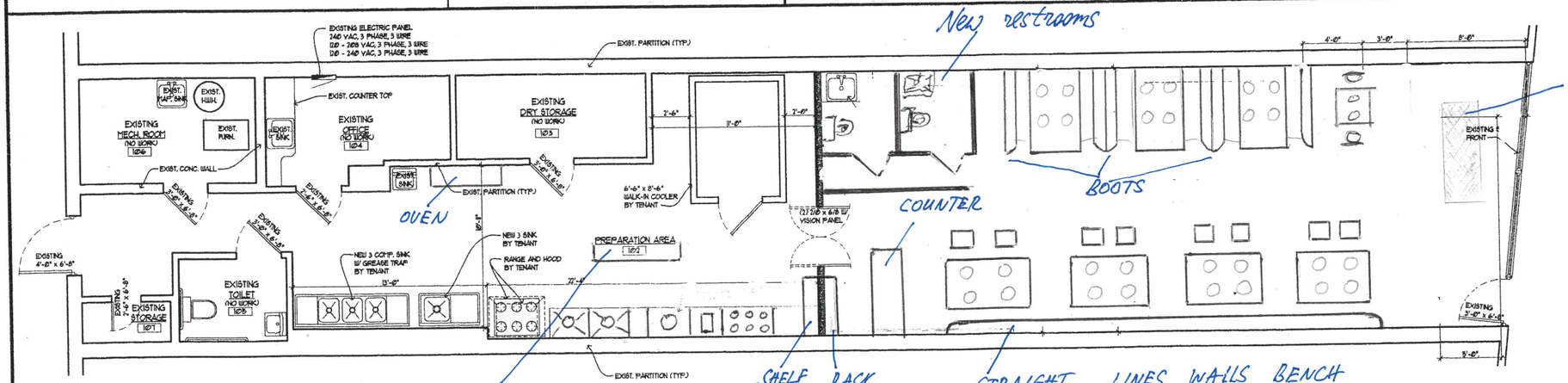
ABBREVIATIONS
VCT - VINYL COMPOSITION TILE
CPT - CARPET
VB - VINYL BASE
PTD - PAINTED
ATC - ACOUSTIC TILE CLG.



PARTITION SECTION (TYP.)
SCALE: 1/2"=1'-0"



KEY PLAN
SCALE: NONE



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

WALL LEGEND:
- EXISTING WALL - NO CHANGE
- NEW PARTITION

VERIFY ALL DIMENSIONS IN FIELD
REPORT ANY DISCREPENCIES TO ARCHITECT BEFORE WORK COMMENCEMENT.

NOTES:
- ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
- ALL INTERIOR FINISHES TO BE: WALLS & CLG - CLASS I (0 TO 25 F.S.R.) FLOORS - CLASS II (26 TO 49 F.S.R.)
- EVERYTHING SHOWN ON THIS PLAN IS EXISTING UNLESS OTHERWISE NOTED.
- THIS SPACE SHALL BE ACCESSIBLE TO THE HANDICAP & COMPLY w/ ADA STANDARDS.

LIST OF DRAWINGS

A-1 FLOOR PLAN AND DETAILS
MEP-1 MECHANICAL ELECTRICAL & PLUMBING PLANS

THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE ZONING, BUILDING CODE OF THE CITY OF PALATINE AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.

SIGNED:
M/A
ARCHITECTS
ILLINOIS REGISTRATION NUMBER : 1-010355
DATE:
LICENSE EXPIRES:

MARK	DATE	REVISIONS / RELEASE
	9 OCT 01	PERMIT SET

REMODELING FOR SPACE 23
PALATINE PLAZA
SWC NORTHWEST HYW & HICKS ROAD
PALATINE, ILLINOIS
MODIFIED FOR: 309 E. NORTHWEST HWY PALATINE

MINISCALCO ASSOCIATES
ARCHITECTS
(708) 957-9323
© 2001 MINISCALCO ASSOCIATES ARCHITECTS

PROJECT #:
PRINT DATE: 10-9-2001

309 E. NORTHWEST HWY PALATINE

Attachment: EXHIBIT - Floor Plan (309 E Northwest Hwy - SU VAR Restaurant)

MODUN JAPANESE RESTAURANT BUSINESS PLAN

Name of restaurant & type of food

Modun is a Japanese restaurant aimed at offering high-quality, moderately priced, healthier dishes using only natural ingredients. Our restaurant will specialize in mostly ramen and noodle soups with a variety of ingredients. Our menu includes the followings:

- *RAMEN SOUP (Beef ramen, Red miso ramen, White miso ramen, Vegetable ramen, Chicken ramen, Tonkatsu ramen)*
- *NOODLE SOUP (Chang Pong noodle, Shrimp tempura udon noodle, Curry Udon)*
- *RICE BOWLS (Buta don-rilled pork over rice), Tuna avocado don, Gyu don -beef tendon over rice, Spicy tuna bowl)*
- *JP STYLE CURRY (Beef curry, Seafood curry, Fried shrimp curry, Curry rice, Sausage curry, Hamburger curry, Pork or Chicken curry, Grilled veggie curry)*
- *RICE DISHES (Egg omellete, Negibuta-grilled pork, Hamburger-JP style burger with rice, Shrimp fried rice)*
- *BENTO BOX (Beef teriyaki & tempura, Chicken teriyaki & tempura, Beef cutlet& tempura)*
- *SHUSHI ROLLS (California roll, Shrimp tempura roll, Spicy tuna roll, Crunchy shrimp roll, Veggie roll, Tontatsu roll)*
- *APPETIZERS*
- *DESSERT (Mochi ice cream, Crepe, Green tea cheesecake)*

Hours of Operation

- *OPEN HOURS:: 9 a.m. – 11 p.m. Monday-Sunday. ORDER OPTIONS: Dining-in, Takeout, Delivery*

Number of Employees

- *In 2021: Estimated total number of employees-11(excluded the owner who will be responsible for the manager's role) Chef-4, Kitchen helper-3, Server-4.*
- *In 2022: Estimated total number of employees-12. General manager-1, Chef-4, Kitchen helper-3, Server-4.*
- *In 2023: Estimated total number of employees-14. General manager-1, Assistant manager-1 Chef-4, Kitchen helper-3, Server-4.*

Estimated number of customers at peak time. Takeout vs. dining-in.

We can serve an estimated 30 customers per hour when we are busy. At full capacity, we can serve 40 dishes per hour. The estimated number of dishes is also used in our projection. 67% of Takeout and 33% of dining-in

Attachment: EXHIBIT - Business Plan (309 E Northwest Hwy - SU VAR Restaurant)

RAMEN

Beef ramen	$12.95
Red miso ramen	$9.95
White miso ramen	$9.95
Vegetable ramen	$11.95
Chicken ramen	$12.95
Tonkatsu ramen	$10.95

NOODLE SOUP

Chang Pong noodle	$10.95
Shrimp tempura udon noodle	$8.95
Curry Udon (beef curry)	$8.95

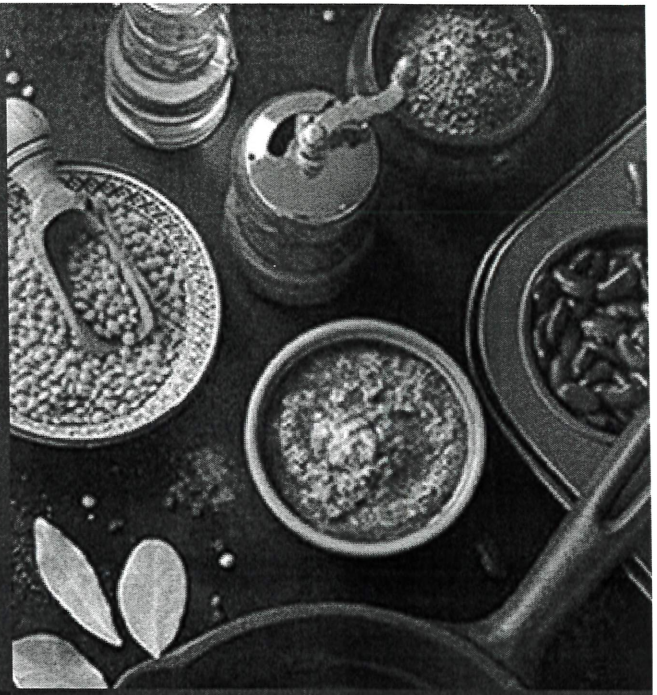
BENTO BOX

Beef teriyaki & tempura	$10.95
Chicken teriyaki & tempura $10.95	
Beef cutlet & tempura	$10.95

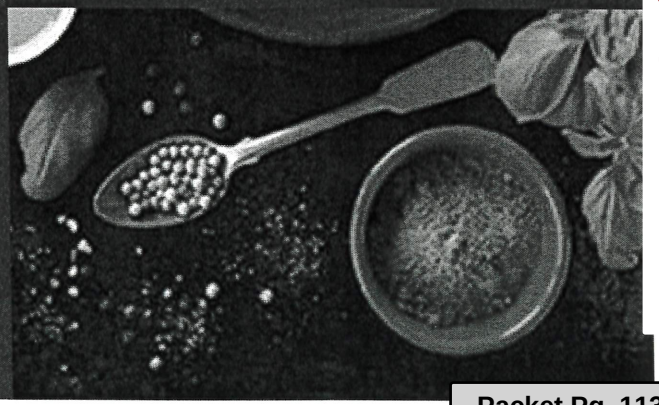
THE PLEASURE OF FINDING THE DIFFERENCE



309 E NORTHWEST HIGHWAY
PALATINE, IL 60067



MODUN JAPANESE RESTAURANT



Attachment: Menu (309 E Northwest Hwy - SU VAR Restaurant)

PDF created with pdfFactory trial version www.pdffactory.com

RICE BOWLS

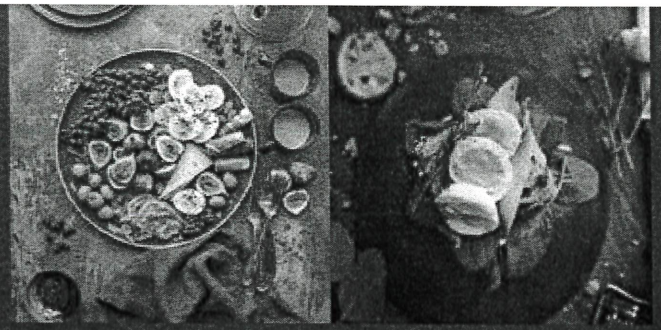
Buta don	$6.95
Tuna avocado don	$10.95
Gyu don	$7.95
Spicy tuna bowl	$5.95

RICE DISHES

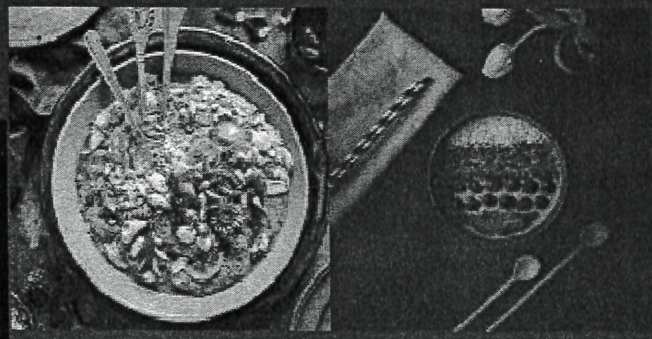
Egg omellete	$8.95
Negibuta (grilled pork, rice)	$9.95
Hamburger (JP style burger with rice)	$10.95
Shrimp fried rice	$8.95

JP STYLE CURRY

Beef curry	$9.95
Seafood curry	$9.95
Fried shrimp curry	$9.95
Curry rice	$9.95
Hamburger curry	$9.95







SUSHI ROLLS

California roll	$6.95
Shrimp tempura roll	$7.95
Spicy tuna roll	$7.95
Crunchy shrimp roll	$12.95
Veggie roll	$6.95
Tontatsu roll	$9.95

APPETIZERS

Gyoza (Fried dumplings)	$5.50
Edamame (hot soybeans)	$4.50
Potato salad	$4.00
Takoyaki (Deepy fry octopus)	$5.50
Pork buns	$3.50
Chicken buns	$3.50
Shishito pepper	$4.50
Age mocha butter (deep fried mocha cracker)	$4.00
Cream croquette (Deep fried grated potato)	$5.50
Fresh vegetable salad	$4.50
Kimchi pork	$5.50
Chicken karaage	$5.50

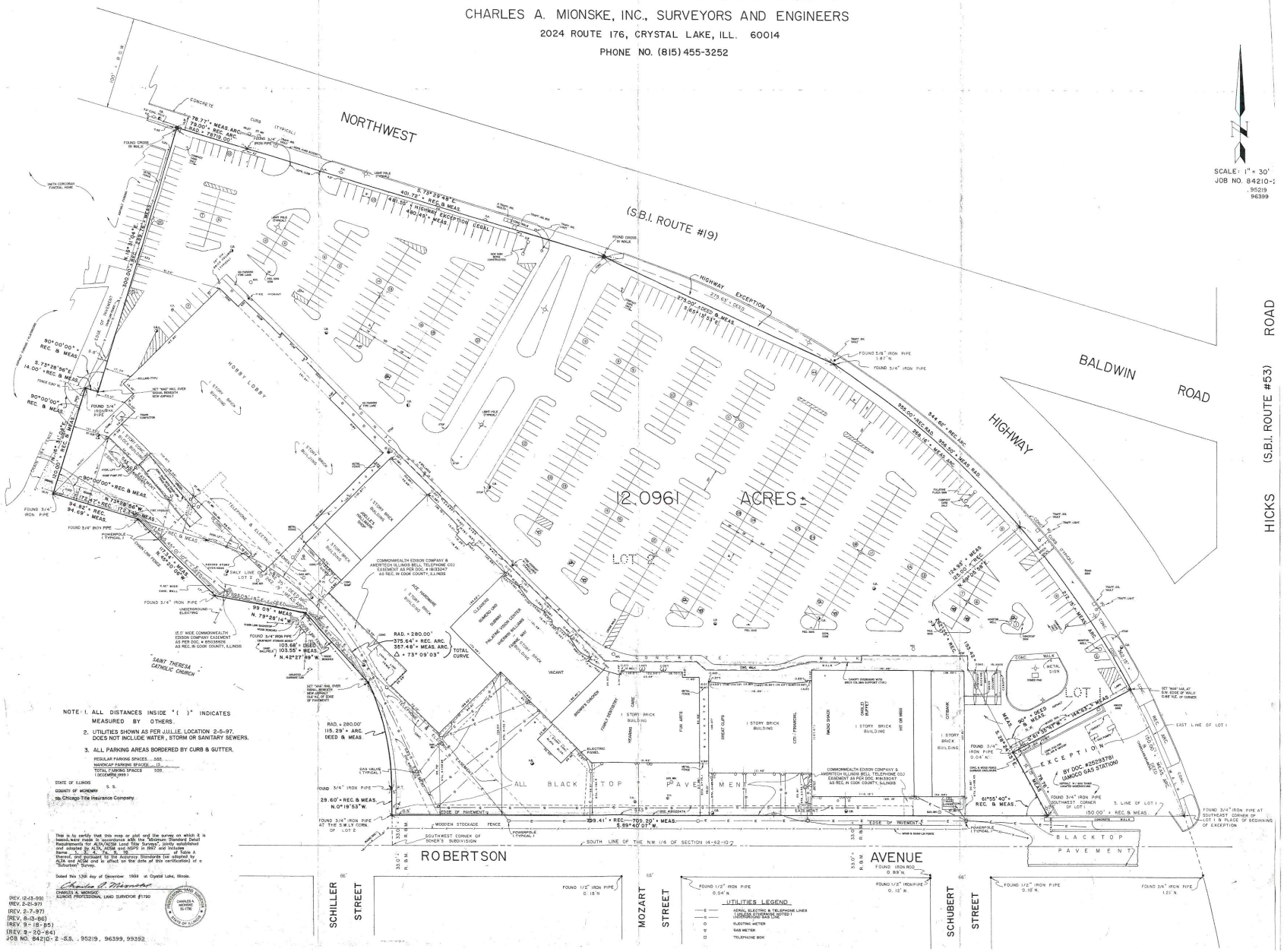
Attachment: Menu (309 E Northwest Hwy - SU VAR Restaurant)

PDF created with pdfFactory trial version www.pdffactory.com

PLAT OF SURVEY

CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS
2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014
PHONE NO. (815) 455-3252

SHEET 2 OF



NOTE: 1. ALL DISTANCES INSIDE "( )" INDICATES MEASURED BY OTHERS.
2. UTILITIES SHOWN AS PER J.U.L.I.E. LOCATION 2-5-97. DOES NOT INCLUDE WATER, STORM OR SANITARY SEWERS.
3. ALL PARKING AREAS BORDERED BY CURB & GUTTER.

REGULAR PARKING SPACES 555
HANDICAP PARKING SPACES 13
TOTAL PARKING SPACES 568
(DECEMBER 1999)

STATE OF ILLINOIS S. S.
COUNTY OF MCHENRY

To Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997 and includes Items _____ of Table A thereof; and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Suburban" Survey.

Dated this 13th day of December 1999 at Crystal Lake, Illinois.

CHARLES A. MIONSKE
ILLINOIS PROFESSIONAL LAND SURVEYOR #1730

(REV. 12-13-99)
(REV. 2-22-97)
(REV. 2-7-97)
(REV. 8-13-86)
(REV. 9-16-85)
(REV. 9-20-84)
JOB NO. 84210-2-SS, .95219, 96399, 99392

UTILITIES LEGEND
E — AERIAL ELECTRIC & TELEPHONE LINES
E — UNDERGROUND ELECTRIC & TELEPHONE (NOTED) LANDSCAPE CONTROL WIRE
ELECTRIC METER
GAS METER
TELEPHONE BOX

Attachment: Plat of Survey (309 E Northwest Hwy - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
DEC 09 2020
PLANNING & ZONING DEPARTMENT
date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Munkh-Orgil Shijirbaatar — Modun Inc

Subject Property Address
309 E Northwest Highway, Palatine, IL, 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone | Fax | Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	Retail/Shopping Center	Retail/Shopping Center

Generally describe your request:

We are interested in opening a small sit down Japanese restaurant in the former Monika's deli space at Palatine Plaza. As of this purpose we are requesting a village approval for the special use of this space.

Attachment: Application (309 E Northwest Hwy - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Yes, the use is deemed necessary for the public convenience at that location.

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

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

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

Yes, the use will not cause substantial injury to nearby property values

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

Attachment: Application (309 E Northwest Hwy - SU VAR Restaurant)

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The parking at the property has always been ample for the tenancy. There is no reason to believe that a restaurant comprising 1,850 square feet (or 1.35% of the Gross Leaseable Area) will have a material impact on the parking requirement or a detrimental impact to existing tenants.

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

The available parking has always been more than sufficient despite a changing tenant mix at Palatine Plaza. Thus, it seems unique in that there is excess parking although it may not meet the strict parking requirements of the Village

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

The proposed use is consistent with the uses at other shopping centers along Northwest Highway and will not detract from other existing tenants at the shopping center.

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

Attachment: Application (309 E Northwest Hwy - SU VAR Restaurant)

3. 309 E. Northwest Highway

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Business Plan
4. Menu
5. Floor Plan
6. Plat of Survey
7. Public Notice

Sworn in petitioner: Ms. Munkh-Orgol Shijirbaatar Owner of Modun Inc 2135 S Tonne Dr Arlington Heights, IL

Ms. Shijirbaatar explained she is requesting a special use in the Palatine Plaza. She stated the space was a bakery shop and she wants to open a Japanese restaurant.

Ms. Wood asked Ms. Shijirbaatar if she had ever opened a restaurant.
Ms. Shijirbaatar explained she has experience from working in a Japanese restaurant and living in Japan. She stated this will be her first restaurant but has experience.

Ms. Wood asked if there will be dine in and carryout.
Ms. Shijirbaatar answered yes.

Ms. Wood asked if they will apply for a liquor license.
Ms. Shijirbaatar answered yes.

Ms. Wood asked about business hours.
Ms. Shijirbaatar spoke to the hours being from 9am-10pm

Ms. Bremanis gave a brief overview stating the shopping center is zoned B2 and being a restaurant it requires a special use. She explained the variation requested is mainly based on Planet Fitness which used up the excess parking when they opened based on maximum occupancy. Ms. Bremanis stated due to location staff is comfortable with the petitioner's request referring to an existing conditions slide to show location in plaza. She stated Community Services, Environmental Health and Fire Prevention have all reviewed and have no issues. She spoke to business plan including 13 employees and 30 seats.

STAFF RECOMMENDATION:

The proposed use of the property as a restaurant would occupy a vacant tenant

Attachment: Draft ZBA Minutes 2-26-21 (309 E Northwest Hwy - SU VAR Restaurant)

space and continue the mixture of retail, office and service uses within the shopping center. While a parking variation is required based upon the assembly use parking for Planet Fitness, the proposed restaurant will have 30 seats and the location should not conflict the parking demands elsewhere in the center. Finally, the parking variation associated with Planet Fitness was based upon the maximum occupancy of their tenant space and not necessarily the parking needs for the use. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan and the floor plan submitted by the Petitioner on 12/29/20 except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Cavanaugh stated the standards have been met in terms of the parking variation. He stated the center has parking readily available with the busier area being by the fitness center and hardware store. Mr. Cavanaugh stated it was formally a food place so good space for food preparation. He stated he is in favor of more restaurants and thinks it is a good use of the space.

Ms. Roth-Wurster agreed with Mr. Cavanaugh. She stated it will be a nice addition. She spoke to another Asian restaurant in location and agreed the area needs more good restaurants.

Ms. Wood stated it is a large plaza and currently has only one food restaurant so can support another. She stated she has been there for 20 years and can attest to having plenty of parking. Ms. Wood stated it meets the standards and should not be a problem for variation.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 1, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
ABSENT:	Luszczak, Pirog

Attachment: Draft ZBA Minutes 2-26-21 (309 E Northwest Hwy - SU VAR Restaurant)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 26, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.
Variation of 12 parking spaces to allow a shopping center (Palatine Plaza) to have 592 parking spaces instead of the minimum required 604 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
The property is commonly known as 309 E. Northwest Highway (02-14-101-009).
The Petitioner is proposing to open a restaurant, Modun Japanese Restaurant in Palatine Plaza.
The above petition has been filed by Munkh-Orgil Shriirbaatar and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-75
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 11th day of January, 2021
Published in Daily Herald January 11, 2021 (4556856)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hol St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/11/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetzman
Authorized Agent

Control # 4556856

Attachment: Public Notice (309 E Northwest Hwy - SU VAR Restaurant)

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Modun Japanese Restaurant at 309 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a request for a Special Use for Modun Japanese Restaurant located at 309 E. Northwest Highway. Petitioner, Munkh-Orgil Shijirbaatar, wishes to apply for a Class G (Restaurant - Beer & Wine) Liquor License. The proposed hours of operation are Sunday-Saturday: 9 AM - 11 PM.

KEY ISSUES:
- Increase Class G (Restaurant - Beer & Wine) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.

ATTACHMENTS:
- Increase Class G LIQ-Modun Japanese Rest. ORD
- Modun Japanese Rest. Liquor

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS G (BEER AND WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR MODUN JAPANESE RESTAURANT AT 309 E. NORTHWEST HIGHWAY

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

SECTION 1: That the number of Class G (Beer and Wine) Liquor Licenses shall be increased for Modun Japanese Restaurant at 309 E. Northwest Highway.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2021

_____
Village Clerk

Attachment: Increase Class G LIQ-Modun Japanese Rest. ORD (309 E. Northwest Hwy Increase Class G Liq Lic Modun Japanese Rest.)

December 14, 2020

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

Dear Doris Sadik,

This letter was made to request a Liquor license for the Modun Japanese restaurant at 309 E Northwest Highway that I will establish. I am well aware of all the rules and regulations of having a business and I will guarantee that all the legal papers will be accomplished immediately as soon as the license is released.

I am hoping that you will give me a chance to expand our restaurant by serving as liquors (beer and wine only). I have plenty of experience in dealing with liquors and related services.

Thank you for your consideration.

Sincerely,



Munkh-Orgil Shijirbaatar
Owner and Manager
Modun Inc
309 E Northwest Highway, Palatine, IL, 60067
Phone: (779)770-0776

Attachment: Modun Japanese Rest. Liquor (309 E. Northwest Hwy Increase Class G Liq Lic Modun Japanese Rest.)

DRINK MENU

BEER

Sapporo/ Asahi/ Kirin (large)	7.99
Sapporo/Asahi/Kirin (Small)	3.99
Miller lite	3.50
Clausthaler bottle	3.50

SHOCHU (Japanese Distiled Spirits)

Glass	6.99
Bottle	48.00
Shochu sampler	7.99

SAKE (Japanes Rice Wine)

Den Shin yuki bottle (720 ml)	35.00
Sayuri bottle (300 ml)	10.00
Kira bottle (720 ml)	36.00
Hatsu Mago Glass	10.00
Hot sake (Large 320 ml)	10.00 (Large 320 ml) / 5.00 (Small 160 ml)

WINE

Kendall Jackson Pinot Noir	9.00 (glass) / 32.00 (bottle)
Kendall Jackson Chadney (White)	9.00 (glass) / 32.00 (bottle)
Wood Bridge Cabernet	8.00 (glass) / 27.00 (bottle)

MIXED DRINK COCTAIL

Plum wine Sparkling / Lemon Sparkling/ Oolong Tea Sparkling/ Calpico Sparkling	5.50

SOFT DRINK

Soda	1.99
Ramune	2.99

Attachment: Modun Japanese Rest. Liquor (309 E. Northwest Hwy Increase Class G Liq Lic Modun Japanese Rest.)

