



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

JANUARY 15, 2024

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 8, 2024

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

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway (Council District: Six)
2. Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road (Council District: Six)
3. As Submitted

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility (Council District: Two)

2. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System
2. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade and a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 9, 2024 (Council District: Six)
3. As Submitted

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, 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 an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway (Council District: Six)
2. Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility (Council District: Two)

3. Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System
4. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade and a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 9, 2024 (Council District: Six)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road (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
 VILLAGE HALL - COUNCIL CHAMBERS
 200 E. WOOD STREET
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 8, 2024

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Absent	
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 Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Paul Mehning, and Director of Human Resources Pam Jackson

II. ELECTION OF MAYOR PRO TEM – Time: 7:00 PM

1. Elect a Mayor Pro Tem - Motion Carried by Voice Vote

In the absence of Mayor Schwantz, Clerk Duer opened the floor for nominations for Mayor Pro Tem. Councilman Kozlowski was nominated and elected.

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

III. PLEDGE TO THE FLAG

Mayor Pro Temp Kozlowski invited everyone to stand and join him in the Pledge to the Flag.

Minutes Acceptance: Minutes of Jan 8, 2024 7:00 PM (APPROVAL OF MINUTES)

IV. PUBLIC HEARING – Time: 7:01 PM

1. Motion to Open the Public Hearing for Zoning Code Text Amendments - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Recess the Public Hearing and Reconvene in Police Policy & Code Services Committee - **Motion Carried by Voice Vote**

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

V. APPROVAL OF MINUTES – Time: 7:02 PM

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

1. Village Council & Committee of the Whole - Special Meeting - December 11, 2023 - **Accepted**
2. Village Council & Committee of the Whole - Regular Meeting - December 11, 2023 - **Accepted**

VI. MAYOR'S REPORT – Time: 7:02 PM

1. As Submitted -

Mayor Pro Tem Kozlowski announced:

Village Hall will be closed to the public on Monday, January 15, 2024 in observance of Martin Luther King Jr. Day. The regularly scheduled Village Council meeting at 7:00 p.m. will still be held.

Christmas trees and wreaths, free of decorations, can be placed at the parkway on your scheduled collection day throughout January.

[Elgin Recycling <https://www.elginrecycling.com/>](https://www.elginrecycling.com/) offers SWANCC communities [facilities <https://www.elginrecycling.com/locations/>](https://www.elginrecycling.com/locations/) for convenient drop off to recycle your holiday lights, year-round. Visit Elk Grove Township Recycling

Center, 145 S Weiler Road, Arlington Heights, IL 60005, Monday - Friday 8:00 AM to 5:00 PM, Saturday 8:00 AM to 1:00 PM.

VII. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:03 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:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.COMMITTEE OF THE WHOLE

A. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:03 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion to Affirm the Pre-Purchased 2024 Light and Heavy-Duty Vehicles - **Approved by Voice Vote**

Public Works Director Matt Barry reported that staff has located 8 of the 9 pre-approved replacement vehicles and recommends affirming the vehicles pre-purchased from the 2024 replacement schedule in the total amount of \$790,000.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Schwantz

2. Consider a Motion to Approve an Intergovernmental Agreement with the Illinois Office of the Comptroller Regarding Access to the Comptroller's Local Debt Recovery Program - **Approved by Voice Vote**

Deputy Village Manager Hadley Skeffington-Vos explained the Illinois Office of the Comptroller's program to assist local governments to collect certain unpaid debt such as parking tickets, ordinance violations, traffic fines, court fines, administrative judgments, utility bills, and fees. This Local Debt Recovery System charges a fee only to the debtor. Skeffington-Vos recommended approving the Intergovernmental Agreement with the State.

In response to Councilman Myslinski, Skeffington-Vos stated the debt is turned over to a collection agency or a lien could be filed.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Schwantz

3. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:06 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 1581 N. Quentin Road - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request to open Bali Hai, a massage therapy business at 1581 N. Quentin Road. The Planning and Zoning Commission voted 7-0 to approve the Special Use and staff concurs.

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

2. Consider an Ordinance Granting Variations and a Resolution Approving the Preliminary & Final Plat of Subdivision for a Two-Lot Subdivision at 1 N. Oak Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Palatine Park District's request to subdivide the existing property into two lots and maintain the current R-2 single-family residential zoning designation.

As the contract purchaser, the Park District requests approval of a Variation to permit a corner lot width of 61 feet (minimum required 85 feet); Variation to permit a corner lot area to be 8,147 square feet (minimum required 10,000 square feet); and Preliminary and Final Plat of Subdivision to permit a 2-lot subdivision. Lot 1 would continue as St. Paul's parking lot that complies with the minimum R-2 lot requirements. Lot 2 (to be acquired by the Park District) requires variations, although with no immediate development plans but the continued tenancy of the subject home. The Planning and Zoning Commission voted unanimously to approve the Variations and Preliminary Final Plat of Subdivision, and staff concurs.

In response to Councilman Millar, Vyverberg stated that yes, if all R-2

setbacks are met, in the future the existing home could be demolished and a new one constructed.

Mayor Pro Tem Kozlowski asked if the Park District desires to acquire all properties on Palatine Road.

Village Manager Reid Ottesen stated that is the plan and noted that the church is not paying taxes currently as a tax-exempt use. It is not currently in the Comprehensive Plan but that has been the long-term plan of the Park District for over 20 years. If the Council has other ideas, now is the time to voice them.

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

3. Consider an Ordinance Granting a Rezoning from Planned Development to R-1 Single-Family and a Resolution Approving a Plat of Consolidation for 1502 W. Northwest Highway - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the Palatine Park District's request to rezone the Subject Property from Planned Development to R-1 Single-Family and consolidate the existing 6 lots into 1 lot. Annexed into the Village in 1990 and rezoned to Planned Development to incorporate the former existing Camelot Care Center and Institution facility (which ceased operations in 2005). The Palatine Park District acquired the property in 2012 with a plan for a new Meadowlark Community Park, to include reconstructing the existing parking lot, walking paths, a shelter area, two playgrounds, activity areas, and pedestrian access from Doe Road. The existing approximately 3,600 square foot building will remain for storage. Grading will remain the same with entrance from Northwest Highway. The Plan Commission voted unanimously to recommend approval and Staff concurs.

In response to Councilman Millar, Vyverberg confirmed there will be no impact on detention or drainage.

Village Manager Reid Ottesen confirmed that parking for activities will be in the parking area on the property. Signage will be used if necessary along Doe. Village will work with the Park District.

Jim Holder, Superintendent of Parks and Planning, Palatine Park District, stated the parking lot is on the east side and the Park District will put signage directing vehicles to parking. We will work with neighbors and Village regarding parking.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Schwantz

Reconvene the Public Hearing - **Motion Carried by Voice Vote**

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

4. Consider an Ordinance Amending Various Sections of Appendix A: Zoning Ordinance of the Palatine Code of Ordinances - **Motion Carried by Voice Vote**

Director of Community Development Mike Jacobs explained recommendations of various sections of Appendix A. Zoning Ordinance: Section 3.02 Definitions: Adding a definition for Religious Institutions, deleting definitions of Boarding Houses and Lodging Room, and amending the existing definitions of Dwelling, Hotel, Hotel apartment (with limits of 30 and 90 day stays).

- Sections 6.03(b)(4) and (6): Amending the fence regulations for Front Yards of corner lots in the Village's R-2 Single-Family and R-3 Multi-Family zoning districts. The proposed amendments would allow fencing in front yards of corner lots, if the front yard does not function as the lot's front yard;
- Article 8 - Signage;
- Article 10 - Residential Districts: Amending the lot coverage limitations in the Village's residential zoning districts;
- Article 11 - General Requirements for Business Districts: prohibit the attachment of any balloons, streamers, or other attention getting devices to any sign, light pole, fence, or principal/accessory structure;
- Article 14 - Administration: Amending regulations regarding the lapse of Special Uses and Variations; definition of religious institutions in residential districts and other minor amendments to multiple sections of the Village's Appendix A - Zoning Ordinance. Changes are recommended for clarification and consistency.

Councilman Millar asked for new Code clarification on the Aster Street fence request and how that would be addressed. Jacobs explained and stated ultimately it is staff's call.

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
ABSENT:	Schwantz

Close the Public Hearing - **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

5. As Submitted -

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:31 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:31 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:31 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:31 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

Minutes Acceptance: Minutes of Jan 8, 2024 7:00 PM (APPROVAL OF MINUTES)

IX. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:31 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:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

X. 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:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve Warrant 2024 #1 - **Approved**
2. Consider a Motion to Affirm the Pre-Purchased 2024 Light and Heavy-Duty Vehicles - **Approved**
3. Consider a Motion to Approve an Intergovernmental Agreement with the Illinois Office of the Comptroller Regarding Access to the Comptroller's Local Debt Recovery Program - **Approved**
4. Consider an Ordinance Granting a Special Use to Permit a Massage Therapy Business at 1581 N. Quentin Road - **Approved** (Council District: One)

Ordinance #O-1-24

5. Consider an Ordinance Granting Variations and a Resolution Approving the Preliminary & Final Plat of Subdivision for a Two-Lot Subdivision at 1 N. Oak Street - **Approved** (Council District: Six)

Ordinance #O-2-24

6. Consider an Ordinance Granting a Rezoning from Planned Development to R-1 Single-Family and a Resolution Approving a Plat of Consolidation for 1502 W. Northwest Highway - **Approved** (Council District: One)

Ordinance #O-3-24

Resolution #R-1-24

7. Consider an Ordinance Amending Various Sections of Appendix A: Zoning Ordinance of the Palatine Code of Ordinances - **Approved**

Ordinance #O-4-24

8. Consider an Ordinance Amending the Village of Palatine's Code of Ordinances - **Approved**

Ordinance #O-5-24

9. Consider a Motion to Amend the Fee Schedule Supplement to the Village's Code of Ordinances - **Approved**

XI. REPORTS OF STANDING COMMITTEE

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE** – Time: 7:32 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No report

- B. **BUSINESS FINANCE & BUDGET COMMITTEE** – Time: 7:32 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No report

- C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE** – Time: 7:32 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

No report

- D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE** – Time: 7:32 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:32 PM*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:32 PM*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No report

XII. REPORTS OF THE VILLAGE OFFICERS – Time: 7:33 PM**A. VILLAGE MANAGER – Time: 7:33 PM**

1. As Submitted -

No report

B. VILLAGE CLERK – Time: 7:33 PM

1. As Submitted -

No report

C. VILLAGE ATTORNEY – Time: 7:33 PM

1. As Submitted -

No report

XIII. CLOSED SESSION AS REQUIRED – Time: 7:33 PM

No Closed Session requested.

XIV. RECOGNITION OF AUDIENCE – Time: 7:33 PM

James Sandgathe, Palatine resident for 30 years, commented on migrant incidents in our community and now migrants are coming out from Chicago. He is concerned about potential crime in the suburbs. He asked to make sure that this issue be addressed on an ongoing basis. We have no objections to wanting to help people, but after the pandemic, we have plenty of local people in Palatine needing our assistance.

Roman Golash, Palatine, complimented Palatine for handling the bus arriving from Texas, noted the potential on-going problem and stated that the Federal Government has created this problem. He warned that the problem will get worse. Chicago is chaotic.

XV. ADJOURNMENT – Time: 7:40 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 8, 2024 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway

BACKGROUND:

The Subject Property contains Rainstorm Car Wash. Mac's Convenience Stores LLC is requesting a transfer of the existing Special Use to permit the continued operation of a car wash facility at this location. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use #O-26-95 to permit the continued operation of a car was facility at 101 W. Northwest Highway.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains a car wash facility. The Special Use was initially approved in 2012 and was also transferred in 2022.
- Other than the ownership change, there are no other operational changes contemplated. The proposed hours of operation are consistent with the previous owner, with the exception that the new operator would close at 7 PM, as opposed to the previous operating hours until 8 PM.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

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 at 101 W. Northwest Highway.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-26-95 to Mac's Convenience Stores LLC (d/b/a Rainstorm Car Wash) to permit the continued operation of a car wash facility at 101 W. Northwest Highway.

ATTACHMENTS:

- Aerial Map
- ORD SUT 101 W. Northwest Highway
- ORD - #O-26-95 Special Use
- Ordinance #O-55-12
- Special Use Transfer Application

101 W Northwest Highway

6.A.1.a

VILLAGE OF
PALATINE



ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-55-12
101 W. NORTHWEST HIGHWAY**

WHEREAS, Ordinance #O-55-12 granted a Special Use for a car wash on the property commonly known as 101 W. Northwest Highway; 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 January 15, 2024 to review a request by Mac's Convenience Stores LLC (d/b/a Rainstorm Car Wash), that the Special Use be transferred to permit the continued operation of a car wash, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Mac's Convenience Stores LLC (d/b/a Rainstorm Car Wash), 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-55-12 is hereby transferred to Mac's Convenience Stores LLC (d/b/a Rainstorm Car Wash), to permit the continued operation of a car wash, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-55-12 shall remain in full force and effect.

DATED: This _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2024

Village Clerk

Attachment: ORD SUT 101 W. Northwest Highway (101 W Northwest Highway SU Trans Car Wash)

ORDINANCE NO. 0-26-95

**SPECIAL USE FOR AUTOMOBILE LAUNDRY -
CAR-A-VAN CAR WASH - 101 W. NORTHWEST HIGHWAY (GERALI)**

**Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on March 27, 1995**

ORDINANCE NO. 0-26-95

AN ORDINANCE
GRANTING A SPECIAL USE FOR AN AUTOMOBILE LAUNDRY FACILITY
CAR-A-VAN CAR WASH - 101 W. NORTHWEST HWY.

WHEREAS, pursuant to a petition and public hearing held on February 14, 1995, of which public notice was given as required by law, the Zoning Board of Appeals 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 hearing regarding granting a Special Use to permit the operation of an automobile laundry facility pursuant to Sec. 11.02 D (16) of the Palatine Zoning Ordinance on the following legally described property:

All of Block 2 (except the Northerly 19 feet thereof) and the East half of vacated Easy Street lying North of the North line of Gilbert Avenue and lying Southerly of a line 17 feet Southerly of and parallel to the Southerly line of Northwest Highway, all in Frank E. Merrill and Company's Palatine Homesites, being a subdivision of part of the Northeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the following described parcel beginning at a point in the Southerly line of Lot 4 that is 72 feet Southeasterly of the centerline of vacated Easy Street, as measured along the Southerly line of Lots 4 and 5 and an extension thereof; thence North 19° 27' 15" East at right angles to the last described course for 130.42 feet to a point in the Southerly line of the Northerly 19 feet of Lot 4 thence North 70° 31' West along the Southerly line of the Northerly 19 feet of Lots 4 and 5 for 83.08 feet to a point in the West line of Lot 5, being the East line of vacated Easy Street; thence North along the East line of vacated Easy Street for 2.12 feet to a point in the Southerly line of the Northerly 17 feet of Lot 5; thence North 70° 31' West for 35 feet to a point in the centerline of vacated Easy Street; thence South along the centerline of vacated Easy Street for 145.80 feet to a point in the Southerly line of the Northerly 5 feet of Lot 6, extended Northwesterly; thence South 70° 32' 45" East along an extension of the Southerly line of the Northerly 5 feet of Lot 6 for 70.23 feet; thence North 19° 27' 15" East for 5 feet to the place of beginning

commonly known as 101 W. Northwest Highway.
(hereinafter sometimes called the subject property).

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

SECTION 1: A Special Use for an Automobile Laundry Facility pursuant to Sec. 11.02 D (16) is hereby granted for the subject

Attachment: ORD - #O-26-95 Special Use (101 W Northwest Highway SU Trans Car Wash)

property, subject to the following conditions:

1. The Car Wash Facility shall substantially conform to the Site Plan attached hereto as Exhibit "A", and the Stacking Plan attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.
2. All proposed site improvements outlined in a letter by James A. Gerali dated July 11, 1994 shall be completed no later than October 1, 1995, unless said deadline is extended by the Village Board.
3. All signs must have valid building permits issued for their installation no later than 30 days from the date of Village Board approval.
4. The apron along Brockway Street shall be widened no later than October 1, 1995 unless this deadline is extended by the Village Board.
5. Additional areas of the site may be paved for employee and/or customer parking. All additional areas so paved shall be subject to Village Building Permits, and shall conform to Village Codes and Ordinances regarding parking area construction. Areas which are not paved with asphalt or concrete may not be used for parking of vehicles.
6. All temporary signs shall be removed from the property no later than 30 days from the date of Village Board approval. New signage shall be proposed on the freestanding sign in conjunction with the temporary sign removal. No signs shall be permitted in public rights-of-way at any time.
7. The rear access drive shall be maintained free and clear at all times to allow cars to egress the Northwest Oilers site.

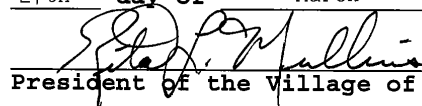
SECTION 2: That the petition for special use, a copy of the public notice and the report of the Zoning Board of Appeals be attached hereto and form a part of this ordinance.

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

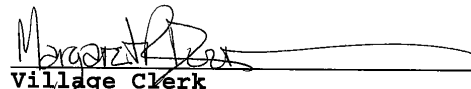
PASSED: This 27th day of March, 1995.

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

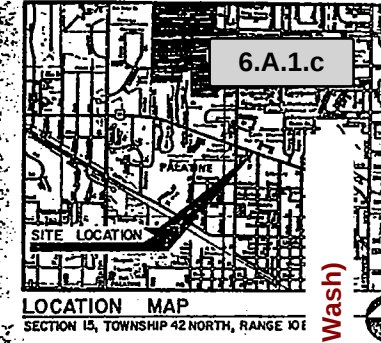
APPROVED by me this 27th day of March, 1995.


President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 27th day of March, 1995.