RAMEN

Beef ramen	$12.95
Red miso ramen	$9.95
White miso ramen	$9.95
Vegetable ramen	$11.95
Chicken ramen	$12.95
Tonkatsu ramen	$10.95

NOODLE SOUP

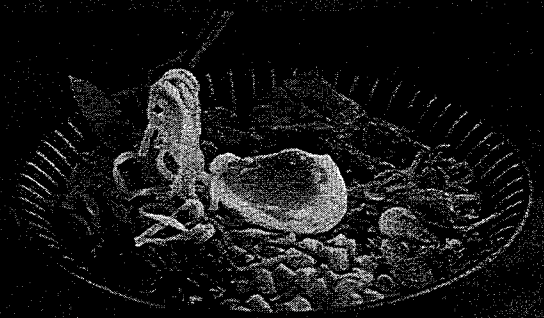
Chang Pong noodle	$10.95
Shrimp tempura udon noodle	$8.95
Curry Udon (beef curry)	$8.95

BENTO BOX

Beef teriyaki & tempura	$10.95
Chicken teriyaki & tempura	$10.95
Beef cutlet & tempura	$10.95

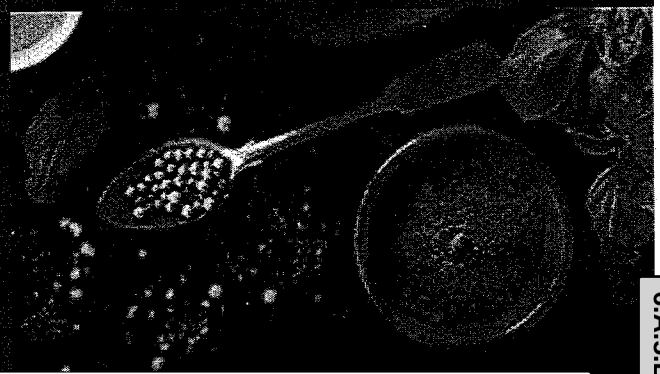
THE PLEASURE OF FINDING THE DIFFERENCE





MODUN JAPANESE RESTAURANT

309 E NORTHWEST HIGHWAY
PALATINE, IL 60067



RICE BOWLS

Buta don	$6.95
Tuna avocado don	$10.95
Gyu don	$7.95
Spicy tuna bowl	$5.95

RICE DISHES

Egg omellete	$8.95
Negibuta (grilled pork, rice)	$9.95
Hamburger (JP style burger with rice)	$10.95
Shrimp fried rice	$8.95

JP STYLE CURRY

Beef curry	$9.95
Seafood curry	$9.95
Fried shrimp curry	$9.95
Curry rice	$9.95
Hamburger curry	$9.95







SUSHI ROLLS

California roll	$6.95
Shrimp tempura roll	$7.95
Spicy tuna roll	$7.95
Crunchy shrimp roll	$12.95
Veggie roll	$6.95
Tontatsu roll	$9.95

APPETIZERS

Gyoza (Fried dumplings)	$5.50
Edamame (hot soybeans)	$4.50
Potato salad	$4.00
Takoyaki (Deepy fry octopus)	$5.50
Pork buns	$3.50
Chicken buns	$3.50
Shishito pepper	$4.50
Age mocha butter (deep fried mocha cracker)	$4.00
Cream croquette (Deep fried grated potato)	$5.50
Fresh vegetable salad	$4.50
Kimchi pork	$5.50
Chicken karaage	$5.50

REMODELING OF SPACE 23 PALATINE PLAZA SWC NORTHWEST HYW & HICKS ROAD PALATINE, ILLINOIS

OUTLINE SPECS

GYPSUM WALL BOARD

1. WORK INCLUDES: PROVIDE MATERIALS AND ACCESSORIES AS NEEDED FOR A COMPLETE AND FINISHED INSTALLATION.
2. RELATED WORK: SEE METAL STUD SYSTEM NOTES.
3. AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED, HE SHALL SUBMIT:
   A. MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH SPECIFIED REQUIREMENTS.
   B. MANUFACTURER'S INSTALLATION PROCEDURES WHICH WILL BE USED AS A BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES ON THE JOB SITE.
4. GYPSUM WALLBOARD:
   A. PROVIDE GYPSUM WALLBOARD, COMPLYING WITH REQ. SPEC. 09250, AND AS FOLLOWS: INSTALL HORIZONTALLY AS WELL AS VERTICALLY, AS REQUIRED, TO FINISH OFF ALL WALLS.
   B. PROVIDE GYPSUM WALLBOARD, FIRE-TYPE X, TYPE III, GRADE X, CLASS 1, STYLE 3, 5/8" THICK, EXCEPT AS HEREINAFTER NOTED.
   C. PROVIDE GYPSUM WALLBOARD, MOISTURE-RESISTANT TYPE III, GRADE X, CLASS 1, AS FLAT BE SHOWN OTHERWISE ON THE DRAWINGS.
   D. PROVIDE GYPSUM WALLBOARD, TYPE III, GRADE X, CLASS 1, AS INDICATED ON THE DRAWINGS.
   E. PROVIDE GYPSUM WALLBOARD, 5/8" THICK EXCEPT AS FLAT BE SHOWN OTHERWISE ON THE DRAWINGS.
   F. EXISTING GYPSUM WALLBOARD: PROVIDE AS SHOWN ON THE DRAWINGS.
   G. EXISTING GYPSUM WALLBOARD: PATCH AND REPAIR AS NECESSARY.
5. METAL TRIM TO BE ZINC-COATED STEEL, NOT LESS LIGHTER THAN 26 GAUGE, CONFORMING WITH REQ. SPEC. 09250-TB, TYPE I, CLASS 1.
6. CASING BEADS TO BE CHANNEL SHAPE WITH AN EXPOSED WING, AND COVERED WING NOT LESS THAN 1/8" WIDE. THE EXPOSED WING MAY BE PERFORATED OR EMBOSSED TO KEY THE METAL, BUT SHALL BE SUITABLE FOR JOINT TREATMENT.
7. CORNER BEADS: TO BE ANGLE SHAPE WITH WINGS NOT LESS THAN 1" WIDE, WITH PERFORATED FOR LAMINATING, JOINT TREATMENT, OR WITH WINGS OF METAL AND PLASTER WING BONDED TOGETHER, NOT LESS THAN 1/4" WIDE AND SUITABLE FOR JOINT TREATMENT.
8. EDGE BEADS: FOR USE AT PERIMETER OF CEILING SHALL BE ANGLE SHAPE WITH WINGS NOT LESS THAN 3/4" WIDE, PROVIDE CONCEALED WING PERFORATED FOR LAMINATING, OR WITH WING BONDED FLAT, PERFORATED FOR LAMINATING, AND FACTORY FINISHED IN WHITE COLOR.
9. CONTROL JOINT: AS PER MANUFACTURER'S RECOMMENDATIONS, ON AS INDICATED ON DRAWINGS.
10. PROVIDE A JOINTING SYSTEM INCLUDING REINFORCING TAPE AND COMPOUND OF TYPE RECOMMENDED BY THE MANUFACTURER AND AS RECOMMENDED FOR THE USE INDICATED BY THE MANUFACTURER OF GYPSUM WALLBOARD APPROVED FOR THIS USE BY THE MANUFACTURER OF THE SYSTEM.

VINYL TILE

1. ALL VINYL TILE & BASE INSTALLED PER MANUFACTURING RECOMMENDATIONS. CONTRACTOR.
2. VINYL FLOOR TILE SHALL BE ARMSTRONG 12"x12"
3. VINYL BASE SHALL BE 4" COVED VINYL.

SUSPENDED CEILING

1. THIS WORK INCLUDES SUSPENDED CEILING FRAMING WORK AS INDICATED ON THE DRAWINGS AND AS NEEDED WHEN OR REQUIRED FOR A COMPLETE INSTALLATION INCLUDING THE FOLLOWING:
   A. FRAMING FOR GYPSUM BOARD CEILINGS.
2. RELATED WORK SPECIFIED ELSEWHERE:
   A. ACOUSTICAL PANELS - ARMSTRONG 6HABTA OR EQUAL (CLASS 1 FAR)
   B. LIGHTING FIXTURES
   C. MECHANICAL WORK
   D. DIFFUSERS, GRILLES AND REGISTERS
   E. FIRE DAMPERS
   F. INSULATION FOR ACOUSTICAL PANEL CEILING.
3. HANGER WIRE: #10 GALVANIZED MIN. USE #8 FOR CORNER SUPPORT FIXTURES AND AT ACCESS PANELS.
4. RUNNER CHANNELS: 1-1/2" HIGH, CAPABLE OF SUPPORTING WEIGHT OF GYPSUM BOARD CEILING AND FIXTURES. COLD-FORMED STEEL.
5. CROSS CHANNEL: 7/8" x 2-3/4" METAL FURRING CHANNELS (ATTACH RUNNER CHANNELS WITH FURRING CHANNEL CLIPS).
6. WALL ANGLES: 1-3/8" x 3/4"
7. ALL PRODUCTS SHALL BE AS MANUFACTURED BY ARMSTRONG U.S. GYPSUM COMPANY OR APPROVED EQUAL.
8. THE METAL SUSPENSION SYSTEM FRAMEWORK INCLUDES THE FURNISHING AND INSTALLING OF HANGERS, WALLER, RUNNING CHANNELS, ETC. AS INDICATED HEREIN, SUPPORTING AREAS FOR CEILING LIGHT FIXTURES, AIR DIFFUSERS AND OTHER ACCESSORIES AS REQUIRED FOR SUSPENSION OF CEILINGS, INCLUDING PROVISIONS TO ATTACH WIRE TO OVERHEAD CONSTRUCTION.
9. METHODS FOR INSTALLING THE APPROVED SUSPENSION SYSTEM AND OTHER ACCESSORIES SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND DETAIL DRAWINGS.
10. SUSPENSION SYSTEMS SHALL BE HUNG IN A FLAT LEVEL PLANE AND SECURELY ANCHORED TO WALLS OR OTHER ABUTTING VERTICAL SURFACES, AND AT LEVEL REQUIRED.
11. BEFORE ANY SUSPENDED FRAMEWORK INSTALLATION IS COMMENCED, REQUIRED APPROVED LAYOUTS FOR ELECTRICAL FIXTURES, AIR DIFFUSERS, SPRINKLERS, AND OTHER ACCESSORIES SHALL BE SPRINKLER HEADS, AND DETERMINE THE EXACT LOCATION SUCH UNITS IN RELATION TO FRAMING. WHERE THE INSTALLATION OF SUCH FIXTURES REQUIRES SPECIAL FRAMING, DO THIS WORK.
12. SUSPENSION SYSTEM SHALL NOT BE HUNG FROM CONDUITS, DUCT, OR PIPING, WHERE DUCTS, PIPING, ETC. INTERFERE, USE "TRAPEZE" TYPE HANGERS

SCOPE OF WORK:

1. INSTALL NEW GYP. BD. PARTITIONS & DOORS w/ FRAME AS INDICATED.
2. REPLACE EXISTING ACOUSTIC TILE GRID WITH NEW 2'x4' ACOUSTIC TILE GRID & CEILING. ARMSTRONG PRIME A OR EQUAL.
3. PAINT WALLS (SMOOTH, NON-ABSORBENT, EASILY CLEANABLE MATERIAL) PRIME, & 1 COAT-BEN MOORE, NAVAHO WHITE, EGGSHELL FINISH - TO BE SELECTED BY TENANT
4. INSTALL (NON-ABSORBENT, GREASE-RESISTANT, AND EASILY CLEANABLE MATERIAL) 12"x12" VINYL TILE FLOORING (ARMSTRONG 51870) TO BE SELECTED BY TENANT
5. MECHANICAL WORK:
   A. INSTALL NEW EXHAUST HOOD AS REQUIRED.
   B. LOWER EXISTING SPRINKLER HEADS AS REQUIRED BY CODE.
6. ELECTRICAL WORK:
   A. INSTALL ELECTRICAL OUTLETS (RUSSELL OR EQUAL) AND WIRING AS INDICATED.
   B. INSTALL LIGHTS AND WIRING AS INDICATED.
7. PLUMBING WORK:
   A. INSTALL NEW PLUMBING FIXTURES TO EXISTING WASTE AND SUPPLY

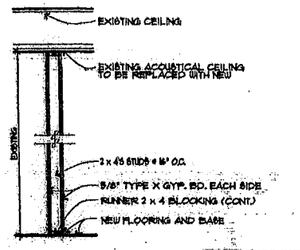
ROOM FINISH SCHEDULE

ROOM No:	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG.	CLG. HT.
101	SALES AREA	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.
102	PREPARATION AREA	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.
103	DRY STORAGE	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.
104	OFFICE	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.
105	TOILET	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.
106	MECH. ROOM	VCT	VB	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
107	STORAGE	VCT	VB	PTD.	PTD.	PTD.	PTD.	ATC	EXIST.

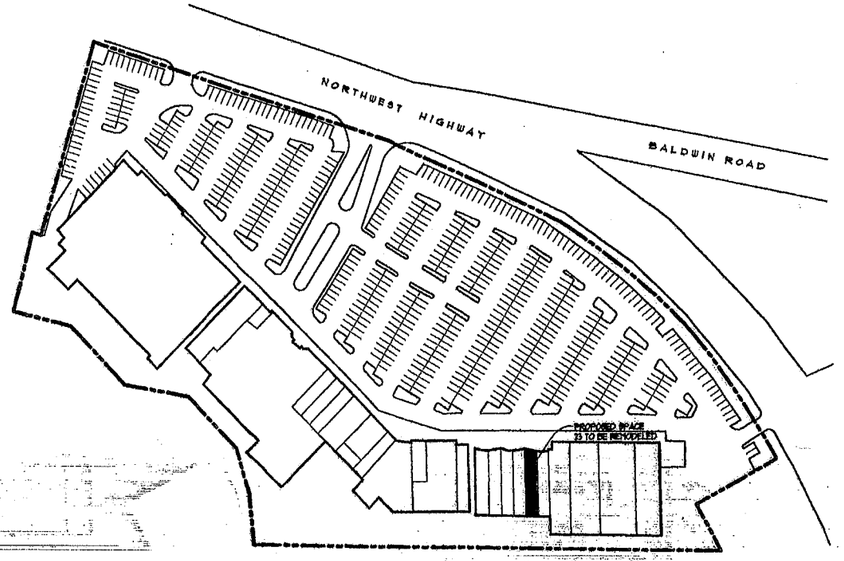
ALL WALL & CEILING FINISHES TO BE CLASS I (0'-25 FAR)
ALL FLOOR FINISHES TO BE CLASS II (26'-45 FAR)

VINYL TILE ARMSTRONG 51870 GA. STD. GRADE, 12"x12"
ACOUSTIC TILE CLG. - 2'x4' ARMSTRONG 6HABTA w/ STANDARD SUSPENSION SYSTEM

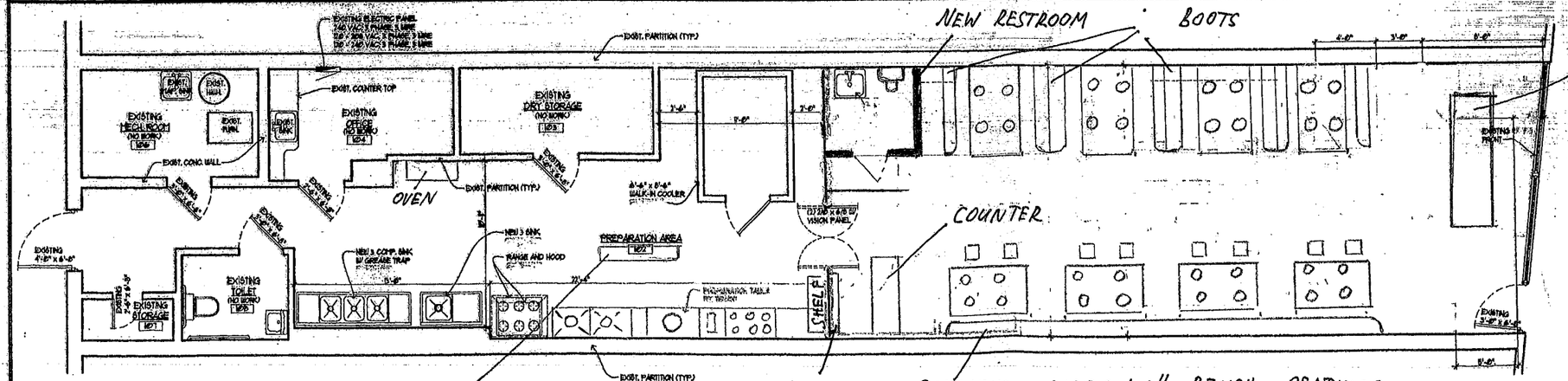
ABBREVIATIONS:
VCT = VINYL COMPOSITION TILE
CPT = CARPET
VB = VINYL BASE
PTD = PAINTED
ATC = ACOUSTIC TILE CLG.



PARTITION SECTION (TYP.)
SCALE: 1/2"=1'-0"



KEY PLAN
SCALE: NONE



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

WALL LEGEND:
EXISTING WALL - NO CHANGE
NEW PARTITION

VERIFY ALL DIMENSIONS IN FIELD
REPORT ANY DISCREPENCIES TO ARCHITECT BEFORE WORK COMMENCEMENT.

NOTES:
- ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
- ALL INTERIOR FINISHES TO BE: WALLS & CLG. - CLASS I (0 TO 25 FAR) FLOORS - CLASS II (26 TO 45 FAR)
- EVERYTHING SHOWN ON THIS PLAN IS EXISTING UNLESS OTHERWISE NOTED.
- THIS SPACE SHALL BE ACCESSIBLE TO THE HANDICAP & COMPLY W/ ADA STANDARDS.

LIST OF DRAWINGS

A-1 FLOOR PLAN AND DETAILS
MEP-1 MECHANICAL ELECTRICAL & PLUMBING PLANS

THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE ZONING, BUILDING CODE OF THE CITY OF PALATINE AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.

SIGNED:
M/A ARCHITECTS
ILLINOIS REGISTRATION NUMBER : 1-010355
DATE:
LICENSE EXPIRES:

MARK | DATE | REVISIONS / RELEASE | PERMIT SET
1 | 8.07.01 | |

REMODELING FOR SPACE 23
PALATINE PLAZA
SWC NORTHWEST HYW & HICKS ROAD
PALATINE, ILLINOIS

M/A ARCHITECTS
2801 WINKELMAN RD. ASSOCIATES, ARCHITECTS
(708) 357-3333
© 2001 M/A ASSOCIATES, ARCHITECTS

A-1

Attachment: Modun Japanese Rest. Liquor (309 E. Northwest Hwy Increase Class G Liq Lic Modun Japanese Rest.)

Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street

This item was initially reviewed at the January 18th Village Council meeting and was continued until the February 1st Village Council meeting to allow the Petitioner the opportunity to further refine and amend the business plan and floor plan. In addition to incorporating identified changes from the Village Council discussion, the amended plans also include the following: 1) modified live entertainment hours (the operator indicates that weekday live music would not commence until 8 PM on Friday and Saturday - reflecting the modifications referenced at the Public Hearing); 2) the specific operating procedures for the back room(it will initially be used for overflow restaurant service, without any live entertainment and have a dedicated server when in use) - Staff is recommending that there are no private events within this room until the until the Village completes its initial 90-day review; 3) a detailed smoking plan; 4) a modified floorplan (note the floorplan would install glass opening on several doors to provide additional views to the common hallway and back room), with a security camera plan for monitoring of the common area hallway and back room; and 4) further clarification about the sufficiency of the existing restroom facilities for the proposed use and existing tenancy of the building (the Petitioner's architect reviewed and confirmed the capacity of the existing restrooms, with the existing and proposed first floor occupancy).

BACKGROUND:
The Subject Property is a multi-tenant building in downtown Palatine. The Petitioner, Savio Lobo, is requesting to open a new restaurant/bar, with live entertainment. Therefore, the Petitioner is requesting approval of the following:

Special Uses to permit a restaurant/bar, with live entertainment.

KEY ISSUES:

- The Subject Property, zoned B-1 Shopping Center District, is located within the boundaries of the Central Business District. The previous tenants operating in this tenant space were the Mint Julep Room and Mac's on Slade. The other building tenants include The Dance Loft, Just Peachy Photography, Vintage Violins, and My Flavor It Place. The proposed tenant space is an expansion from the previous restaurant tenants.
- Per the application and floorplan, the Petitioner intends to increase the tenant space square footage from approximately 1,625 square feet to 2,200 square feet and an increase the proposed seating from 58 to 96 seats. The proposed seating represents a 40% increase from the previous restaurant.
- The proposed hours of operation are as follows:
    - Sunday: 9 AM - 12 AM
    - Monday: 3 PM - 12 AM - Open only one Monday a month
    - Tuesday - Thursday: 3 PM - 12 AM
    - Friday: 3 PM - 1 AM
    - Saturday: 9 AM - 1 AM

- The business plan generally presented an overview of live entertainment types and potential performance hours: Sundays: 11AM - 2PM - Light acoustic jazz once or twice a month, 5PM - 8PM - Local Blues / rock n' roll bands, 7PM - 11:55PM - Blues Jam - 4th Sunday of each month; Mondays: (only open 3rd Monday of each month): 7PM - 11:55PM - Juke box / LP music; Tuesday: 7PM - 11:55PM - Open mic night to encourage new performers including high school / youth bands; Wednesdays & Thursdays: 7PM - 11PM - Local Blues / rock n' roll bands; Fridays & Saturdays: 7PM - 12 AM - Local Blues / rock n' roll bands.

- The restaurant will have a full service food and bar menu. The business plan anticipates that the percentage of take-out orders is likely to be low and that a majority of customers will be dine-in occupancy.
- Per Code, parking is based on 1 space per 2.5 seats, as it is the most restrictive. Thus, 38 spaces are required. In the Central Business District, the required parking is subject to administrator review.
- The Petitioner initially applied for an expanded D-1 Liquor License (restaurant with extended hours). The Petitioner subsequently withdrew the D-1 Liquor License application and reapplied for a D Liquor License.

- This D Liquor License is now consistent with the previous use and prohibits liquor sales from 12 AM through 6 AM Monday through Friday; and 1 AM through 6 AM Saturday and Sunday. While the liquor license and its review are within the purview of the Liquor Commission, the proposed hours of operation are a component of the Special Use request.

- Part of the seating expansion includes an "entertainment room", with 28 additional seats. This room is disconnected and not visible from the main tenant space. It is separated by a common hallway shared with the other tenants, which also provides shared access to the restrooms. The revised business plan identifies the use of this room for corporate meetings/events, overflow dining, family events, and special events. It also indicates that security cameras will be installed in this room and a dedicated server will staff the room, when occupied.

- The following table identifies the other restaurant/bar tenants in the area and the required parking:

Restaurant/bar	**Address**	**Seating**	**Required Parking**
JL's	19 N. Bothwell Street	125 (4,800)	48 spaces
T. J. Obrien's	53 W. Slade Street	50 (3,000)	30 spaces
Mexico Uno	15 N. Brockway Street	50 (1,900)	24 spaces (20)
Schnell's Brauhaus	45 W. Slade Street	100(2,400)	40 spaces
Madcat's (proposed)	**117 W. Slade Street**	**96 (2,195)**	**38 spaces**

			180 aces

- The Subject Property is directly east of an existing commercial and residential building. That property owner has submitted an email objection indicating specific concerns about noise, smoking impacts, and issues with the previous patrons negatively affecting their property, when exiting the establishment.
- The petition represents an expansion of the previous use with the expanded area being separated from the primary tenant space by a common area (public hallway). Staff is concerned over the operational impact of the separated space, within the building, as well as the impact on the surrounding outside area due to the expanded square footage of patron space. The previous establishment had a seating capacity of 58 seats and through working with the Village was able to balance their patron needs with the parking and other outdoor activities of the establishment. The expanded area represents an increase of 40% in seating. In addition to internal operational concerns, staff is concerned over the large expansion in potential seating without evaluating the operations of the new petitioner.
- Should the Petitioner revise their floor plan to eliminate any public use of the expanded seating footprint (floorplan labeled “Entertainment Room”), Staff would recommend approval of the use. As the petition presently is submitted, Staff does not support the special use.
- If the Village Council were to approve the Special Use (either as submitted or revised), Staff recommends a formal 3 month and 9 month review of operations before the Village Council wherein the Council can add additional conditions if necessary. This will help address concerns of adjacent tenants and property owners.

ALTERNATIVES:

1. Approve the Special Uses to permit a restaurant/bar, with live entertainment.
2. Do not approve the Special Uses to permit a restaurant/bar, with live entertainment.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on December 22, 2020
Residents testifying:	10 total.
	Support: 3 directly associated with the petition and 4 residents.
	3 existing business (tenants in the building) objected to the Petition.
Vote:	The ZBA voted to approve a Special Use 4-2 to permit a restaurant/bar, with live entertainment. Staff recommends denial of the petition, as presented by the petitioner. The

elimination of the "Entertainment Room" would result in staff support of the proposal.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses to permit a restaurant/bar, with live entertainment, at 117 W. Slade Street.

ATTACHMENTS:

- Aerial map
- ORD SU 117 W Slade St
- EXHIBIT - MadCats revised business plan - 01-26-21
- EXHIBIT - REVISED FLOORPLAN (SUBMITTED TO VILLAGE ON JANUARY 26, 2021
- Previously Proposed Floor Plan
- Previous Business Plan
- Menu
- Plat of Survey
- Follow up letter from Petitioner - Petitioner letter to Village - 01-06-21 JR ltr to Vyverberg 010621
- Objection Letter 1
- Objection Letter 2
- Letter of Support 1
- Letter of Support 2
- Letter of Support 3
- Letter of Support 4
- Letter of Support 5
- Application
- ZBA minutes - 117 W. Slade Street
- Public Notice

117 W Slade Street



Attachment: Aerial map (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
117 W SLADE STREET

WHEREAS, pursuant to a petition and public hearing on December 22, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Uses to permit a restaurant/bar with Live Entertainment pursuant to Section 11.02 (d) (11) & (19) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 3 in Block "K" in the Town of Palatine, according to the map of Joel Woods Subdivision of part of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, recorded December 7, 1855 in Book 96 of Maps, Page 28, in Cook County, Illinois.

Commonly known as 117 W. Slade Street (02-15-429-003).

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

SECTION 1: Special Uses to permit a restaurant/bar with Live Entertainment pursuant to Section 11.02 (d) (11) & (19) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the revised business operations plan submitted by the Petitioner on 01/26/21 and floor plan prepared by Warren Johnson Architects initially dated 10/20/20, last revised on 01/26/21, attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.**

Attachment: ORD SU 117 W Slade St (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

2. **The smoking plan shall utilize the designated outdoor area in the rear of the property and to the west of the building, in compliance with Code. Per the smoking management plan, the Petitioner shall install signage in the building directing patrons to the compliant smoking area and discouraging smoking anywhere else. MadCats' staff will inspect the smoking area no less than every 30 minutes to monitor for any disturbances or nuisances. Staff will also monitor the sidewalk on the north side of the building and area on the east side of the property for smoking compliance, in compliance with Code.**

3. **All employees shall enroll in and utilize the Downtown Employee parking program.**

4. **All doors to the Subject Property shall remain closed when the business is open to the Public, other than for when an employee or patron passes through the doorways.**

5. **The exit door on the west side of the building shall be equipped with an alarm that notifies MadCats' Staff of the opening of the door.**

6. **The common hallway shall be equipped and maintained with a security camera system in a manner acceptable to the Village Manager.**

7. **Any approval shall be subject to a three-month and nine-month review before the Village Council following their opening and ongoing operations. The Village Council reserves the right to impose any additional conditions on the Special Use without further public hearing at such time of the three-month and nine-month review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.**

8. **The auxiliary dining room shall only provide liquor service and/or allow liquor for customer dining. No private events shall involve liquor in the auxiliary dining room, until further review and approval of the Village Council and Palatine Liquor Commission. Said review shall not take place until authorized by the Village Manager. In no circumstances shall it be prior to the three-month review of operations.**

9. **A Staff review of the Live Entertainment component of this Special Use shall be conducted in conjunction with the three-month and nine-month review referenced in condition 7 to determine if additional noise control measures are necessary, at the discretion of the Village. The Village reserves the right to impose additional conditions to the Live Entertainment component of the Special Use.**

Attachment: ORD SU 117 W Slade St (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: ORD SU 117 W Slade St (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

MadCats – Submitted to the Village on 01/26/21:

Table of Contents

Operating Plan 2

Locations & Facilities 2

Auxiliary dining room 2

Hallway 2

Smoking management plan 3

Hours of Operations 3

Attachment: EXHIBIT - MadCats revised business plan - 01-26-21 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Attachment: EXHIBIT - MadCats revised business plan - 01-26-21 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Operating Plan

Locations & Facilities

Our targeted location is in the heart of downtown Palatine. We are not too far from the train station and a step or two away from other hot spots in the area. We also have a large number of condos and apartments in the neighborhood which has a high occupancy of our targeted demographic. The facility is cozy in size and has a fully equipped kitchen and bar, a good dining area, bar stools around the bar, a tucked away band stage, ample storage area and free parking.

Auxiliary dining room

The auxiliary dining room will be used for overflow restaurant capacity or for a quieter dining experience for patrons on some nights. At a future date, it will also be available for private events such as business meetings or birthday parties. Occasionally we may feature caricature artists or similar experiences in that space and it be used for fund raising events. This room will have a juke box and a TV which will also be able to stream a performance from the stage area. There will be no live performances planned in this room.

This room is not contiguous with the rest of the restaurant and therefore requires patrons to enter via the hallway from the front area of the restaurant or from the exterior door in the front of the building leading to the hallway. There will be an entrance to this room directly from the kitchen which will be used for service only.