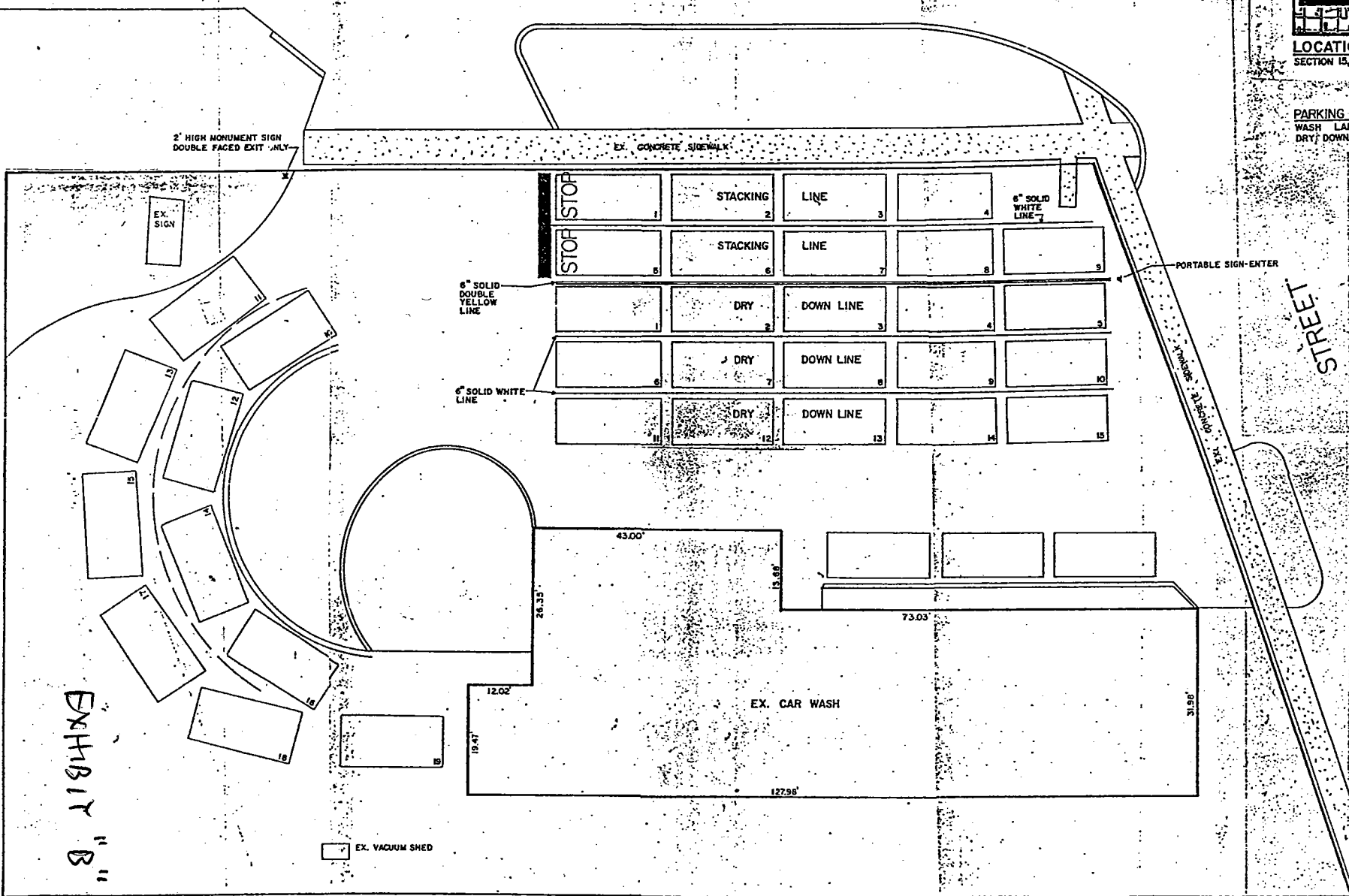

Village Clerk

NORTHWEST (BALDWIN ROAD) HIGHWAY



PARKING SUMMARY

WASH LANES	19
DRY/DOWN LANES	15



Attachment: ORD - #O-26-95 Special Use (101 W Northwest Highway SU Trans Car Wash)

VILLAGE OF PALATINE

SECTION---15

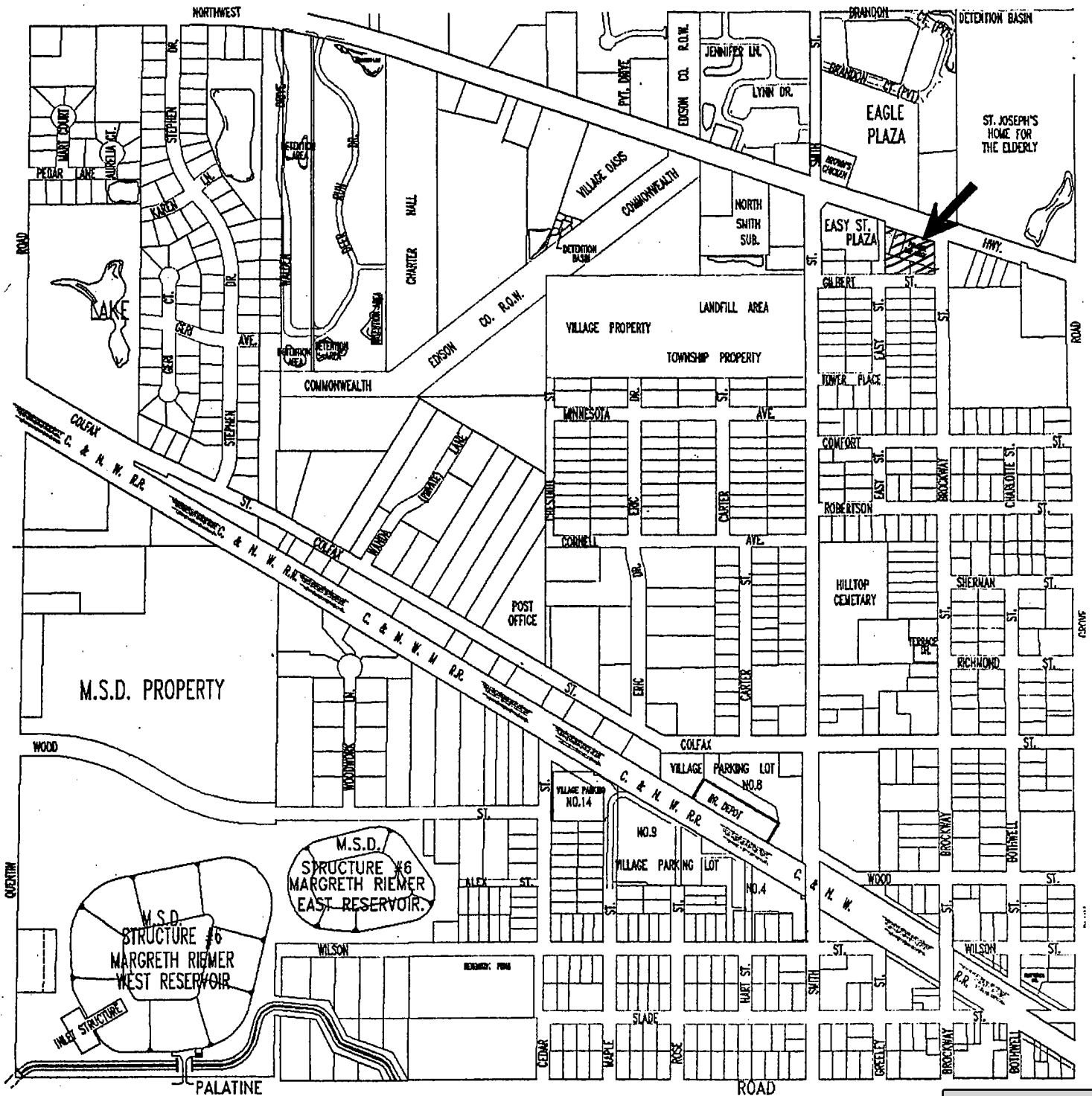


NORTH

AREA MAP

101 W. NORTHWEST HIGHWAY

9	10	11
16	15	14
21	22	23



Attachment: ORD - #O-26-95 Special Use (101 W Northwest Highway SU Trans Car Wash)

ORDINANCE NO. 0-55-12

**AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR
101 W. NORTHWEST HIGHWAY (EXPRESS CAR WASH) (CASE NO. 12-29)**

Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 9, 2012**

ORDINANCE NO. 0-55-12**AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR
101 W. NORTHWEST HIGHWAY (EXPRESS CAR WASH) (CASE NO. 12-29)**

WHEREAS, pursuant to an application for Site Plan approval and public meeting, held on April 2, 2012, 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 façade and site plan modifications, pursuant to Section 4.14 of the Palatine Zoning Ordinance on the property commonly known as 101 W. Northwest Highway.

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 façade and site plan modifications is hereby granted, pursuant to Section 4.14 of the Palatine Zoning Ordinance, subject to the following condition:

1. The development shall substantially conform to the plans prepared by Corporate Development & Design Group dated and last revised 3/26/12 and attached hereto as Exhibit A except as such plans may be changed to conform to Village Codes and Ordinances.
2. The site plan shall be revised to provide a minimum 10 foot landscape buffer along the Northwest Highway frontage.
3. The landscape plan shall be revised in a manner acceptable to the Village Manager to ensure sufficient year round landscape screening is provided adjacent to the vacuum stations.

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 9 day of April, 2012

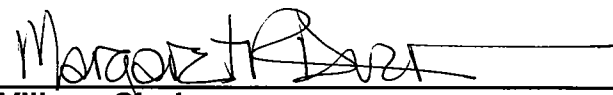
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 9th day of April, 2012



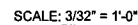
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 9 day of April, 2012



Village Clerk

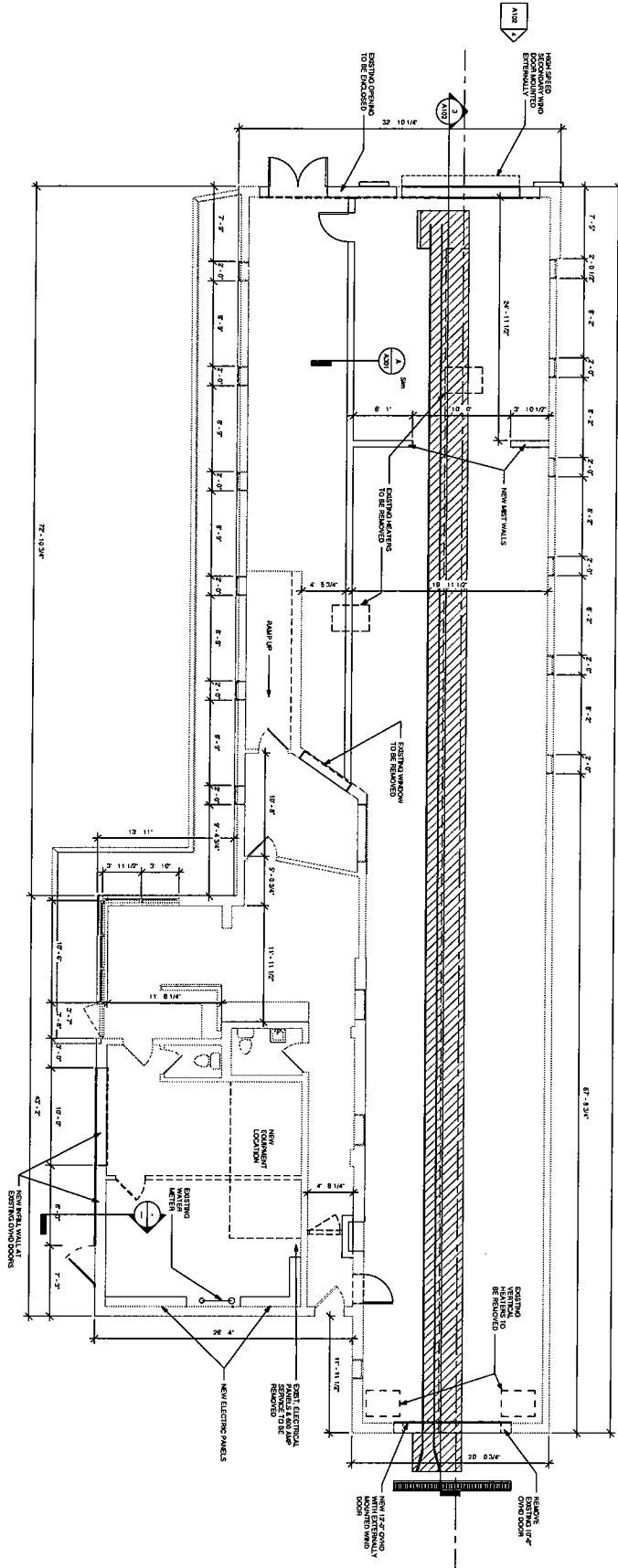
Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)



		ZONING INFORMATION	
SITE ZONING (SHEET NO.)	MUNICIPALITY: EXISTING ZONING: REQUIRED ZONING:	VILLAGE OF PALATINE, ILLINOIS R-1 - SPECIAL-USE ALLOWANCE B-1 - SPECIAL-USE ALLOWANCE	
SITE AREA (SHEET NO.)	LOT AREA FAR: FATIO LSA RATIO	REQUIRED EXISTING MAX LO N/A, SEE BELOW LANDSCAPING	PROPOSED EXISTING EXISTING
BUILDING HEIGHT (SHEET NO.)	MAIN BUILDING ACCESSORY	REQUIRED 3 STORES TO TO EXCEED 45'	PROPOSED TBD TBD
BUILDING SETBACKS (SHEET NO.)	FRONT YARD CORNER SIDE YARD SIDE YARD REAR YARD	REQUIRED: 20' 20' 5' 20'	PROPOSED: EXISTING EXISTING EXISTING
LANDSCAPING SETBACKS (SHEET NO.)	FRONT YARD SIDE YARD SIDE YARD	REQUIRED: A 5' STRIP BETWEEN SIDEWALK CORNER AND PARKING REQUIRED TO BE LANDSCAPED - OTHER DECIS	PROPOSED: TBD TBD
PARKING / STANDING (SHEET NO.)	PARKING: STALL SIZE: ACCESSIBLE STANDING	REQUIRED: 12 7'x9' 12'x12' SPECIAL USE TBD	PROPOSED: 14 TBD TBD TBD

Proposed Floor Plan
3/16" = 1'-0"

A101



A101	DATE:	06-15-12
	SCALE:	3/16\" = 1'-0"
	DRAWN:	ALAN
	CHECK:	CHAD
	DATE:	01-10-12

PROPOSED FLOOR PLAN

KC's Car
Wash

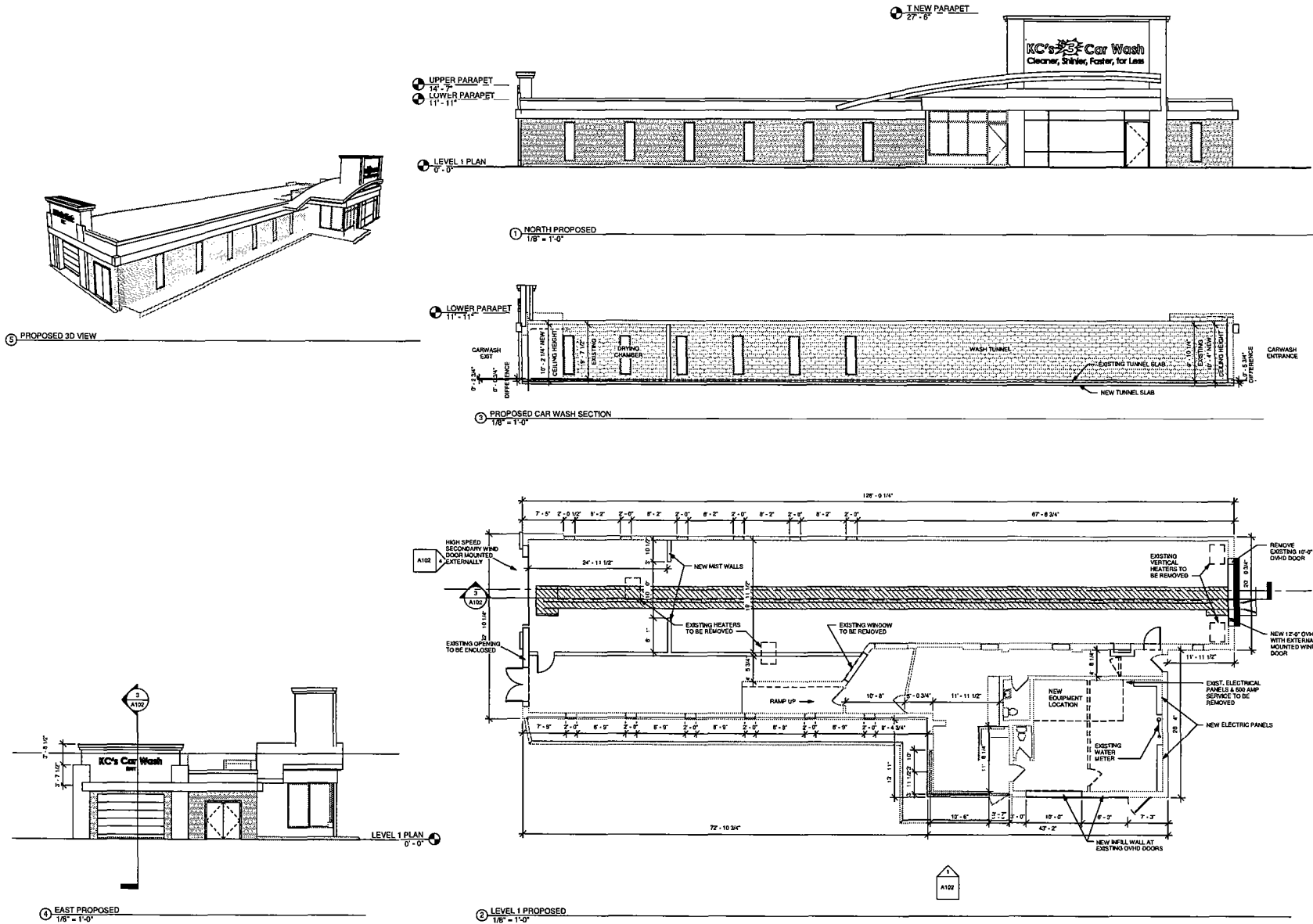
KC's Car Wash
101 W NORTHWEST HIGHWAY, PALATINE, IL
(SW CORNER OF NW HWY & BROCKWAY ST.)



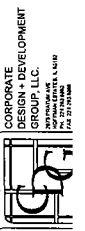
CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
101 W NORTHWEST HIGHWAY, PALATINE, IL 60067
TEL: 708.398.1000
FAX: 708.398.1001
WWW.CDDGROUP.COM

NO.	REVISIONS	DATE	BY
1	ISSUED FOR REVIEW	12/15/2011	DP
2	ISSUED FOR CONSTRUCTION	06/15/12	DP

2/26/2012 4:58:54 PM A:\2011 PROJECTS\111252 KC's Car Wash - Packet\1100 CURRENT\111252 KC Car Wash Building PROPOSED OPTION 3.rvt



NO.	REV'S	DATE	BY



KC's Car Wash
101 W NORTHWEST HIGHWAY, PALATINE, IL
(SW CORNER OF NW HWY & BROCKWAY ST.)