When occupied, this room will have a dedicated server. It will also have a video surveillance camera streaming to a monitor installed in the bar area to ensure that staff and managers on duty can monitor this room.

Hallway

The hallway between the restaurant and the overflow dining room will be equipped with a video surveillance camera streaming to a monitor installed in the bar area to ensure that staff and managers on duty can monitor activities in the hallway. The camera system shall provide an unobstructed view of the entire hallway and will

store recordings of any motion for 30 days, which will be available if needed by law enforcement in compliance with applicable laws. In addition, the door to the front of the restaurant from the hallway, will have no less than 400 square inches of glass allowing visibility from the restaurant to the hallway. The auxiliary dining room already has a door with glass paneling with over 400 square inches of glass. The kitchen door will also have a glazing panel, approximately 100 sq inches, through which staff will be able to monitor activity in the hallway. Lastly, the exterior door on the west end of the building leading to the hallway will have a door open detection system that alerts staff in the bar area.

Smoking management plan

The building management has a designated smoking area outside the west exit door in the rear of the building. The area contains a metal table, chairs and a wooden enclave. The area worked well in the past and is isolated from neighboring properties by virtue of physical fence barriers. Signs will be posted inside the premises to inform patrons about the smoking area and to discourage smoking anywhere else with a reminder that village ordinances are strictly enforced with fines. Our staff will inspect the smoking area no less than every 30 minutes to monitor for any creation of nuisance or disturbance. Further, staff will also monitor the public sidewalk on the north side of the building and the alleyway on the eastside of the building, to ensure that no smoking is occurring.

Hours of Operations

Restaurant operations

We plan to operate 6 days a week, from 3 PM to midnight, Tuesday through Thursday, 3 PM through 1 AM on Fridays, 10 AM through 1 AM on Saturdays and 10AM through midnight on Sundays. Occasionally we will also operate on Mondays from 3 PM to midnight. In the future, we may extend our operations to lunch hours.

Live music

We plan to have live music 7 PM through 11:30 PM Tuesday through Thursday, 8 PM through midnight on Fridays & Saturdays and 5 PM – 11 PM on Sundays. We also

Attachment: EXHIBIT - MadCats revised business plan - 01-26-21 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

plan to have lighter live music occasionally performed during day time hours on week ends for brunches or special events such as fund raisers or birthday parties.

Typically weekdays will feature lighter performances often by solo artists, while bands with more amplified sound will be featured on Friday, Saturday and Sundays.

At all times, live entertainment will be limited to volumes that will not prevent normal conversation in any neighboring tenant spaces. We will also work with our neighbors to measure ambient noise existing in their premises and determine acceptable levels of sound during operating hours on week days. We will also regularly monitor and regulate the sound pressure levels in the common areas.

Attachment: EXHIBIT - MadCats revised business plan - 01-26-21 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

exist. window

exist. window

ELEC. CLOSET
mech. equipment
38.7 sf / 300 sf = 0.1 ppl.

4'-9"

8'-4"

5'-4½"

STORAGE

9'-7"

storage
170.9 sf / 300 sf = 0.6 ppl.

23'-4"

AUXILLARY DINING RM.

3'-0"

14'-4"

26'-1"

tables & chairs
364.3 sf / 15 sf = 24.2 ppl.

EXIT
to corridor

EXIST. DOOR
w/ Glass

CLO.

CLO.

4'-1"

WALK-IN
COOLER
storage
36.9 sf / 300 sf =
0.1 ppl.

13'-4"

NEW 20 min.
FIRE-RATED DOOR
w/ GLAZING PANEL;
(100 sq.in - 1296 sq.in.)

4'-2"

EXIT #3

EXTERIOR

EXIT
to corridor

KITCHEN PREP
kitchen
229.5 sf / 200 sf = 1.1 ppl.

7'-2"

EXIST. DOOR
Decorative only
NOT functional

10'-0"

WOMEN'S

8'-1"

EXIT
to corridor

10'-0"

15'-0"

RAISED PLATFORM
stage
154.0 sf / 15 sf = 10.3 ppl.

13'-03"

KITCHEN COOK
kitchen
123.7 sf / 200 sf = 0.6 ppl.

6'-6"

MEN'S

EXIST. DOOR
(no change)

VIOLIN
TENANT

kitchen / bar
199.3 sf / 200 sf =
1.0 ppl.

5'-1"

EXIT
to corridor

4'-8"

25'-2"

COMMON HALL

HATCHED AREA;
TO BE MONITORED
BY SECURITY CAMERA

11'-6"

12'-2"

MECH RM.

PHOTO.
TENANT

BEVERAGE

3'-0"

55'-11"

standing
67.2 sf / 5 sf = 13.4 ppl.

3'-0"

10'-1"

8'-5"

NEW DOOR
Fire-rated w/ Glass;
(1296 sq.in. max.)

14'-4"

LOBBY

ICE CREA
TENANT

EXIT
to corridor

24'-6"

26'-0"

3'-0"

TOTAL
OCCUPANCY
= 105 people

DINING ROOM
tables & chairs
810.3 sf / 15 sf = 54.0 ppl.

EXIT #2

EXIT #1

13'

EXTERIOR

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Occupancy Count
Review For;

117 S. SLADE ST.
PALATINE, IL 60067

October 20, 2020
January 26, 2021 rev'd

Attachment: EXHIBIT - REVISED FLOORPLAN (SUBMITTED TO VILLAGE ON JANUARY 26, 2021 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

exist. window

exist. window

ELEC. CLOSET
mech. equipment
38.7 sf / 300 sf = 0.1 ppl.

4'-9"

8'-4"

5'-4½"

STORAGE

storage
170.9 sf / 300 sf = 0.6 ppl.

9'-7"

23'-4"

ENTERTAINMENT RM.
26'-1"

3'-0"

14'-4"

tables & chairs
364.3 sf / 15 sf = 24.2 ppl.

EXIT
to corridor

WALK-IN COOLER
storage
36.9 sf / 300 sf =
0.1 ppl.

13'-4"

CLO.

CLO.

4'-1"

EXTERIOR

EXIT #3

4'-2"

EXIT
to corridor

7'-2"

KITCHEN PREP
kitchen
229.5 sf / 200 sf = 1.1 ppl.

10'-0"

WOMEN'S

8'-1"

EXIT
to corridor

15'-0"

13'-10"

RAISED PLATFORM
stage
154.0 sf / 15 sf = 10.3 ppl.

KITCHEN COOK
kitchen
123.7 sf / 200 sf = 0.6 ppl.

MEN'S

6'-6"

kitchen / bar
199.3 sf / 200 sf =
1.0 ppl.

EXIT
to corridor

5'-1"

COMMON HALL

4'-8"

25'-2"

11'-6"

BEVERAGE

3'-0"

MECH RM.

12'-2"

standing
67.2 sf / 5 sf = 13.4 ppl.

55'-11"

10'-1"

14'-4"

3'-0"

8'-5"

LOBBY

EXIT
to corridor

24'-6"

26'-0"

3'-0"

TOTAL
OCCUPANCY
= 105 people

DINING ROOM
tables & chairs
810.3 sf / 15 sf = 54.0 ppl.

EXIT #2

EXIT #1

13'

EXTERIOR

WARREN JOHNSON
ARCHITECTS, INC

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Occupancy Count
Review For;

117 S. SLADE ST.
PALATINE, IL 60067

October 20, 2020

Attachment: Previously Proposed Floor Plan (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Wisewolf d/b/a MadCats

Outline of daily operations including

Hours of operation

Sunday: 9AM – 12AM
Monday: 3PM – 12 AM - Open only one Monday a week
Tuesday through Thursday: 3PM – 12 AM
Friday: 3PM - 1AM
Saturday: 9AM to 1AM

Number of employees

Permanent roles – General Manager, Chef, Entertainment director, Assistant General Manager & Assistant Chef
Serving / Bussing staff – 2-5 based on occupancy

Number of seats - 95

Overview of live entertainment including hours of performances

Sunday:
11AM – 2PM – Light acoustic jazz once or twice a month
5PM - 8PM – Local Blues / rock n roll bands
7PM -11:55PM - Blues Jam - 4th Sunday of each month

Monday: Open only 3rd Monday each month
7PM - 11:55PM – Juke box / LP music

Tuesday:
7PM -11:55PM – Open mic. night to encourage new performers including high school / youth bands

Attachment: Previous Business Plan (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Wednesday through Thursday:

7PM -11PM – Local Blues / rock n roll bands

Friday / Saturday :

7PM -12 AM – Local Blues / rock n roll bands

% of anticipated take-out – Likely to be low, but hoping our food will be a hit and if so, we plan to encourage delivery services such as Uber Eats and Doordash

Full bar - Yes

Attachment: Previous Business Plan (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

OPENING ACTS

Buffalo Beer Cheese Dip Served with House Made Tortilla Chips **4.50**
Cheddar, Blue Cheese, Buffalo Sauce and BEER!

Loaded Potatoes
House Made Fries smothered in Buffalo Beer Cheese Dip, Bacon, Green Onions and Sour Cream **7.50**
Add: Chili **1.00**

Street Tacos (2) Served with Red Onion, Cilantro and Lime **4.50**
Choice of: Carne Asada, Carnitas, Pollo, Camarones (Shrimp) or Vegetarian
Add: Avocado **1.00**

Baked Artichoke and Spinach Dip Served with Grilled Pita **7.50**

Roasted Garlic Hummus Plate Served with Grilled Pita **7.50**
Marinated Peppers, Olives and Artichokes

Mad Wings Served with Carrot, Celery Sticks and Blue Cheese or Ranch Dressing **7.50**
Choice of Sauce: Funkadelic, Buffalo or Lemon Pepper

Soft Baked Pretzels Served with Buffalo Beer Cheese Dip and Spicy Grainy Mustard **5.95**
Giant pretzel sticks - soft and salty!

MAIN STAGE LINE UP

Choose your Protein

½ Pound Angus Beef Patty Grilled to order **10.95**

Grilled or Fried Chicken Breast **9.95**

Vegetarian or Vegan Patty **11.95**

Classic
Add cheese: Cheddar, Swiss, American or Blue Cheese **.50ea**
Add On: Bacon, Avocado, Egg, Jalapeno, Peanut Butter, Caramelized Onions, Sautéed Mushrooms **1.00ea**

Rock N Roll +2.00
Roasted Garlic Puree and Sharp Cheddar Spread

Blues +2.00
Cajun Spiced with Caramelized Onions, Sautéed Mushrooms and Crumble Blue Cheese.

The Beer Garden +2.00
Brown Ale Sauce Served on a Pretzel Bun with a side of Buffalo Beer Cheese Dip for dipping pleasure!

All Served with House Made Fries, Lettuce, Tomato, Onion, Cole Slaw and Pickle

Attachment: Menu (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

STAGE LEFT

All Served with House Made Fries, Cole Slaw and Pickle

The Gobbler 9.95
Oven Roasted Turkey, Bacon, Swiss Cheese and Avocado on Grilled Sourdough with Dijon Mayo

Pulled Pork 10.95
Slow-Smoked Pork Shoulder with Caramelized Onions. Served on a Pretzel Bun or make it a Quesadilla!
Substitute Vegan Option of BBQ Jackfruit on Vegan Roll

The Tree Hugger 9.95
Grilled Seasonal Vegetables with Roasted Garlic Puree, Pickles Onions and Radishes in a Grilled Pita

BLT 8.95
The Classic upgraded with Candied Bacon, Fried Green Tomatoes and Garlic Aioli

The Tina Turner 10.95
Grilled Marinated Skirt Steak with Sautéed Mushrooms, Caramelized Onions and Horseradish Sauce

STAGE RIGHT

House Salad
Mixed Greens with Tomato, Red Onion, Shredded Carrots, Cucumber and House Made Croutons

Chopped Salad
Iceberg Lettuce with Diced Tomato, Red Onion, Cucumber, Grilled Chicken, Bacon, Ditalini Pasta and Blue Cheese and House Made Croutons

Caesar Salad
Crisp Romaine with Caesar Dressing, Parmesan, Tomato and House Made Croutons

Small Salad: **5.95** Large Salad: **7.95**
Add: Chicken **2.00**, Skirt Steak **3.00** or Shrimp **4.00**
Choice of Dressing: *Ranch, Thousand Island, Caesar, Blue Cheese, Balsamic Vinaigrette, Russian*

Soup of the Day
Cup **2.95** Bowl **4.50**

Chili of the Day
Cup **3.95** Bowl **4.95**

SCHOOL OF ROCK!

All meals include, House Made Fries and a Small Drink **7.50**

Burger (Add Cheese .50) **Mac and Cheese** **Chicken Fingers** **Grilled Cheese**

Attachment: Menu (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

LIBATIONS

Coke, Diet Coke, Fanta Orange, Sprite, Lemonade and Iced Tea	1.50
Bottled Root Beer	2.50

FINAL ACT

Please ask to see our current dessert menu!

Attachment: Menu (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

PROFESSIONALS ASSOCIATED SURVEY, INC.

Property - Alta - Topo - Condo - Mortgage Survey

[redacted] TRIPP AVENUE
[redacted]WOOD, ILLINOIS 60713

TEL: (847) [redacted]
FAX: (847) [redacted]

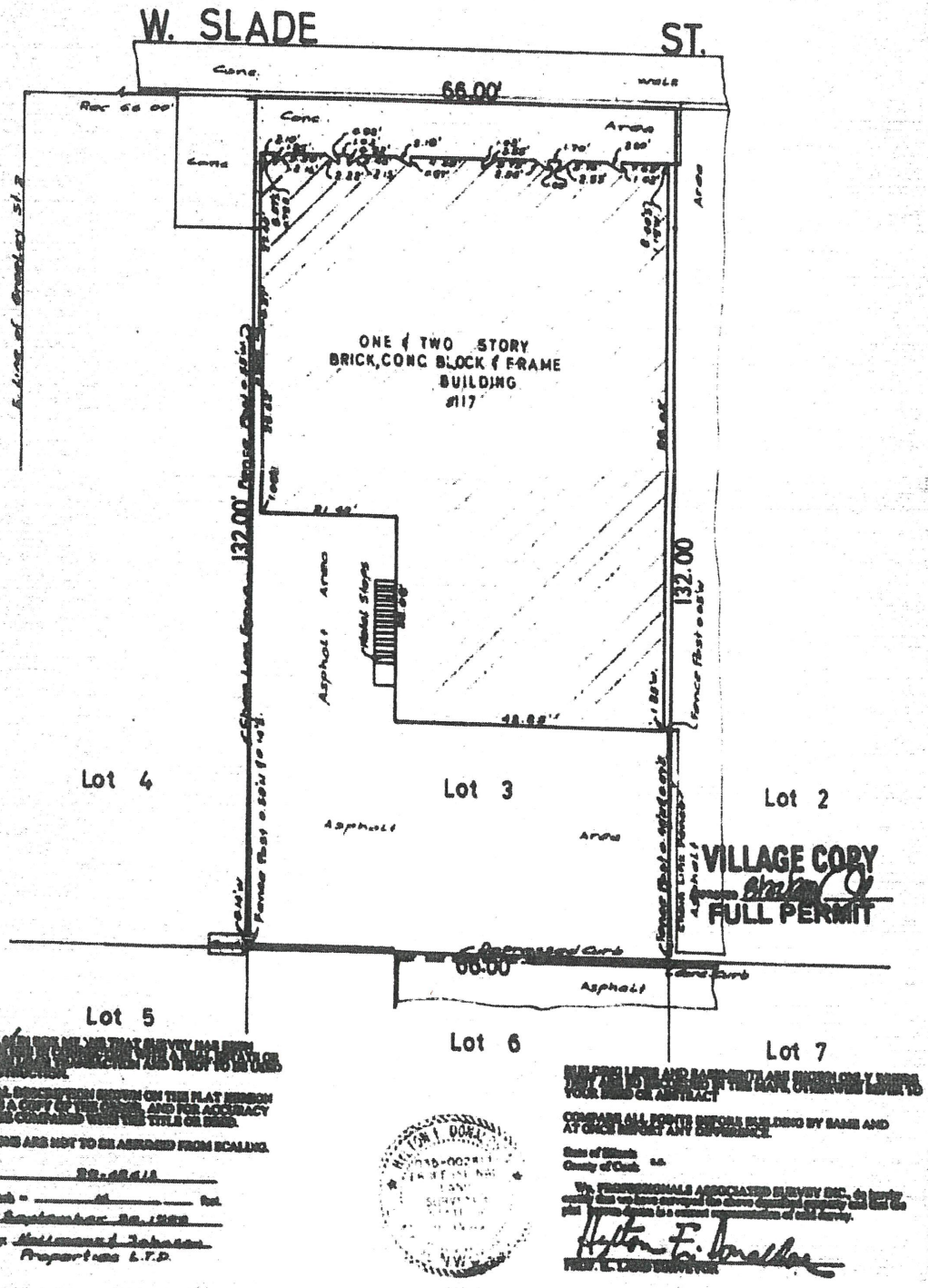
PLAT OF SURVEY

OF

NORTH

LOT 3 IN BLOCK "K" IN THE TOWN OF PALATINE, ACCORDING TO THE MAP OF JOEL WOODS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED DECEMBER 7, 1855 IN BOOK 96 MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 117 WEST SLADE STREET, PALATINE, ILLINOIS.



PETITIONER'S EXHIBIT

#

Attachment: Plat of Survey (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
Paul C. Pinderski
Polly J. Pinderski

Jerome W. Pinderski
1925-1993

Louis Pinderski
1883-1943

115 West Colfax Street
Palatine, Illinois 60067-5086 USA

847-358-5220
FAX 847-358-4506
PinderLaw@aol.com

www.pinderski.com

January 6, 2021

Ben Vyverberg
Director, Planning and Zoning
Village of Palatine
200 East Wood Street
Palatine, IL 60067

RE: Wisewolf/MadCats 117 West Slade St. project

Dear Ben:

I hope that you had a great holiday season with your family and friends, and are now recharged for what we all hope will be a truly greta new year in 2021.

I wanted to write you today in conjunction of the above-captioned project. I understand that it will appear on the Village Council docket for consideration on January 18, 2021. I know there is some controversy and concern regarding the proposed use even though it should be far superior to the two prior operators. The latter operators of "Macs on Slade" principally used the facility as a nightclub with live entertainment. Food service offerings were never a significant part of their operations.

Our client and his agents testified to at length during the last Zoning Board of Appeal hearing that the thrust of the its new project is to create a first-class restaurant. Though live entertainment will be a component of the business, excellent food and great service are going to make or break this business. That said, there is a real need for live entertainment venues that cater to older (40+) individuals who make up a significant portion of our community. Though Palatine is home to many interesting and well-known entertainment venues, none of them really cater to our clients targeted demographic. We believe that a fine restaurant will bring the targeted population to our establishment with some staying for live entertainment after a great meal.

It appears to us that the principal sticking point from staff's perspective is the proposed use of an auxiliary space at the south end of the building. We had previously identified this space as an "entertainment room". As we discussed during the course the public hearing, we likely have mislabeled this space. Our client's initial plan called out the possible use of the space as a venue for a pool table. foosball table and other bar related entertainment apparatus.

Attachment: Follow up letter from Petitioner - Petitioner letter to Village - 01-06-21 JR ltr to Vyverberg 010621 (2021-11 : 117 W Slade St - SU

Upon refection and the refinement of its business plan, our client has concluded that a game room venue is not in keeping with running a first-class restaurant. As discussed during the course of the public hearing, the room will be used solely for private functions, and possibly overflow dining, if needs arise during the course of any evening service.

My client has asked that I propose the following operational constraints that we are prepared to incorporate into an enabling ordinance to provide staff and the elected officials with a higher comfort level concerning our proposed operations as follows:

Patron/Business Use

Corporate meetings / events
Dining on busy nights
Family events (birthdays etc.)
Fund raisers (charitable causes)
Special events such as caricature drawings, photo shoots, classes etc.
Staff meetings

Safeguards

Server dedicated to the room when occupied
Security camera with monitor upfront by the bar
Standard ID check practices
Door open notification to the manager if back entrance door to building is propped open (checking into practical feasibility and landlord consent)

We believe that these operational constraints reflect our desire to promote a great restaurant based use of the auxiliary space for private meetings and private social functions. The idea has garnered a great deal of traction amongst individuals with whom we have shared this idea. There is not a lot of meeting space like this inside a restaurant wherein business and social events can take place.

We believe that the safeguards that we have suggested are more than adequate to address any specific concerns that may exist which likely are tied to the unauthorized consumption of alcohol. It is important to note that the end of the day, we will be checking the ids of anyone within the facility who orders a drink, whether inside the main restaurant or a person attending a private function in the back room. Strict adherence to basic liquor serving protocols is ultimately the best safeguard to ensure that underage patrons do not have an opportunity to engage in liquor consumption.

I ask that you share these proposals with your staff. It is our hope to come up with a mutually agreed upon plan prior to the January 18, 2021, Village Council meeting to allow our client to receive Village approval of its plan, and move forward to open. Our client continues to target St. Patrick's Day toped its doors to the public, subject to ongoing regulatory constraints associated with the pandemic.

Attachment: Follow up letter from Petitioner - Petitioner letter to Village - 01-06-21 JR ltr to Vyverberg 010621 (2021-11 : 117 W Slade St - SU

I look forward to hearing from you at your earliest convenience.

Sincerely,

PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
JWP, Jr./

Attachment: Follow up letter from Petitioner - Petitioner letter to Village - 01-06-21 JR ltr to Vyverberg 010621 (2021-11 : 117 W Slade St - SU

From: Connie Menn
To: Lyn Bremanis
Subject: 117 W. Slade Street (02-15-429-003) Comments
Date: Monday, December 14, 2020 10:20:46 AM

Zoning Board of Appeals Members,

Thank you for the opportunity to share my comments with you regarding 117 W. Slade Street (02-15-429-003) via email.

As the owner of the residential and business property located at 15-37 North Greeley Street, I received the certified notice from Pinderski & Pinderski, Ltd. for this public hearing concerning a restaurant/bar with live entertainment requested to operate in the building adjacent to my property.

In my role, I speak for myself, my family member living in a residential unit, my children and grandchildren who frequent the property, as well as my current and future business and residential tenants.

For myself, my tenants, and my family, I consider a restaurant a fine addition to 117 W. Slade as the new business would be within feet of a residential and business entry/exit point and easy walking distance of our homes and businesses. I enjoy allowing children and families to use my parking lot as a space to park their bicycles when they visit *My Flavor It Place.* I do so as a neighborly way to encourage and sustain local small business success, and I look forward to welcoming a new neighbor to 117 W. Slade.

Unfortunately, I have concerns with the bar and live entertainment elements as proposed by the Petitioner. The bar and live entertainment elements proposed for this specific location raise three reservations to share with you today as part of your discussion and deliberations.

1. Noise. Noise is often inherent to live entertainment and late-night noise is frequently a critical part of the restaurant/bar atmosphere. Such noise, especially without proper noise control parameters, is not conducive to residential and professional tenants who enjoy the serenity of living and working between Towne Square park and Slade Street Station. Immediately, uncontrolled noise would be a nuisance for both my tenants and me. Over time, failure to control noise would negatively impact my tenants' quality of life, my ability to retain tenants, and my property value.

2. Second-hand smoke. I appreciate the Village's stance on prohibiting smoking in public places and enforcing the Smoke Free Illinois Act. Due to my property's proximity to 117 W. Slade Street's outdoor seating area and the strong correlation between alcohol and tobacco use, second-hand smoke coming from smokers distancing themselves from either the front entrance or the outdoor seating area poses a health and safety issue for me, my family, and my tenants. The current fence does not deter second-hand smoke from patrons at or near 117 W. Slade Street from entering my building.

3. Human waste. I am honored to own 15-37 North Greeley Street as it has been a family enterprise and family-owned property for three generations. During this time, other restaurant/bar combinations have operated within the blocks near our property. While I am hopeful that history does not repeat itself, the *type* of establishment proposed has historically

Attachment: Objection Letter 1 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

correlated with increased incidents of human urine and human waste left on my parking lot. This waste is typically left as patrons leave the restaurant/bar and relieve themselves either while waiting for transportation or en route to the train station. This infectious human waste is a public health hazard, a nuisance to tenants and the general public, and a costly aggravation for the building manager to clean and disinfect.

I appreciate your time to listen to and consider my concerns. Thank you for your consideration.

Sincerely,
Connie Menn

Attachment: Objection Letter 1 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Ben Vyverberg

From: Info thedanceloftil <info@thedanceloftil.com>
Sent: Tuesday, December 22, 2020 12:13 PM
To: Ben Vyverberg
Subject: Fw: Madcats

Hello again,

The owner, Betsey, of Vintage Violins in our building at 117 W Slade has written this because she is unable to attend the meeting this evening. I will also print it out but thought I would forward to you.

Thank you!
Brittany Mileski

From: JOHN WITTE <[redacted]>
Sent: Tuesday, December 22, 2020 11:24 AM
To: Info thedanceloftil <info@thedanceloftil.com>
Subject: Re: Madcats

To whom it may concern,

I have genuine concerns regarding the information we received that the space in the building, which our business, Vintage Violins, is located in has plans to open a motorcycle themed bar. Further concerning is that said purposed business is rumored to have ties to the previous management/ownership of the now defunct Mac's on Slade.

While Mac's on Slade was in operation they used the back parking lot as an unauthorized beer garden and location for hosting bean bag tournaments which caused a disruption to my business. On two separate occasions the police were called regarding the cursing and abusive language used by patrons/staff, as well as the illegal drinking of alcohol in the back parking lot. The disregard for the other business in the building was blatantly obvious as the staff would immediately and unlawfully prop open the fire door to the hallway, and increase the volume of the music to almost deafening levels.

I teach children at my shop, and had a significant financial loss as parents were not comfortable with the environment. I have done everything in my power to rebuild my business in these trying times. The thought of being put through this again is disheartening.

Sincerely,
Betsey Varney
Vintage Violins

Attachment: Objection Letter 2 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)



Attachment: Objection Letter 2 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Lyn Bremanis

From: [redacted]
Sent: Tuesday, December 22, 2020 8:32 AM
To: Lyn Bremanis
Subject: RE: Zoning Board Meeting 12/22/20

Hi Lyn, this is Howard Wurster at 215 S Brockway Street, and although I will be unable to attend the Zoning Board Meeting, I would like to express my excitement of the prospect of MadCats taking over the old Mac's Location. My friends and I really miss having live music in that location and I hope the Zoning Board and the Village Council approve this change.
Thanks for your time
Howard

Attachment: Letter of Support 1 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

From: [redacted]
To: Lyn Bremanis
Subject: MadCats
Date: Tuesday, December 22, 2020 9:17:43 AM

Hello Ms. Bremanis,

I just want to show my enthusiastic support for the opening of MadCats in Palatine! We frequented Macs on Slade the entire time they were open and know of so many others who enjoy live music and will be very happy to see a new music venue open in its place. As part of the 50+ Club it's so nice to have a place to enjoy music of our generation.

Please approve opening of MadCats!
Thank you,
Janet Mobille of Palatine

Sent from my iPhone

Attachment: Letter of Support 2 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Lyn Bremanis

From: Jacques Mobille [redacted]
Sent: Tuesday, December 22, 2020 9:07 AM
To: Lyn Bremanis
Subject: MadCats coming to Palatine

Dear Ms. Bremanis,

Please accept this message to consider granting approval for allowing a new owner, MadCats to take over ownership and expand the existing space once held by Mac's On Slade. Back when Mac's On Slade was open my wife and good friends frequented it often enjoying everything it had to offer; fantastic live music, fine food and great service always with a smile.

As a long time resident of Palatine it was great to have such a welcoming venue so close to home that offered live music in a small setting for those of us who like to dance and enjoy a performance that also starts well before 10 or 11pm, like another venue in town, Durty Nellies.

We would be happy to frequent the new venue once we come out safely from the pandemic and invite others to join us.

Please consider voting in favor of this proposal.

Thank you,
Jacques Mobille

Attachment: Letter of Support 3 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

From: Carol
To: Lyn Bremanis
Cc: Jim Brandt
Subject: Matcat"s comments on proposed new venue
Date: Tuesday, December 22, 2020 2:52:46 PM
Attachments: image001.png
image002.png

Good afternoon,

I am writing in support of approving the proposed new business venture of Madcat's at 117 N. Slade Street in downtown Palatine. My husband and business partner, Jim Brandt and I were patrons of the former Mac's on Slade and have missed the establishment very much since the closing.

We were very excited to learn that Dan Maderak and a team of familiar people are involved in the proposed re-opening of the downtown palatine music and restaurant venue along with a new owner, a former patron of Mac's as well. I have had conversations with the owner, Savio Lobo and find we are of like minds with a desire to see a quality venue with live music return along with exciting menu items to fill gaps in cuisine that we experience in our area. Jim and I have known and respected, manager, Dan Maderak, since the Mint Julep days beginning in 2010 and our respect for him has only grown.

Dan is known for his great service to patrons while keeping a keen eye on the entire operation. Dan and I have spoken about the menu and he has shared with me that there are plans to offer Keto and Vegan food options in addition to some traditional fare which will be most welcome to the many Weight Watcher, low fat and Keto dieters in our community.

With our business across the street just north of the proposed venue at 134 W. Slade for 37 years, I can honestly say that from the Mint Julep days to those of Mac's on Slade, we have never witnessed or heard of the police being called for any matter nor ever seen anyone overserved or unruly at any time. This is over a period of 10 years and I think that is remarkable. Madkat's plan is to be a fun and friendly neighborhood place offering something we have nowhere else in our area. For us, it was our "Cheers" – a neighborhood place where everyone knows your name with live music on some nights starting at 7 or 8 pm that people of any age could enjoy. We are excited to learn that we might look forward to this again with friendly faces from the past running the show with a new and different menu.

Regarding the patrons, while the normal crowd might have been the 40+ group, I had also observed mom's and dad's awaiting their girls in dance classes upstairs from Mac's – enjoying family dinners following the classes. I noted a number of these people were from Barrington and other areas to the north possibly having followed the dance studio owner from their prior location. Music seems to attract people from many areas along with the new faces of the band followers and I see this as a positive thing for the retail and the rest of the restaurant community. I have spoken with other restaurant owners who feel that more restaurants don't mean loss of business for them – but more choices to attract more people to our area.

Jim and I have patronized Mac's for painting classes, Halloween parties, movie nights and to observe

Attachment: Letter of Support 4 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Karaoke as well as a host of fundraisers and two memorial services. This was also a place that Jim and I chose to stop in following our attending of black tie events for many years. I was recently telling Savio that following the Bridge Youth and Family Services and Palatine Senior Center gala fundraisers, Jim and I would stop in wearing our formal attire just for fun and always felt comfortable doing that. While the crowd would part like the Red Sea when we entered all glammed up in sometimes themed formal costume attire, the patrons with the assistance of Dan, always made two seats available for us at the bar.

My final comment would be that, as a businessperson, it would be great to have a small private room in Madcat's for committee, client or other meetings separate from the general seating area. I can envision DPBA and chamber of commerce committees meeting there as well and I have spoken to the Matkat's team about joining DPBA and the Palatine Chamber of Commerce. They are absolutely open to those opportunities for community involvement and the marketing of the venue. Back to the private room, most of our other Palatine local venue spaces are too large for small gatherings and such a smaller one would be a welcome addition to our meeting space choices.

I hope Palatine agrees that Madkat's would be an asset to our community and will swiftly approve the exciting new project. Jim and I are not alone in anticipation of the opening and look forward to that in March of 2021.

Thank you for including my comments when considering this project.

Winner of the 2019 Palatine Chamber of Commerce Business of the Year Award!

Celebrating Our 37th Year!

Carol Brandt CLTC®
President

134 W. Slade Street, Suite One
Palatine, IL 60067
PH: 847-358-8600
FX: 847-358-8720
carol@brandtfinancial.com
www.brandtfinancial.com
BFC Facebook
BFC LinkedIn

Attachment: Letter of Support 4 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Announcing: *Cause & Effect* - our year-long food drive. **Click here** for more details.

BRANDT FINANCIAL CONCEPTS INC

INSURE • INVEST • INSPIRE

FOUNDED 1983

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Attachment: Letter of Support 4 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Ben Vyverberg

Subject: FW: In support of Restaurant/Music Venue

From: Lyn Bremanis <LBremanis@palatine.il.us>
Sent: Tuesday, December 22, 2020 1:29 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Fwd: In support of Restaurant/Music Venue

Sent from my iPhone

Begin forwarded message:

> **From:** Laura Naughton
>
> **Date:** December 22, 2020 at 1:27:47 PM CST
> **To:** Lyn Bremanis <LBremanis@palatine.il.us>
> **Subject: In support of Restaurant/Music Venue**
>
> Hello Lyn,
>
> Cannot make the zoning meeting tonight but am writing in support of your efforts to open a new restaurant/music venue.
>
> Good luck!
> Regards,
> Laura Naughton
>
> Sent from my iPhone

Attachment: Letter of Support 5 (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Wisewolf LLC

Subject Property Address
117 W. Slade Street, Units 1,5,6 & 8, Palatine, IL 60067

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Jerome W. Pinderski, Jr. Pinderski & Pinderski, Ltd.

Address: 115 West Colfax Street, Palatine, IL 60067
City/State/Zip Code:

Telephone	Fax	Email
847-358-5220	847-358-4506	jerome@pinderski.com

Relationship to Petitioner (contractor, architect, etc.)
Attorney

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-1	vacant	restaurant/live music

Generally describe your request:

Petitioner is seeking to reestablish a full-service restaurant in the premises that will contain a companion full service bar and a stage area for live musical entertainment.

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

see attached memorandum

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

see attached memorandum

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

see attached memorandum

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

see attached memorandum

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Memorandum In Support of Special Use Petition

Wisewolf LLC – Petitioner

RE: 117 W. Slade St. Special Use Petition to operate a restaurant/bar/music venue

Wisewolf LLC, an Illinois limited liability company has petitioned the Village of Palatine to open and restart a restaurant/bar/live music venue within Units 1,6,5 and 8 at 117 West Slade Street, Palatine, Illinois. This location has previously been occupied by businesses operating under the trade-name "Mac's on Slade." The prior operators made use of a fast/casual restaurant concept along with a full-service bar and venue for live music performances. The special use ordinances allowing the prior operations were: 0-133-11; 0-31-14; and 0-62-18. The last special use for this facility was terminated in 2019.

I. Petitioner's Plan

Wisewolf LLC, and its principal member, Savio Lobo firmly believes that a high quality restaurant operation combined with a live music venue catering to "older adults" is a very viable business plan for this location. Petitioner perceives a significant need for this type of entertainment within the Palatine community. Though other performance venues exist within the Village, most of these venues cater to the music tastes of much younger individuals in their 20s and 30s. Though Petitioner applauds the continued success of these venues, there is an entertainment gap in the community for older adults who appreciate live music while enjoying a fine meal and drink. Petitioner is hoping to fill this demand gap with its planned business operation.

Petitioner plans to make use of the existing facility in its general configuration and with its existing equipment, appliances and fixtures. Petitioner plans a significant amount of general cleaning and cosmetic upgrades prior to opening. Some new equipment and fixtures will be installed. Petitioner hopes to make use of the trade-name "MadCats" in signage, publications, advertising and business operations.

Petitioner's business plan envisions a slightly larger operation than prior operators. Petitioner has leased Units 1,6,5 and 8 to allow it to make use of a larger back room at the far southern end of the facility. The latter room be utilized for overflow dining as well as for a pool table and foosball table for additional entertainment options.

Petitioner has teamed up with Executive Chef Margaret McCarthy to provide an extraordinary food experience for all dining guests. Chef McCarthy has an extensive resume, and has worked in many successful facilities. Chef McCarthy was the principal chef at Palatine's Mint Julep restaurant prior to its closing. She is looking forward to

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

relocating from California to Illinois to head up the food service operations within Petitioner's facility.

Petitioner intends for its food service operation to be one of the principal draws for its patrons separate and apart from hosting periodic live music performances.

Petitioner's business plan envisions a full service restaurant and bar operation. Petitioner has enlisted the services of Dan Maderak as its General Manager and principal bartender. Dan has significant credentials in restaurant and bar operations, and is well known within the northwest suburbs as a premier bartender.

Petitioner has also enlisted the services of Rick Lucier as its Entertainment Manager. Rick has significant experience as a musician, sound engineer and music producer. Petitioner has enlisted his talents to help bring a rich music experience to the restaurant for the enjoyment of its patrons. Rick has a keen understanding of the facility, and the need to make sure all musical performances blend well with the restaurant operation while not overwhelming same.

Petitioner's current business plan provides for a seven day a week operation, generally from 4 PM to midnight, Sunday through Thursday, and 4 PM through 1 AM on Fridays and Saturdays. Though a lunch operation may be commenced at a future date, Petitioner's initial plans encompass a dinner only operation.

II. Special Use Considerations

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

For the reasons set forth above, Petitioner believes that its proposed business fills an unmet demand within the Palatine community for a high quality restaurant associated with a creative music venue catering to patrons 40+ who enjoy good music, but who are otherwise uncomfortable visiting venues that cater to younger patrons. Prior operators at this facility have establish that a market does exist for a well-run facility providing good food and good music. Petitioner intends to build on the prior successes, avoid the prior mistakes, and create a destination venue all of the northwest suburbs.

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

The existing facility has been designed and built out as a restaurant and music entertainment venue. It has been operated as such since 2011 when the Village granted the first special use permit for Mac's on Slade. The prior operators have established over a period of seven years that a restaurant and live music venue can be safely operated within the facility in compliance with all Village health, safety and welfare codes. Petitioner has specifically teamed with industry professionals to insure the safe and effective operation of its proposed restaurant/bar/live music venue.

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

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

The proposed use is located in the heart of Palatine's downtown business district. The facility is surrounded by other business establishments. No residences are immediate neighbors. Significant physical and space buffers exist by and between the facility and the adjacent businesses to help minimize any normal sounds and smells associated with a restaurant operation. The facility is located within 1-2 blocks of companion restaurants and taverns.

The prior operations similar to that proposed by the Petitioner within the facility did not caused any injury to nearby property values. In fact, Petitioner's proposed use is likely to bring more patrons to downtown Palatine and its entertainment district that will likely become patrons of other facilities within the entertainment district for the mutual benefit of all area businesses. Petitioner's use of its facility, as proposed, will not cause any economic injury or physical injury to any neighboring properties.

4. Live entertainment uses

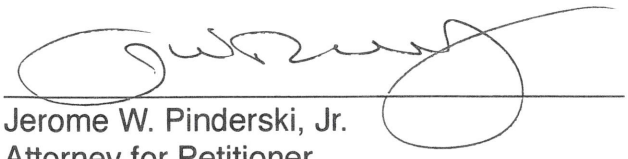
Petitioner proposes to use a portion of its facility as a venue for live music performances. Most, if not all of the performers will consist of small bands of 3-5 persons. In some instances, performances will be solo or duets. Petitioner and its Entertainment Manager are keenly aware of the facility, and its limitations with respect to the choice and style of music to be performed within the facility. All live music performances are intended to blend in as a part of Petitioner's restaurant operation. As such, Petitioner is mindful of the need to manage sound and light associated with any musical performance to insure the performance can be enjoyed by patrons without overwhelming them, or any neighboring businesses. Petitioner will make use of modern technology and good sound production techniques to ensure that good musical performances can take place within its venue without undue noise pollution being created within its facility or outside to neighboring properties. Petitioner's planned music operations, and the targeted population will likely negate any concerns that its operations may create excessive demands on the Village of Palatine Police Department. Petitioner's does not foresee any significant need for police intervention at its facility based upon its planned operations.

III. Conclusion

Petitioner is planning to operate a high quality restaurant facility and companion live music venue that will not compromise the integrity of Palatine's downtown business and entertainment district. It hopes to enhance the entertainment district through a new venue providing excellent food, good drinks and great musical entertainment of a type and quality not otherwise present within neighboring venues. Petitioner is a qualified applicant for the special use being sought herein to own and operate a restaurant/bar/ live entertainment venue in Palatine at the location identified herein.

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Signed at Palatine, Illinois on August 14, 2020.



Jerome W. Pinderski, Jr.
Attorney for Petitioner

Attachment: Application (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

3. 117 W. Slade Street **- Recommended to Approve**

Notice was published in the Daily Herald on December 7, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Petitioner submitted Special Use Memo
6. Proposed Floor Plan
7. Menu
8. Objection Letter
9. Public Notice

Ms. Wood read into record additional objector letter from owner of Vintage Violins and additional letters of support.

Sworn in petitioner: Mr. Jerry Pinderski Jr attorney 115 W Colfax
Mr. Pinderski explained they are looking to obtain a Special Use permit for a restaurant/ bar with live entertainment which are all allowed uses in the B1 district. He referred to the aerial slide showing the proposed location is located in the heart of the central business district surrounded. Mr. Pinderski spoke to the surrounding properties being all zoned within the B district with a few apartments located on the upper levels. He pointed out all the first floor surrounding are commercial. Mr. Pinderski spoke to the proposed building being a mixed usage building that includes a photography studio, violin studio, ice cream store, and a dance studio. He stated if they are allowed to operate the building would be fully occupied. Mr. Pinderski stated they are hoping will be far superior than the Mad Cats experience explaining they are looking to open a fun sophisticated restaurant with a full bar and softer live entertainment with a demographic of 40 plus. He explained it is not the venue that attracts younger crowds like Durty Nellies. Mr. Pinderski spoke to the auxiliary room that will be used for private parties or overflow dining. He stated in the future it may be used for a pool table or foosball. He referred to slide to show the proposed floor plan to show expansion that will allow the menu to grow. Mr. Pinderski spoke to the area labeled entertainment room explaining it is a work in process. He explained currently they plan on using for private events or possible overflow dining. He pointed out hey are adding a doorway to service that back room from their kitchen. Mr. Pinderski stated they mentioned to staff that there will be cameras in the back room to have constant surveillance. He stated there is no bar in the back room and they don't have any concerns but are willing to limit the usage for private events and overflow dining. Mr. Pinderski spoke to the hours of operation. He stated they are looking to obtain a restaurant liquor license (class D license) not the D1 license that allows late night liquor sales.

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Ms. Wood asked what the business hours are.
Mr. Pinderski explained the proposed hours are Tuesday -Thursday will be generally 3pm-midnight, Friday and Saturday 3pm-1am and Monday closed.

Ms. Wood asked about Saturday and Sunday.
Mr. Pinderski explained there is a proposal to open as early as 9:00am to allow younger crowds to perform.

Ms. Wood asked Sunday evening.
Mr. Pinderski answered they would be open till midnight on Sunday.

Ms. Wood asked about Saturday night.
Mr. Pinderski explained they would be open till 1:00 because that's what the class D restaurant liquor license will allow. Mr. Pinderski stated they are excited about the project explaining his client has a passion for food and has always wanted to have this type of facility but knows he needs to have great operators including an entertainment director, executive chef, and general manager. He spoke to parking concerns stating the building has no real designated parking but rather relies on public parking. Mr. Pinderski spoke to the parking options that have increased since the building was originally opened up.

Sworn in Mr. Salvia Lobo Owner of Wise Wolf
Mr. Lobo stated he used to go to Macs on Slade and has made numerous friends there. He spoke to Macs deficiencies with the biggest being not good enough food. He stated food is his passion along with music. Mr. Lobo spoke to the variety of food in the downtown area explain they are looking to enhance Palatine and give people a space for good food and live music. He stated this is not an easy decision to get into this business since 2 others have failed. Mr. Lobo stated he wants to enhance the community, give people a safe space to get good food and enjoy music and could not have done without the support that includes Mr. Maderak for management, Mr. Lucier for sound and music director, Ms. McCarthy as executive chef, and Rob to advise for open mic nights. He stated he first went to meet with Mr. Ottesen to make sure the Village thought it was a good endeavor and he assured that it was something the Village needed. Mr. Lobo stated he hopes that people will see it as an asset to the community bringing increased vibrancy to the downtown area.

Ms. Wood asked about back room and the access.
Mr. Lobo explained they are not 100% what they want to do with the space. He explained during Covid they will need overflow dining. He explained they want to be able to serve this area from the kitchen so they had Warren Johnson draw up plans to add a door to access the back room. He stated he wants to make sure this business can make money and as recommended by the Village an event space can help aid make money. Mr. Lobo stated it has been brought to their attention the downtown area is in need of event spaces for small businesses to rent or to allow small birthday parties especially during Covid.

Mr. Pirog asked if there will be live music in the back room.

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Mr. Lobo answered no. He stated they will have a tv that will give them the option to experience the band experience through it or play music from a jukebox.

Mr. Dittrich asked if Wise Wolf was in operation when it was Macs on Slade.
Mr. Lobo answered no. He stated he tried to give Macs suggestions and when Jeff came in he wasn't a great host. Mr. Lobo spoke to the changes that he wants to make to enhance the experience.

Ms. Wood asked if the cameras in the back room will be monitored.
Mr. Lobo explained the camera monitors will be by the bar and entrance to the kitchen. He further explained if the room becomes popular it will be staffed explaining it is a risk to them not to have it monitored.

Sworn in Ms. Margaret McCarthy Executive Chef
Ms. McCarthy stated she was the former executive chef at the Mint Julep being involved in the Palatine restaurant scene for quite a while. She stated for the past few years she has been in corporate food service management bringing to the team organization on how things are run. She stated she is a certified serve safe instructor and proctor. Ms. McCarthy spoke to the menu bringing fresh ingredients and rotating menus. She stated they will do farmer market specials to incorporate the community. She stated they want to add more vegetarian and vegan options and utilize her strong southern background from the Mint Julep and LA influence. Ms. McCarthy stated people are looking for more options.

Mr. Dittrich asked Ms. McCarthy if she was working at Mint Julep when they closed.
Ms. McCarthy answered yes.

Mr. Dittrich asked if she had any reservations about the location.
Ms. McCarthy answered no stating she was involved with Macs in development of their menu and watched them run it into the ground. She stated she knows how to run a business and restaurant and because they did not they closed.

Ms. Wood asked about the kitchen area being the same or larger.
Ms. McCarthy stated the Mint Julep rented the space at one time. She spoke to the changes to make it flow better including the access to the back room. She stated she has no reservations with the kitchen and the setup.

Sworn in Mr. Rick Lucier entertainment manager
Mr. Lucier stated he is a classically trained musician, recording engineer, music producer, has done a lot in the industry between recording performing, director of in home installations overseeing all the designs that went into incredible home theaters and understands the need for controlled acoustics. He spoke to the concerns of volume levels. He stated Jeff asked him to evaluate the audio system in 2017. He spoke to the variety of music they had when Macs was there and explained they want to continue to have such a variety and provide controlled music levels for people to enjoy.

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Mr. Dittrich asked what they are looking to do to reduce the music volume that disrupts the other businesses.
Mr. Lucier stated he has addressed the issues with Mr. Lobo explaining if they control the acoustic environment on the stage the musicians will be able to hear themselves with greater clarity and won't need to push their volume so high. He stated being in the business he will have a stronger rapport with musicians because he understands what they are trying to do. Mr. Lucier stated they are not looking for loud hard rocking bands pointing out the size of the stage.

Mr. Pirog asked who controls the sound equipment.
Mr. Lucier explained they are installing a professional PA system and lighting system. He stated he will oversee the sound 85-90% of the time with the rest of the time an audio engineer of his choosing will oversee. Mr. Lucier stated they will adhere to any Village standards for decibel levels measuring the room in various locations.

Mr. Pirog pointed out they are indicating they will have 3 nights for rock n roll which tends to be louder.
Mr. Lucier stated they can control who they hire and will set guidelines.

Ms. Wood asked if there are any plans to have outdoor music.
Mr. Lucier answered no. He explained it will be strictly inside and mostly in the evening with possible weekend afternoons. He stated Macs had benefits for charitable organizations along with students performing and Mr. Lobo wants to continue.
Mr. Pinderski pointed out they are not leasing any outdoor space.

Sworn in Mr. Dan Maderak general manager
Mr. Maderak stated he has been in the hospitality business for 30 years. He stated he is excited to be part of the crew involved. Mr. Maderak spoke to the atmosphere being more like a home providing a safe space even for a single lady to enjoy. He spoke to the back entertainment area being a private area for parties similar to Emmett's.

Mr. Pirog asked if there has been any more accommodations to police or staff other than cameras.
Mr. Cavanaugh stated he spoke to Chief Dagle and all his concerns have been met regarding the back room.

Mr. Luszczak asked if there will still be outdoor seating in the summer.
Mr. Maderak stated he would like to especially with Covid.

Ms. Wood pointed out the concerns may be because the same people from Macs are running things and may have the same issues
Mr. Maderak stated they are only bringing back a few people. He stated he is not sure how they were unruly or difficult outside of Jeff who was the previous owner. He explained most clientele and staff were nice people who they never had any issues with. Mr. Maderak stated in the 8-10 years he worked there the police

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

were called maybe 4 times which is equivalent to Durty Nellies on a Friday.

Ms. Wood clarified there are concerns of using the back lot as a beer garden.
Mr. Maderak explained they had the back area as a smoking area to prevent people from being out front. He stated they were not supposed to bring drinks out there. Mr. Maderak stated they had signs and had the band instruct people where to go for smoking.

Mr. Dittrich asked if they expect to have as much standing room as Mac's had.
Mr. Maderak stated it is hard to say especially with the Covid restrictions. He spoke to the proposed layout to allow more room explaining he has ideas being aware of what has worked and what has failed.

Mr. Pinderski concluded the presentation explaining they asking for a special use for a great restaurant with great entertainment. He stated they have been able to establish that there is a need for a great restaurant for the 40 plus age group. He stated they have an enthusiastic staff that will be able to execute a successful business. Mr. Pinderski spoke to the past approvals for the same type of business at the location explaining they are looking forward to adding more people and value to the downtown area and understand that comes with being a good neighbor.

Mr. Vyverberg gave a brief overview highlighting a few aspects of their plan. Mr. Vyverberg spoke to the liquor license request changing pointing out the liquor commission is the only body that would have purview of the liquor license that applies to special use standards. He spoke to the previous uses that were in the tenant space and the three forms of expansion the petitioner is proposing. Mr. Vyverberg explained the original request was for later hours which has been changed to restaurant closing liquor license consistent with the previous operator. He spoke to the expansion of the tenant space and seating area based on the entertainment room. Mr. Vyverberg stated they are seeking a special use for a restaurant with associated live entertainment.

Mr. Dittrich asked if the 105 people occupancy includes the entertainment room
Mr. Vyverberg explained that was part of the architects plan. He further explained the use has not been approved so they have not submitted for a building permit. He explained during that process the fire marshal would do an occupancy review.

Sworn in Britany Mileski 117 W Slade suite 200 & 201 Dance Loft
Ms. Mileski stated she understands having a dream pointing out she opened a dance studio with her mom and sister. She stated her experience with Mac's on Slade was terrible. She stated it is hard to build a business between smoking and beer bottles. Ms. Mileski stated Mac's staff was not cleaning up after their customers so they did it themselves. She stated she has complained to the Village and their students' parents have called the police about comments made to their dancers. She stated they tried to work with the new owner Jeff and made a little headway with communication but music rattles the upstairs which makes it hard to run classes. Ms. Mileski stated they went to their landlord for help and

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

was told it is too much money. She stated since this went to the Herald they have already received calls and is afraid of losing their business. She stated her main concern is the sound. She stated they met with Mr. Lobo and he explained the music would start 6/7pm which conflicts with their hours. Ms. Mileski stated they wish them the best but expressed concern with the music and drinking with kids and families going in and out.

Ms. Wood asked if Mac's on Slade was operating at the time they opened.
Ms. Mileski answered yes explaining the building was under different ownership. She explained it was different having kids menus and different hours. She agreed it may have not been the best location but they fell in love with the space and the owners of the building at the time pointing out they have never met the current owners. Ms. Mileski stated their dance classes were rattling the beer bottles at the bar so they had to install a sprung floor to soften the barrier. She stated they then had new ownership and went out of business.

Mr. Cavanaugh pointed out the space is limited to what it can be. He asked Ms. Mileski what she see going into the space if not a restaurant/bar.
Ms. Mileski stated she doesn't mind if it is a restaurant but is concerned with the past issues and the live music hours. She stated a nice coffee or breakfast/ lunch place similar to Dario's would be good. She stated at one point there was a culinary school interested but the rent was too high.

Ms. Wood pointed out Macs on Slade was operating so it is a preexisting condition. She asked if the difference was number of nights.
Ms. Mileski stated they did not play as many nights.

Sworn in Ms. Anna & Ms. Kali Razes 117 W Slade unit 1 Owners of My Flavor It
Ms. Anna Razes stated they have a list of issues. She stated she was a longtime patron of Macs and understands desire for that type of establishment and was aware of the business when they moved in. She explained their issues are with the shared spaces referring to the floor plan slide.
Ms. Kali Razes stated they are a family owned and operated ice cream and shaved ice shop open since summer of 2017. She stated all current tenants of 117 W Slade are women owned and all revolve around family and children. She stated all businesses help support each other and maintain the family oriented atmosphere. Ms. Kali Razes spoke of the shared spaces that include the rest rooms, mop closet/utility room, tenant parking in rear and public parking in front. She spoke to the challenges with sharing the space with the bar stating they have had to adapt their business model to ensure the safety of their high school female staff, patrons, cleanliness of the shop and common areas and to maintain the family oriented atmosphere the business is based on. Ms. Kali Razes stated they were pleased when Macs on Slade closed and all tenants are not pleased about the same business bottle of a bar going into that space. She listed her issues including disgusting bathrooms with spilled beer and pee on the toilets, alcoholic beverages left behind, lobby has had spills left for the next day to clean, common area smells like a frat house, drunk patrons entering their business and

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

bothering their female staff, smoking outside while their patrons try to eat, loud music making it difficult to hear orders du rot them propping open their doors, loitering in parking lots forcing them to implement a buddy system when going to their cars for safety and no longer allow the staff to park in the rear of building, peeing in the rear by the dumpsters so adjustments for garbage to be takin out the next day were made, male bar patron in the mop closet, band members doing drugs in the mop closet, etc. Ms. Kali Razes stated they have been told Mad Cats will be different. She stated they do have a different owner but they also have the same management causing them to have the same issues in the shared spaces. She stated allowing this bar to go in will be detrimental to their family owned businesses. Ms. Kali Razes expressed concern that families will not feel comfortable coming to the ice cream shop, dance studio, portrait studio or violin studio. She stated they fully support running your own business and understand and emphasize with all that goes into owning a food service restaurant but do not support Mad Cats being a fellow tenant at 117 W Slade.

Ms. Wood asked about the timeline of when they opened.
Ms. Kali Razes stated they opened the summer of 2017 with Mac as the owner. She stated they had a good line of communication with Mac though they still had loud music and people drinking outside.
Ms. Razes stated when they opened they had Chuck the owner and Tom the maintenance man who monitored the halls so the line of communication was always open.

Ms. Wood asked when it changed.
Ms. Kali Razes stated it had its ups and downs. She stated mostly after the weekends there was a lot of cleanup to do.

Ms. Wood asked who is responsible for the cleaning of the bathrooms.
Ms. Kali Razes stated originally they were told it is was shared but Mac's said they would handle it because they have more patrons.