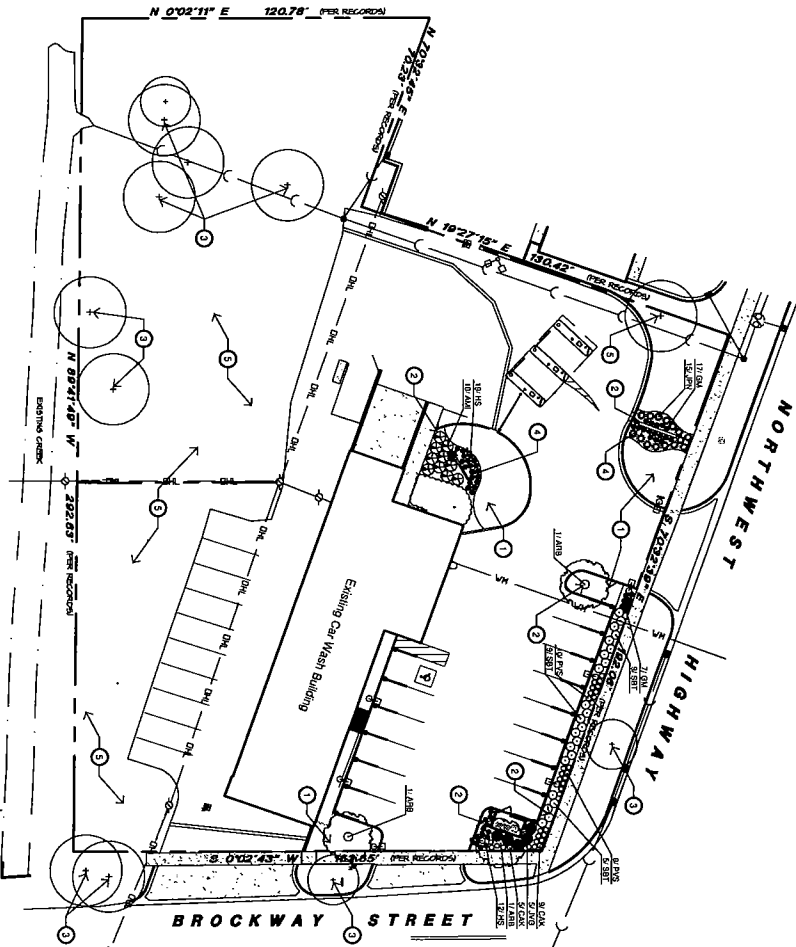
KC's Car Wash

PROPOSED PLAN & SECTION

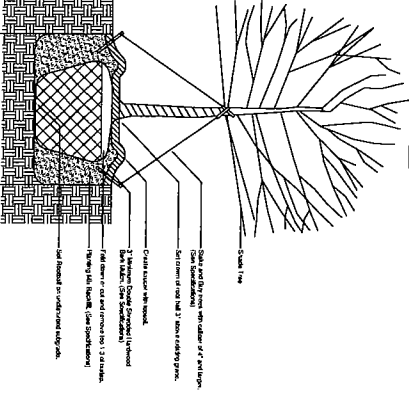
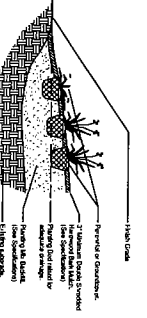
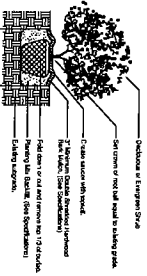
Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

DATE: 02/26/2012
SCALE: 1/8" = 1'-0"
DRAWN: J. L. LEE
CHECK: J. L. LEE
JOB: 111252
SHEET: A102

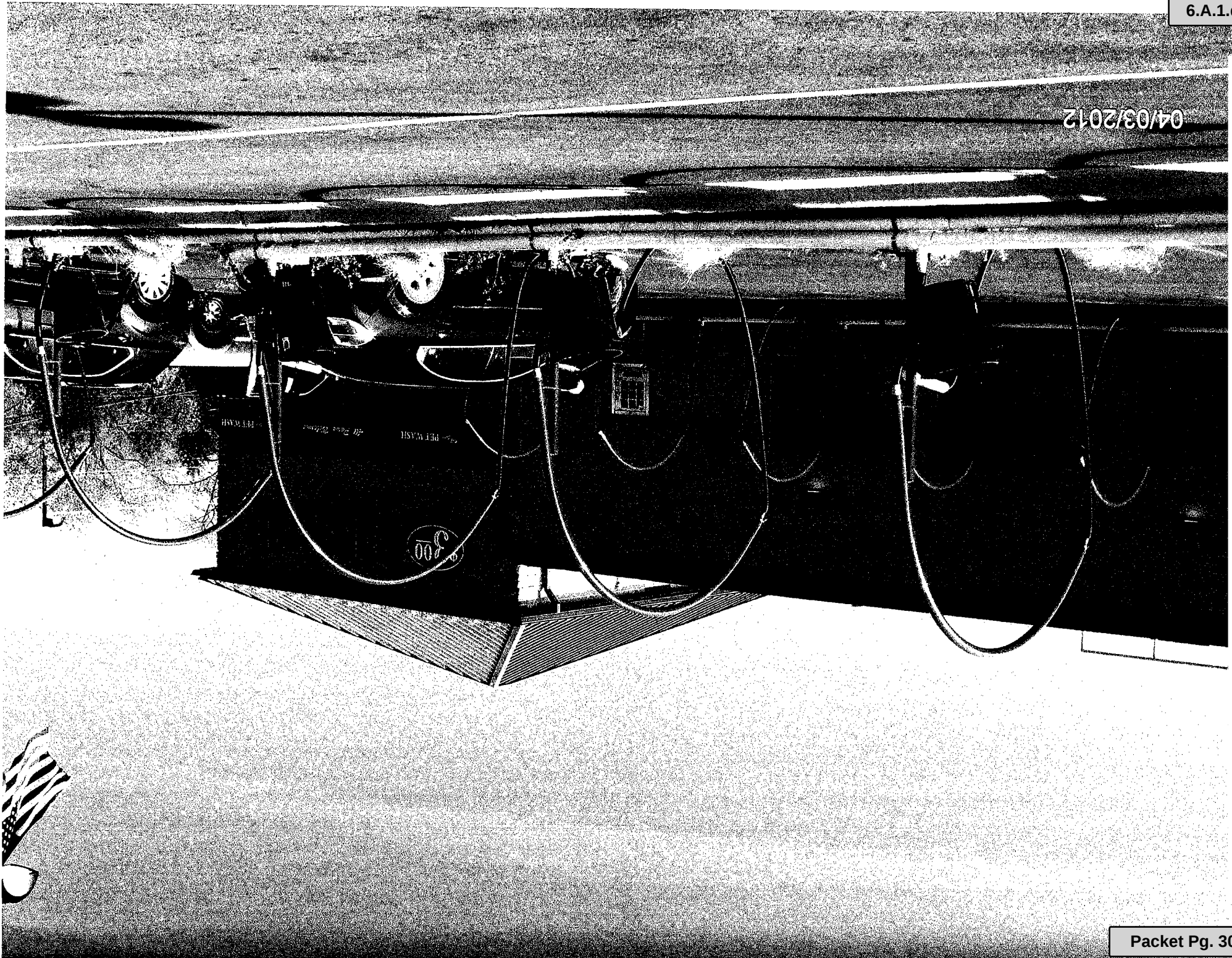
© COPYRIGHT 2011 CORPORATION DESIGN + DEVELOPMENT, LLC



- Notes**
1. The site plan, unless otherwise noted, shall be based on the following:
 2. The site plan shall be based on the latest available aerial photography and ground survey data.
 3. The site plan shall be based on the latest available utility maps and records.
 4. The site plan shall be based on the latest available zoning and subdivision maps.
 5. The site plan shall be based on the latest available engineering and survey data.
- Plant List & Key**
- | Key | Plant List | Quantity |
|-----|---------------------|----------|
| 1 | Shrub Planting | 2 |
| 2 | Perennial Planting | 3 |
| 3 | Shade Tree Planting | 4 |
| 4 | Shrub Planting | 5 |
| 5 | Perennial Planting | 6 |
| 6 | Shade Tree Planting | 7 |
| 7 | Shrub Planting | 8 |
| 8 | Perennial Planting | 9 |
| 9 | Shade Tree Planting | 10 |
| 10 | Shrub Planting | 11 |
| 11 | Perennial Planting | 12 |
| 12 | Shade Tree Planting | 13 |
| 13 | Shrub Planting | 14 |
| 14 | Perennial Planting | 15 |
| 15 | Shade Tree Planting | 16 |



04/03/2012



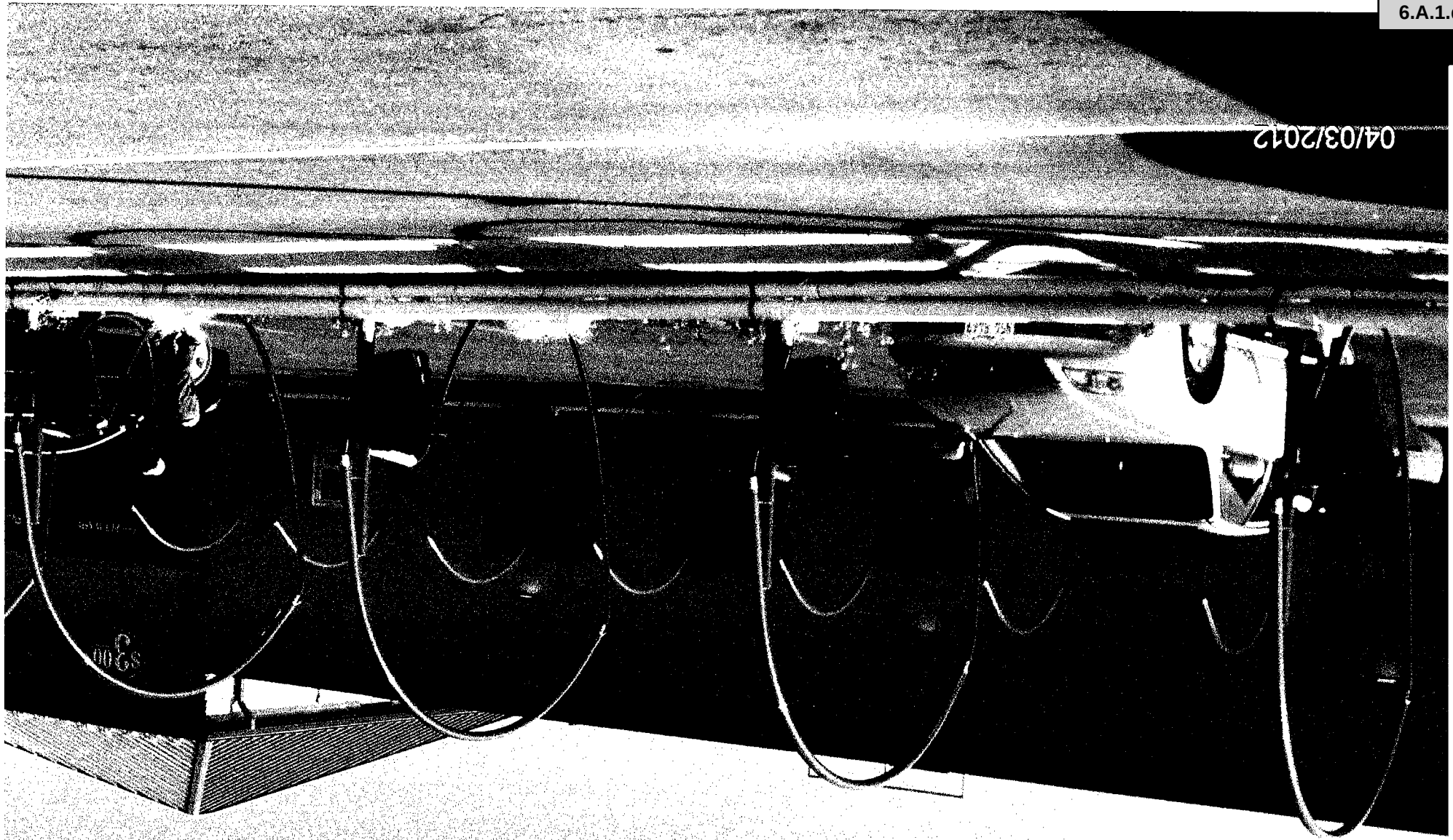
Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

04/03/2012



Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

04/03/2012



Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

From: "John Karnezis" <jkarnezis@comcast.net>
To: <kanderson@palatine.il.us>
Date: 03/23/2012 10:23 AM
Subject: Information Request per Meeting
Attachments: \$3 Bucks CW.JPG; Canopy over Paystations1.jpg; Canopy over Paystations2.jpg; Vac Stalls.jpg

Kevin,

I just wanted to thank you for your time yesterday to review my project.

As requested, I have attached a few pictures that show the Vacuum Stations as well as the Pay Stations and Structures that offer sun protection from some other wash projects. Please note that in the pic \$3 Bucks CW some of the Vacuum stalls run up against the building and the other bank of Vacuum stalls are on the other side of the property (a Silver Pick Up is in 1 of the stalls) - our site plan has basically the same layout.

In regards to our operation:

a.. The Express Car Wash concept is built on providing a cleaner, shinier and dryer car with price points that offer significant savings compared to the traditional full service model. The customer is in charge through out the entire process - including purchasing the appropriate wash at the Pay Station and vacuuming his/ her own car. Directional signs will be clear and concise and each customer no matter how frequent they are will receive verbal instructions at the entrance of the car wash tunnel (conveyor) as well.

b.. Hours of Operations – we plan on having the following hours 7:00 am – 7:00 pm, some of the other Express Car Washes stay open until 8:00 pm.

c.. we will offer 4 different wash packages to our customer base

d.. Bronze Wash will be priced at \$3 and will simply be a basic wash and dry plus use of the vacuums

e.. Silver Wash will be priced at \$6 and will add the following components – Polish Wax and High Pressure cleaning of the Wheels/Rims

f.. Gold Wash will be priced at \$10 and will add the following components to the 'Silver' – High Pressure Cleaning Cycle, Undercarriage Wash, Tire Scrubber and Tire Cleaner, Triple Foam Polish/ Protectant, Tire Shine

g.. Platinum Wash will be priced \$12 and will add Double Bond with Teflon to the 'Gold'

h.. free vacuums are included with the purchase of any car wash

As you already know, I have experience in the car wash industry and specifically with this concept as owner/ operator of a similar facility in Naperville, IL since 2005. The plan calls for George (my business partner) and I to be hands-on operators and have another 2 – 3 employees assisting us in the day-to-day operation of the facility. The facility including the vacuum areas and the driveways will be kept clean at all times – after all, we are in the business of cleaning.

Let me know if you need any additional information. I also ask that you send me an email confirming that you have received everything from Chris Kalischefski (our architect) and we are confirmed on the agenda for 4/2/2012.

Regards,
John Karnezis
847/275-8221

From: "John Karnezis" <jkarnezis@comcast.net>
To: "Ben Vyverberg" <BVyverberg@palatine.il.us>, "Kevin Anderson" <KAnderson...
CC: "Chris Kalischefski" <chriskalischefski@cdg-llc.com>, <eduardgarcia@cdg-...
Date: 04/04/2012 6:58 PM
Subject: Re: Pics of Vacs
Attachments: Garbage Can1.jpg; Garbage Can2.jpg

Gentlemen,

Thank you for your feedback.

I had a call with Chris Kalischefski to discuss the points of concern:

1.. In regards to site flow and the safety for the users of the car wash, we respectfully request that you support our proposal of increasing the landscaped area from 5.0 feet to 7.5 feet.

2.. Regarding the garbage cans, I apologize for overlooking this detail. I agree the Rubbermaid or Brute cans hanging off of the arches are ugly. I have attached for your review the canisters that we would be using. Please note these canisters would not be hanging from the arches and would be spaced out every 2 or 3 vac stalls. Although Garbage Can1.jpg does not depict a lid we would certainly purchase them while Garbage Can2.jpg is an entirely enclosed unit thus preventing debris from flying around the property.

3.. I have been assured that the landscape plan at 7.5 feet will completely screen the PVC piping. Ben or Kevin - Chris K. will be calling you in the morning and plans on submitting the revised drawings based on this email and our conversation earlier this morning so we can appear in front of the Village Council on 4/9/2012.

As mentioned this morning, the vacs are a key component of a successful Express Car Wash – without them the project doesn't work.

I appreciate everyone's efforts to date in regards to this matter.

Regards,
 JK

From: Ben Vyverberg
 Sent: Wednesday, April 04, 2012 5:04 PM
 To: John Karnezis ; Kevin Anderson
 Cc: Chris Kalischefski ; eduardgarcia@cdg-llc.com
 Subject: Re: Pics of Vacs

John -

Thank you for meeting with us this morning and attempting to address the outstanding issues. Also, the forwarded pictures assist in presenting a clearer picture of what you are attempting to develop.

We have had an opportunity to more thoroughly review the submitted photos and plans related to your proposal. First, despite your concerns about narrowing the 2-way drive aisle, we would like to see the landscaped area increase to 10 feet. This is the required side yard abutting a street in the B-2 zoning district. Also, I noted garbage cans hanging from the vacuum hoses. As the color contrasts the red hoses and the cans are unsightly, we are not recommending their inclusion to the Village Council. I know this is a component of the other location, but, as depicted, the garbage cans are a visual detriment. Isn't there a way house the garbage cans in the vacuums along NW Highway in a cannister, as opposed dangling from the hose ? I am envisioning a more traditional vacuum structure.

At this point, if you are able to increase the grassed area to 10 feet along NW High and propose a

reasonable hedge row, Staff would recommend action at the Village Council's discretion. I also noted the presence of the PVC tubing on the outside and base of the hoses, which is another issue and question, without screening. If your proposal is to locate the hoses, as originally contemplated, and with only the five foot landscaped setback, staff will not support the vacuum hoses along NW Highway. Please review and advise. Also, if you need additional time to complete the plans or further review, we could seek another deferral from the Council.

Thank you,

Ben

Ben Vyverberg
Director of Planning and Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

847-359-9047

>>> "John Karnezis" <jkarnezis@comcast.net> 04/04/2012 1:06 PM >>>

Gentlemen,

Per our meeting earlier today, I am enclosing pictures of the actual Vac Station Arches that we will be using for our renovation project.