Mr. Cavanaugh asked if they know the new landlord.
Ms. Kali Razes explained it is an investment property for them so they use a management company.

Mr. Cavanaugh asked if they have communication with the management company.
Ms. Kali Razes answered yes but stated they are not involved. She stated it is an online portal system. She stated they do not get involved with tenant issues.
Ms. Anna Razes stated they have made some disparaging comments about them being females ranting.

Mr. Pinderski asked what the ice cream shop hours are.
Ms. Kali Razes explained in the summer they are open 12pm-10pm daily, winter 3-8/9pm, closed Monday and Tuesday. She stated since the bar is open later they are supposed to lock up though it doesn't always happen. She stated she installed a lockbox system allowing her staff to lock up.

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Sworn in Mr. Matt Hanson 268 N Brockway
Mr. Hanson stated he is here in support. He stated he has lived in Palatine since 1988 and wants to see the downtown vibrant and busy. He stated it is important to have good bar with good food and music. He stated Mac's is a good community that watch each other's backs.

Ms. McCarthy hears the concerns of the neighbors and agrees previous management had no management exp. She stated she was a waitress at Macs and has herself cleaned bathrooms. She stated going forward she will bring 30 years of management and customer service experience and a new approach to running the business. Ms. McCarthy stated they have learned from previous mistakes of prior owners. She explained they are striving for an atmosphere for everyone to enjoy pointing out it is a 50 plus crowd going into this restaurant. She stated the concerns and experiences were the past and they have a vision for the future to be run by professionals who have been in corporate fields most of their lives.

Mr. Pirog asked about a condition for staff review.
Mr. Vyverberg stated they did a condition that not more than 6 months after the petitioner's occupancy it would be reviewed by staff to determine if additional noise control measures are required at the discretion of the Village and the Village reserves the right to impose additional conditions to the live entertainment special use.

Ms. Wood asked if the noise generation is for outside or for inside as well.
Mr. Vyverberg explained in a multi-tenant building the code reads as noises not be objectionable within the subject tenant space as well as the adjoining tenant spaces. He stated there has been talk about drafting specific decibel limitations but as it states now its noises not be objectionable within the subject tenant space as well as the adjoining tenant spaces.

Mr. Pirog asked about items such as keeping fire doors open or not keeping bathrooms clean is items addressed to building ownership.
Mr. Vyverberg explained it is typical for issues outside of code to be managed between building owner and the tenants. He cannot speak to at some point the uncleanliness of toilets becoming a health issue but typically issues are handled by the management.

Ms. Wood asked Mr. Maderak what his position was at Macs.
Mr. Maderak stated he was the bar manager.

Ms. Wood asked if the concerns were under his purview.
Mr. Maderak answered yes and no but stated they were exaggerated. He stated he never encountered these issues. He stated when they closed at night they would mop and clean the bathrooms. Mr. Maderak stated going forward he will be the general manager being in charge of everything not just the bar.

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Ms. Wood stated the concern is ongoing communication and cooperating between the tenants.
Mr. Maderak stated he will be glad to work with the other tenants. He stated in the past they had a good relationship with the ice cream parlor with the parent getting a cocktail while the kids had their ice cream.

Sworn in Kristin Lobo, daughter of Salvio Lobo
Ms. Lobo spoke to her dad's background being a CIO at a technology firm and has no affiliation to the previous owners. He stated he just likes live music and food and wanted to start a business. She stated because he is a technology guy not a restaurant guy he enlisted a team that would run a successful business. Ms. Lobo explained Wisewolf was created before and they thought they could use for IT contacting. She stated the bathrooms now fall under the contract with the restaurant.

Mr. Cavanaugh asked for clarification.
Mr. Lobo explained they signed a contract that they will maintain the bathrooms taking full responsibility. He stated he hates dirty bathrooms and cannot run establishment with dirty bathrooms. He stated he is disappointed because he reached out to other tenants and their concerns were based on assumptions. Mr. Lobo stated he is cognizant of the concerns and will address them. He doesn't want to cause problems which is why he reached out to other owners as well as the city.

Mr. Cavanaugh asked if the other tenants are supposed to contact the restaurant with bathroom complaints.
Mr. Lobo stated they can contact him but the plan is to have someone maintain them.

Mr. Cavanaugh clarified the bar is 100% responsible for the bathrooms.
Mr. Lobo answered yes.

Ms. Wood stated this is not common situation where bar shares a bathroom so requires cooperation and monitoring.
Mr. Lobo stated she spoke to Ms. Kali Razes who wanted to designate area for each space to clean. He stated he is not going to not clean an area if it needs to be cleaned so all shared spaces will be cleaned.

Mr. Luszczak asked if there is a way to alleviate sound for upstairs neighbors.
Mr. Lobo stated he spoke to them first. He inquired about how it worked in the past since Macs has always had loud music. He stated he told them he will attempt to work out the overlapping hours. Mr. Lobo stated he will do the best they can to run their business profitably and not impact the neighboring businesses. He stated he wants to be a good neighbor and good reputation.

Sworn in Mr. Rich Burke 3855 Winston Drive Hoffman Estates, IL
Rich stated he has been a patron of Macs since it opened and suffered through Jeff's ownership. He stated there has been a hole in the entertainment since they

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

closed. He stated he has seen very little unruly behavior and the few times he has seen it Mr. Maderak escorted them out and put them in an Uber to get them out of the place. Rich stated they self-police to make sure there is no issues. He stated it was a wonderful place to attend and see good bands and now people are going to Arlington Heights and Barrington and thinks we should keep it in Palatine.

Ms. Kali Razes appreciate what they are saying and stated she does have Mr. Lobo's phone number. She stated in the end it's a bar and the building is full of family/children oriented businesses filled with woman.

Sworn in Steve Korecki 610 W Ruehl
Mr. Korecki stated he has been going to the bars in Palatine for 44 years and is nice to have a place for the older crowd to go to. He stated it is more of a family environment at Macs with most of the patrons bringing their children. He explained most of the unruly behavior is from people coming already drunk from other bars. Mr. Korecki stated it is a fun good place to go like Cheers on tv.

Sworn in Mr. Rob Rosenberg 600 Waterford Ct Lake Zurich unofficial title of ambassador of good will
Mr. Rosenberg stated in the past he hosted open mic nights at Mac's on Slade. He spoke to the hours of music. He spoke to the opportunity they provided by open mic night and fundraisers held. He stated they hope to provide these opportunities again. Mr. Rosenberg stated the team have a lot more expertise that the bar has had in the past and thinks there will be a lot more financial and managerial oversight which was lacking in the past. He stated he thinks it will be satisfactory to the community.

Mr. Pirog asked for clarification on music hours.
Mr. Rosenberg explained it is typical to start around 8 PM on Thursday-Saturday. He stated open mic night does start earlier but that is usually individual artists. Mr. Rosenberg explained the earlier music is softer building momentum to the bands coming on later.

Mr. Pinderski excited about program and emphasized it's a restaurant not a bar. He stated their business plan cannot work if it is not a successful restaurant. He stated they have no intention on perpetrating any of the prior problems from the past ownership explaining they have too much money at stake. Mr. Pinderski spoke to the lease agreement taking responsibility for the bathroom to ensure they are kept clean because they have vested interest. He stated the issues in past will not be part of the program/plan presented. Mr. Pinderski stated they have met and exceeded the standards. He stated the facility is designed for this and will be a success for not only them but the entire area. Mr. Pinderski asked to not be painted with any issues from the past pointing out they have no affiliation.

STAFF RECOMMENDATION:

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

The Petitioner is proposing to open an expanded restaurant/bar, with live entertainment. Additionally, there is a separate entertainment room, outside of the main tenant space, which is not visible from the main tenant space. It is across the hallway, in a separate area in this multi-tenant building. The Petitioner indicates that it will be monitored through live cameras, from the main tenant space. Staff does not see this as a feasible solution and remains concerned about the Petitioner's ability to maintain the necessary controls over the site and floorplan. While it may be one example for a single-user restaurant having a private dining or event room separated by a hallway, Staff cannot support the inclusion of the entertainment room as part of the business and floor plans. Its separation from the main tenant spaces, lack of any direct visibility from any employees, and direct proximity to the exit door to the west, all present specific problems with the proposal.

Also, Staff is concerned with the proposed seating and square footage expansions and its impact upon downtown parking demands. The Subject Property does not provide any off-street parking and therefore is requesting to rely upon the existing public parking and spaces available.

The proposed hours expansion from 1 AM to 3AM on weekends, also remain Staff concerns. While the Liquor License review is within the purview of the Liquor Commission, it represents a specific expansion of the previous use. With the inclusion of the entertainment room and seating, Staff cannot support the proposed floorplan and use. If the floorplan were revised to not include the entertainment room and seating, with a passive use proposed (e.g. an accessory storage use), Staff would recommend action at the discretion of the Zoning Board of Appeals, with the expanded hours concerns remaining.

If the Zoning Board of Appeals decides to recommend approval, Staff recommends the following conditions.

1. The Special Use shall substantially conform to the business operations submitted by the Petitioner on 8/25/20 and floor plan prepared by Warren Johnson Architects dated 10/20/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.

2. A plan identifying an acceptable smoking area location shall be submitted in a manner acceptable to the Village of Palatine and in compliance with Code. In addition to the required compliance with Chapter 9 of the Village Code, the plan should be prepared to represent the least amount of impact to the surrounding properties.

3. All employees shall enroll in and utilize the Downtown Employee parking program.

4. A Staff review of the Live Entertainment Special Use shall be conducted, not more than six months after the Petitioner's occupancy to determine if additional noise control measures are necessary, at the discretion of the Village. The

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Village reserves the right to impose additional conditions to the Live Entertainment Special Use.

Mr. Pirog asked if it staff's position that the back room should not be used.
Mr. Vyverberg explained from the Village perspective here is concern on what the usage and final floor plan would look like. He stated they appreciate the revision of the business plan to include the camera addition. He stated there is question on who and how often these are being monitored along with the access to the exits being monitored. Mr. Vyverberg spoke to the accommodations made by adding the door to the expanded kitchen to the entertainment room. He stated there is too much unknown about site plan and how it will be monitored.

Mr. Pinderski disagreed with staff on entertainment room. He stated they specifically indicated in their business plan the space was for private or overflow dining. He pointed out they are legitimate uses found in other establishments throughout the Village. Mr. Pinderski stated there is no concrete foundation for the issues brought up by the Village. He stated they are installing monitors and there is no bar in that room. He stated there is no safety or health issue to prevent them from using the room.

Mr. Pirog asked why the police are not concerned anymore.
Mr. Vyverberg stated in addition to police's questions and concerns planning and zoning have concerns with regard to the use of the entertainment room.
Mr. Cavanaugh explained he had a conversation with the chief who said his concerns have been met but staff has had a deeper conversation.

Mr. Lobo stated he wants to have a space for people to enjoy the food if they don't want to hear the live music. He stated he doesn't know what the difference between this and other establishments who don't have monitoring.

There were no further questions. The public hearing was closed.

Mr. Dittrich made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Dittrich stated coming into the discussion he was leaning toward a no based on previous history. He stated the concerns are legitimate and hope they take the opportunity to work together. He stated the special use standards have been met. Mr. Dittrich stated he hopes the supporters take all the testimonies in consideration and realize what needs to be done to prevent it from shutting down again.

Ms. Roth-Wurster addressed the standards pointing out they need to review the current proposal not what was there in the past. She stated she used to work in this space pointing out the entertainment area is a small room. She stated she sees the issues with the shared space. Ms. Roth-Wurster stated she was a

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

student at the Mr. Maderakce Loft and only found out about them because she was a patron at Mac's. She stated the special use is to run the business according to the health safety and welfare and thinks the business should be given a chance. Ms. Roth-Wurster spoke to the live entertainment giving the performers in Palatine a place for people to perform in town rather than go to neighboring towns. She stated this is a chance to start fresh and bring something into town to make it lively.

Ms. Wood stated is was great for everyone to voice their concerns and support. She spoke to the importance of family business with the tenant mix. She stated the concerns are valid but what is leaning her toward approval was Mac's was operating so it was a known entity. Ms. Wood stated the new owner has put together a professional group to operate and hopes everyone can work it out to mutually be successful together.

Mr. Pirog stated he is not convinced the standards have been met other than the bathroom. He stated he sees the concern with the back room and the access from the shared space. Mr. Pirog stated he does not see the safety standards being met nor show how they won't devalue the other businesses in the space.

Ms. Wood stated they will be held to the same standards as anyone operating and serving alcohol regarding health safety and welfare.

Discussion on back room monitoring and safety.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 4-2. This item will tentatively go to Village Council on January 18, 2021.

RESULT:	**RECOMMENDED TO APPROVE [4 TO 2]**
MOVER:	James Dittrich, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh
NAYS:	Dittrich, Pirog
ABSENT:	Larson, McGinn

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

IV. COMMUNICATIONS

V. ADJOURNMENT

VI. CASE STAFF STATEMENTS

Attachment: ZBA minutes - 117 W. Slade Street (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 22, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Uses to permit a restaurant/bar with Live Entertainment pursuant to Section 11.02 (d) (11) & (19) of the Palatine Zoning Ordinance.
The property is commonly known as 117 W. Slade Street (02-15-429-003).
The Petitioner is proposing to open a restaurant/bar with live entertainment, MadCats.
The above petition has been filed by Wisewolf LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-49
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 7th day of December, 2020
Published in Daily Herald December 7, 2020(4555359)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/07/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzer
Authorized Agent

Control # 4555359

Attachment: Public Notice (2021-11 : 117 W Slade St - SU Restaurant/Live Entertainment)

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street

BACKGROUND: On this evening's agenda is a request for an Amended Special Use for Wisewolf LLC (d/b/a MadCats) to be located at 117 W. Slade Street. The Petitioner, Savio Lobo, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar/live music venue with full food and bar menu. The proposed hours of operation are: Sunday 9 AM - 12 AM, Monday 3 PM - 12 AM (to be open only one Monday a month), Tuesday - Thursday 3 PM - 12 AM, Friday 3 PM - 1 AM and Saturday 9 AM - 1 AM. The permitted hours for a Class D Liquor License is Sunday - Thursday 6:00 AM - 12:00 Midnight and Friday-Saturday 6:00 AM - 1:00 AM.

KEY ISSUES:

- Increase Class D (Restaurant) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.

ATTACHMENTS:

- Increase Class D LIQ - MadCats ORD
- MadCats revised business plan - 01-26-21
- FLOOR PLAN - Rev Jan 26 2021
- Menu

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR WISEWOLF, LLC D/B/A MADCATS AT 117 W. SLADE STREET

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

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses shall be increased for MadCats, 117 W. Slade Street.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: Increase Class D LIQ - MadCats ORD (117 W.Slade Street - Increase Class D Liq Lic MadCats)

MadCats – Submitted to the Village on 01/26/21:

Table of Contents

Operating Plan 2

Locations & Facilities 2

Auxiliary dining room 2

Hallway 2

Smoking management plan 3

Hours of Operations 3

Attachment: MadCats revised business plan - 01-26-21 (117 W.Slade Street - Increase Class D Liq Lic MadCats)

Attachment: MadCats revised business plan - 01-26-21 (117 W.Slade Street - Increase Class D Liq Lic MadCats)

Operating Plan

Locations & Facilities

Our targeted location is in the heart of downtown Palatine. We are not too far from the train station and a step or two away from other hot spots in the area. We also have a large number of condos and apartments in the neighborhood which has a high occupancy of our targeted demographic. The facility is cozy in size and has a fully equipped kitchen and bar, a good dining area, bar stools around the bar, a tucked away band stage, ample storage area and free parking.

Auxiliary dining room

The auxiliary dining room will be used for overflow restaurant capacity or for a quieter dining experience for patrons on some nights. At a future date, it will also be available for private events such as business meetings or birthday parties. Occasionally we may feature caricature artists or similar experiences in that space and it be used for fund raising events. This room will have a juke box and a TV which will also be able to stream a performance from the stage area. There will be no live performances planned in this room.

This room is not contiguous with the rest of the restaurant and therefore requires patrons to enter via the hallway from the front area of the restaurant or from the exterior door in the front of the building leading to the hallway. There will be an entrance to this room directly from the kitchen which will be used for service only.

When occupied, this room will have a dedicated server. It will also have a video surveillance camera streaming to a monitor installed in the bar area to ensure that staff and managers on duty can monitor this room.

Hallway

The hallway between the restaurant and the overflow dining room will be equipped with a video surveillance camera streaming to a monitor installed in the bar area to ensure that staff and managers on duty can monitor activities in the hallway. The camera system shall provide an unobstructed view of the entire hallway and will

store recordings of any motion for 30 days, which will be available if needed by law enforcement in compliance with applicable laws. In addition, the door to the front of the restaurant from the hallway, will have no less than 400 square inches of glass allowing visibility from the restaurant to the hallway. The auxiliary dining room already has a door with glass paneling with over 400 square inches of glass. The kitchen door will also have a glazing panel, approximately 100 sq inches, through which staff will be able to monitor activity in the hallway. Lastly, the exterior door on the west end of the building leading to the hallway will have a door open detection system that alerts staff in the bar area.

Smoking management plan

The building management has a designated smoking area outside the west exit door in the rear of the building. The area contains a metal table, chairs and a wooden enclave. The area worked well in the past and is isolated from neighboring properties by virtue of physical fence barriers. Signs will be posted inside the premises to inform patrons about the smoking area and to discourage smoking anywhere else with a reminder that village ordinances are strictly enforced with fines. Our staff will inspect the smoking area no less than every 30 minutes to monitor for any creation of nuisance or disturbance. Further, staff will also monitor the public sidewalk on the north side of the building and the alleyway on the eastside of the building, to ensure that no smoking is occurring.

Hours of Operations

Restaurant operations

We plan to operate 6 days a week, from 3 PM to midnight, Tuesday through Thursday, 3 PM through 1 AM on Fridays, 10 AM through 1 AM on Saturdays and 10AM through midnight on Sundays. Occasionally we will also operate on Mondays from 3 PM to midnight. In the future, we may extend our operations to lunch hours.

Live music

We plan to have live music 7 PM through 11:30 PM Tuesday through Thursday, 8 PM through midnight on Fridays & Saturdays and 5 PM – 11 PM on Sundays. We also

Attachment: MadCats revised business plan - 01-26-21 (117 W.Slade Street - Increase Class D Liq Lic MadCats)

plan to have lighter live music occasionally performed during day time hours on week ends for brunches or special events such as fund raisers or birthday parties.

Typically weekdays will feature lighter performances often by solo artists, while bands with more amplified sound will be featured on Friday, Saturday and Sundays.

At all times, live entertainment will be limited to volumes that will not prevent normal conversation in any neighboring tenant spaces. We will also work with our neighbors to measure ambient noise existing in their premises and determine acceptable levels of sound during operating hours on week days. We will also regularly monitor and regulate the sound pressure levels in the common areas.

Attachment: MadCats revised business plan - 01-26-21 (117 W.Slade Street - Increase Class D Liq Lic MadCats)

exist. window

exist. window

ELEC. CLOSET
mech. equipment
38.7 sf / 300 sf = 0.1 ppl.

4'-9"

8'-4"

5'-4½"

STORAGE

9'-7"

storage
170.9 sf / 300 sf = 0.6 ppl.

23'-4"

AUXILLARY DINING RM.

3'-0"

14'-4"

26'-1"

tables & chairs
364.3 sf / 15 sf = 24.2 ppl.

EXIT
to corridor

EXIST. DOOR
w/ Glass

CLO.

CLO.

4'-1"

WALK-IN
COOLER
storage
36.9 sf / 300 sf =
0.1 ppl.

13'-4"

NEW 20 min.
FIRE-RATED DOOR
w/ GLAZING PANEL;
(100 sq.in - 1296 sq.in.)

4'-2"

EXIT #3

EXTERIOR

EXIT
to corridor

7'-2"

KITCHEN PREP
kitchen
229.5 sf / 200 sf = 1.1 ppl.

EXIST. DOOR
Decorative only
NOT functional

10'-0"

WOMEN'S

8'-1"

EXIT
to corridor

10'-0"

15'-0"

13'-10"

RAISED PLATFORM
stage
154.0 sf / 15 sf = 10.3 ppl.

KITCHEN COOK
kitchen
123.7 sf / 200 sf = 0.6 ppl.

6'-6"

MEN'S

VIOLIN
TENANT

EXIST. DOOR
(no change)

kitchen / bar
199.3 sf / 200 sf =
1.0 ppl.

5'-1"

EXIT
to corridor

4'-8"

25'-2"

COMMON HALL

HATCHED AREA;
TO BE MONITORED
BY SECURITY CAMERA

11'-6"

12'-2"

BEVERAGE

3'-0"

MECH RM.

PHOTO.
TENANT

standing
67.2 sf / 5 sf = 13.4 ppl.

55'-11"

10'-1"

14'-4"

8'-5"

NEW DOOR
Fire-rated w/ Glass;
(1296 sq.in. max.)

3'-0"

ICE CREA
TENANT

LOBBY

EXIT
to corridor

24'-6"

26'-0"

TOTAL
OCCUPANCY
= 105 people

3'-0"

DINING ROOM
tables & chairs
810.3 sf / 15 sf = 54.0 ppl.

EXIT #2

EXIT #1

13'

EXTERIOR

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Occupancy Count
Review For;

117 S. SLADE ST.
PALATINE, IL 60067

October 20, 2020
January 26, 2021 rev'd

Attachment: FLOOR PLAN - Rev Jan 26 2021 (117 W.Slade Street - Increase Class D Liq Lic MadCats)

MENU

OPENING ACTS

Buffalo Beer Cheese Dip Served with House Made Tortilla Chips **4.50**
Cheddar, Blue Cheese, Buffalo Sauce and BEER!

Loaded Potatoes
House Made Fries smothered in Buffalo Beer Cheese Dip, Bacon, Green Onions and Sour Cream **7.50**
Add: Chili **1.00**

Street Tacos (2) Served with Red Onion, Cilantro and Lime **4.50**
Choice of: Carne Asada, Carnitas, Pollo, Camarones (Shrimp) or Vegetarian
Add: Avocado **1.00**

Baked Artichoke and Spinach Dip Served with Grilled Pita **7.50**

Roasted Garlic Hummus Plate Served with Grilled Pita **7.50**
Marinated Peppers, Olives and Artichokes

Mad Wings Served with Carrot, Celery Sticks and Blue Cheese or Ranch Dressing **7.50**
Choice of Sauce: Funkadelic, Buffalo or Lemon Pepper

Soft Baked Pretzels Served with Buffalo Beer Cheese Dip and Spicy Grainy Mustard **5.95**
Giant pretzel sticks - soft and salty!

MAIN STAGE LINE UP

Choose your Protein

½ Pound Angus Beef Patty Grilled to order **10.95**

Grilled or Fried Chicken Breast **9.95**

Vegetarian or Vegan Patty **11.95**

Classic
Add cheese: Cheddar, Swiss, American or Blue Cheese **.50ea**
Add On: Bacon, Avocado, Egg, Jalapeno, Peanut Butter, Caramelized Onions, Sautéed Mushrooms **1.00ea**

Rock N Roll +2.00
Roasted Garlic Puree and Sharp Cheddar Spread

Blues +2.00
Cajun Spiced with Caramelized Onions, Sautéed Mushrooms and Crumble Blue Cheese.

The Beer Garden +2.00
Brown Ale Sauce Served on a Pretzel Bun with a side of Buffalo Beer Cheese Dip for dipping pleasure!

All Served with House Made Fries, Lettuce, Tomato, Onion, Cole Slaw and Pickle

Attachment: Menu (117 W.Slade Street - Increase Class D Liq Lic MadCats)

STAGE LEFT

All Served with House Made Fries, Cole Slaw and Pickle

The Gobbler **9.95**
Oven Roasted Turkey, Bacon, Swiss Cheese and Avocado on Grilled Sourdough with Dijon Mayo

Pulled Pork **10.95**
Slow-Smoked Pork Shoulder with Caramelized Onions. Served on a Pretzel Bun or make it a Quesadilla!
Substitute Vegan Option of BBQ Jackfruit on Vegan Roll

The Tree Hugger **9.95**
Grilled Seasonal Vegetables with Roasted Garlic Puree, Pickles Onions and Radishes In a Grilled Pita

BLT **8.95**
The Classic upgraded with Candied Bacon, Fried Green Tomatoes and Garlic Aioli

The Tina Turner **10.95**
Grilled Marinated Skirt Steak with Sautéed Mushrooms, Caramelized Onions and Horseradish Sauce

STAGE RIGHT

House Salad
Mixed Greens with Tomato, Red Onion, Shredded Carrots, Cucumber and House Made Croutons

Chopped Salad
Iceberg Lettuce with Diced Tomato, Red Onion, Cucumber, Grilled Chicken, Bacon, Ditalini Pasta and Blue Cheese and House Made Croutons

Caesar Salad
Crisp Romaine with Caesar Dressing, Parmesan, Tomato and House Made Croutons

Small Salad: **5.95** Large Salad: **7.95**
Add: Chicken **2.00**, Skirt Steak **3.00** or Shrimp **4.00**
Choice of Dressing: *Ranch, Thousand Island, Caesar, Blue Cheese, Balsamic Vinaigrette, Russian*

Soup of the Day
Cup **2.95** Bowl **4.50**

Chili of the Day
Cup **3.95** Bowl **4.95**

SCHOOL OF ROCK!

All meals include, House Made Fries and a Small Drink **7.50**

Burger (Add Cheese .50) **Mac and Cheese** **Chicken Fingers** **Grilled Cheese**

Attachment: Menu (117 W.Slade Street - Increase Class D Liq Lic MadCats)

LIBATIONS

Coke, Diet Coke, Fanta Orange, Sprite, Lemonade and Iced Tea	1.50
Bottled Root Beer	2.50

FINAL ACT

Please ask to see our current dessert menu!

Attachment: Menu (117 W.Slade Street - Increase Class D Liq Lic MadCats)

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

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

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

KEY ISSUES:

- MCImetro Access Transmission Services has approached the Village to amend the Agreement for Use of Right-of-Way.
- The amendment seeks to replace the original Exhibit B (a map of MCImetro's planned fiber routes) with an updated Exhibit B which includes expanding aerial facilities by over 2.5 miles and buried facilities by more than 20 miles.
- All other terms and conditions of the Agreement remain unchanged.

ALTERNATIVES:

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

RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

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

ATTACHMENTS:

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

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

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

RECITALS

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

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

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

VILLAGE OF PALATINE, an Illinois Municipal Corporation

BY:_____
Reid T. Ottesen / Village Manger

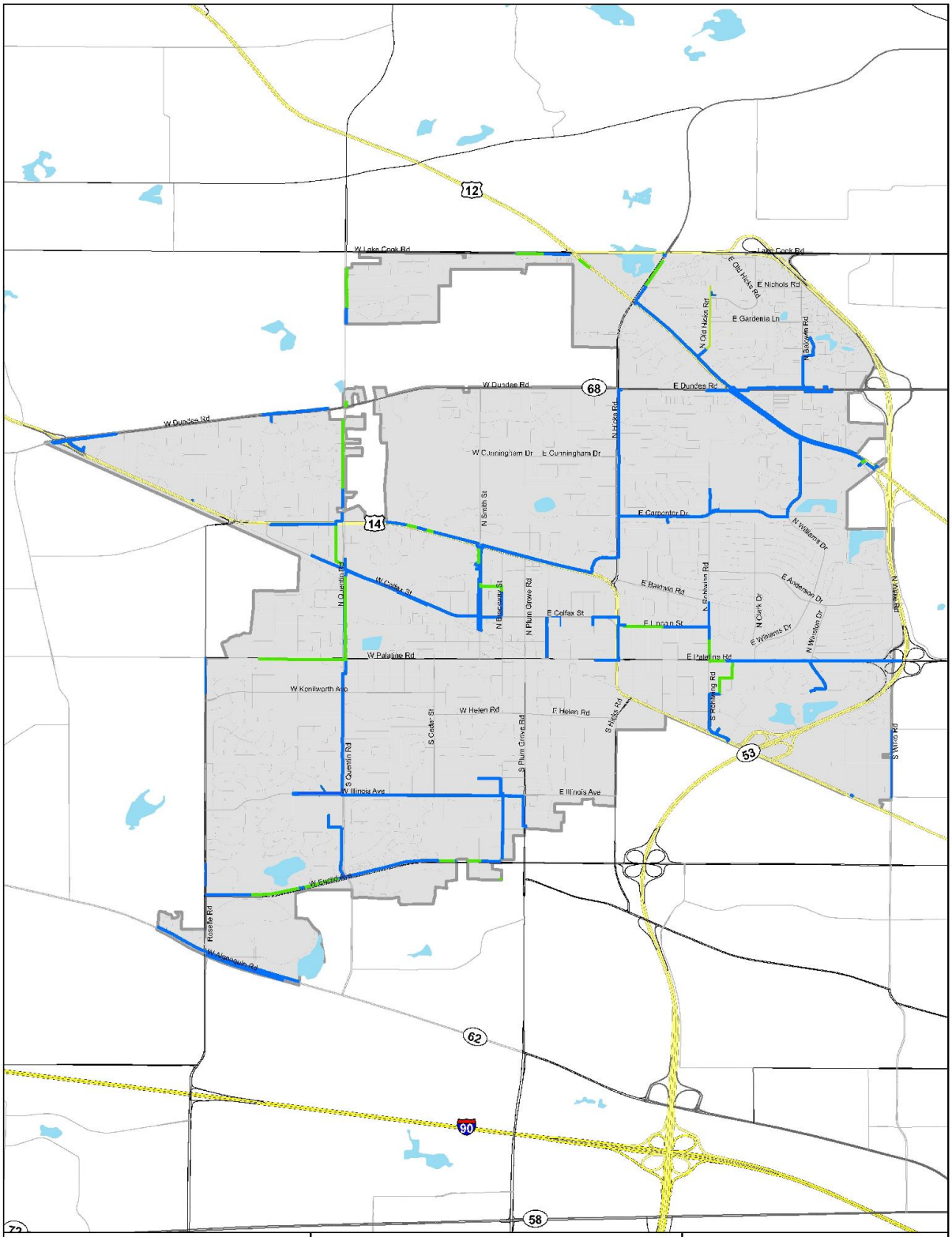
MCI/METRO ACCESS TRANSMISSION CERVICES CORP., d/b/a Verizon Access Transmission Services, a Delaware Corporation

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

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

Exhibit B

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



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

Consider a Motion Authorizing the Village Manager to Approve the Installation of a Replacement Standby Generator at Fire Station 85 (39 E. Colfax Street)

BACKGROUND:
As part of the 2021 Capital Equipment Replacement Budget, the Village Council appropriated $55,000 in funds for the replacement of an emergency standby generator at Fire Station 85, located at 39 E. Colfax Street. Fire Station 85 is one of five fire stations and serves as the headquarters for the Fire Department. Backup generators are used to ensure functionality in the event of electrical power loss from Commonwealth Edison.

KEY ISSUES:

- The existing generator was installed in the 1970s and has become unreliable. Additionally, the generator is only capable of providing minimal emergency electrical supply and will not power the entire station.

- A design/build selection process was followed as the Village has limited schematics on the original station electrical plans. Staff has utilized a similar design/build process for generator improvements to the North Supply Pump Station in 2011, the Heron Drive Pump Station in 2013, the Combined Service Facility in 2015, and the Kasuba Lift Station in 2017.

- Newcastle Electric Incorporated has been identified as the preferred design/build vendor in each of these past improvements and is recommended for the Fire Station 85 standby generator and electric improvement project.

- The proposed scope of work includes the supply and installation of a 20 kilowatt Cummins/Onan natural gas generator, supply and installation of a new transfer switch, the installation of all control wires from the generator to the transfer switch, the supply and installation of a 400 amp service entrance breaker, the installation of distribution section with breakers and meter fitting, and the removal and disposal of the existing generator and electrical wiring.

- Due to the cost of this project, the formal bid process should be waived. Waiving of bids is based upon the design/build approach taken, as well as to accomplish compatibility with other equipment of similar nature.

ALTERNATIVES:

1. Approve the proposals from Newcastle Electric for the installation of a new (replacement) standby generator at Fire Station 85 in an amount not-to-exceed budgeted funds of $55,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the formal bid process be waived and the Village Manager be authorized to execute the proposals from Newcastle Electric in an amount not-to-exceed budgeted funds of $55,000.

BUDGET IMPACT:
Funds in the amount of $55,000 have been budgeted in the Capital Improvement Plan under project #VE 0004 for Public Works Equipment Replacements.

ACTION REQUIRED:
Motion to waive the formal bid process and authorize the Village Manager to execute the proposals from Newcastle Electric Incorporated of Itasca, Illinois for the installation of a new (replacement) standby generator at Fire Station 85 in an amount not-to-exceed the budgeted funds of $55,000.

ATTACHMENTS:

- Replacement Memorandum
- Capital Budget Page
- Newcastle Electric Proposal-Generator and Transfer Switch Replacement
- Newcastle Electric Proposal-Service Entrance and Distribution Section

VILLAGE OF PALATINE

Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Matt Dusckett, Fleet Services Coordinator

Date: January 21, 2021

Subject: Replacement of Fire Station 85 Emergency Standby Generator

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Issue: As part of the Capital Equipment Replacement Budget for CY 2021, the Village Council has appropriated $55,000 in funds for the replacement of an emergency standby generator at Fire Station 85.

Analysis: Fire Station 85, located at 39 East Colfax, is one of five stations and serves as the headquarters for the department. The existing generator was installed in the 1970s and has become unreliable. Additionally, the generator is only capable of providing minimal emergency electrical supply, and will not power the entire station.

A design/build selection process was followed as the Village has limited schematics on the original station electrical plans. Staff has utilized a similar design/build process for generator improvements to the North Supply Pump Station in 2011, the Heron Drive Pump Station in 2013, the Combined Service Facility in 2015, and the Kasuba lift station in 2017.

Newcastle Electric Incorporated of Itasca, Illinois was identified as the preferred design/build vendor in each of these improvements and is recommended for the Fire Station 85 standby generator and electric improvement project.

The scope of work includes:

Generator and Transfer Switch Replacement – Newcastle Proposal Cost $33,900.

- Replacement of an existing 12.5 kilowatt natural gas powered Onan diesel generator with a 20 kilowatt natural gas powered generator.
- Supply and install new transfer switch to match generator.
- Install all control wires from generator to transfer switch.
- Supply and install new conduit and cable between ATS and generator as needed.
- Extend gas connection to new generator location as needed.
- Annunciator panel to be mounted next to the transfer switch.

Service Entrance and Distribution Section – Newcastle Proposal Cost $20,200.

- Supply and install a new 400a 3 phase 4 wire service entrance breaker and ct compartment to replace existing. Existing cabinet to be reused, new equipment to be retrofitted inside it.
- Supply and install new distribution section with breakers to match existing sizes.
- Supply and install new meter fitting.
- Extend existing feeds in gear as needed.
- Coordinate with ComEd on shutdowns, meter and CT install and reenergizing of equipment.

Attachment: Replacement Memorandum (Standby Generator Installation at Fire Station 85)

- Supply and connect a temp generator to maintain power in building during shutdown and changeover.

The lead-time on this project is 13-14 weeks to receive the generator and associated equipment from the manufacturer, and then construction is dependent on ComEd's scheduling. It is anticipated construction can begin in May 2021.

Due to the cost of this project, the formal bid process should be waived. Waiving of bids is based upon the design/build approach taken, as well as to accomplish compatibility with other equipment of similar nature.

Recommendation: It is recommended the formal bid process be waived and the Village Manager be authorized to execute proposals from Newcastle Electric, Inc., 1505 Industrial Drive, Itasca IL 60143 in an amount not-to-exceed budgeted funds of $55,000.

Attachments: 2021 Capital Budget "Project VE 0004" Page
Newcastle Proposal For Generator and Transfer Switch Replacement
Newcastle Proposal For Service Entrance and Distribution Section Replacement

Attachment: Replacement Memorandum (Standby Generator Installation at Fire Station 85)

Capital

2021 *thru* 2025

Village of Palatine, IL

Project # VE 0004
Project Name Public Works Equipment Replacements

Account # 401-52-75-6070 625

Department 52-Public Works
Contact Matt Dusckett
Type Equipment
Useful Life 10 years
Category Vehicles & Equipment

Description

CY 2021 Replacements
$ 55,000 - G011 1996 Fire Station 85 Emergency Generator (Replace with same)
42,620 - E115 2000 Mobile Column Lift (Replace with same)
42,620 - E122 2001 Mobile Column Lift (Replace with same)

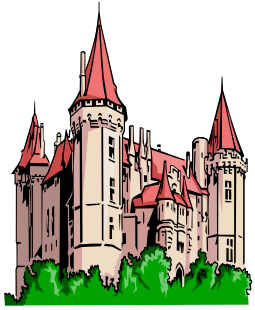
Justification

This program provides the planned replacement of necessary Public Works operating equipment in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency.

Prior	Expenditures	2021	2022	2023	2024	2025	Total
440,860	Equipment	140,240	156,325	196,950	14,260	597,820	1,105,595
Total	Total	140,240	156,325	196,950	14,260	597,820	1,105,595

Prior	Funding Sources	2021	2022	2023	2024	2025	Total
440,860	Capital Equipment - 401	140,240	156,325	196,950	14,260	597,820	1,105,595
Total	Total	140,240	156,325	196,950	14,260	597,820	1,105,595

Attachment: Capital Budget Page (Standby Generator Installation at Fire Station 85)



NEWCASTLE ELECTRIC INC.
1505 INDUSTRIAL DR ITASCA IL 60143
PHONE 630-773-0171 FAX 630-773-0183
EMAIL mikem@ncelectric.net

P R O P O S A L

January 12th , 2021

Village of Palatine
200 E Wood St
Palatine IL 60067

We hereby propose to furnish all electrical material and labor necessary to complete the electrical work described below for the premises at FIREHOUSE 85, 39 E COLFAX ST, PALATINE IL for the sum of THIRTY THREE THOUSAND NINE HUNDRED DOLLARS ($33,900.00)

Payments to be made every thirty days as job progresses. This bid is based on current material prices and may need to be adjusted at time of work. Any alterations or additions involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate .The quote is based on the following scope of work .

Supply and install a 20 kw Cummins/Onan natural gas generator to replace existing generator.
Supply and install new transfer switch to match generator.
Standard one year warranty on all parts and labor from date of substantial completion.
Generator to be located directly south of the electrical room. The new generator will not fit in the current generator location.
We propose to install the generator on the ground on a concrete pad.
Install new concrete pad as needed for new generator.
Install all control wires from generator to transfer switch.
Supply and install new conduit and cable between ATS and generator as needed.
Extend gas connection to new generator location as needed.
Permit fees by others.
Annunciator panel to be mounted next to the transfer switch.

Attachment: Newcastle Electric Proposal-Generator and Transfer Switch Replacement (Standby Generator Installation at Fire Station 85)

We take exception to any project specifications, drawings or requirements that were not presented to us prior to this proposal.

Respectfully submitted, Newcastle Electric Inc.

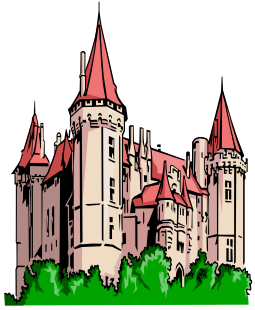
Per Michael Maloney_____

Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

Date_____Signature_____

Attachment: Newcastle Electric Proposal-Generator and Transfer Switch Replacement (Standby Generator Installation at Fire Station 85)



NEWCASTLE ELECTRIC INC.
1505 INDUSTRIAL DR ITASCA IL 60143
PHONE 630-773-0171 FAX 630-773-0183
EMAIL mikem@ncelectric.net

P R O P O S A L

January 12th, 2021

Village of Palatine
200 E Wood St
Palatine IL 60067

We hereby propose to furnish all electrical material and labor necessary to complete the electrical work described below for the premises at FIREHOUSE 85, 39 E COLFAX ST, PALATINE IL for the sum of TWENTY THOUSAND TWO HUNDRED DOLLARS ($20,200.00)

Payments to be made every thirty days as job progresses. This bid is based on current material prices and may need to be adjusted at time of work. Any alterations or additions involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate .The quote is based on the following scope of work .

Supply and install a new 400a 3 phase 4 wire service entrance breaker and ct compartment to replace existing.
Existing cabinet to be reused, new equipment to be retrofitted inside it.
Supply and install new distribution section with breakers to match existing sizes.
Supply and install new meter fitting.
Standard one year warranty on all parts and labor from date of substantial completion.
Extend existing feeds in gear as needed.
Coordinate with ComEd on shutdowns, meter and CT install and reenergizing of equipment.
Supply and connect a temp generator to maintain power in building during shutdown and changeover.
All ComEd fees if necessary by others.
Permit fees by others.
All work to be done during normal work hours.

Attachment: Newcastle Electric Proposal-Service Entrance and Distribution Section (Standby Generator Installation at Fire Station 85)

We take exception to any project specifications, drawings or requirements that were not presented to us prior to this proposal.

Respectfully submitted, Newcastle Electric Inc.

Per Michael Maloney_____

Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

Date_____Signature_____

Attachment: Newcastle Electric Proposal-Service Entrance and Distribution Section (Standby Generator Installation at Fire Station 85)

Consider a Motion to Approve 2021 Warrant #3

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 3 having been approved by the Village Council on 02/01/2021 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	243,896.28	-	-	-	243,896.28
Federal Equitable Sharing Fund	221	2,517.20	-	-	-	2,517.20
Capital Equipment Fund	401	11,049.51	-	-	-	11,049.51
Capital Improvements Fund	402	233.85	-	-	-	233.85
Water Fund	605	56,636.92	-	-	-	56,636.92
Sewer Fund	610	21,816.41	-	-	-	21,816.41
Refuse Fund	615	-	-	-	293.71	293.71
Parking Fund	620	9,246.78	-	-	-	9,246.78
Liability Insurance Fund	702	627,208.46	-	-	-	627,208.46
Fleet Services Fund	710	52,073.94	-	-	-	52,073.94
Total Report		**1,024,679.35**	**-**	**-**	**293.71**	**1,024,973.06**

ATTACHMENTS:

- Warrant #3

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4040 - 1st Ayd Corporation**									
PSI413286	Parts - STOCK	Open		11/20/2020	12/31/2020	12/31/2020			72.
PSI417812	Parts - STOCK	Open		12/14/2020	01/13/2021	12/31/2020			100.
PSI419279	Parts - STOCK	Open		12/16/2020	01/15/2021	12/31/2020			422.
PSI419206	Parts - STOCK	Open		12/18/2020	01/17/2021	12/31/2020			95.
PSI420098	Parts - PT-998 & STOCK	Open		12/28/2020	01/27/2021	12/31/2020			184.
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	5		$875.
Vendor **4853 - Advance Auto Parts**									
2376-ID-956827	Parts - STOCK	Open		11/13/2020	12/31/2020	12/31/2020			11.
2376-959153	Parts - T-457	Open		11/24/2020	01/15/2021	12/31/2020			509.
2376-959182	Credit Memo	Open		11/24/2020	01/15/2021	12/31/2020			(509.9
2376-963143	Parts - M-999	Open		12/16/2020	01/15/2021	12/31/2020			3.
2376-964122	Parts - STOCK	Open		12/21/2020	01/20/2021	12/31/2020			16.
2376-964442	Parts - STOCK	Open		12/22/2020	01/21/2021	12/31/2020			231.
2376-964954	Parts - C-361	Open		12/28/2020	01/27/2021	12/31/2020			66.
2376-965069	Parts - STOCK	Open		12/28/2020	01/27/2021	12/31/2020			228.
2376-966180	Parts - T-432	Open		01/04/2021	02/03/2021	01/26/2021			53.
2376-966357	Credit Memo	Open		01/05/2021	02/04/2021	01/26/2021			(6.0
2376-966398	Parts - STOCK	Open		01/05/2021	02/04/2021	01/26/2021			12.
2376-966415	Parts - STOCK	Open		01/05/2021	01/04/2021	01/26/2021			6.
2376-966662	Parts - STOCK	Open		01/06/2021	02/05/2021	01/26/2021			45.
2376-966797	Parts - STOCK	Open		01/06/2021	02/05/2021	01/26/2021			27.
2376-966996	Parts - PT-999	Open		01/07/2021	02/06/2021	01/26/2021			110.
2376-967083	Parts - STOCK	Open		01/07/2021	02/06/2021	01/26/2021			58.
2376-967416	Parts - T-461	Open		01/08/2021	02/07/2021	01/26/2021			7.
2376-967638	Parts - PT-138	Open		01/11/2021	02/10/2021	01/26/2021			8.
2376-967814	Parts - STOCK	Open		01/11/2021	02/10/2021	01/26/2021			16.
2376-967953	Parts - T-402	Open		01/12/2021	02/11/2021	01/26/2021			165.
2376-968081	Parts - STOCK	Open		01/12/2021	02/11/2021	01/26/2021			249.
2376-968082	Parts - STOCK	Open		01/12/2021	02/11/2021	01/26/2021			229.
2376-968395	Parts - STOCK	Open		01/13/2021	02/12/2021	01/26/2021			278.
2376-968566	Parts - STOCK	Open		01/14/2021	02/13/2021	01/26/2021			8.
2376-968950	Parts - T-346	Open		01/15/2021	02/14/2021	01/26/2021			27.
2376-968965	Parts - T-356	Open		01/15/2021	02/14/2021	01/26/2021			83.
2376-969293	Parts - PT-413	Open		01/18/2021	02/17/2021	01/26/2021			59.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	27		$2,001.
Vendor **3893 - Advanced Weighing Systems Inc**									
29140	Wheel Load Scale Re-Certification x 6	Open		01/13/2021	02/12/2021	01/22/2021			300.
			Vendor **3893 - Advanced Weighing Systems Inc** Totals			Invoices	1		$300.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1759 - Air One Equipment, Inc.**									
164658	Fire Hose for Garage Floor Cleaning	Open		01/18/2021	02/17/2021	01/22/2021			246.
164252P	5 Sets of Turnout Gear	Open		01/04/2021	02/03/2021	01/07/2021			11,914.
164277	Preventive Maintenance- Air Quality Test	Open		01/05/2021	02/04/2021	12/31/2020			745.
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	3		$12,905.
Vendor **2611 - Al Warren Oil Co**									
W1359138	Motor Fuel	Open		12/22/2020	01/21/2021	12/31/2020			12,576.
W1359856	Motor Fuel	Open		12/24/2020	01/23/2021	12/31/2020			12,524.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	2		$25,101.
Vendor **3060 - Allegra Print & Imaging**									
95663	#10 white window envelopes	Open		12/28/2020	01/27/2021	12/31/2020			203.
95732	PPD Thank You Cards	Open		01/13/2021	02/12/2021	01/22/2021			168.
95648	Ruppert Business Cards	Open		01/06/2021	02/05/2021	01/07/2021			133.
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	3		$504.
Vendor **2496 - Altorfer Industries, Inc**									
P80C0111876	Parts - STOCK	Open		11/12/2020	12/31/2020	12/31/2020			567.
P54C0152295	Parts - STOCK	Open		12/23/2020	01/22/2021	12/31/2020			62.
TM500458782	Repairs & Maintenance - Equipment & Machinery - E-603	Open		12/23/2020	01/22/2021	12/31/2020			915.
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	3		$1,545.
Vendor **5021 - Arlington Heights Ford LLC**									
8063H	Parts - STOCK & T-476	Open		12/08/2020	01/07/2021	12/31/2020			55.
8526H	Parts - T-444	Open		12/15/2020	01/14/2021	12/31/2020			186.
8535H	Parts - STOCK	Open		12/15/2020	01/14/2021	12/31/2020			123.
9572H	Parts - T-444	Open		01/04/2021	02/03/2021	01/26/2021			150.
10158H	Parts - T-402	Open		01/12/2021	02/11/2021	01/26/2021			834.
10330H	Parts - T-402	Open		01/13/2021	02/12/2021	01/26/2021			43.
10327H	Parts - T-402	Open		01/14/2021	02/13/2021	01/26/2021			276.
10359H	Parts - T-402	Open		01/15/2021	02/14/2021	01/26/2021			52.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	8		$1,722.
Vendor **1443 - Arlington Power Equipment**									
57292	Buffer and Carburetor	Open		12/14/2020	01/13/2021	12/31/2020			283.
57445	Chain Loop and Blade	Open		12/15/2020	01/14/2021	12/31/2020			297.
53855	Parts - PT-109	Open		11/09/2020	12/31/2020	12/31/2020			244.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	3		$824.
Vendor **1819 - Auto Tech Centers Inc**									