I will send 3 pics with this email and send another 4 pics in a separate email.

Again, thank you for meeting with us on such short notice. Please let me our Chris K. know if you need any additional information for the 4/9/2012 City Council meeting.

Regards,
JK

Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)

Packet Pg. 36

LEGAL DESCRIPTION

THAT PART OF BLOCK 2 (EXCEPT THE NORTHERLY 10 FEET THEREOF) AND THE EAST ½ OF VACATED EASY STREET LYING NORTH OF THE NORTH LINE OF GILBERT AVENUE AND LYING SOUTHERLY OF A LINE 17 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF NORTHWEST HIGHWAY, ALL IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THE FOLLOWING DESCRIBED PARCEL:-

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 4 THAT IS 72 FEET SOUTH-EASTERLY OF THE CENTERLINE OF WACATED EASY STREET; AS MEASURED ALONG THE SOUTHERLY LINE OF LOTS 4 AND 8 AND AN EXTENSION THEREOF; THENCE NORTH 9 DEGREES 37 MINUTES 10 SECONDS EAST ALONG A POINT TO A POINT ON THE WESTERN BOUNDARY OF LOT 6; THENCE NORTHEAST 11 DEGREES 15 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOT 4; THENCE NORTH 10 DEGREES 31 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOT 4 AND 8 FOR 8.63 FEET TO A POINT IN THE WEST LINE OF LOT 6; THENCE NORTHWEST 88 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE WESTERN BOUNDARY OF LOT 6 TO EASY STREET FOR 21.42 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 17 FEET OF LOT 6; THENCE NORTH 70 DEGREES 31 MINUTES WEST FOR 36 FEET TO A POINT IN THE CENTERLINE OF LOT 6; THENCE NORTH 70 DEGREES 31 MINUTES WEST FOR 36 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 6; THENCE NORTH 70 DEGREES 31 MINUTES WEST FOR 36 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 8 FEET OF LOT 8; EXTENDED NORTHEASTERLY; THENCE SOUTH 2 DEGREES 52 MINUTES 45 SECONDS EAST ALONG AN EXTENSION OF THE SOUTHERLY LINE OF LOT 8 TO THE CORNER OF LOT 8 AND 4; THENCE SOUTHWEST 88 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE WESTERN BOUNDARY OF LOT 8 TO COOK COUNTY, ILLINOIS.

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 2011 063001400
EFFECTIVE: NOVEMBER 21, 2011

AND: JOHN KARNZS

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 DESIGN REQUIREMENTS FOR ALTA/SUBDIVISION LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSM IN 2011, AND ILLINOIS ITEMS 1, 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826,

DATE OF SURVEY: FEBRUARY 16, 2012

VINCENT B. FRYE, P.L.S. NO. 3272
MY LICENSE EXPIRES 11-30-2021
ILLINOIS PROFESSIONAL DESIGN FIRM LAND
SURVEYING CORPORATION NO. 4188

NOTES:

1. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GREATER SHOWN HEREIN ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM THE SURVEY AND WHICH WERE NOT OBSERVED OR NOT RECORDED ON THIS SURVEY. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIMS AND UNLESS OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL CONTENTS OF THESE UNLIDED UTILITY STRUCTURES.
2. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. DEPRESSIONS, POLES, OR OTHER STRUCTURES WHICH ARE NOT SHOWN ON THIS SURVEY:
3. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE IS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS COVERED BY 8 INCHES OF SNOW, LEAVING NO TRACE OF UNLIDED UTILITY STRUCTURES.
4. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED DEPRESSIONS ARE SHOWN ON THIS SURVEY.
5. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DENIED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONTACT YOUR ATTORNEY.
6. CONFIRM THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT AND DISCREPANCIES TO THE SURVEYOR.
7. THE AREA OF THE DESCRIBED PARCEL IS 4974.0 SQUARE FEET OR 1.14 ACRES.
8. THE NORTHERLY 150 FEET OF LOTS 1, 2, & 3, BEING PERMITS DOCUMENT NUMBER12120444 RECORDED APRIL 9, 1970.
9. THE NORTHERLY 150 FEET OF LOTS 4 & 6 BEING PERMITS DOCUMENT NUMBER12044975 RECORDED APRIL 9, 1970.

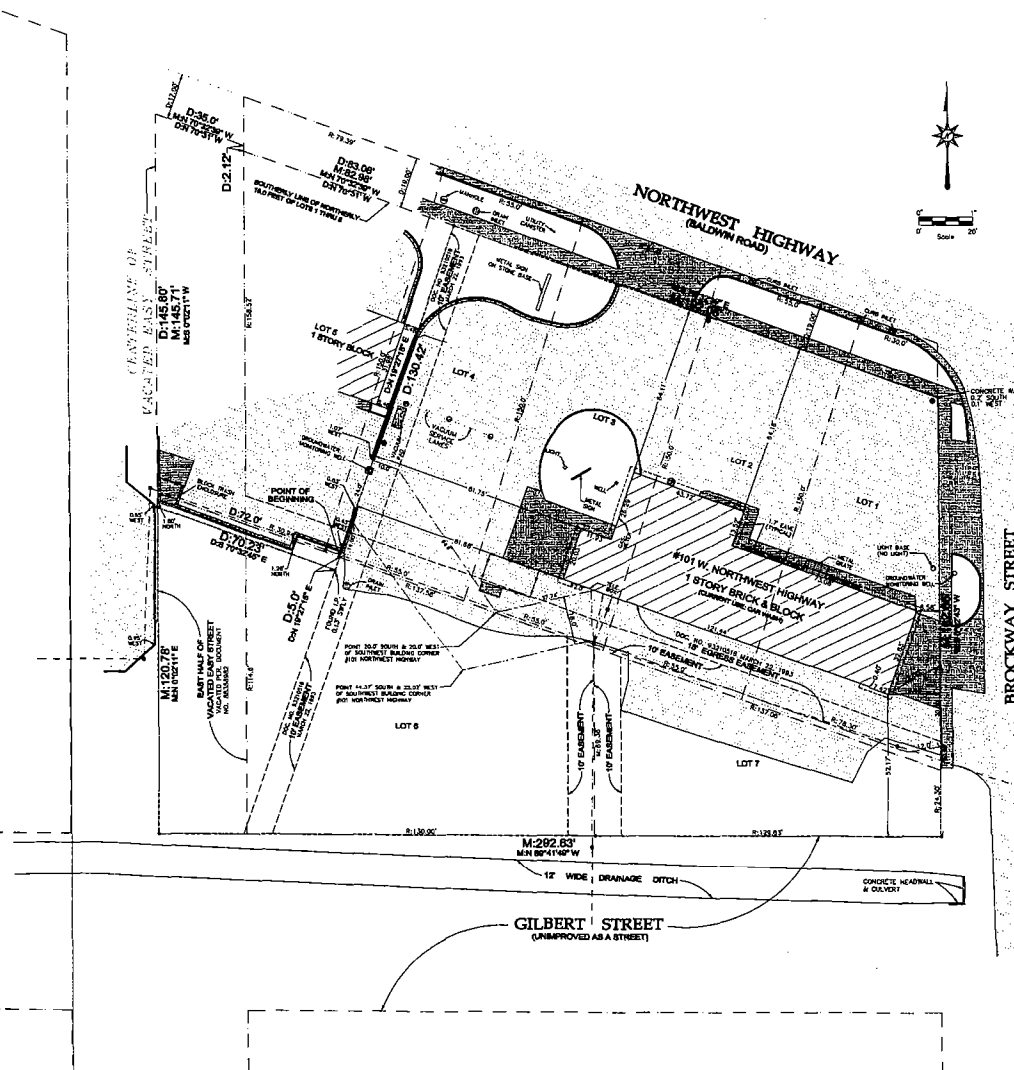
CLIENT: MR. FRANK SAWANG, ATTORNEY AT LAW

LEGEND

P - PIERCED DISTANCE	• POUND INCH
M - MEASURED DISTANCE	o BOTT PICH
PROPERTY LINE	CH - CHORD
POLE LINE	D - DIMED
LEAST POLE ON CONCRETE BASE	
WIRELESS EQUIPMENT	
UTILITY POLE W/ CHANG. WIRING	
 CONCRETE	 ASPHALT

SCALE 1" = 30'

**SCHLAF-BEDING
& ASSOCIATES, INC.**
120 GATES STREET
JOLIET, ILLINOIS 60119
(815) 395-8831
rtaurveying.com



TYPE: ORDINANCE SUBMITTED BY: PLANNING & ZONING DATE: 4/9/2012

DESCRIPTION: Consider an Ordinance granting Site Plan approval for façade and site plan modifications for the property commonly known as 101 W. Northwest Highway.

(Express Car Wash – File #12-29)

(District: 6)

COMMITTEE ACTION:

DATE:

This request was reviewed by the Village Council on April 2, 2012 and continued to allow the Petitioner to review the placement of the vacuum structures and revise the proposed site plan. Since that discussion, the Petitioner has expanded the proposed landscaped strip along Northwest Highway to 7.5 feet (presently, this entire section of the property is paved) and submitted a revised landscaping plan to provide additional screening adjacent to the proposed vacuum area along Northwest Highway. Also, the Petitioner indicated that the previously submitted details of the vacuum structure along Northwest Highway were not representational of the vacuums they are planning to install and a revised picture was resubmitted. Through discussions with Staff, the Petitioner indicates that the proposed vacuum structures adjacent to both the building and Northwest Highway are critical components to their business operations. Staff does not support the vacuums along Northwest Highway as revised

BACKGROUND:

The Subject Property consists of the existing VIP Car Wash operating under Special Use Ordinance #O-26-95. The Petitioner is proposing to purchase the facility and make some façade and site plan improvements. Therefore, the Petitioner is requesting the following:

Site Plan approval to permit façade and site plan modifications.

ANALYSIS:

- The Petitioner is proposing to modify the store front by adding a partial parapet and some additional architectural details.
- Currently, the business is operating under an existing Special Use Ordinance which does not require a transfer. Site plan approval was granted in 2002 for some façade modifications also.
- The Petitioner would be adding two automated pay stations and a new canopy protecting the pay stations. A new overhead vacuum system would be installed also and would include an equipment shelter.
- A portion of asphalt would be removed directly adjacent to the sidewalk along Northwest Hwy and a new landscaped area would be installed.
- The Petitioner has indicated hours of operation would be 7:00 AM to 7:00 PM and there would be 2 to 3 employees on site during operating hours.

ALTERNATIVES:

1. Recommend approval of the Ordinance
2. Do not recommend approval of the Ordinance

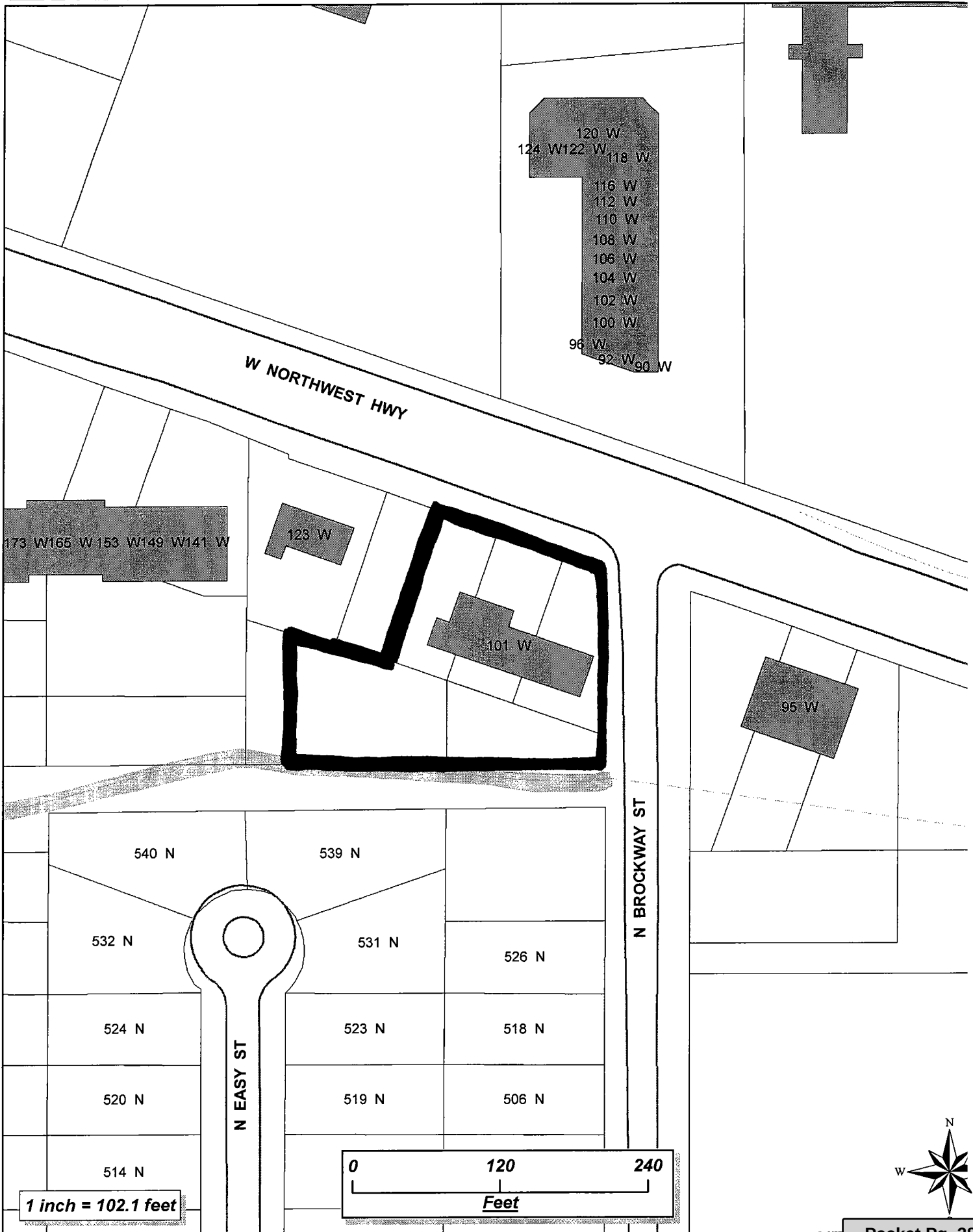
RECOMMENDATION:

The facility would continue to be in significant compliance with the approved Special Use Ordinance. Staff does not support the vacuums along Northwest Highway as revised.

ACTION REQUIRED:

Consider approval of an Ordinance granting site plan approval for façade and site plan modifications for the property commonly known as 101 W. Northwest Highway.

Attachment: Ordinance #O-55-12 (101 W Northwest Highway SU Trans Car Wash)





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)	
MAC'S CONVENIENCE STORES LLC		RAINSTORM CAR WASH 4701839	
Address		City/State/Zip Code	
PO BOX 347		COLUMBUS IN 47202	
Telephone		Fax	
812-379-9227 X1347		NA	
Email			
cowings@circlek.com			
Subject Property Address			
101 W NORTHWEST HWY			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



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)
- ☐ Proof of Ownership

Business Owner(s):

MAC'S CONVENIENCE STORES LLC dba RAINSTORM CARWASH

Subject Property Address:

101 W NORTHWEST HWY

The owner(s) listed above are requesting that Special Use Ordinance # O-55-12 be transferred from RAINSTORM CAR WASH 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:

THERE HAVE BEEN NO CHANGES TO BUSINESS MODEL

11 EMPLOYEES

HOURS ARE 7:00 A.M. - 7:00 P.M.

CAR WASH ONLY NO FOOD SALES

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

Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road

BACKGROUND:

The Petitioner is seeking variations for a driveway extension, which after its construction, exceeds the width approved through the issued building permit. The driveway exceeds the maximum permitted driveway width and the maximum permitted width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

1) Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and

2) Variation to permit a residential driveway to be 30 feet wide, within 5 feet of the property line, instead of the maximum permitted 25 feet.

KEY ISSUES:

- The Petitioner previously obtained two separate building permits. One permit related to adding a 2' brick paver edge along the west side of the existing driveway (expanding the driveway width from 16.5' to 18.5'), a new front walk, and a new patio. The second permit related to a concrete driveway expansion on the east side of the existing driveway (with the approved plans indicating a 5' setback from the eastern property line).
- After the driveway expansion permit was issued, the prepour inspections were failed due to the layout/size of the driveway not complying with the approved plans. Despite the failed inspection, the driveway was constructed and now requires zoning relief to remain as built. The Village received an e-mail (see attached) from the contractor acknowledging the failed inspection and that the driveway was constructed anyway.
- As built, the total driveway width is 32 feet and 30 feet, within 5 feet of the property line, both of which require variations. While the constructed driveway expansion provides a 2-foot 5-inch setback and does not encroach on the required 2-foot setback from the side (east) property line, the issued building permit contemplated a 5-foot setback for the driveway expansion. The maximum driveway width was determined during the inspections, after the permit's expiration and citation for not completing the permit process and inspections. Had the driveway expansion provided the approved 5' setback, no relief would be required. The removal of the brick pavers along the west side of the driveway would eliminate the need relief from the maximum driveway width limitations.
- Both the existing lot coverage and building coverage are below the maximum permitted by Code.
- Staff did not identify any unique circumstance associated with the petition, or the Subject Property, to warrant the requested relief.

ALTERNATIVES:

1. Approve the Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the Subject Property.

2. Do not approve the Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the subject property.

RECOMMENDATION:

Public Hearing: PZC meeting on December 12, 2023.

Residents testifying: 1: Adjacent neighbor to the south indicated no flooding issues and was in support of the request.

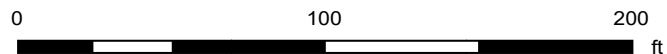
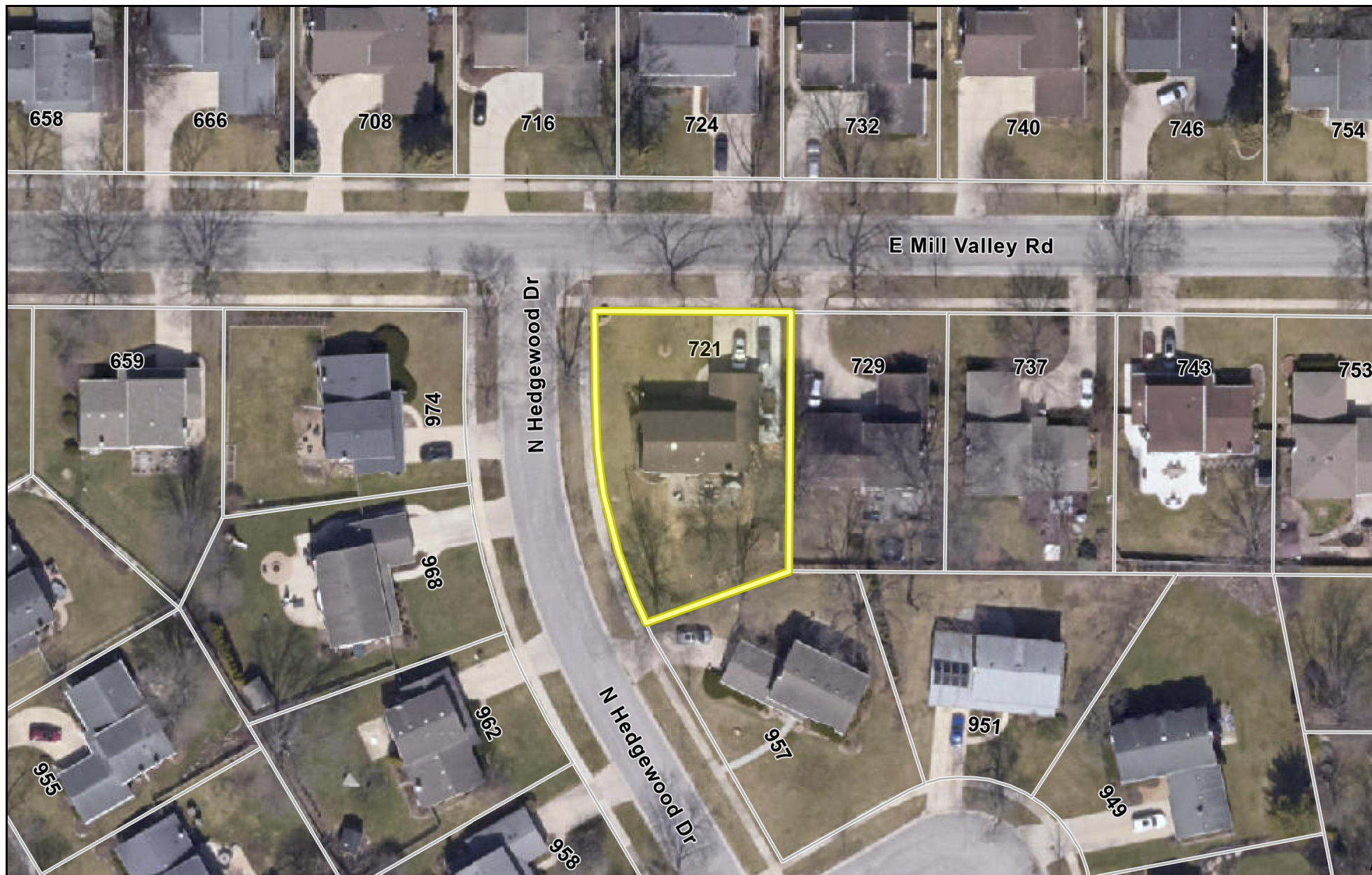
Vote: The PZC voted unanimously to approve the Variations to permit a residential driveway to exceed the maximum permitted width at the Subject Property. Staff recommended denial of the requested variations as there is no unique circumstance.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the Subject Property.

ATTACHMENTS:

- Aerial Map
- ORD VAR 721 E Mill Valley Road
- EXHIBIT - Site Plan
- EXHIBIT - Plat of Survey
- Fortis E-Mail re 721 E Mill Valley Driveway
- PZC Minutes - December 12, 2023
- PZC Materials - December 12, 2023



Print Date: 11/30/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (721 E. Mill Valley Rd - VAR Driveway)

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION
721 E. MILL VALLEY ROAD**

WHEREAS, pursuant to a petition and public hearing on December 12, 2023, of which public notice was given as required by law, the Planning and Zoning Commission 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 Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet pursuant to Section 7.04 (i) (4) of the Village of Palatine Zoning Ordinance; and a Variation to permit a residential driveway to be 30 feet wide, within 5 feet of the property line, instead of the maximum permitted 25 feet pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, legally described property:

LOT 190 IN "RESEDA" BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 721 E. Mill Valley Road (PIN #02-11-409-001-0000).

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: Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet pursuant to Section 7.04 (i) (4) of the Village of Palatine Zoning Ordinance; and Variation to permit a residential driveway to be 30 feet wide, within 5 feet of the property line, instead of the maximum

Attachment: ORD VAR 721 E Mill Valley Road (721 E. Mill Valley Rd - VAR Driveway)

permitted 25 feet pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, subject to the following condition(s):

1. The Variations shall substantially conform to the Site Plan submitted by the Petitioner, Jodi Hill, except as such plans may be changed to conform to Village of Palatine 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 _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2024

Village Clerk

Attachment: ORD VAR 721 E Mill Valley Road (721 E. Mill Valley Rd - VAR Driveway)

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY, GIVEN BY HAND AND SEAL THIS 20th DAY OF MAY, 2019 AT 315 E. JACKSON STREET IN WOODS, IL 60401.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3403
LICENSE EXPIRES 11/01/2020
PROFESSIONAL DESIGN FIRM 154000025-0002



FIELD WORK DATE: 10/1/18
REVISION DATES: 10/1/18
BOUNDARY SURVEY
COOK COUNTY, ILLINOIS

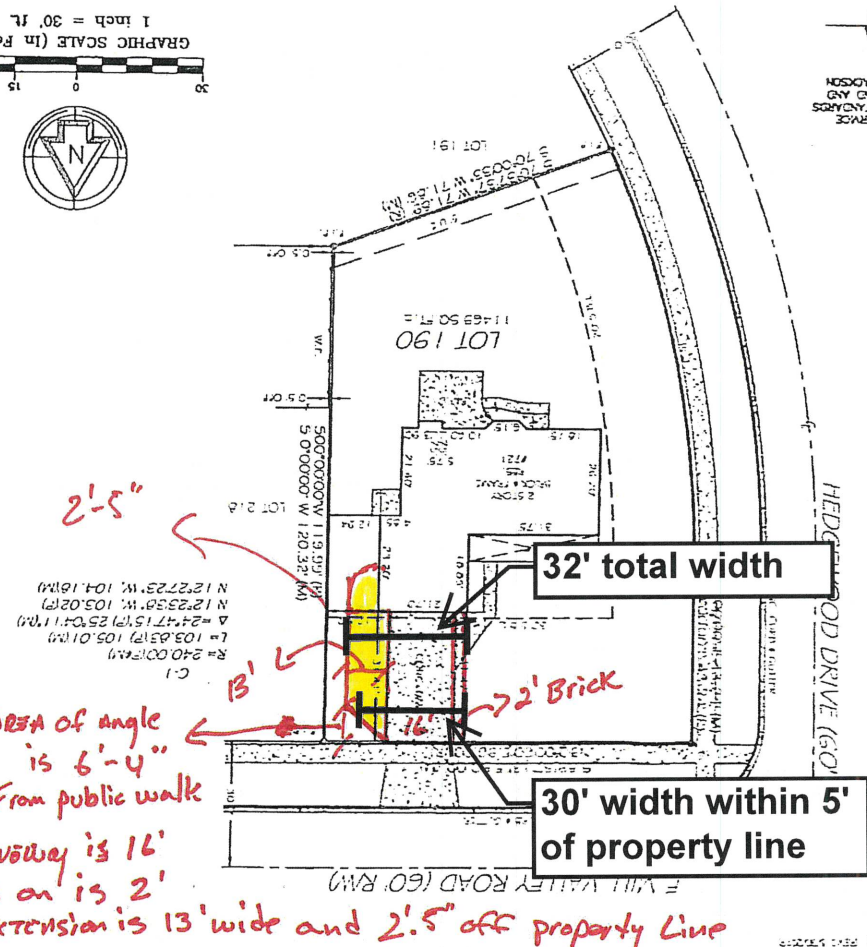
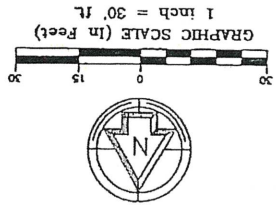
EXACTA LAND SURVEYORS, LLC

CLIENT: TODD A. HILL AND JOY A. HILL
DATE: 10/1/18

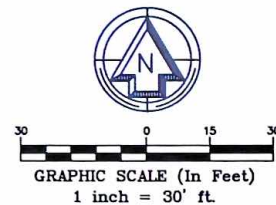
PROJECT: 100' x 100' LOT 190, SECTION 14, TOWNSHIP 42N, RANGE 10E, COOK COUNTY, ILLINOIS

NOTES: LOT 190 IN 1/4 SECTION 14, TOWNSHIP 42N, RANGE 10E, COOK COUNTY, ILLINOIS. BEING A SUBDIVISION IN THE SOUTH-EAST 1/4 OF SECTION 14, TOWNSHIP 42N, RANGE 10E, COOK COUNTY, ILLINOIS. BEING 10' EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

NO NE VISIBLE



Existing Driveway is 16'
Brick add on is 2'
Driveway extension is 13' wide and 2'-5" off property line



From: Fortis GroundWerks <fortisgw@yahoo.com>
Sent: Thursday, June 16, 2022 11:03 AM
To: Mary May <MMay@palatine.il.us>
Subject: BLDE-004477-2021 - 721 E MILL VALLEY RD

Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Hi Mary May,

I hope you're doing well today. I just found a printed notice stating that this permit was set to expire on 6/1 and that we needed to respond within 14 days and we are now past this, I think this email had gotten lost and I found this printed sitting somewhere. I am so sorry for the delay but is there a way we can rectify this situation?

I know the pre-pour failed on November 17th but it looks like we had a re-inspection set for November 22nd and I am not sure what happened but it appears as though we thought it was approved and we did do the project, I am so sorry I am not sure what happened, I will also check with Joe when he comes in but I wanted to notify you right away to see what we can do to start getting this taken care of.

Thank you,

Nicole
Fortis Ground Werks
(630) 213-9540 ext. 1

Attachment: Fortis E-Mail re 721 E Mill Valley Driveway (721 E. Mill Valley Rd - VAR Driveway)

III. PUBLIC HEARING

1. 721 E. Mill Valley Road - **Recommend To Approve**

SU-000081-2023 - 721 E. Mill Valley Rd

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Variation Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Public Notice**

Mr. Bradshaw outlines the request and specifies that the petitioner is seeking a variation for a driveway extension that surpasses the width approved by the building permit. The driveway, in question, exceeds both the maximum permitted total width and the maximum permitted width within 5 feet of the property line.

Sworn in petitioner: Jodi Hill - 721 E. Mill Valley Rd

Ms. Hill states that she is seeking a variation for her driveway extension, which was finished in September 2021. She applied for and obtained two permits: one for the concrete driveway and a separate permit for the paver project, including a paver walkway and a 2-foot paver ribbon along the length of the driveway. Ms. Hill explains that two years after the construction, she received a notification from the Village indicating that the final inspection for the concrete permit was never completed.

Upon scheduling the final inspection, the inspector found that the driveway width did not comply with the code and was oversized by 13 inches. Additionally, it was determined that the driveway was too close to the property line, measuring at 2 feet instead of the required 5 feet. As a result, Ms. Hill is now seeking a variation to address these issues.

Chairman Wood raises a question regarding whether the driveway was installed according to the approved plans.

Mr. Bradshaw responds, stating that it was not installed according to the approved plans.

Commissioner Cavanaugh inquires if the contractor is ultimately liable for the improperly executed installation.

Mr. Bradshaw explains that the project has been cited and is presently in adjudication. The petitioner is seeking remedy through the variation process and is hopeful for approval to avoid the necessity of tearing apart the driveway.

Chairman Wood asks if the contractor is willing to remedy the situation.

Ms. Hill responds, stating that they are willing to remedy the issue if required, but they would prefer to have the variation approved to avoid further construction.

Chairman Wood asks why pavers were added to the driveway.

Ms. Hill responds, explaining that the pavers were added to accommodate the larger cars they currently drive. She clarifies that they do not drive on the pavers but use them as a step-out area.

Commissioner Fedota questions if the pre-pour framing was inspected prior to the concrete pour.

Mr. Bradshaw clarifies that two permits were required for the project, and the framing pre-pour inspection was completed and passed. However, once the paver ribbon was added, as per the second approved permit, it caused the driveway to no longer meet code requirements.

Chairman Wood asks if there have been any complaints from surrounding neighbors.

Ms. Hill states there have not, and she mentions that one neighbor is present to support the construction.

Mr. Kolososki asks if the impervious surface is affected.

Mr. Bradshaw responds that it is not.

Mr. Bradshaw provides additional information, stating that the constructed expansion exceeds what was approved for the building permit and also surpasses the maximum total driveway width and the maximum driveway width within 5 feet of the property line. However, he notes that the driveway does not encroach on the required 2-foot setback from the adjacent side property line. Furthermore, the existing lot coverage and building coverage are under the maximum permitted by code. All relevant departments have reviewed the situation, and no issues were identified.

Resident - Ryan Carlson - 957 N. Hedgewood Dr.

Mr. Carlson asserts that the homeowner should not be held liable for the miscommunication, as they diligently followed the process and applied for the required permits. He highlights that the permits were approved, and he attributes any discrepancies to disconnects within the Village system. Mr. Carlson emphasizes that despite these challenges, the constructed project looks impressive.

Chairman Wood asks if flooding is an issue.

Mr. Carlson stated they do not have any flooding issues due to this project.

Resident - Gene Hill - 125 E. Russet Way

Mr. Hill expresses the belief that the Village failed to coordinate the permits appropriately and should have checked for other permits pulled for the property. He asserts that the homeowner should not be held liable for what he perceives as the Village's incompetence.

STAFF RECOMMENDATION:

The Petitioner is requesting Variations to permit an already constructed driveway expansion, which exceeds maximum widths permitted by Code. While Staff understands the need for an additional off-street parking space identified by the Petitioner, there are no unique circumstances that would warrant the driveway width to go beyond what is permitted by Code. Furthermore, the excess driveway width within 5 feet of the property line is out of character when compared to the general locality. Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Variations shall substantially conform to the Site Plan submitted by the Petitioner, Jodi Hill, except as such plans may be changed to conform to the Village's Codes and Ordinances.

Commissioner Friedman asks what the next steps would be if this variation request is not approved.

Mr. Bradshaw states it would continue in judication and they would ultimately have to remedy to meet code.

Mr. Bremanis further states that the contractor is licensed and bonded and has stated they would fix at no further expense to the homeowner.

Commissioner Friedman asks if all required inspections were completed.

Commissioner Schubert asks if there are passed inspection reports on file.

Mr. Bradshaw states that there are.

Commissioner Friedman notes that the pavers were started and finished before the concrete was poured due to an overseen delay by the concrete contractor.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Cavanaugh states that he understands that the existing condition is ultimately non-conforming. He notes that the neighbors seem to have no issues with the extra-wide driveway and believes that approving the variation request would be the right decision.

Commissioner Friedman agrees, adding that it is not out of character for the neighborhood. He points out that the owner followed the proper steps to obtain the permits, and the Village did not raise the issue until two years after completion.

Commissioner Fedota suggests that if the contractor is willing to change the angle of the cut and correct the issue to bring it into compliance with the code, the ordinance should be enforced to prevent other residents from requesting

similar variations.

Commissioner Cavanaugh argues that the issue was beyond the homeowner's control, and they should not be punished for it.

Commissioner Friedman emphasizes that cutting back the concrete to meet code would leave a noticeable scar on the property.

Chairman Wood notes that the Village has consistently enforced a permitted width of 25'. She acknowledges the uniqueness of the circumstances and leans towards approving the variation, considering that the petitioner had no intent to violate the Village Code requirements, and the proposed fix seems excessive for the area in question.

Commissioner Cavanaugh adds that it has been two years since the installation, and enforcing a drastic measure to conform might not be necessary.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on January 15th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Eric Friedman, Vice Chairperson
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan, Roth-Wurster

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8773)

721 E. Mill Valley Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jodi Hill

PLAN NUMBER: SU-000081-2023

ADDRESS: 721 E. Mill Valley Road

PROPOSAL:

Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and Variation to permit a residential driveway to be 30 feet in width within 5 feet of the property line, instead of the maximum permitted 25 feet.

<u>LOCATION:</u>	721 E. Mill Valley Road District 6 (Helms)	<u>CURRENT ZONING:</u>	R-2 Single-Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential
<u>South:</u>	R-2 Single-Family Residential
<u>East:</u>	R-2 Single-Family Residential
<u>West:</u>	R-2 Single-Family Residential

BACKGROUND:

The Petitioner is seeking variations for a driveway extension that, when constructed, exceeded the width approved with the issued building permit. The residential driveway now exceeds the maximum permitted driveway width and the maximum permitted width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and

Variation to permit a residential driveway to be 30 feet wide within 5 feet of the property line, instead of the maximum permitted 25 feet.

Attachment: PZC Materials - December 12, 2023 (721 E. Mill Valley Rd - VAR Driveway)

SITE ANALYSIS:

- The Subject Property, zoned R-2 Single-Family, is a corner lot and contains approximately 11,500 square feet.
- The Petitioner had applied for a building permit in September of 2021 (BLDE-004477-2021) for a concrete driveway expansion. The constructed expansion exceeds what was approved for the building permit and also exceeds the maximum total driveway width and the maximum driveway width within 5 feet of the property line.
- The constructed driveway expansion does not encroach on the required 2-foot setback from the adjacent side property line.
- Both the existing lot coverage and building coverage are under the maximum permitted by Code.