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
INV062663	Parts - STOCK	Open		12/23/2020	01/22/2021	12/31/2020			1,563.
			Vendor **1819 - Auto Tech Centers Inc** Totals			Invoices	1		$1,563.
Vendor **3520 - Axon Enterprise, Inc.**									
SI-1709678	Taser Supplies - Battery Packs & Cartridges	Open		01/13/2021	02/12/2021	01/22/2021			11,304.
			Vendor **3520 - Axon Enterprise, Inc.** Totals			Invoices	1		$11,304.
Vendor **4932 - Bade Supply**									
39989	Antibacterial Soap	Open		11/03/2020	01/15/2021	12/31/2020			555.
			Vendor **4932 - Bade Supply** Totals			Invoices	1		$555.
Vendor **1101 - Beverly Materials LLC**									
260405	Wash Stone-WMB Restoration Repair	Open		12/26/2020	01/25/2021	12/31/2020			876.
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$876.
Vendor **1722 - Bollinger Lach & Associates Inc**									
20771-4	Rand & Hale WM Replacement Construction Engineering DPW-2022	Open		12/31/2020	01/30/2021	12/31/2020			1,335.
			Vendor **1722 - Bollinger Lach & Associates Inc** Totals			Invoices	1		$1,335.
Vendor **1235 - Bonnell Industries Inc**									
0196250-IN	Parts - T-470	Open		01/06/2021	02/05/2021	01/26/2021			455.
			Vendor **1235 - Bonnell Industries Inc** Totals			Invoices	1		$455.
Vendor **1492 - Bound Tree Medical LLC**									
83887412	Chest Restraint Shoulder Harnesses	Open		12/17/2020	01/16/2021	12/31/2020			263.
83899683	Oximeter	Open		12/30/2020	01/29/2021	01/12/2021			91.
83899684	EMS Equipment	Open		12/30/2020	01/29/2021	01/12/2021			204.
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	3		$559.
Vendor **1857 - Brian Edward Landscaping Inc**									
24190	2020 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		01/04/2021	02/03/2021	12/31/2020			680.
24190A	2021 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		01/04/2021	02/03/2021	01/27/2021			680.
24191	2021 Snow and Ice Control-Arterial Sidewalks	Open		01/04/2021	02/03/2021	01/27/2021			1,200.
24192	2020 Snow and Ice Control-Police HQ	Open		01/04/2021	02/03/2021	12/31/2020			370.
24192A	2021 Snow and Ice Control-Police HQ	Open		01/04/2021	02/03/2021	01/27/2021			470.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
24193	2020 Snow and Ice Control-Parking Deck and Train Station	Open		01/04/2021	02/03/2021	12/31/2020			1,870.
24193A	2021 Snow and Ice Control-Parking Deck and Train Station	Open		01/04/2021	02/03/2021	01/27/2021			2,304.
24194	2020 Snow and Ice Control-Downtown Areas	Open		01/04/2021	02/03/2021	12/31/2020			7,391.
24194A	2021 Snow and Ice Control-Downtown Palatine	Open		01/04/2021	02/03/2021	01/27/2021			6,427.
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	9		$21,393.
Vendor **2243 - Bristol Hose & Fitting**									
3445416	Credit Memo	Open		12/03/2020	02/03/2021	12/31/2020			(39.1
3447215	Parts - STOCK	Open		01/04/2021	02/03/2021	01/26/2021			337.
3447555	Parts - STOCK	Open		01/08/2021	02/07/2021	01/26/2021			594.
		Vendor **2243 - Bristol Hose & Fitting** Totals				Invoices	3		$892.
Vendor **3403 - Call One**									
365747	Landline Phone Service	Open		01/15/2021	02/01/2021	01/14/2021			1,928.
		Vendor **3403 - Call One** Totals				Invoices	1		$1,928.
Vendor **3725 - Cambridge Computer Services Inc**									
77044	Vranger Renewal	Open		01/04/2021	02/03/2021	01/06/2021			1,536.
77130	Replacement Server	Open		01/14/2021	02/13/2021	01/21/2021			7,615.
77141	Data Domain Cloud	Open		01/18/2021	02/17/2021	01/21/2021			2,829.
		Vendor **3725 - Cambridge Computer Services Inc** Totals				Invoices	3		$11,980.
Vendor **2774 - Cargill Inc-Salt Division**									
2905911948	2021 Rock Salt	Open		01/05/2021	02/04/2021	01/12/2021			3,223.
2905915658	2021 Rock Salt	Open		01/06/2021	02/05/2021	01/12/2021			6,389.
2905916259	2021 Rock Salt	Open		01/06/2021	02/05/2021	01/12/2021			17,092.
2905918716	2021 Rock Salt	Open		01/07/2021	02/06/2021	01/12/2021			12,923.
2905922289	2021 Rock Salt	Open		01/08/2021	02/07/2021	01/12/2021			1,096.
2905926075	2021 Rock Salt	Open		01/11/2021	02/10/2021	01/12/2021			1,084.
		Vendor **2774 - Cargill Inc-Salt Division** Totals				Invoices	6		$41,810.
Vendor **2650 - Case Lots**									
1884	Custodial Supplies	Open		12/01/2020	01/15/2021	12/31/2020			844.
1885	Custodial Supplies	Open		12/11/2020	01/15/2021	12/31/2020			695.
2500	Custodial Supplies	Open		01/14/2021	02/13/2021	01/26/2021			990.
2497	Custodial Supplies	Open		01/18/2021	02/17/2021	01/26/2021			988.
		Vendor **2650 - Case Lots** Totals				Invoices	4		$3,518.
Vendor **2453 - CDS Office Technologies**									
INV1351974	Copier Usage	Open		12/30/2020	01/29/2021	12/31/2020			528.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$528.
Vendor **2732 - CDW Government Inc**									
6051463	Axis Wall Mount	Open		12/30/2020	01/29/2021	12/31/2020			178.
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$178.
Vendor **4968 - Cellebrite Inc**									
INVUS225666	Annual Software Licensing for Data Extraction & Data Display	Open		01/08/2021	02/07/2021	01/22/2021			4,300.
INVUS225677	Annual Software Licensing for Data Extraction & Data Display	Open		01/08/2021	02/07/2021	01/22/2021			2,500.
			Vendor **4968 - Cellebrite Inc** Totals			Invoices	2		$6,800.
Vendor **2555 - Chicago Parts & Sound**									
1-0178045	Parts - STOCK	Open		12/28/2020	01/28/2021	12/31/2020			255.
1CR0030227	Credit Memo	Open		12/29/2020	01/28/2021	12/31/2020			(47.3
1-0179270	Parts - T-456	Open		01/06/2021	02/05/2021	01/26/2021			138.
1-0179561	Parts - STOCK	Open		01/07/2021	02/06/2021	01/26/2021			208.
1-0181020	Parts - STOCK	Open		01/15/2021	02/14/2021	01/26/2021			417.
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	5		$974.
Vendor **3050 - Cintas #22**									
4072522486	Uniform Cleaning	Open		01/08/2021	02/07/2021	01/07/2021			127.
5048586338	Restock Ready Room First Aid Kits	Open		01/14/2021	02/13/2021	01/18/2021			80.
4073127758	Uniform Cleaning	Open		01/15/2021	02/14/2021	01/19/2021			127.
			Vendor **3050 - Cintas #22** Totals			Invoices	3		$335.
Vendor **2707 - Ciorba Group Inc**									
9-25390	Baldwin Road Culvert Replacement Phase I Engineering Services	Open		01/08/2021	02/07/2021	12/31/2020			2,512.
0025430	Old Mill Dr. & Garden Ave. Water Main Replacement Design DPW2125	Open		01/14/2021	02/13/2021	12/31/2020			18,974.
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	2		$21,486.
Vendor **1874 - Civiltech Engineering, Inc.**									
49617	2020/2022 NBIS Bridge Inspections	Open		01/06/2021	02/05/2021	12/31/2020			841.
			Vendor **1874 - Civiltech Engineering, Inc.** Totals			Invoices	1		$841.
Vendor **4199 - Clark Baird Smith LLP**									
13463	2020 Legal Expenses - Services Legal (Clark Baird Smith LLP)	Open		12/31/2020	12/31/2020	12/31/2020			2,125.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$2,125.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2383 - Colfax Welding & Fabricating**									
62327	Parts - M-999	Open		01/14/2021	02/13/2021	01/26/2021			32.
			Vendor **2383 - Colfax Welding & Fabricating** Totals			Invoices	1		$32.
Vendor **3033 - Comcast Cable**									
FD83 01-21	Backup Internet Connections	Open		12/24/2020	01/21/2021	01/21/2021			84.
CC 01-21 A	Backup Internet Connections	Open		01/01/2021	01/22/2021	01/21/2021			59.
PW 01-21 A	Backup Internet Connections	Open		01/02/2021	01/30/2021	01/14/2021			231.
			Vendor **3033 - Comcast Cable** Totals			Invoices	3		$375.
Vendor **2980 - Commonwealth Edison**									
8648014008 1220	Electricity-135 W. Michigan Ave Heat Meter	Open		12/17/2020	02/16/2021	12/31/2020			158.
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$158.
Vendor **3706 - Constellation NewEnergy Inc**									
19014107201	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		12/17/2020	02/01/2021	12/31/2020			591.
19021679301	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		12/17/2020	02/01/2021	12/31/2020			273.
19044595501	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		12/22/2020	02/06/2021	12/31/2020			6,668.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	3		$7,533.
Vendor **2981 - Continental Weather Service**									
193505	Monthly Weather Forecasting-January 2021	Open		01/01/2021	01/31/2021	01/27/2021			150.
			Vendor **2981 - Continental Weather Service** Totals			Invoices	1		$150.
Vendor **2773 - Core & Main LP**									
N561375	Meters-Omni 1 1/2" Meter & 510M S/Point Wired DP & Touchpad	Open		01/08/2021	02/07/2021	01/26/2021			6,503.
N608073	8 FT Curb Stop Shut Off Wrench	Open		01/18/2021	02/17/2021	01/26/2021			380.
N608084	Credit Memo	Open		01/18/2021	02/07/2021	01/26/2021			(620.0
			Vendor **2773 - Core & Main LP** Totals			Invoices	3		$6,263.
Vendor **1460 - Critical Reach**									
1451	2021 APBnet Annual Support fee	Open		12/09/2020	01/08/2021	01/22/2021			685.
			Vendor **1460 - Critical Reach** Totals			Invoices	1		$685.
Vendor **4821 - Custom Data Processing, Inc**									
106321	2021 License Fee & Maintenance 1/1/2021 - 12/31/2021	Open		01/01/2021	01/31/2021	01/26/2021			9,900.
			Vendor **4821 - Custom Data Processing, Inc** Totals			Invoices	1		$9,900.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4918 - DACRA Tech LLC**									
2020-426	Municipal Enforcement December Service Fee (Dec)	Open		12/31/2020	12/31/2020	12/31/2020			4,238.
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$4,238.
Vendor **3852 - De Lage Landen Public Finance**									
70813089	Sharp Copier Lease	Open		12/29/2020	02/12/2021	01/06/2021			621.
			Vendor **3852 - De Lage Landen Public Finance** Totals			Invoices	1		$621.
Vendor **1929 - Delta Sonic Car Wash Systems**									
10221950	Car Wash - December	Open		01/01/2021	01/31/2021	12/31/2020			83.
			Vendor **1929 - Delta Sonic Car Wash Systems** Totals			Invoices	1		$83.
Vendor **4788 - Jonathan M. DeLuca**									
2021-00000090	NIPAS EST Training in MS - Meals per Diem & Fuel	Open		01/25/2021	02/01/2021	01/26/2021			377.
			Vendor **4788 - Jonathan M. DeLuca** Totals			Invoices	1		$377.
Vendor **2012 - DLT Solutions LLC**									
4889751	Autocad Subscription	Open		01/07/2021	02/07/2021	01/21/2021			5,292.
			Vendor **2012 - DLT Solutions LLC** Totals			Invoices	1		$5,292.
Vendor **4781 - Document Imaging Services, LLC**									
1975	Toner	Open		01/15/2021	02/14/2021	01/14/2021			316.
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	1		$316.
Vendor **5054 - Driven Construction Company, Inc**									
HRDRPW01052021	Hydrant Meter Deposit Refund	Open		01/05/2021	01/29/2021	01/22/2021			1,041.
			Vendor **5054 - Driven Construction Company, Inc** Totals			Invoices	1		$1,041.
Vendor **2786 - EJ Equipment Inc**									
P03440	Parts T-454	Open		12/29/2020	01/28/2021	12/31/2020			1,566.
			Vendor **2786 - EJ Equipment Inc** Totals			Invoices	1		$1,566.
Vendor **2922 - ESRI Inc**									
93965647	ESRI Maintenance	Open		01/05/2021	02/05/2021	01/21/2021			13,900.
			Vendor **2922 - ESRI Inc** Totals			Invoices	1		$13,900.
Vendor **2195 - FMP**									
50-3155444	Parts - STOCK	Open		12/15/2020	01/14/2021	12/31/2020			289.
50-3156348	Parts - STOCK	Open		12/15/2020	01/14/2021	12/31/2020			37.
50-3176077	Parts - T-432	Open		01/04/2021	02/03/2021	01/27/2021			395.
50-3176583	Parts - STOCK	Open		01/04/2021	02/03/2021	01/27/2021			112.
63-376367	Parts - STOCK	Open		01/04/2021	02/06/2021	01/27/2021			302.
162-070680	Parts - STOCK	Open		01/06/2021	02/05/2021	01/27/2021			360.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
162-070697	Credit Memo	Open		01/06/2021	02/05/2021	01/27/2021			(84.0
162-070709	Parts - STOCK	Open		01/06/2021	02/05/2021	01/27/2021			126.
162-070720	Parts - STOCK	Open		01/06/2021	02/05/2021	01/27/2021			136.
50-3180659	Parts - STOCK	Open		01/06/2021	02/05/2021	01/27/2021			518.
50-3181058	Credit Memo	Open		01/06/2021	02/05/2021	01/27/2021			(302.3
162-070764	Credit Memo	Open		01/07/2021	02/06/2021	01/27/2021			(151.5
162-070812	Parts - STOCK	Open		01/07/2021	02/06/2021	01/27/2021			41.
53-382824	Parts - STOCK	Open		01/07/2021	02/06/2021	01/27/2021			58.
63-376637	Parts - STOCK	Open		01/07/2021	02/06/2021	01/27/2021			58.
162-070888	Parts - T-434	Open		01/08/2021	02/11/2021	01/27/2021			354.
162-071163	Credit Memo	Open		01/12/2021	02/11/2021	01/27/2021			(212.8
			Vendor **2195 - FMP** Totals			Invoices	17		$2,040.
Vendor **3081 - FulLife Safety Center**									
54571	Rubber Boots	Open		01/05/2021	02/04/2021	12/31/2020			379.
54616	Labor for Calibration and Certification-S/N 371447	Open		01/05/2021	02/04/2021	01/26/2021			155.
			Vendor **3081 - FulLife Safety Center** Totals			Invoices	2		$534.
Vendor **3075 - Gateway Palatine LLC**									
February 2021	Parking Agreement - February	Open		01/21/2021	02/02/2021	01/21/2021			2,460.
			Vendor **3075 - Gateway Palatine LLC** Totals			Invoices	1		$2,460.
Vendor **2281 - Grainger**									
9773529855	Motor Start Capacitor-Hicks & Dundee Pump Station	Open		01/14/2021	02/13/2021	01/26/2021			78.
9774530043	Insulated Black Coat-Horwitz	Open		01/15/2021	02/14/2021	01/26/2021			123.
9740524849	Parts - M-999	Open		12/08/2020	01/07/2021	12/31/2020			8.
9740883914	Parts - M-999	Open		12/08/2020	01/07/2021	12/31/2020			34.
9747505445	Parts - M-999	Open		12/15/2020	01/14/2021	12/31/2020			42.
9747757236	Parts - M-999	Open		12/15/2020	01/14/2021	12/31/2020			10.
9761982108	Parts - M-999	Open		01/05/2021	02/04/2021	01/27/2021			46.
9763481612	Parts - M-999	Open		01/06/2021	02/05/2021	01/27/2021			18.
9763906113	Parts - M-999	Open		01/06/2021	02/05/2021	01/27/2021			76.
9766852223	Parts - T-461	Open		01/08/2021	02/07/2021	01/27/2021			45.
			Vendor **2281 - Grainger** Totals			Invoices	10		$485.
Vendor **4753 - Granicus Llc**									
135694	Civic Streaming & Agenda & Minutes Renewal	Open		01/16/2021	02/15/2021	01/14/2021			1,540.
134398	Civic Streaming & Agenda & Minutes Renewal	Open		12/16/2021	01/19/2021	01/14/2021			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	2		$3,080.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1173 - Graybar Electric Company, Inc.**									
9319605921	Street Light LED Bulbs	Open		01/14/2021	02/14/2021	01/26/2021			527.
9319638142	Street Light LED Bulbs	Open		01/15/2021	02/14/2021	01/26/2021			1,395.
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	2		$1,923.
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									
000020210018	Harvard Dr. & Arlene Ave. Water Main Replacement Design DPW-2121	Open		01/06/2021	02/05/2021	12/31/2020			11,377.
			Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals			Invoices	1		$11,377.
Vendor **1916 - Harvard Maintenance Inc**									
1217553	Village Hall Janitorial Service-January 2021	Open		01/01/2021	01/31/2021	01/26/2021			3,227.
			Vendor **1916 - Harvard Maintenance Inc** Totals			Invoices	1		$3,227.
Vendor **1775 - HBK Water Meter Service, Inc.**									
210011	Flange Set	Open		01/08/2021	02/07/2021	01/26/2021			177.
			Vendor **1775 - HBK Water Meter Service, Inc.** Totals			Invoices	1		$177.
Vendor **3037 - IACE**									
IACE 2021 Renewa	IACE 2021 Membership Renewals	Open		01/26/2021	01/26/2021	01/26/2021			280.
			Vendor **3037 - IACE** Totals			Invoices	1		$280.
Vendor **2076 - ID Networks**									
277203	Mobile RMS Service Maintenance (02/01/21 - 04/30/21)	Open		02/01/2021	02/11/2021	01/22/2021			450.
			Vendor **2076 - ID Networks** Totals			Invoices	1		$450.
Vendor **2740 - Idera Inc**									
1136061-R	SQL Manager Maint	Open		01/04/2021	02/04/2021	01/06/2021			2,661.
			Vendor **2740 - Idera Inc** Totals			Invoices	1		$2,661.
Vendor **2827 - Illinois Dept Of Agriculture**									
2021-00000087	Annual Truck Scale Certification x 6	Open		01/13/2021	02/12/2021	01/22/2021			1,200.
			Vendor **2827 - Illinois Dept Of Agriculture** Totals			Invoices	1		$1,200.
Vendor **4039 - Illinois Public Works Mutual Aid Network Inc**									
986	2021 IPWMAN Membership Dues	Open		01/01/2021	01/31/2021	01/18/2021			150.
			Vendor **4039 - Illinois Public Works Mutual Aid Network Inc** Totals			Invoices	1		$150.
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2021 E-224	New Vehicle Registration E-224	Open		12/01/2020	12/31/2020	12/31/2020			150.
PWVM 2021 T-492	New Vehicle Registration T-492	Open		12/09/2020	01/08/2021	12/31/2020			150.
PWVM 2021 C-360	License Plate Renewal C-360	Open		01/01/2021	01/31/2021	01/27/2021			151.00

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
PWVMMP T-435	T-435 Reclassify Passenger to Municipal Plate	Open		01/01/2021	01/31/2021	01/26/2021			8.
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	4		$459.
Vendor **2625 - Illinois Tollway**									
G125000006507	Department Toll Usage	Open		12/31/2020	01/30/2021	12/31/2020			17.
			Vendor **2625 - Illinois Tollway** Totals			Invoices	1		$17.
Vendor **4723 - Industrial Systems Ltd**									
22910	Liquid Deicing Chemicals	Open		01/07/2021	02/06/2021	01/27/2021			3,735.
22917	Liquid Deicing Chemicals	Open		01/11/2021	02/10/2021	01/27/2021			3,735.
			Vendor **4723 - Industrial Systems Ltd** Totals			Invoices	2		$7,470.
Vendor **5052 - International Energy Conservation Consultants, LLC**									
1141	Energy Plan Review - December 2020	Open		12/30/2020	01/30/2021	12/31/2020			1,075.
			Vendor **5052 - International Energy Conservation Consultants, LLC** Totals			Invoices	1		$1,075.
Vendor **4951 - Interstate Batteries of North Chicago**									
70121430	Parts - STOCK	Open		01/06/2021	02/05/2021	01/27/2021			438.
90000417	Parts - PT-401	Open		01/13/2021	02/12/2021	01/27/2021			428.
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	2		$866.
Vendor **4366 - Interstate Power Systems Inc**									
C042047767:01	Parts - STOCK	Open		01/08/2021	02/07/2021	01/26/2021			61.
C042047838:01	Parts - STOCK	Open		01/13/2021	02/12/2021	01/26/2021			268.
			Vendor **4366 - Interstate Power Systems Inc** Totals			Invoices	2		$330.
Vendor **4165 - J.M.L. Overhead Door Inc**									
2946	Overhead Door Maintenance	Open		12/28/2020	01/27/2021	12/30/2020			2,000.
2947	Overhead Door Repair	Open		01/05/2021	02/04/2021	01/12/2021			409.
			Vendor **4165 - J.M.L. Overhead Door Inc** Totals			Invoices	2		$2,409.
Vendor **3117 - Christopher J Jancek**									
PWTRCJ01142021	Tool Reimbursement	Open		01/14/2021	01/28/2021	01/19/2021			625.
			Vendor **3117 - Christopher J Jancek** Totals			Invoices	1		$625.
Vendor **2695 - JG Uniforms Inc**									
80609	Misc Uniform/Equipment Items (PD Badges)	Open		12/30/2020	01/29/2021	12/31/2020			927.
80610	Misc Uniform/Equipment Items (Retirement Badges)	Open		12/30/2020	01/29/2021	12/31/2020			582.
80748	Misc Uniform/Equipment Items (Sopcak)	Open		12/30/2020	01/29/2021	12/31/2020			690.
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	3		$2,200.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1635 - Joseph D. Foreman & Company**									
328697	36" Manhole Hook	Open		01/18/2021	02/17/2021	01/26/2021			234.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	1		$234.
Vendor **2609 - Julie, Inc.**									
2021-1393-1	JULIE Locate Annual Membership	Open		01/06/2021	02/05/2021	01/07/2021			2,493.
			Vendor **2609 - Julie, Inc.** Totals			Invoices	1		$2,493.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC010621	Car Wash - December	Open		01/06/2021	02/05/2021	12/31/2020			124.
			Vendor **3754 - KC's Car Wash Llc** Totals			Invoices	1		$124.
Vendor **3357 - KONE Inc**									
1158078723	Annual Testing-200 E. Wood Street	Open		12/09/2020	01/08/2021	12/31/2020			370.
			Vendor **3357 - KONE Inc** Totals			Invoices	1		$370.
Vendor **4044 - Lexipol LLC**									
INV8200	2021 Membership/Subscription DTB (Lexipol LLC)	Open		12/01/2020	01/19/2021	01/19/2021			16,173.
			Vendor **4044 - Lexipol LLC** Totals			Invoices	1		$16,173.
Vendor **2995 - M & B Landscaping Co.**									
PD-302	2020 Parking Deck Snow & Ice Control Services	Open		01/04/2021	02/03/2021	12/31/2020			947.
PD-302A	2021 Parking Deck Snow & Ice Control Services	Open		01/04/2021	02/03/2021	01/26/2021			810.
PD-303	2021 Parking Deck Snow & Ice Control Services	Open		01/08/2021	02/07/2021	01/26/2021			412.
			Vendor **2995 - M & B Landscaping Co.** Totals			Invoices	3		$2,170.
Vendor **4998 - Marco Technologies, LLC**									
432400471	Copier Maintenance Agreement	Open		12/29/2020	01/23/2021	01/14/2021			1,688.
			Vendor **4998 - Marco Technologies, LLC** Totals			Invoices	1		$1,688.
Vendor **4780 - Marsh USA, Inc**									
2020-00001049	2021 Liability Insurance Premiums	Open		12/31/2020	01/28/2021	01/28/2021			605,440.
			Vendor **4780 - Marsh USA, Inc** Totals			Invoices	1		$605,440.
Vendor **3326 - Mary A May**									
Misc 2020	Reimb for retirement party	Open		12/02/2020	01/18/2021	12/31/2020			169.
			Vendor **3326 - Mary A May** Totals			Invoices	1		$169.
Vendor **2756 - Mc Master Carr Supply Co.**									
49016729	Closed-Body Aluminum Turnbuckle	Open		11/18/2020	01/18/2021	12/31/2020			37.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
47799399	Stainless Steel U-Bolt with Mounting Plate	Open		10/27/2020	01/19/2021	12/31/2020			24.
49067937	Parts - STOCK	Open		11/19/2020	12/31/2020	12/31/2020			15.
50754353	Parts - E-601	Open		12/28/2020	01/27/2021	12/31/2020			26.
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	4		$104.
Vendor **4600 - Meridian IT Inc**									
485241	Reporting and Support Services: Commvault Licenses	Open		01/01/2021	01/19/2021	01/14/2021			579.
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$579.
Vendor **1118 - Mid American Water Of Wauconda Inc**									
236124W	Clamps, Couplings and Flange Repair Kit	Open		12/18/2020	01/17/2021	12/31/2020			8,702.
			Vendor **1118 - Mid American Water Of Wauconda Inc** Totals			Invoices	1		$8,702.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1066971	Repairs & Safety Lane - T-391, T-379, T-410, T-408	Open		01/08/2021	02/07/2021	01/26/2021			144.
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$144.
Vendor **1856 - Monroe Truck Equipment**									
5444720	Parts - STOCK	Open		12/29/2020	01/28/2021	12/31/2020			460.
5447302	Parts - STOCK	Open		01/11/2021	02/10/2021	01/27/2021			624.
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	2		$1,084.
Vendor **1405 - MPC Communications & Lighting Inc**									
20-1366	Parts - T-484 & T-487	Open		12/28/2020	01/27/2021	12/31/2020			1,156.
21-1005	Repairs & Maintenance - C-371	Open		01/12/2021	02/11/2021	01/26/2021			196.
			Vendor **1405 - MPC Communications & Lighting Inc** Totals			Invoices	2		$1,352.
Vendor **2360 - Napa Of Palatine**									
4460-310713	Parts - STOCK	Open		12/22/2020	01/21/2021	12/31/2020			9.
4460-311534	Parts - STOCK	Open		12/30/2020	01/29/2021	12/31/2020			11.
4460-312769	Parts - M-996	Open		01/11/2021	02/10/2021	01/27/2021			28.
			Vendor **2360 - Napa Of Palatine** Totals			Invoices	3		$49.
Vendor **4890 - Nat'l Union Fire Ins Company of Pittsburg, PA**									
2020-00001048	Volunteer Liability Insurance Policy	Open		09/28/2020	02/15/2021	01/27/2021			1,045.
			Vendor **4890 - Nat'l Union Fire Ins Company of Pittsburg, PA** Totals			Invoices	1		$1,045.
Vendor **2616 - Nicor Gas**									
55424779829 1220	Natural Gas-1545-47 Shires Court Lift Station	Open		12/21/2020	02/05/2021	12/31/2020			40.

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
19505219626 1220	Natural Gas-251 W. Colfax Street Parking Deck	Open		12/28/2020	02/12/2021	12/31/2020			131.
46007255576 1220	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		12/28/2020	02/12/2021	12/31/2020			44.
70018165616 1220	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		12/28/2020	02/12/2021	12/31/2020			40.
83980510966 1220	Natural Gas-550 N. Smith Street Well 7 Generator	Open		12/28/2020	02/12/2021	12/31/2020			39.
94487607957-1220	Natural Gas-1215 N. Quentin Rd Station 81	Open		12/28/2020	02/12/2021	12/31/2020			577.
25623386239 1220	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		12/29/2020	02/15/2021	12/31/2020			42.
60365400005-1220	Natural Gas-1475 N. Hicks Rd Station 82	Open		12/29/2020	02/15/2021	12/31/2020			705.
66457600006 1220	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		12/29/2020	02/15/2021	12/31/2020			217.
68017400000 1220	Natural Gas-137 W. Wood Street Train Station	Open		12/29/2020	02/15/2021	12/31/2020			311.
90049286264-1220	Natural Gas-200 E Wood St Village Hall	Open		12/29/2020	02/15/2021	12/31/2020			1,689.
88271305703 1220	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		12/30/2020	02/16/2021	12/31/2020			139.
25237600009-1220	Natural Gas-39 E. Colfax Street Station 85	Open		12/31/2020	02/16/2021	12/31/2020			364.
88097600006 1220	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		12/31/2020	02/16/2021	12/31/2020			208.
			Vendor **2616 - Nicor Gas** Totals			Invoices	14		$4,550.
Vendor **1413 - Northwest Central Dispatch Syst**									
9016	2021 - PPD & PFD Member Assessment Fee's (February)	Open		01/01/2021	01/31/2021	01/22/2021			47,519.
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$47,519.
Vendor **1480 - Northwest Trucks, Inc.**									
X101019997:01	Parts - T-413	Open		12/28/2020	02/11/2021	12/31/2020			630.
X101021128	Credit Memo	Open		01/12/2021	02/11/2021	01/26/2021			(111.0
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	2		$518.
Vendor **1567 - Nugent Consulting Group**									
1171	2021 Services Management Consulting (Installment 1 of 4 - Nugent)	Open		01/01/2021	01/26/2021	01/26/2021			4,550.
			Vendor **1567 - Nugent Consulting Group** Totals			Invoices	1		$4,550.
Vendor **2753 - Office Depot Inc**									

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
16983991	Office supplies	Open		12/31/2020	01/30/2021	12/31/2020			898.
16984005	Office Supplies	Open		12/31/2020	01/30/2021	12/31/2020			135.
			Vendor **2753 - Office Depot Inc** Totals			Invoices	2		$1,034.
Vendor **2572 - Paddock Publications, Inc**									
167353	Legal Notices - CDBG 2019 Action Plan & CDBG 2015-19 Plan	Open		01/03/2021	02/03/2021	12/31/2020			83.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$83.
Vendor **2350 - Palatine Area Chamber Of Commerce**									
1285	Membership Dues	Open		01/27/2021	02/01/2021	01/27/2021			1,000.
			Vendor **2350 - Palatine Area Chamber Of Commerce** Totals			Invoices	1		$1,000.
Vendor **1583 - Palatine Park District**									
116359	Kitchen Supplies	Open		01/15/2021	02/14/2021	01/19/2021			72.
			Vendor **1583 - Palatine Park District** Totals			Invoices	1		$72.
Vendor **2346 - Palatine Township Road District**									
21.001	December 2020 Snow and Ice Control	Open		01/04/2021	02/03/2021	12/31/2020			5,697.
			Vendor **2346 - Palatine Township Road District** Totals			Invoices	1		$5,697.
Vendor **2167 - Pomp's Tire Service, Inc.**									
410825515	Parts - PT-999	Open		12/09/2020	01/08/2021	12/31/2020			801.
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	1		$801.
Vendor **1944 - Quill Corporation**									
13519409	Office supplies - general	Open		01/06/2021	02/05/2021	01/26/2021			89.
			Vendor **1944 - Quill Corporation** Totals			Invoices	1		$89.
Vendor **4545 - Robinson Engineering Ltd**									
21010072	Water System Risk and Resiliency Assessment	Open		01/11/2021	02/10/2021	12/31/2020			2,619.
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$2,619.
Vendor **3743 - Adam W Rothenberg**									
2021-00000047	Tuition Reimbursement	Open		01/05/2021	01/05/2021	12/31/2020			2,204.
			Vendor **3743 - Adam W Rothenberg** Totals			Invoices	1		$2,204.
Vendor **4019 - Rush Truck Centers**									
3021923068	Parts - T-426	Open		12/31/2020	01/30/2021	12/31/2020			468.
3021928743	Parts - T-381	Open		12/31/2020	01/30/2021	12/31/2020			2,575.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	2		$3,043.
Vendor **3556 - Schroeder Asphalt Services Inc**									
HRDRPW1132021	Hydrant Meter Deposit Refund	Open		01/13/2021	01/29/2021	01/22/2021			385.00

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor	**3556 - Schroeder Asphalt Services Inc** Totals			Invoices	1		$385.
Vendor **5051 - Scientific Wildlife Management**									
2021-00000054	Coyote Mitigation Services - Monitoring/Evaluation Report	Open		01/10/2021	02/09/2021	01/12/2021			600.
		Vendor	**5051 - Scientific Wildlife Management** Totals			Invoices	1		$600.
Vendor **3694 - SHI International Corp**									
B12793044	Replacement Laptop Batteries	Open		12/24/2020	01/23/2021	12/31/2020			50.
B12797928	Battery for Dell Latitude 14 Rugged Laptop	Open		12/28/2020	01/28/2021	12/31/2020			151.
B128260001	Zenworks Management/Mirco Focus Support	Open		12/31/2020	01/31/2021	12/31/2020			72.
		Vendor	**3694 - SHI International Corp** Totals			Invoices	3		$274.
Vendor **1547 - Spring Align**									
116991	Repairs & Maintenance - T-410	Open		01/06/2021	02/05/2021	01/26/2021			1,681.
		Vendor	**1547 - Spring Align** Totals			Invoices	1		$1,681.
Vendor **1681 - Stanard & Associates, Inc.**									
SA000045913	2021 PD-Psychological Exams (Caleb Zufall - New Hire Candidate)	Open		01/12/2021	02/11/2021	01/19/2021			395.
		Vendor	**1681 - Stanard & Associates, Inc.** Totals			Invoices	1		$395.
Vendor **1804 - Staples Advantage**									
8060918524	Office Supplies	Open		01/09/2021	02/08/2021	01/21/2021			153.
8060997062	Office Supplies	Open		01/16/2021	02/15/2021	01/27/2021			124.
		Vendor	**1804 - Staples Advantage** Totals			Invoices	2		$278.
Vendor **4754 - Tech Electronics of Illinois, Llc**									
N000060560	Garage Remote Squad Visor Clips	Open		01/11/2021	02/01/2021	01/22/2021			59.
		Vendor	**4754 - Tech Electronics of Illinois, Llc** Totals			Invoices	1		$59.
Vendor **2545 - Terrace Supply Co**									
70488627	Oxygen	Open		01/05/2021	02/04/2021	01/07/2021			139.
01019113	Parts - M-999	Open		12/31/2020	01/30/2021	12/31/2020			22.
		Vendor	**2545 - Terrace Supply Co** Totals			Invoices	2		$162.
Vendor **4962 - The W-T Group, LLC**									
2000176C-05	Algonquin Road Bike Path Design Engineering	Open		08/19/2020	01/21/2021	12/31/2020			233.
		Vendor	**4962 - The W-T Group, LLC** Totals			Invoices	1		$233.
Vendor **2565 - Tredroc Tire Services LLC**									
7220047073	Parts - E-222	Open		01/04/2021	02/03/2021	01/27/2021			1,346.[illegible]