DEPARTMENTAL REVIEWS:

Community Services	No unique circumstance identified to exceed the maximum driveway width.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

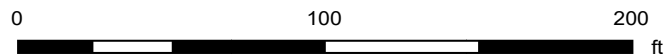
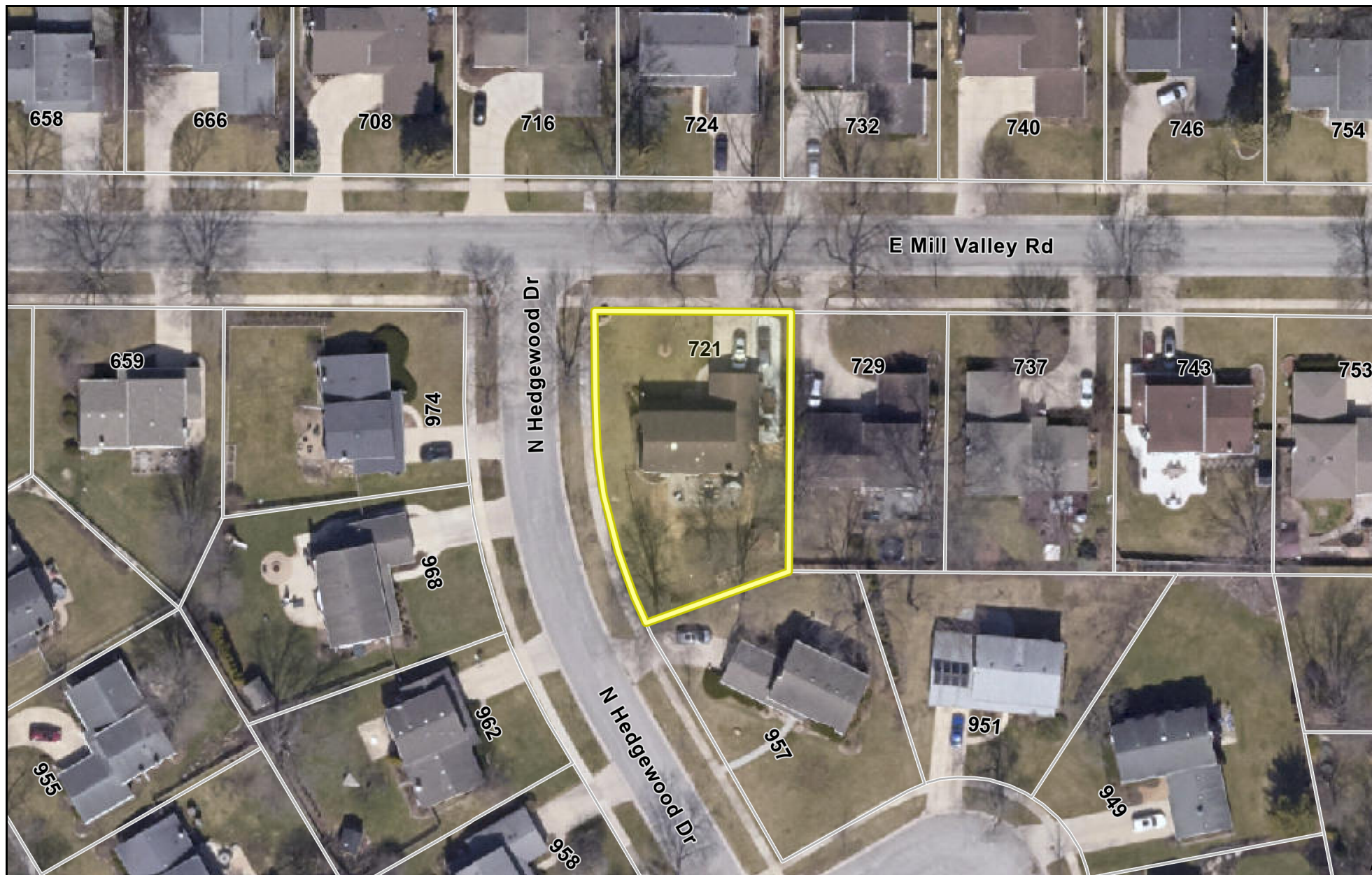
The Petitioner is requesting Variations to permit an already constructed driveway expansion, which exceeds maximum widths permitted by Code. While Staff understands the need for an additional off-street parking space identified by the Petitioner, there are no unique circumstances that would warrant the driveway width to go beyond what is permitted by Code. Furthermore, the excess driveway width within 5 feet of the property line is out of character when compared to the general locality.

Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Variations shall substantially conform to the Site Plan submitted by the Petitioner, Jodi Hill, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Public Notice



Print Date: 11/30/2023

Notes

Cook County Aerial 2022

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

Attachment: PZC Materials - December 12, 2023 (721 E. Mill Valley Rd - VAR Driveway)



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Jodi Hill

Business Name (if applicable)

Subject Property Address

721 E. Mill Valley Rd.

Please provide a description of your proposed request:

Approval to keep the two projects completed in 2021 by different contractors with approved plans by the Village. Final inspection was not completed by the concrete contractor Fortis and now both projects are being included in their inspection which together makes my driveway over 30ft by 13 inches and too wide within 5 feet of the property line, 30ft with only 25ft allowed. The extension is two feet from my property line and the additional width is due to a paver walkway/extension on the interior side of the driveway.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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:

If relief is not granted, cutting a portion off will affect the concrete extension which proceeds along the side of the home and through the edge of the aluminum fence gate, which was cut to accommodate the concrete, stopping at a curve to the side door.

That the plight of the owner is due to unique circumstances:

Both projects had plans submitted within a similar timeframe in Sept/Oct 2021 with neither including the other project and were approved. The paver addition had final inspections done and approved while the concrete extension was framed out, but not poured. Delay was due to the owner of Fortis having Covid. No pre-pour or final inspection was requested by their permit coordinator to complete the job.

Attachment: PZC Materials - December 12, 2023 (721 E. Mill Valley Rd - VAR Driveway)

That the Variation, if granted, will not alter the essential character of the locality:

Not at all, there has not been a single issue since we had the work done. Neighbors compliment us on the aesthetics of our home.

In order to supplement the above standards, the Planning and Zoning Commission 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

EXACTA

LAND SURVEYORS, LLC

PROPERTY ADDRESS SURVEY NUMBER 1905 5429

721 E MILL VALLEY ROAD, PALATINE, ILLINOIS 60074



GOOGLE MAP

CLIENT ORDER NUMBER: DATE: 05/30/19

BUYER: TODD A. HILL AND JODI A. HILL

SELLER: THE MARJORIE L. JOHNSON TRUST DATED JULY 1, 2007

CERTIFIED TO:

TODD A. HILL AND JODI A. HILL; FIRST AMERICAN TITLE INSURANCE COMPANY, WINTRUST MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION
LOT 190 IN "RESEDA", BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

POINT OF INTEREST
NONE VISIBLE

FLOOD INFORMATION

FIELD WORK DATE: 5/29/2019

REVISION DATES: (REV# 5/30/2019)

1905.5429
BOUNDARY SURVEY
COOK COUNTY

LOT 190 IN "RESEDA", BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



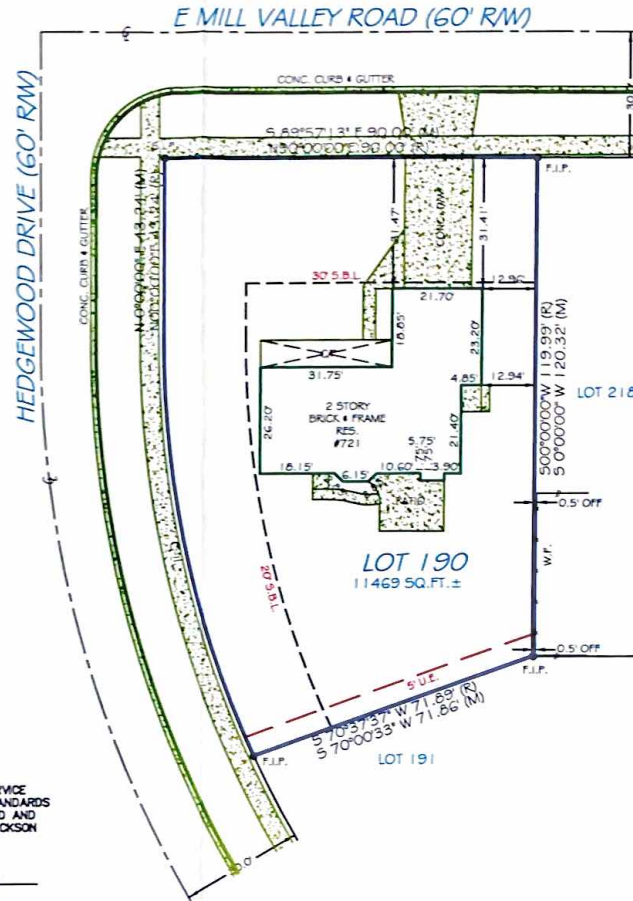
STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF MAY, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059-0008

Use of this Survey other than intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Constructed to give ANY Rights or Benefits to Anyone than those Certified



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SURVEYOR'S LEGEND



Attachment: PZC Materials - December 12, 2023 (721 E. Mill Valley Rd - VAR Driveway)

Exacta Proudly Supports
THE CARA PROGRAM

EXACTA
LAND SURVEYORS, LLC

LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.395.4011

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY, GIVEN BY HAND AND SEAL THIS 20th DAY OF MAY, 2019 AT 315 E. JACKSON STREET IN WOODS, IL 60401.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3403
LICENSE EXPIRES 11/01/2020
PROFESSIONAL DESIGN FIRM 15402025-0002

Kenneth A. Kennedy



FIELD WORK DATE: 10/1/18
REVISION DATES: 10/1/18
BOUNDARY SURVEY
COOK COUNTY, ILLINOIS

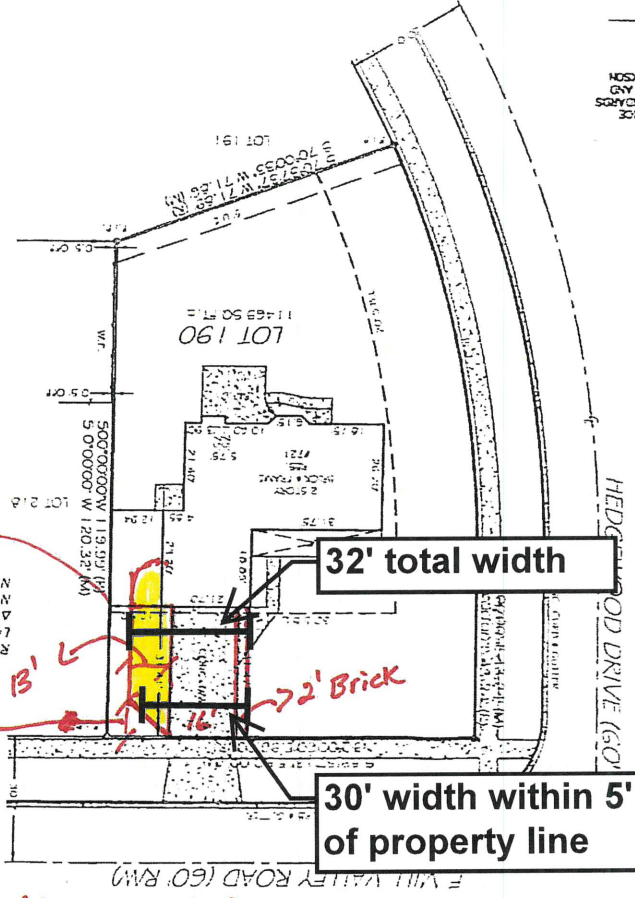
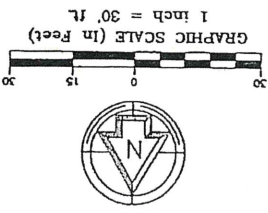
EXACTA LAND SURVEYORS, LLC

CLIENT: TODD A. HILL AND JOY A. HILL
DATE: 10/1/18

PROJECT: 100' WIDE DRIVEWAY EXTENSION

LOT 190 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THESE ARE THE ORIGINAL RECORD COPIES OF THE SURVEY. ANY COPIES OF THIS SURVEY SHALL BE MADE BY THE SURVEYOR OR HIS EMPLOYEES.



2'-5"

32' total width

30' width within 5' of property line

22' Brick

AREA of angle is 6'-4" From public walk

Existing Driveway is 16'
Brick Add on is 2'
Driveway extension is 13' wide and 2'-5" off property line

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 721 E. MILL VALLEY RD.

 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, A.D. 2023.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl
 IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of NOVEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: PZC Materials - December 12, 2023 (721 E. Mill Valley Rd - VAR Driveway)

Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility

BACKGROUND:

In 2021, the Village hired Wold Architects and Engineers to perform a condition and space needs assessment of the Combined Services Facility (CSF) at 148 West Illinois Avenue. This campus serves the Public Works Department and the Park District's Maintenance function. Through this review, an expansion of space was found necessary. Due to the limited available area on the current campus and the cost versus the benefit if attempting to expand on campus, the initially identified alternatives were not considered feasible. The Park District-owned 2-acre parcel at 150 West Michigan Avenue has been identified as a location for a new support facility.

KEY ISSUES:

- Wold has performed a preliminary study for a garage structure at 150 West Michigan Avenue. The proposed work completes a more detailed assessment including topographical survey, review of regulatory requirements due to its proximity to Salt Creek, and preliminary development costs.
- Reviewing the operational benefits to the existing CSF campus will be included in this proposed work. Identifying the units and functions best positioned north of Michigan Avenue will allow for the most operational efficiencies on the current campus and can provide for the most cost efficient proposed structure north of Michigan Avenue.
- Updating the multi-year maintenance plan for the current campus is included in this work.
- The designing, planning and budget preparation of this work are expected to be completed by April 2024.

ALTERNATIVES:

1. Authorize the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service Facility with Wold Architects in an amount not-to-exceed \$43,000.

BUDGET IMPACT:

Funding is available in the 2024 Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to authorize the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service with Wold Architects and Engineers of Palatine, Illinois in the not-to-exceed amount of \$43,000.

ATTACHMENTS:

- 12.21.23 Wold Proposal Letter to VOP

December 21, 2023



Matt Barry, Director of Public Works
 Village of Palatine Department of Public Works
 148 West Illinois Avenue
 Palatine, Illinois 60067

Re: Village of Palatine
 Combined Service Facility Remodel
 Proposal for Additional Services
 Commission No. 9999

Dear Matt:

On behalf of Wold Architects and Engineers, we are pleased to present this proposal for continued analysis and schematic design services related to the proposed expansion and remodeling of the Combined Services Facility.

In spring 2021, Wold was selected to partner with the Village and Park District to assess the existing conditions and space needs of the departments / divisions located at the shared Combined Services Facility. Based on the existence of existing water tower and salt dome infrastructure, it is important for the Village to maintain Public Works Department operations at the current site. Through Wold's efforts, an inventory of deferred maintenance and capital improvements items was developed related to existing and / or anticipated upgrades to existing building systems and infrastructure. The programmatic and operational needs of Public Works and the Park District were also analyzed. Wold prepared a Schematic Design deliverable which outlined multiple options for renovation and building expansion, however, the costs associated with the most desirable option were deemed too significant.

Since that time, the Village has continued to explore options for achieving their objectives for increasing functional space at the Combined Services Facility campus. The Park District-owned North Michigan Avenue property directly adjacent to the current site has been preliminarily studied by Wold, and it has been determined that a new support facility on that site could provide for improved operational efficiency through relocation of off-season equipment that would allow for improved storage and access to vehicles and equipment within the primary vehicle garage.

The Village has requested that Wold formally study the feasibility of the proposed campus expansion and new building, including the following:

- A. Confirm feasibility of development area on the North Michigan Avenue site.
 1. Detailed topographical survey.
 2. Review regulatory impacts of floodway, floodplain, wetland characteristics, buffers, and zoning.
 3. Site development needs for water, sewer, stormwater management, and communications.

Wold Architects and Engineers
 220 North Smith Street, Suite 310
 Palatine, IL 60067
 woldae.com | 847 241 6100

**PLANNERS
 ARCHITECTS
 ENGINEERS**



- B. Operational review of existing Combined Services Facility operations.
 - 1. Document what items are used routinely, regularly, and infrequently; and associated size/storage needs.
 - 2. Review use of existing campus for utilization.
 - 3. Develop options for alterations/modifications for improved efficiency.
 - a. Vehicle access, circulation, and storage within available garage space.
 - b. Vehicle maintenance for larger vehicles (i.e., fire tower apparatus).
- C. Coordination of development options for North Michigan Avenue with operational needs of Combined Services Facility campus.
 - 1. Develop plans and narratives detailing utilization and functionality of proposed facility improvement plan.
- D. Re-confirmation of long-term deferred maintenance and capital improvement costs for Combined Services Facility.
 - 1. Summarize multi-year maintenance plan.
 - 2. Illustrate long-term costs for Village and Park District under the terms of the existing maintenance agreement.

Based on the requested scope of services, Wold proposes to update the previous Schematic Design in order that the Village can evaluate the feasibility and cost benefit of the proposed Combined Services Facility campus expansion prior to authorizing moving forward with full design and implementation of the project. Wold's fixed fee for the requested scope of services is as follows:

Existing Conditions Topographic Survey	\$11,250
Regulatory Due Diligence for North Michigan Avenue Site	\$ 8,250
Operational Assessment and Equipment Inventorying	\$ 4,500
<u>Conceptual Design, Planning, and Budgeting</u>	<u>\$19,000</u>
Total Fixed Fee Proposal	\$43,000

Reimbursable expenses will be invoiced as incurred per the terms of the existing Owner-Architect agreement.

Wold is available to begin work on Schematic Design upon authorization to proceed, and as early as January 2024. In order to meet the Village's intended schedule for evaluating options and authorizing next steps, we propose that the requested additional services will be completed by April 2024.



We are available at your convenience to discuss this proposal. Again, we are excited for this opportunity to continue partnering with the Village on this project.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink, appearing to read "Matt Bickel".

Matt Bickel | AIA, LEED AP
Partner

cc: Kirsta Ehmke, Wold
Ben Bercher, Wold
Jonathan Kuzynowski, Wold
Phoua Moua, Wold

TD/SP/Admin/IL/_AdminWP/Promo/VillagePalatine/crsp/dec23

Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System

BACKGROUND:

The Audio / Visual (AV) system utilized in the Police Department training room is now over 11 years old and is encountering problems, interrupting presentations and training sessions. The current technology is end-of-life by the vendor and does not support newer connection standards. The Police Department has also requested an enhancement to the current AV system to incorporate a camera and wireless microphone to support virtual training capabilities for the Police Department.

KEY ISSUES:

Three proposals were obtained from different vendors with the lowest price being from Conference Technologies (CTI). CTI is utilizing Interlocal Purchasing System (TIPS) purchasing system for cooperative pricing for the Village of Palatine. Proposals ranged in price from \$69,348.09 to \$88,692.45.

An original budget of \$30,000 was allocated for the replacements, but costs for AV systems have increased over the last few years. The total for the replacement and enhancements is \$69,348.09, with \$3,000 of the total being held in contingency by the Village if replacement of cabling is needed. The cost shortfalls for this project are being made up by re-allocations of CY23 operating budget savings from the Police Department.

ALTERNATIVES:

1. Authorize the Village Manager to enter into an agreement with CTI.
2. Refer back to staff.

RECOMMENDATION:

Staff recommends approval of the authorization for the Village Manager to enter into an agreement with CTI for the replacement of the PD Training room AV system.

ACTION REQUIRED:

A motion to authorize the Village Manager to enter into an agreement with CTI for the replacement of the PD Training Room AV system in an amount not to exceed \$69,348.09.

ATTACHMENTS:

- CTI Proposal for PD Train



PROPOSAL

Village of Palatine

Police Training Room – Includes Crestron DM Upgrades

DATE

Monday, 06 November 2023

PREPARED BY

Gina Skrip-Surowiak
Design Consultant

Scope of Work

Proposal Number: J23140464

Proposal Date: 11/6/2023

Prepared for: Village of Palatine

Attn: Larry Schroth

Phone: (847) 963-6270

Email: lschroth@palatine.il.us

Prepared by: Gina Skrip-Surowiak

Phone: 872-806-1712

Email: Gina.Skrip@cti.com

Bill to: Village of Palatine
200 E. Wood St
Palatine, IL
60067

Ship to: Village of Palatine
,

Project Timeline

Anticipated Notice to Proceed: As soon as possible

Project Kickoff: As soon as possible

Substantial Completion: As soon as possible

Proposal is in accordance with TIPS Program.

Prevailing Wage Quoted

Installation Services Based on Equipment Availability

Existing related equipment no longer required will be decommissioned and returned to the client.

Updated 11.6.23 – Removed Shure gooseneck microphone. Added DM equipment upgrades.

Attachment: CTI Proposal for PD Train (Police Training Room AV update)

Objective:

Upgrades to existing AV system in the Training Room, including the existing Crestron DM equipment, to support conferencing and current digital technology. Keeping existing divide/combine room functions in place.

-Remove existing ceiling mounted projectors and return to client. Furnish and install two new ceiling mounted projectors with the following features:

- 4K Ready - Display with high performance video processing/scaling chip without the loss of critical details. HDR10 and BT.2020 signals from "Ultra HD Blu-ray" and "4K TV broadcasting" are supported on all digital inputs.
- 7100-lumen (Center: 7400lm) brightness enhances images for most applications

-Furnish and install a wall mounted, full HD, PTZ camera for conferencing (extender included). Camera features include:

36X total zoom, upgraded SmartFrame, Preset Framing, Smart Composition, and a Sony WDR Sensor.

Camera has Smart Composition, an embedded AI feature that instantly captures meeting participants' images to enhance video conferencing for meeting equity.

-Furnish and install an HDMI output from the system for the SVSI system. The existing DM switch shows an available HDMI output for this.

-Furnish and install a handheld wireless microphone.

-Furnish and install a new DSP, fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 128 x 128 channels of AVB, AEC technology (all 12 inputs), 2 channel VoIP, and standard FXO telephone interface.

-Furnish and install a 4 channel amplifier to support two zones of 70V speakers.

-Furnish and install a 2 channel amplifier to support two zones of subs.

-Furnish and install 4 transmitter and 2x1 auto-switcher for HDMI and USB.

-Furnish and install a card chassis to house the encoder cards for the network video. Network cards included.

-Furnish and install a new control processor.

-Furnish and install a new touch panel user interface. One for each podium location.

-Provide upgraded touch panel user interface based off the existing graphical user interface (GUI). --GUI will be provided for approval prior to installation of the programming. Client representative is required to sign-off on the GUI design.

Infrastructure Requirements

- All AC power at the display locations, along with any required conduit for all low voltage cable paths to the display is the responsibility of others.
- All ceiling work required to accommodate the projector and projection screen is the responsibility of others.
- All required backing and any other wall reinforcement required to safely accommodate the displays is the responsibility of others.
- Millwork modifications to any furniture is the responsibility of others.
- All AC power required at the table location, along with any required conduit for all low voltage cable paths to the headend equipment is the responsibility of others.
- All AC power required at the rack location, along with any required conduit for all low voltage cable paths in the A/V system is provided by others.
- All network connectivity is provided by others.

Please note that all electrical power, network, phone, and structural requirements are to be provided and installed by others. All cables and connectors necessary for integration will be provided.

Installation will occur according to an agreed upon schedule with on-site work performed during normal business hours. Project delays due to either or both incomplete infrastructure requirements and unavailable site access once scheduled and confirmed will be added to the cost of the project.

A dedicated Project Manager will be assigned for coordination of all work and will schedule a training session with users at a mutually agreed upon time. Protective coverings will be utilized with all work around owner furnishings and care will be taken with ceiling tiles to prevent damage.

Responsibilities	CTI	Electrical Contractor	Low Voltage Contractor	General Contractor	Owner
<u>ELECTRICAL & NETWORK</u>					
Provide and install conduit, raceways, back boxes and floorboxes					X
Provide and install power					X
Provide and install LAN					X
Provide IP addresses					X
<u>CABLING</u>					
Provide low voltage permits					X
Provide all cabling	X				
Pull all audio-visual cables	X				
<u>EQUIPMENT & MATERIALS</u>					
Provide projectors, displays, and mounting brackets	X				
Provide above ceiling unistrut and hardware to support displays	NA				
Provide electric projection screens	NA				
Provide floor and credenza vertical equipment racks	NA				
Provide all remaining A/V equipment	X				
<u>MOUNTING</u>					
Install all ceiling and wall mounted flat screen displays	NA				
Provide any required wall backing to support displays	NA				
Install electric projection screens	NA				
Ceiling grid trim work around projection screens	NA				
Install projector mounts	X				
Install projectors	X				
Install ceiling and/or wall speakers	NA				
Install any custom wall plates	X				
Install rack mounted equipment in vertical equipment racks/testing	X				
Place loaded and tested equipment racks	NA				
Install all remaining AV field devices	X				

Attachment: CTI Proposal for PD Train (Police Training Room AV update)

Your Investment

Below is the cost of this solution based on the outlined scope of work. If you have questions about the complete solution, please let us know how we can help align this investment with additional needs or changes in scope.

Proposal Summary

Description	Price
Equipment	\$37,301.61
Implementation Services	\$29,046.48
Subtotal	\$66,348.09
Tax	\$0.00
Grand Total	\$66,348.09

Recommended

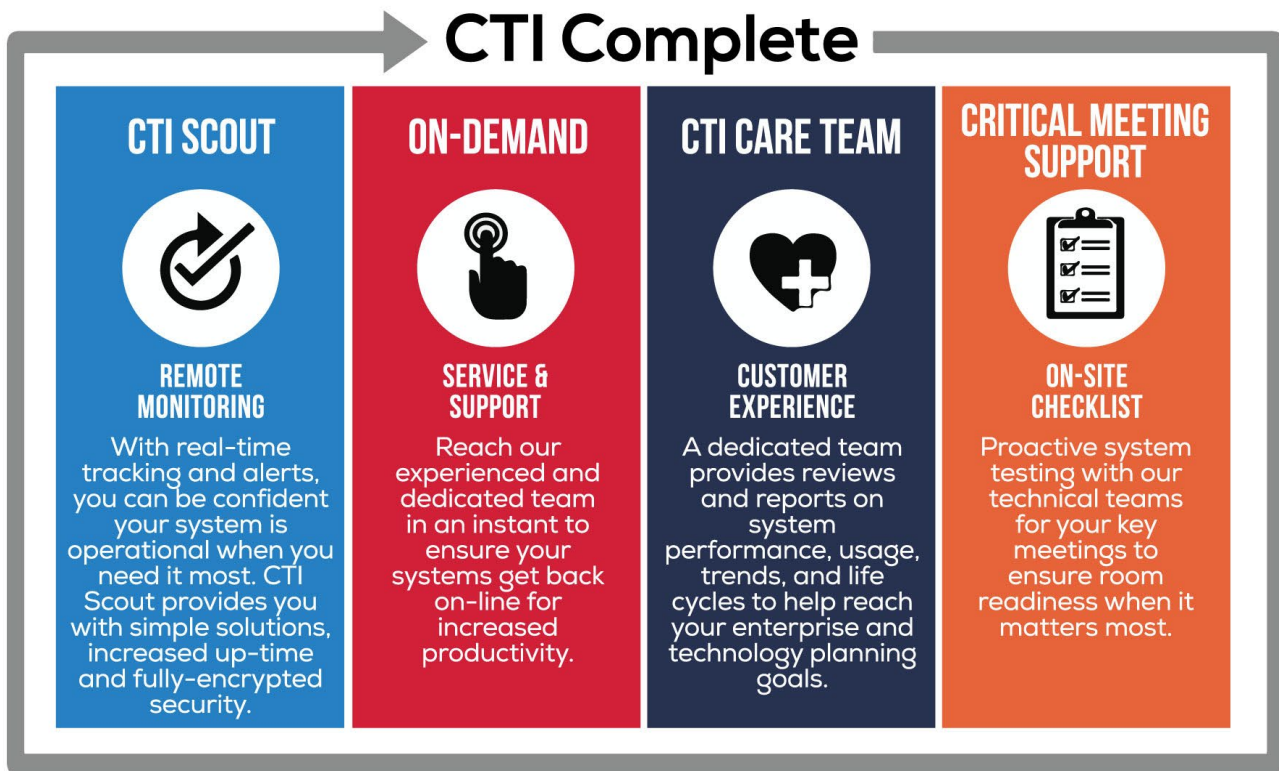
Description	Price
2 Additional Years CTI Complete Service Agreement	\$5,675.59
4 Additional Years CTI Complete Service Agreement	\$11,351.19

Down Payment Requirements

Down payment of 60% required to initiate order.

Why Us?

Our CTI Complete service is there for you 24/7 through our dedicated CTI Care customer experience team. Through on-site technical service, recommended programming upgrades, and quarterly reliability checks, your system is covered for the unexpected, as well as planned maintenance. Your teams will be trained to operate equipment with confidence. When critical meetings arise, we help ensure system performance with proactive system testing and an on-site checklist, so your systems will be ready when it matters most. Our managed services staff does more than diagnose and repair failures, they help plan for system life cycles.



Bill of Materials

Includes Crestron DM Upgrades Divide/Combine Space

Manufacturer	P/N	Description	Qty	Unit Price	Ext. Price
General: \$1,794.01					
Netgear	GSM4230PX-100NAS	M4250-26G4XF-POE+ MANAGED SWITCH	1	\$1,794.01	\$1,794.01
Display Systems Equipment: \$7,821.72					
CHIEF	RPAU	UNIVERSAL RPA	2	\$184.73	\$369.46
NEC	NP-PV710UL-B1-13ZL	1920x1200 3LCD, 7,100 lumens, 2.00:1 zoom	2	\$3,726.13	\$7,452.26
Video Systems Equipment: \$17,459.73					
Crestron	HD-TX-4KZ-211-2G-B	DM Lite 4K60 4:4:4 Transmitter and 2x1 Auto-Switcher for HDMI and USB-C DisplayPort Signal Extension over CATx Cable, Wall Plate, Black	4	\$662.65	\$2,650.60
Crestron	DMF-CI-8	DigitalMedia Card Chassis for DM-NVX-C & DMCF, 8 Slots	1	\$1,320.53	\$1,320.53
Crestron	DM-NVX-E760C	DM NVX 4K60 4:4:4 HDR Network AV Encoder Card with DM Input	4	\$1,254.50	\$5,018.00
Crestron	DM-NVX-E30C	DM NVX 4K60 4:4:4 HDR Network AV Encoder Card	1	\$858.34	\$858.34
Crestron	DM-NVX-D30C	DM NVX 4K60 4:4:4 HDR Network AV Decoder Card	2	\$858.34	\$1,716.68
Crestron	DM-NVX-D30	DM NVX 4K60 4:4:4 HDR Network AV Decoder	3	\$858.34	\$2,575.02
AMX	FGN1222A-SA	SVSI Stand-alone Minimal Compression Video over IP Decoder with two RJ45 network ports (one POE), IR, serial, balanced audio, and HDMI video out, AES67 compatible	1	\$830.60	\$830.60
AVER INFORMATION	T4-COM520PR3	CAM520 PRO3 CONFERENCE CAMERA	1	\$1,626.49	\$1,626.49
AMX	FGN9101	Mounting wings for N-Series SVSI Encoders, Decoders and Audio Transceiver,	1	\$22.34	\$22.34

Attachment: CTI Proposal for PD Train (Police Training Room AV update)

		designed for mounting to surface or wall			
Liberty	DIGI-USB2	USB 2.0 EXTENDER SET	2	\$382.01	\$764.02
AVER PRO AV	GV-PTMLTWA01	CAM520 LSHAPED MOUNT	1	\$77.11	\$77.11
Audio Systems Equipment: \$5,340.19					
Biamp	911.0450.900	Tesira FORTE AVB VT	1	\$2,898.20	\$2,898.20
Shure	QLXD2/SM58 =-J50A	Handheld Transmitter with SM58 Microphone	1	\$388.01	\$388.01
QSC	SPA4-100	1/2 RU 4 Channel ENERGY STAR amplifier / Multichannel Operation 100 watts into 8? & 4?, Bridged pair operation 200 watts into 8? & 4?, and 350 watts into 70v and 100v / 100-240 VAC Operation .	1	\$834.94	\$834.94
QSC	SPA2-200	1/2 RU 2 Channel ENERGY STAR amplifier / Stereo Operation 200 watts into 8? & 4?, Bridged operation 400 watts into 8? & 4?, and 350 watts into 70v and 100v / 100-240 VAC Operation.	1	\$596.39	\$596.39
Shure	QLXD4=-J50A	Half-Rack, Single Channel Receiver	1	\$622.65	\$622.65
Control Systems Equipment: \$4,885.96					
Crestron	CP4N	4-Series Control System	1	\$1,848.74	\$1,848.74
Crestron	TS-770-B-S	7 in. Tabletop Touch Screen, Black Smooth	2	\$1,518.61	\$3,037.22

Standard Disclaimer

CTI provides for twelve (12) months of **CTI Complete** on all system purchases. CTI warrants the system implemented is free from defects in material and workmanship, in accordance with the contract, drawings, specifications, alterations and additions thereto, for a period of twelve (12) months from the date of commencement of use, substantial completion, or date of notice of completion, whichever occurs first. This coverage does not protect against consumables, severe weather, and acts of God.

Terms

Terms are NET 30 with approved credit. For orders that exceed ten thousand dollars; 60% to initiate order, 40% upon completion, or progress billing based on purchase agreement at time of order. Payments made by credit card are subject to a 3.0% fee.

All applicable taxes are the responsibility of the purchaser and will be added to the final invoice. Any cancelled orders or returns are subject to manufacturer acceptance; shipping and restock fees may apply. This proposal is valid for fourteen (14) days.

Installation Description and Requirements

Provided by CTI: If installation is purchased, CTI will install all A/V components. CTI will also perform all programming, alignments, and end-user training. CTI will provide A/V project management, and provide drawings as required. This install price assumes a Monday through Friday 8:00am to 5:00pm install time. Room availability must be in consecutive 8-hour blocks. Any required changes or rushes may affect the final price.

Provided by Others

Electrical requirements are to be provided by others unless specifically included in CTI Scope of Work.

Statement

This system proposal is the property of CTI and is delivered with the sole intent of being viewed by management of Village of Palatine for evaluation purposes only. This proposal or any part of this proposal is not to be presented to, or viewed by any other party, vendor, or CTI competitor without the written consent of CTI. Any effort to do so will be considered a violation of copyright law.

Next Steps

1. Upon Notice to Proceed, CTI will begin executing the project plan with an internal handoff of the project to our operations team.
2. If you have questions about the process as we move forward, please contact me at Gina.Skrip@cti.com or 872-806-1712.
3. You will be contacted by a CTI Project Manager to schedule a project kickoff meeting to review the project scope and schedule.

Total
J23140464 - \$66,348.09

Customer Signature

Printed Name

Title

Date

Gina Skrip-Surowiak

CTI Signature

Gina Skrip-Surowiak
Printed Name

Senior Design Consultant
Title

12/27/2023
Date

Attachment: CTI Proposal for PD Train (Police Training Room AV update)

Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade and a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 9, 2024

BACKGROUND:

The Petitioners, Durty Nellies and Vicarious Multimedia, wish to hold their annual St. Patrick's Day Parade event on Saturday, March 9, 2024. Parade setup would begin at 6 AM and the parade would kick off at 11 AM. In addition, Durty Nellies is proposing a post-parade event in their parking lot.

KEY ISSUES:

- Durty Nellies wishes to hold the parade one week earlier than the actual holiday date (March 17) to celebrate the St. Patrick's Day holiday for the entire week, including both weekends.
- The event organizers wish to hold a St. Patrick's Day parade between Village Hall and Durty Nellies and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street ending at Colfax Street. This is consistent with the route used in past years.
- *The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.*
- *A draft list of conditions has been prepared, which includes the requirement for Durty Nellies and Vicarious Multimedia to reimburse the Village for any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.*
- Costs for any Police/Fire/Public Works services could be increased if increased services are needed on both celebration weekends (March 9th and March 16th weekends).
- In addition to the parade, Durty Nellies (located at 180 N. Smith Street) is proposing a post-parade event in their parking lot. The event will include a tent and live music performances. The music will occur on March 9th from Noon to 10:30 PM, with the tent remaining open until Midnight. Therefore, they are requesting a waiver of the Village's Sound Amplification Ordinance from Noon to 10:30 PM on March 9, 2024. There will be no Irish Market this year.

ALTERNATIVES:

1. Approve the temporary closure of streets and sound waiver for the St. Patrick's Day Parade.
2. Refer back to Staff with comments.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Motion to approve the temporary closure of streets for the 'St. Patrick's Day Parade' and a waiver of the Village's Sound Amplification Ordinance for a 'St. Paddy's Party' at 180 N. Smith Street all on Saturday, March 9, 2024.

ATTACHMENTS:

- St. Patricks Day Parade

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event

Durty St. Pat's Parade

Exact Address of Event

Wood Street between Oak and Smith streets ends at 180 N. Smith Street

Type of Event (Check all applicable)

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

Date(s) of Event

Saturday, March 9, 2024

Hours of Event

11am - 1:30pm

Total Hours (Step-up - Tear down)

6 am-3 pm

Phone number/website for publication

847-358-9150 / DurtyStPats.com

Estimated attendance

1,500

Last years actual attendance

1,000

Describe the event's community and/or cultural benefit

This event brings Palatine and area residents together to celebrate the Irish holiday of St. Patrick

+

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Durty Nellie's

Contact person from Sponsoring Organization

Jimmy Dolezal

Sponsoring Organization Address

180 N. Smith Street

City

Palatine

Zip

60067

Phone Number

847-341-9150

E-Mail

melanie@vicariousmm.com

Website

DurtyStPats.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Melanie Santostefano

E-mail

melanie@vicariousmm.com

Organizer/Coordinator Address

3400 W. Stonegate Blvd. Suite 101

City

Arlington Heights

Zip

60005

Phone Number

224-633-3120

Cell Phone Number

312-719-2332

Fax Number

Scan/email melanie@vicariousmm

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

Jamie Barr

E-mail

jamie@vicariousmm.com

Emergency Contact Address

180 N. Smith Street

City

Palatine

Zip

60067

Phone Number (24hours)

708-441-7677

Cell Phone Number

708-441-7677

Fax Number

Scan/email jamie@vicariousmm

Attachment: St. Patrick's Day Parade (Durty Nellie's St. Patrick's Day Parade 2024)

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?
Below are some foods exempt from a permit (not all are listed):
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.)
QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.