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2565 - Tredroc Tire Services LLC** Totals			Invoices	1		$1,346.
Vendor **4403 - Tyler Technologies Inc**									
025-287122	EnerGov iG Workforce Apps Maintenance	Open		03/01/2020	01/30/2021	12/31/2020			1,890.
025-320707	Automation Training	Open		12/31/2020	02/14/2021	12/31/2020			700.
025-320707-2	Energov Project	Open		12/31/2020	02/14/2021	12/31/2020			525.
045-326378	Executime Implementation	Open		12/31/2020	01/30/2021	12/31/2020			80.
			Vendor **4403 - Tyler Technologies Inc** Totals			Invoices	4		$3,195.
Vendor **3157 - UniFirst Corporation**									
061 1339664	Shop Rags/Carpets	Open		01/04/2021	02/03/2021	01/19/2021			42.
061 1341241	Shop Rags/Carpets	Open		01/11/2021	02/10/2021	01/19/2021			42.
061 1342922	Shop Rags/Carpets	Open		01/18/2021	02/17/2021	01/19/2021			42.
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	3		$128.
Vendor **3290 - Unite Private Networks, LLC**									
SI-20-016154	Fiber Maintenance	Open		12/28/2020	01/28/2021	12/31/2020			975.
			Vendor **3290 - Unite Private Networks, LLC** Totals			Invoices	1		$975.
Vendor **3709 - Verizon Wireless**									
9869076253	Cellular Usage	Open		12/12/2020	01/18/2021	12/31/2020			1,743.
9870266958	Cellular Usage	Open		01/01/2021	01/24/2021	12/31/2020			2,047.
			Vendor **3709 - Verizon Wireless** Totals			Invoices	2		$3,791.
Vendor **3020 - Village of Palatine Petty Cash**									
PWUTIL122120	Kernan-Carhartt Zipper Repair	Open		12/21/2020	01/28/2021	12/31/2020			35.
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	1		$35.
Vendor **2780 - Walgreen Company**									
500065264	Prisoner Prescriptions - Dec (Rpt # 20-18087)	Open		01/05/2021	02/03/2021	12/31/2020			12.
			Vendor **2780 - Walgreen Company** Totals			Invoices	1		$12.
Vendor **3209 - Warehouse Direct**									
4869125-0	Paper	Open		01/20/2021	01/26/2021	01/26/2021			12.
4866258-0	Batteries	Open		01/22/2021	02/02/2021	01/22/2021			33.
4866260-0	Paper	Open		01/22/2021	02/02/2021	01/22/2021			65.
4861142-0	batteries	Open		01/11/2021	02/10/2021	01/07/2021			45.
			Vendor **3209 - Warehouse Direct** Totals			Invoices	4		$158.
Vendor **5053 - Jennifer Werfel**									
2021-00000078	Public Storm Sewer Installation at 110 E. Sherman Street	Open		01/20/2021	01/22/2021	01/20/2021			18,000.
			Vendor **5053 - Jennifer Werfel** Totals			Invoices	1		$18,000.00

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

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Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4824 - Western First Aid & Safety**									
ORD4-006290	First Aid Supplies	Open		01/12/2021	02/12/2021	01/13/2021			119.
			Vendor **4824 - Western First Aid & Safety** Totals			Invoices	1		$119.
Vendor **2698 - Wholesale Direct Inc.**									
000248517	Parts - STOCK	Open		11/12/2020	12/31/2020	12/31/2020			36.
			Vendor **2698 - Wholesale Direct Inc.** Totals			Invoices	1		$36.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
786172	Repairs & Maintenance - C-370	Open		12/18/2020	01/17/2021	12/31/2020			27.
			Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals			Invoices	1		$27.
Vendor **1919 - Zoll Medical Corporation**									
3203793	NIBP Tubing Assembly	Open		01/05/2021	02/04/2021	01/21/2021			220.
			Vendor **1919 - Zoll Medical Corporation** Totals			Invoices	1		$220.
Vendor **153 Home Improvement**									
b20-001234	B20-1234 / 772 N Morrison	Open		01/26/2021	01/26/2021	01/26/2021			88.
			Vendor **153 Home Improvement** Totals			Invoices	1		$88.
Vendor **A & D Home Improvement LLC**									
B20-002781	B20-2781 / 214 N Clark Dr Permit Cancelled no work done	Open		01/26/2021	01/26/2021	01/26/2021			88.
			Vendor **A & D Home Improvement LLC** Totals			Invoices	1		$88.
Vendor **Rui Huang**									
2021-00000082	Overpayment on Ticket # C-1034-000372	Open		01/20/2021	02/01/2021	01/22/2021			50.
			Vendor **Rui Huang** Totals			Invoices	1		$50.
Vendor **JAK Mechanical**									
CON-000137-2020	Paid 2020 Registration - Should be 2021	Open		01/26/2021	01/26/2021	01/26/2021			120.
			Vendor **JAK Mechanical** Totals			Invoices	1		$120.
Vendor **Derick Kambobe**									
2021-00000085	Ticket # P1167-000112 was paid but later voided	Open		01/18/2021	02/01/2021	01/22/2021			50.
			Vendor **Derick Kambobe** Totals			Invoices	1		$50.
Vendor **Daniel McGuire**									
2021-00000083	Overpayment on Ticket # C1111-000433	Open		01/20/2021	02/01/2021	01/22/2021			50.
			Vendor **Daniel McGuire** Totals			Invoices	1		$50.
Vendor **Alina Nesteryak**									

Attachment: Warrant #3 (2021 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/20 - 02/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000086	Ticket # P1092-000040 was paid but later voided	Open		01/18/2021	02/01/2021	01/22/2021			50.
			Vendor **Alina Nesteryak** Totals			Invoices	1		$50.
Vendor **Jose Perez-Arreola**									
2021-00000089	Ticket # C7258584 paid in 2017 then paid again on 09/11/20	Open		01/25/2021	02/01/2021	01/22/2021			125.
			Vendor **Jose Perez-Arreola** Totals			Invoices	1		$125.
Vendor **Pragnesh Shah**									
2021-00000084	Ticket # P1034-000027 was paid but later voided	Open		01/18/2021	02/01/2021	01/22/2021			50.
			Vendor **Pragnesh Shah** Totals			Invoices	1		$50.
Vendor **Sukhakarta Estates LLC**									
2021-00000088	application withdrawn/ 125 W Colfax/ 19-23	Open		01/25/2021	01/25/2021	01/25/2021			898.
			Vendor **Sukhakarta Estates LLC** Totals			Invoices	1		$898.
Vendor **Ed Victor**									
VS #37215	Refund - New Vehicle Late Fee Removal	Open		01/22/2021	01/22/2021	01/22/2021			20.
			Vendor **Ed Victor** Totals			Invoices	1		$20.
			Grand Totals			Invoices	291		$1,024,679.

Attachment: Warrant #3 (2021 Warrant # 3)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 01/22/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	01/22/2021	255945	Utility Management Refund	ZIEGLER , JAMES		293.71

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:	Transactions: 1	$293.71

Checks:	1	$293.71

Attachment: Warrant #3 (2021 Warrant # 3)

Consider an Ordinance Approving the Transfer of Special Use Ordinance #O-39-05 Regarding the Property at 630 S. Hicks Road

BACKGROUND:
The Subject Property contains the existing MBL recycling use. In 2005, the Village granted a Special Use (#O-39-05) to allow a Transfer, Storage, and Treatment of General Constriction Materials, Demolition Debris, and Wood Waste Facility. Ronald Tazelaar - Economy Disposal Service, Inc. is requesting to transfer the existing MBL Special Use to permit the continued operation of the facility at 630 S. Hicks Road. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-039-05 to Ronald Tazelaar (Economy Disposal Service Inc.) to permit the continued operation of MBL recycling at 630 S. Hicks Road.**

KEY ISSUES:

- The Special Use for the existing business was originally granted in 2005 (per Ordinance #O-39-05).

- The Special Use limits the recycling materials to defined non-hazardous, uncontaminated debris materials and does not include asbestos or asbestos containing materials, defined by the most stringent IEPA and Clean Air Act regulations adopted.

- The Subject Property is zoned manufacturing and is located in the S. Hicks Road manufacturing corridor. As required, the proposed transfer will be registered with both the IIlinois Environmental Protection Agency and the Cook County Department of Environment and Sustainability. The Petitioner submitted a business plan as part of the application of the Special Use transfer application, which indicates compliance with the Special Use requirements.

- With the proposed transfer, there are no changes to the existing business or floor plans. Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer to Ronald Tazelaar (Economy Disposal Service) for the continued operation of MBL Recycling at 630 S. Hicks Road.

ACTION REQUIRED:
A motion to transferring Special Use Ordinance #O-039-05 to Ronald Tazelaar

(Economy Disposal Service) for the continued operation of a transfer, storage, and treatment facility at 630 S. Hicks Road.

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Dealership at 2240 N. Rand Road

BACKGROUND:
The Subject Property contains a used auto dealership known as Auto Land Group Inc. Andrei Pusca of Auto Land Group Inc. is requesting a transfer of the existing Special Use to permit the continued operation of a used auto dealership at 2240 N. Rand Road. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-16-17 to Andrei Pusca (Auto Land Group) to permit the continued operation of a used auto dealership at 2240 N. Rand Road**

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. Prior to the original Special Use granted for Auto Amigos in 2017, the property was operating as a used car dealership. The property was annexed in 2007 and the subject of an annexation agreement. Therefore, the agreement permitted the continued operation of a used auto dealership, until a change in business ownership occurred. The Special Use was transferred in 2017 (#O-113-17).
- The existing hours of operation are: Monday - Friday from 10 AM to 8 PM, Saturday from 9 AM to 6 PM, and closed on Sunday.
- Any changes to the floor plan or business operations would require Village review.
- With the approved Ordinance #O-16-17, there were four conditions of approval that were to be completed. Cash in lieu (CIL) of sidewalks, parkway trees, paving of certain portions of the site, and additional fencing were all required conditions of Special Use Ordinance #O-16-17. CIL of sidewalks and the additional fencing have been addressed. As part of the proposed transfer, the Petitioner has submitted a letter for completed the remaining items (parkway trees and paving) with the Special Use Transfer approval. The proposed transfer ordinance requires completion by November 1, 2021.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the transfer of the Special Use Ordinance #O-16-17 to Andrei Pusca of Auto Land Group Inc.

ACTION REQUIRED:
Motion to approve an ordinance transferring Special Use Ordinance #O-16-17 to Andrei Pusca of Auto Land Group Inc., to permit the continued operation of a used auto dealership at 2240 N. Rand Road.

Consider an Ordinance Transferring Special Use Ordinance #O-046-18 for an Indoor Sports and Recreation Facility (We Rock the Spectrum) at 553 E. Dundee Road

BACKGROUND:
The Subject Property contains the existing We Rock the Spectrum, an indoor sports and recreation facility. Allison Hamilton is requesting to transfer the existing Special Use to permit the continued operation of the facility (We Rock the Spectrum) at 553 E. Dundee Road. Therefore, the Petitioner is requesting approval of the following:

- **Special Use Transfer of Ordinance #O-046-18 to Allison Hamilton to permit the continued operation of an indoor sports and recreation facility at 553 E. Dundee Road.**

KEY ISSUES:

- A Special Use for the existing business was originally granted in 2018 (per Ordinance #0-046-18).

- The business plan and proposed operation is part of the franchise “We Rock the Spectrum Kids” and provides children across the spectrum with activities in a fun and motivational environment. This includes indoor play structures, trampoline activities, and other sensory motor training areas, including toys, art, and craft activities.

- The tenant space contains approximately 3,400 square feet. There is a minimum of 2 employees, with up to a maximum 5 employees/volunteers on site at any time. There are approximately 22 children per day, with 3 children per hour. Per the business plan, 15 children is maximum allowed for birthday and other parties. The hours of operation are 10 AM - 7 PM, Monday through Friday, 9 AM - 6 PM Saturdays and Sundays.

- With the proposed transfer, there are no changes to the existing business or floor plans. Any future changes to the floor plan or business operations would require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer to Allison Hamilton for an indoor sports and recreation facility (We Rock the Spectrum) at 553 E. Dundee Road.

ACTION REQUIRED:
A motion to transferring Special Use Ordinance #O-046-18 to Allison Hamilton for the continued operation of an indoor sports and recreation facility at 553 E. Dundee Road.

Consider an Ordinance Granting a Special Use for a Medical Office at 423 E. Dundee Road

BACKGROUND:

The Petitioner, Quest Diagnostics, is seeking to relocate their existing clinical laboratory testing and collection center to the vacant health care clinic area within the Jewel Osco store at 423 E. Dundee Road. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

KEY ISSUES:

- The Subject Property, zoned Planned Development (Northwest Shopping Center), contains the existing Jewel Osco store. The leased space is 514 square feet within the 70,866 square foot Jewel Osco store. Per Ordinance #O-033-98 (Planned Development), the uses follow the B-2 District's use list.
- The Petitioner is requesting to relocate from their existing location at 337 E. Northwest Highway, which received Special Use approval in 2008 (#O-050-08).
- Per the business plan, Quest Diagnostics operates specimen collection centers known as Patient Service Centers (PSC's) for the purpose of obtaining clinical specimens for laboratory testing. There are approximately 80 PSC's throughout the Chicago area. The laboratory testing facility is located in Wood Dale, IL.
- The proposed hours of operation are Monday - Friday from 8 AM - 4 PM and Saturday from 8 AM - 12 PM. The anticipated peak hours are 8 AM - 9:30 AM and 3 PM - 4:00 PM. There will be 2 employees for the entire workday.
- The center will have a combination of appointments and walk-ins. Quest currently sees approximately 35 patients per day, but they anticipate an increase to approximately 50 patients per day with the new location.
- The required parking does not increase with the proposed use and should not have an impact on parking.
- An objection email was forwarded to the Village raising questions about accidental contamination from Quest's operations and the retail grocery store. The Petitioner responded that in addition to the use of exclusive and self-contained access to their portion of the tenant space, Quest uses fully licensed companies to appropriately handle and dispose of all such waste generated.

ALTERNATIVES:

1. Approve the Special Use for a medical office.
2. Do not approve the Special Use for a medical office.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting - January 26, 2021
Residents testifying:	None - One objection email was presented to the ZBA, raising questions about contamination within the store and appropriate disposal methods.
Vote:	The ZBA voted to recommend approval of the request 6-0 and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a medical office at 423 E. Dundee Road.

Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant at 309 E. Northwest Highway

BACKGROUND:

The Petitioner is requesting to open a new restaurant, Modun Japanese Restaurant, in Palatine Plaza. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a restaurant; and

2) Variation of 12 additional parking spaces to allow a shopping center (Palatine Plaza) to have 592 parking spaces instead of the minimum required 604 parking spaces.

KEY ISSUES:

- The Subject Property, zoned B-2 - General Business District, contains the existing Palatine Plaza shopping center and associated parking.
- The suject tenant space contains 1,850 square feet, while the entire shopping center contains a total of 47,483 square feet. The space is currently unoccupied, but formerly contained Monika's Deli.
- In conjunction with the requested approval for the restaurant, the Petitioner has also applied for a liquor license.
- The proposed hours of operation are daily from 9 AM to 11 PM.
- There will be 11 initial employees, with an anticipated increase to 13 employees over two years.
- The proposed floor plan indicates 30 seats.
- Per Code, the restaurant requires 19 spaces using the 1 space/100 square foot requirement. The plaza currently has 562 spaces, with an active parking variation of 30 spaces in place for Planet Fitness.
- The proposed restaurant would require an additional variation of 12 parking spaces.

Business	Parking Requirement	Square footage	Total Required spaces
Proposed Modun	**1/100 sq. ft.**	**1,850 sq. ft.**	**19**
Proposed Planet Fitness	30% of maximum occupancy	18,840 sq. ft.	100
Medical office	1/300 sq. ft.	7,628 sq. ft.	25
Brown's Chicken	1 per 2.5 seats (1/100 sq. ft.)	1,825 sq. ft. (22 seats)	18
Retail	1/300 sq. ft.	122,419 sq. ft.	408
Dairy Queen	1/100 sq. ft.	1,850 sq. ft.	19
Subway	1/100 sq. ft.	1,495 sq. ft.	15
		Total req. parking	**604**
Total parking provided		Existing	**592 parking spaces total with 562 spaces with existing Variation of 30 spaces**
		Number of Spaces required above the current parking variation:	**12**

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a restaurant.
2. Do not approve the Special Use and Variation to permit a restaurant.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 26, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Special Use and Variation to permit a restaurant. Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use and Variation to permit a restaurant at 309 E. Northwest Highway.

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Modun Japanese Restaurant at 309 E. Northwest Highway

BACKGROUND:
On this evening's agenda is a request for a Special Use for Modun Japanese Restaurant located at 309 E. Northwest Highway. Petitioner, Munkh-Orgil Shijirbaatar, wishes to apply for a Class G (Restaurant - Beer & Wine) Liquor License. The proposed hours of operation are Sunday-Saturday: 9 AM - 11 PM.

KEY ISSUES:
- Increase Class G (Restaurant - Beer & Wine) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.

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

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

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

KEY ISSUES:

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

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

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

ALTERNATIVES:

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

RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 1 to the Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

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

Consider a Motion Authorizing the Village Manager to Approve the Installation of a Replacement Standby Generator at Fire Station 85 (39 E. Colfax Street)

BACKGROUND:
As part of the 2021 Capital Equipment Replacement Budget, the Village Council appropriated $55,000 in funds for the replacement of an emergency standby generator at Fire Station 85, located at 39 E. Colfax Street. Fire Station 85 is one of five fire stations and serves as the headquarters for the Fire Department. Backup generators are used to ensure functionality in the event of electrical power loss from Commonwealth Edison.

KEY ISSUES:

- The existing generator was installed in the 1970s and has become unreliable. Additionally, the generator is only capable of providing minimal emergency electrical supply and will not power the entire station.

- A design/build selection process was followed as the Village has limited schematics on the original station electrical plans. Staff has utilized a similar design/build process for generator improvements to the North Supply Pump Station in 2011, the Heron Drive Pump Station in 2013, the Combined Service Facility in 2015, and the Kasuba Lift Station in 2017.

- Newcastle Electric Incorporated has been identified as the preferred design/build vendor in each of these past improvements and is recommended for the Fire Station 85 standby generator and electric improvement project.

- The proposed scope of work includes the supply and installation of a 20 kilowatt Cummins/Onan natural gas generator, supply and installation of a new transfer switch, the installation of all control wires from the generator to the transfer switch, the supply and installation of a 400 amp service entrance breaker, the installation of distribution section with breakers and meter fitting, and the removal and disposal of the existing generator and electrical wiring.

- Due to the cost of this project, the formal bid process should be waived. Waiving of bids is based upon the design/build approach taken, as well as to accomplish compatibility with other equipment of similar nature.

ALTERNATIVES:

1. Approve the proposals from Newcastle Electric for the installation of a new (replacement) standby generator at Fire Station 85 in an amount not-to-exceed budgeted funds of $55,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the formal bid process be waived and the Village Manager be authorized to execute the proposals from Newcastle Electric in an amount not-to-exceed budgeted funds of $55,000.

BUDGET IMPACT:
Funds in the amount of $55,000 have been budgeted in the Capital Improvement Plan under project #VE 0004 for Public Works Equipment Replacements.

ACTION REQUIRED:
Motion to waive the formal bid process and authorize the Village Manager to execute the proposals from Newcastle Electric Incorporated of Itasca, Illinois for the installation of a new (replacement) standby generator at Fire Station 85 in an amount not-to-exceed the budgeted funds of $55,000.

Consider an Ordinance Granting Special Uses to Permit a Restaurant/Bar, with Live Entertainment, at 117 W. Slade Street

This item was initially reviewed at the January 18th Village Council meeting and was continued until the February 1st Village Council meeting to allow the Petitioner the opportunity to further refine and amend the business plan and floor plan. In addition to incorporating identified changes from the Village Council discussion, the amended plans also include the following: 1) modified live entertainment hours (the operator indicates that weekday live music would not commence until 8 PM on Friday and Saturday - reflecting the modifications referenced at the Public Hearing); 2) the specific operating procedures for the back room(it will initially be used for overflow restaurant service, without any live entertainment and have a dedicated server when in use) - Staff is recommending that there are no private events within this room until the until the Village completes its initial 90-day review; 3) a detailed smoking plan; 4) a modified floorplan (note the floorplan would install glass opening on several doors to provide additional views to the common hallway and back room), with a security camera plan for monitoring of the common area hallway and back room; and 4) further clarification about the sufficiency of the existing restroom facilities for the proposed use and existing tenancy of the building (the Petitioner's architect reviewed and confirmed the capacity of the existing restrooms, with the existing and proposed first floor occupancy).

BACKGROUND:
The Subject Property is a multi-tenant building in downtown Palatine. The Petitioner, Savio Lobo, is requesting to open a new restaurant/bar, with live entertainment. Therefore, the Petitioner is requesting approval of the following:

Special Uses to permit a restaurant/bar, with live entertainment.

KEY ISSUES:

- The Subject Property, zoned B-1 Shopping Center District, is located within the boundaries of the Central Business District. The previous tenants operating in this tenant space were the Mint Julep Room and Mac's on Slade. The other building tenants include The Dance Loft, Just Peachy Photography, Vintage Violins, and My Flavor It Place. The proposed tenant space is an expansion from the previous restaurant tenants.
- Per the application and floorplan, the Petitioner intends to increase the tenant space square footage from approximately 1,625 square feet to 2,200 square feet and an increase the proposed seating from 58 to 96 seats. The proposed seating represents a 40% increase from the previous restaurant.
- The proposed hours of operation are as follows:
    - Sunday: 9 AM - 12 AM
    - Monday: 3 PM - 12 AM - Open only one Monday a month
    - Tuesday - Thursday: 3 PM - 12 AM
    - Friday: 3 PM - 1 AM
    - Saturday: 9 AM - 1 AM

- The business plan generally presented an overview of live entertainment types and potential performance hours: Sundays: 11AM - 2PM - Light acoustic jazz once or twice a month, 5PM - 8PM - Local Blues / rock n' roll bands, 7PM - 11:55PM - Blues Jam - 4th Sunday of each month; Mondays: (only open 3rd Monday of each month): 7PM - 11:55PM - Juke box / LP music; Tuesday: 7PM - 11:55PM - Open mic night to encourage new performers including high school / youth bands; Wednesdays & Thursdays: 7PM - 11PM - Local Blues / rock n' roll bands; Fridays & Saturdays: 7PM - 12 AM - Local Blues / rock n' roll bands.

- The restaurant will have a full service food and bar menu. The business plan anticipates that the percentage of take-out orders is likely to be low and that a majority of customers will be dine-in occupancy.
- Per Code, parking is based on 1 space per 2.5 seats, as it is the most restrictive. Thus, 38 spaces are required. In the Central Business District, the required parking is subject to administrator review.
- The Petitioner initially applied for an expanded D-1 Liquor License (restaurant with extended hours). The Petitioner subsequently withdrew the D-1 Liquor License application and reapplied for a D Liquor License.

- This D Liquor License is now consistent with the previous use and prohibits liquor sales from 12 AM through 6 AM Monday through Friday; and 1 AM through 6 AM Saturday and Sunday. While the liquor license and its review are within the purview of the Liquor Commission, the proposed hours of operation are a component of the Special Use request.

- Part of the seating expansion includes an "entertainment room", with 28 additional seats. This room is disconnected and not visible from the main tenant space. It is separated by a common hallway shared with the other tenants, which also provides shared access to the restrooms. The revised business plan identifies the use of this room for corporate meetings/events, overflow dining, family events, and special events. It also indicates that security cameras will be installed in this room and a dedicated server will staff the room, when occupied.

- The following table identifies the other restaurant/bar tenants in the area and the required parking:

Restaurant/bar	**Address**	**Seating**	**Required Parking**
JL's	19 N. Bothwell Street	125 (4,800)	48 spaces
T. J. Obrien's	53 W. Slade Street	50 (3,000)	30 spaces
Mexico Uno	15 N. Brockway Street	50 (1,900)	24 spaces (20)
Schnell's Brauhaus	45 W. Slade Street	100(2,400)	40 spaces
Madcat's (proposed)	**117 W. Slade Street**	**96 (2,195)**	**38 spaces**

			180 aces

- The Subject Property is directly east of an existing commercial and residential building. That property owner has submitted an email objection indicating specific concerns about noise, smoking impacts, and issues with the previous patrons negatively affecting their property, when exiting the establishment.
- The petition represents an expansion of the previous use with the expanded area being separated from the primary tenant space by a common area (public hallway). Staff is concerned over the operational impact of the separated space, within the building, as well as the impact on the surrounding outside area due to the expanded square footage of patron space. The previous establishment had a seating capacity of 58 seats and through working with the Village was able to balance their patron needs with the parking and other outdoor activities of the establishment. The expanded area represents an increase of 40% in seating. In addition to internal operational concerns, staff is concerned over the large expansion in potential seating without evaluating the operations of the new petitioner.
- Should the Petitioner revise their floor plan to eliminate any public use of the expanded seating footprint (floorplan labeled “Entertainment Room”), Staff would recommend approval of the use. As the petition presently is submitted, Staff does not support the special use.
- If the Village Council were to approve the Special Use (either as submitted or revised), Staff recommends a formal 3 month and 9 month review of operations before the Village Council wherein the Council can add additional conditions if necessary. This will help address concerns of adjacent tenants and property owners.

ALTERNATIVES:

1. Approve the Special Uses to permit a restaurant/bar, with live entertainment.
2. Do not approve the Special Uses to permit a restaurant/bar, with live entertainment.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on December 22, 2020
Residents testifying:	10 total.
	Support: 3 directly associated with the petition and 4 residents.
	3 existing business (tenants in the building) objected to the Petition.
Vote:	The ZBA voted to approve a Special Use 4-2 to permit a restaurant/bar, with live entertainment. Staff recommends denial of the petition, as presented by the petitioner. The

elimination of the "Entertainment Room" would result in staff support of the proposal.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses to permit a restaurant/bar, with live entertainment, at 117 W. Slade Street.

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for MadCats at 117 W. Slade Street

BACKGROUND: On this evening's agenda is a request for an Amended Special Use for Wisewolf LLC (d/b/a MadCats) to be located at 117 W. Slade Street. The Petitioner, Savio Lobo, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar/live music venue with full food and bar menu. The proposed hours of operation are: Sunday 9 AM - 12 AM, Monday 3 PM - 12 AM (to be open only one Monday a month), Tuesday - Thursday 3 PM - 12 AM, Friday 3 PM - 1 AM and Saturday 9 AM - 1 AM. The permitted hours for a Class D Liquor License is Sunday - Thursday 6:00 AM - 12:00 Midnight and Friday-Saturday 6:00 AM - 1:00 AM.

KEY ISSUES:

- Increase Class D (Restaurant) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.