☐ Yes ☒ No

If yes, how many vendors? _____

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatinelLProd#/home
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

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

☒ Yes ☐ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatinelLProd#/home
Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☐ Yes ☒ No

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

Will the event include a Race/Walk or Parade?

☒ Yes ☐ No

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

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

ACKNOWLEDGEMENT/SIGNATURE

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

Melanie Santostefano

Digitally signed by Melanie Santostefano
Date: 2024.01.09 14:30:15 -06'00'

1/9/2024

Signature of Organizer

Date

Application must include the following documentation

- ☒ Special Event Application (Page 1, 2, 3, 4)
 - ☒ Certificate of Insurance (see Section 5)
 - ☒ Site Plan and/or Race/Parade Route Map
- *You MUST submit a new site plan or parade/race route on an annual basis.**

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

Durty St. Pat's Parade

SECTION 1: RACE/WALK, PARADE INFORMATION

☐ Not Applicable

Starting Location

Wood and Oak Streets

Ending Location

180 N. Smith Street

Approximate Number of Attendees (runners/marchers)

250

Approximate Number of Vehicles (cars/floats)

25

Location of Assemble (Registration)

Oak Street south of and on Wood Street

Location of Personal Vehicle Parking

Park District Lot and First UCC Church lot

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

SECTION 2: NOISE CONTROL PLAN

☒ Not Applicable

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

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

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

Describe the sound system(s)

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

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

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION

☐ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location

Date of Closure

Time of Closure

Date to Reopen

Time of Reopen

Park District North Lot

3/9/24

6:00am

3/9/24

1:00 pm

Park District North Lot

Park District North Lot

1. No staking in the street or public parking lot is permitted.

2. Only chalk or other Village approved marking is permitted (no spray paint).

3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.

4. No structures may be erected on any street/public parking Lot without prior approval/permit.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Durty Nellie's

Name of Event

Durty St. Pat's Parade

Date(s) of Event

Saturday, March 9, 2024

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

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

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

James Dolezal

Digitally signed by James Dolezal

Date: 2024.01.09 14:36:05 -06'00'

SIGNATURE

James Dolezal

Owner/Durty Nellie's

1/9/2-024

PRINT NAME

TITLE/POSITION

DATE

SECTION 5: INSURANCE REQUIREMENTS

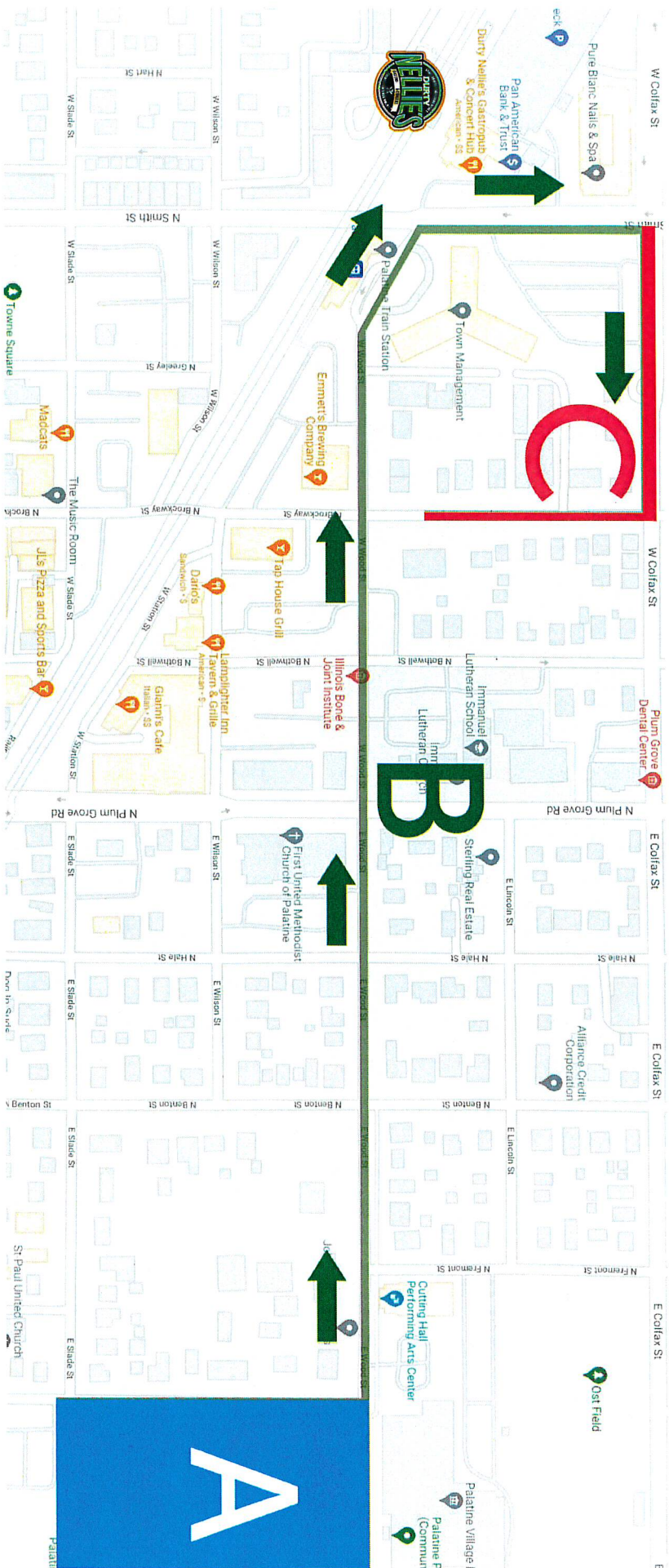
INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance, as well as the additional insured endorsement evidencing the following insurance minimums: Commercial General Liability - minimum \$1,000,000 per occurrence. Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured on a primary and non-contributory basis.



ST. PATRICKS DAY PARADE ROUTE

Attachment: St. Patrick's Day Parade (Durty Nellie's St. Patrick's Day Parade 2024)

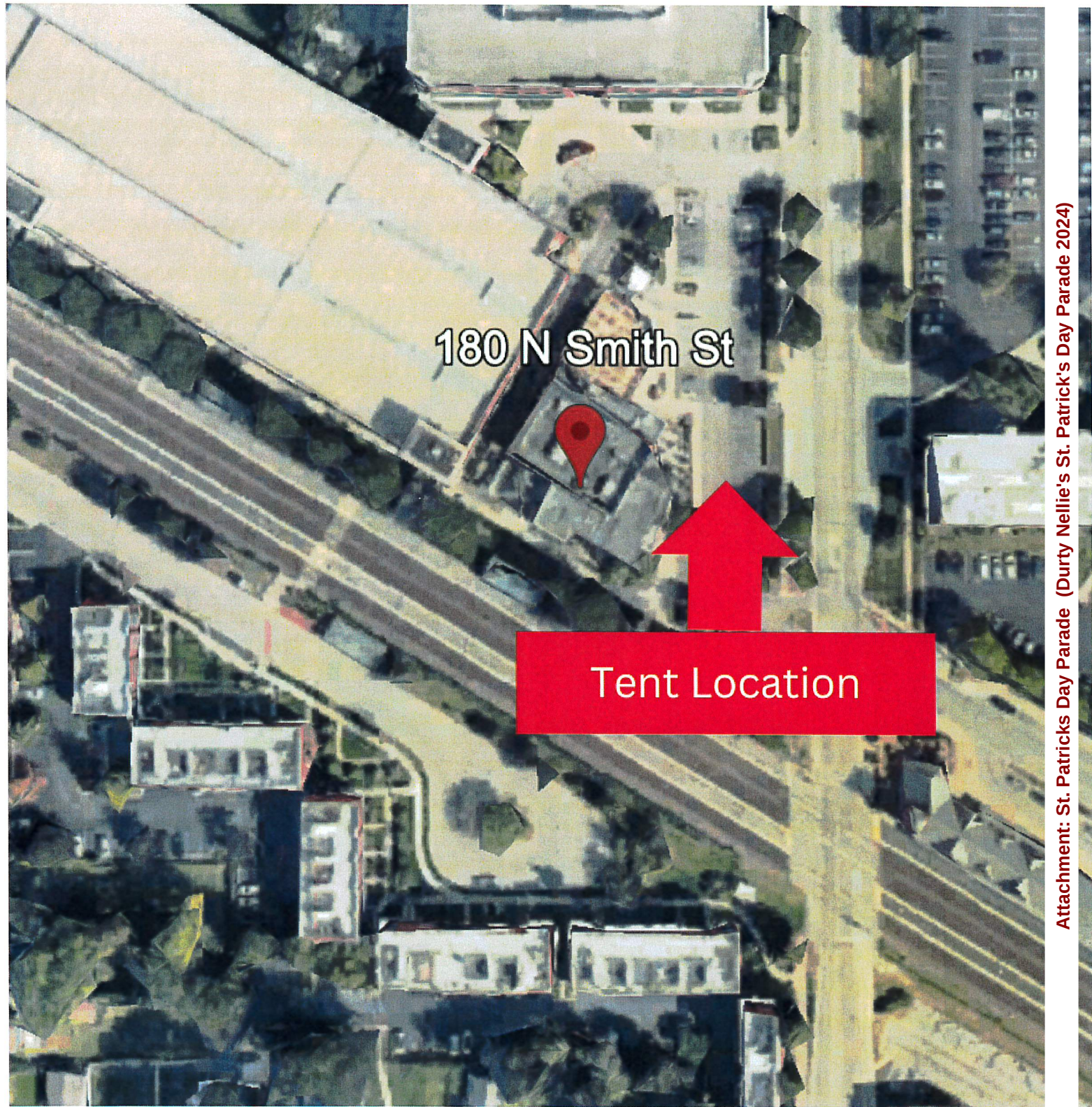


A = Staging Area

B = Parade Route

C = Dispersment Area

Parade will begin at Oak and Wood streets and proceed west to Smith Street. Then disperse north and east on Colfax Street. Please exit safely in nearby low traffic areas!



Attachment: St. Patrick's Day Parade (Durdy Nellie's St. Patrick's Day Parade 2024)

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway

BACKGROUND:

The Subject Property contains Rainstorm Car Wash. Mac's Convenience Stores LLC is requesting a transfer of the existing Special Use to permit the continued operation of a car wash facility at this location. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use #O-26-95 to permit the continued operation of a car was facility at 101 W. Northwest Highway.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains a car wash facility. The Special Use was initially approved in 2012 and was also transferred in 2022.
- Other than the ownership change, there are no other operational changes contemplated. The proposed hours of operation are consistent with the previous owner, with the exception that the new operator would close at 7 PM, as opposed to the previous operating hours until 8 PM.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

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 at 101 W. Northwest Highway.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-26-95 to Mac's Convenience Stores LLC (d/b/a Rainstorm Car Wash) to permit the continued operation of a car wash facility at 101 W. Northwest Highway.

Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility

BACKGROUND:

In 2021, the Village hired Wold Architects and Engineers to perform a condition and space needs assessment of the Combined Services Facility (CSF) at 148 West Illinois Avenue. This campus serves the Public Works Department and the Park District's Maintenance function. Through this review, an expansion of space was found necessary. Due to the limited available area on the current campus and the cost versus the benefit if attempting to expand on campus, the initially identified alternatives were not considered feasible. The Park District-owned 2-acre parcel at 150 West Michigan Avenue has been identified as a location for a new support facility.

KEY ISSUES:

- Wold has performed a preliminary study for a garage structure at 150 West Michigan Avenue. The proposed work completes a more detailed assessment including topographical survey, review of regulatory requirements due to its proximity to Salt Creek, and preliminary development costs.
- Reviewing the operational benefits to the existing CSF campus will be included in this proposed work. Identifying the units and functions best positioned north of Michigan Avenue will allow for the most operational efficiencies on the current campus and can provide for the most cost efficient proposed structure north of Michigan Avenue.
- Updating the multi-year maintenance plan for the current campus is included in this work.
- The designing, planning and budget preparation of this work are expected to be completed by April 2024.

ALTERNATIVES:

1. Authorize the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service Facility Renovation with Wold Architects.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service Facility with Wold Architects in an amount not-to-exceed \$43,000.

BUDGET IMPACT:

Funding is available in the 2024 Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to authorize the Village Manager to accept the proposal for Architectural and Engineering Services for the Combined Service with Wold Architects and Engineers of Palatine, Illinois in the not-to-exceed amount of \$43,000.

Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System

BACKGROUND:

The Audio / Visual (AV) system utilized in the Police Department training room is now over 11 years old and is encountering problems, interrupting presentations and training sessions. The current technology is end-of-life by the vendor and does not support newer connection standards. The Police Department has also requested an enhancement to the current AV system to incorporate a camera and wireless microphone to support virtual training capabilities for the Police Department.

KEY ISSUES:

Three proposals were obtained from different vendors with the lowest price being from Conference Technologies (CTI). CTI is utilizing Interlocal Purchasing System (TIPS) purchasing system for cooperative pricing for the Village of Palatine. Proposals ranged in price from \$69,348.09 to \$88,692.45.

An original budget of \$30,000 was allocated for the replacements, but costs for AV systems have increased over the last few years. The total for the replacement and enhancements is \$69,348.09, with \$3,000 of the total being held in contingency by the Village if replacement of cabling is needed. The cost shortfalls for this project are being made up by re-allocations of CY23 operating budget savings from the Police Department.

ALTERNATIVES:

1. Authorize the Village Manager to enter into an agreement with CTI.
2. Refer back to staff.

RECOMMENDATION:

Staff recommends approval of the authorization for the Village Manager to enter into an agreement with CTI for the replacement of the PD Training room AV system.

ACTION REQUIRED:

A motion to authorize the Village Manager to enter into an agreement with CTI for the replacement of the PD Training Room AV system in an amount not to exceed \$69,348.09.

Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade and a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 9, 2024

BACKGROUND:

The Petitioners, Durty Nellies and Vicarious Multimedia, wish to hold their annual St. Patrick's Day Parade event on Saturday, March 9, 2024. Parade setup would begin at 6 AM and the parade would kick off at 11 AM. In addition, Durty Nellies is proposing a post-parade event in their parking lot.

KEY ISSUES:

- Durty Nellies wishes to hold the parade one week earlier than the actual holiday date (March 17) to celebrate the St. Patrick's Day holiday for the entire week, including both weekends.
- The event organizers wish to hold a St. Patrick's Day parade between Village Hall and Durty Nellies and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street ending at Colfax Street. This is consistent with the route used in past years.
- *The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.*
- *A draft list of conditions has been prepared, which includes the requirement for Durty Nellies and Vicarious Multimedia to reimburse the Village for any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.*
- Costs for any Police/Fire/Public Works services could be increased if increased services are needed on both celebration weekends (March 9th and March 16th weekends).
- In addition to the parade, Durty Nellies (located at 180 N. Smith Street) is proposing a post-parade event in their parking lot. The event will include a tent and live music performances. The music will occur on March 9th from Noon to 10:30 PM, with the tent remaining open until Midnight. Therefore, they are requesting a waiver of the Village's Sound Amplification Ordinance from Noon to 10:30 PM on March 9, 2024. There will be no Irish Market this year.

ALTERNATIVES:

1. Approve the temporary closure of streets and sound waiver for the St. Patrick's Day Parade.
2. Refer back to Staff with comments.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Motion to approve the temporary closure of streets for the 'St. Patrick's Day Parade' and a waiver of the Village's Sound Amplification Ordinance for a 'St. Paddy's Party' at 180 N. Smith Street all on Saturday, March 9, 2024.

Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road

BACKGROUND:

The Petitioner is seeking variations for a driveway extension, which after its construction, exceeds the width approved through the issued building permit. The driveway exceeds the maximum permitted driveway width and the maximum permitted width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

1) Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and

2) Variation to permit a residential driveway to be 30 feet wide, within 5 feet of the property line, instead of the maximum permitted 25 feet.

KEY ISSUES:

- The Petitioner previously obtained two separate building permits. One permit related to adding a 2' brick paver edge along the west side of the existing driveway (expanding the driveway width from 16.5' to 18.5'), a new front walk, and a new patio. The second permit related to a concrete driveway expansion on the east side of the existing driveway (with the approved plans indicating a 5' setback from the eastern property line).
- After the driveway expansion permit was issued, the prepour inspections were failed due to the layout/size of the driveway not complying with the approved plans. Despite the failed inspection, the driveway was constructed and now requires zoning relief to remain as built. The Village received an e-mail (see attached) from the contractor acknowledging the failed inspection and that the driveway was constructed anyway.
- As built, the total driveway width is 32 feet and 30 feet, within 5 feet of the property line, both of which require variations. While the constructed driveway expansion provides a 2-foot 5-inch setback and does not encroach on the required 2-foot setback from the side (east) property line, the issued building permit contemplated a 5-foot setback for the driveway expansion. The maximum driveway width was determined during the inspections, after the permit's expiration and citation for not completing the permit process and inspections. Had the driveway expansion provided the approved 5' setback, no relief would be required. The removal of the brick pavers along the west side of the driveway would eliminate the need relief from the maximum driveway width limitations.
- Both the existing lot coverage and building coverage are below the maximum permitted by Code.
- Staff did not identify any unique circumstance associated with the petition, or the Subject Property, to warrant the requested relief.

ALTERNATIVES:

1. Approve the Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the Subject Property.

2. Do not approve the Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the subject property.

RECOMMENDATION:

Public Hearing: PZC meeting on December 12, 2023.

Residents testifying: 1: Adjacent neighbor to the south indicated no flooding issues and was in support of the request.

Vote: The PZC voted unanimously to approve the Variations to permit a residential driveway to exceed the maximum permitted width at the Subject Property. Staff recommended denial of the requested variations as there is no unique circumstance.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variations to permit a residential driveway to exceed the maximum permitted total driveway width and the maximum permitted driveway width within 5 feet of the property line at the Subject Property.