



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

NOVEMBER 14, 2022

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 - November 7, 2022
2. Village Council - Special Meeting - November 7, 2022

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a First Amendment to the Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road (Council District: Six)
2. Consider a Motion Granting Preliminary Planned Development Approval for a Three-Story Apartment Building at 101 W. Palatine Road (Council District: Two)
3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Minor Special Use Amendment for the Final Interior Signage Plan for the Armanetti Liquor Store at 44 W. Illinois Avenue (Council District: Two)
2. As Submitted

C. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider Continued Discussion of the CY 2023 Proposed Budget & Capital Investment Plan
2. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**VIII. CONSENT AGENDA**

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

1. Consider a Motion Authorizing the Village Manager to Execute a First Amendment to the Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road (Council District: Six)
2. Consider a Motion Granting Preliminary Planned Development Approval for a Three-Story Apartment Building at 101 W. Palatine Road (Council District: Two)

3. Consider an Ordinance Granting a Minor Special Use Amendment for the Final Interior Signage Plan for the Armanetti Liquor Store at 44 W. Illinois Avenue (Council District: Two)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. 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



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

NOVEMBER 7, 2022

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief Dave Daigle, Deputy Police Chief Bill Nord, Fire Chief Patrick Gratziana, Deputy Fire Chiefs Scott Mackeben, and Anthony Lavacchi, IT Director Larry Schroth, Director of Finance Paul Mehring, Assistant Finance Director Sue Conn, and Director of Human Resources Pam Jackson

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

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

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

- Village Council & Committee of the Whole - Regular Meeting - October 17, 2022
- Accepted

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

Minutes Acceptance: Minutes of Nov 7, 2022 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Saturday, November 12th: 4PM-7:30PM

Knights of Columbus Spaghetti Dinner
St. Theresa - Lower Dolan Center

November Coat Drive Now Through Wednesday, November 30th

The Palatine Police Department is collecting new and gently used winter coats and winter clothing for all ages. Drop off is at the Palatine Police Department lobby. The collection will be donated to the Palatine Assisting Through Hope (P.A.T.H.) program benefiting the residents of Palatine.

Palatine Winter Farmer's Market

1st & 3rd Saturday, November through April, 10AM-Noon
Palatine Train Station Parking Lot

Village Hall Offices are closed Friday, November 11th in observance of Veteran's Day.

Final Leaf pick up throughout the Village will begin Monday, November 14.

All Political Signs must be removed by Wednesday, November 9, 2022.

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

VI. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:02 PM**

BRAD HELMS, CHAIRMAN

In the absence of Chairman Helms, Vice-Chairman Millar conducted the Meeting of the Police Policy & Code Services Committee.

1. Consider an Ordinance Granting a Special Use Amendment to Permit a Massage Therapist at 855 E. Palatine Road - **Motion Carried by Voice Vote** (Council District: Four)

Village Manager Reid Ottesen presented Reclamation Massage Therapy's request for a Special Use Amendment to allow a massage therapy business in the East Palatine Professional Building which was granted a Special Use in 1970, permitting the medical office building use. The ZBA voted unanimously to recommend approval of the Special Use Amendment and Staff concurs.

Amanda Arvanitis, Arlington Heights, petitioner, said she began practice in Andersonville and wants to move it out here nearer to home.

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

2. Consider an Ordinance Granting a Special Use for a Rear Yard Setback Reduction at 990 S. Cedar Street - **Motion Carried by Voice Vote** (Council District: Two)

Village Manager Reid Ottesen presented a resident's request to replace an existing deck and gazebo with a sunroom addition to be set back 32 feet from the rear property line (minimum required 40-foot) on a uniquely shaped lot. The ZBA voted unanimously to recommend the Special Use, and staff concurs.

Robert Gerowitz, 990 S. Cedar, owner, noted trip hazards on deck as the reason for replacement with a sunroom.

Kristin Berryhill, representing the contractor, was present for questions.

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

3. As Submitted -

Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:05 PM

GREG SOLBERG, CHAIRMAN

1. Development Agreement with Village of Deer Park, Village of Palatine, 783 Lake Cook Enterprises and Persin and Robbin - **Motion Carried by Voice Vote** (Council District: Three)

Village Manager Reid Ottesen explained that a business owner has now acquired two Deer Park and two Palatine parcels at the corner of Lake Cook and Quentin Roads and wants to consolidate the lots to relocate an existing business. A Development Agreement to disconnect and annex Palatine parcels to Deer Park to facilitate the construction of a Persin and Robbin Jewelers, with all sales taxes generated to be shared equally between Palatine and Deer Park. The developer will extend sanitary sewer service which will facilitate future development on Palatine parcels between Hilltop Animal Hospital and subject property. Staff recommends approval.

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

2. Consider a Motion Authorizing the Village Manager to Execute a Lease of Multifunctional Copy Machines with Marco Technologies - **Approved by Voice Vote**

IT Director Larry Schroth recommends approval of the four-year lease of five multifunctional devices for the following departments: Community Services, Planning & Zoning, HR/IT, and Police Records, at an estimated four-year total cost of (lease and maintenance) \$54,828.60.

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

3. As Submitted -

Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:08 PM*TIM MILLAR, CHAIRMAN*

1. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2022 Budget (3rd Quarter Budget Adjustments) - **Motion Carried by Voice Vote**

Village Manager Reid Ottesen and Finance Director Paul Mehring recommended the following budget adjustments of: \$6,186,936 - Budget Increase Using New Revenue Offsets (ARPA Grant Projects and Rebuild IL Road Projects); \$9,427,699 - Budget Increase Using Reserves (Public Safety Pension Additional Funding, Early Redemption of Bonds, Debt Service Reserve Funding, TIF Redevelopment Projects, and Pre-Purchase 2023 Vehicles). These changes increase the total Village-Wide 2022 budget in the amount of \$15,614,635. Staff recommends that the Village Council approve the 3rd Quarter Budget Adjustments. These are affirming actions that make us debt free.

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

2. As Submitted -

Nothing was submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:10 PM*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:10 PM*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:10 PM*SCOTT LAMERAND, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

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

VIII. CONSENT AGENDA

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

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

1. Consider a Motion to Approve 2022 Warrant #21 - **Approved**
2. Consider an Ordinance Granting a Special Use Amendment to Permit a Massage Therapist at 855 E. Palatine Road - **Approved** (Council District: Four)

Ordinance #O-100-22
3. Consider an Ordinance Granting a Special Use for a Rear Yard Setback Reduction at 990 S. Cedar Street - **Approved** (Council District: Two)

Ordinance #O-101-22
4. Development Agreement with Village of Deer Park, Village of Palatine, 783 Lake Cook Enterprises and Persin and Robbin - **Approved** (Council District: Three)

Ordinance #O-102-22

5. Consider a Motion Authorizing the Village Manager to Execute a Lease of Multifunctional Copy Machines with Marco Technologies - **Approved**
6. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2022 Budget (3rd Quarter Budget Adjustments) - **Approved**

Ordinance #O-103-22

7. Consider a Motion to Accept and Place on File the Village's Third Quarter 2022 Financial Report - **Approved**

IX. REPORTS OF STANDING COMMITTEE

- A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE** – Time: 7:11 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

- B. BUSINESS FINANCE & BUDGET COMMITTEE** – Time: 7:11 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

- C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

- D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE** – Time: 7:11 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

- E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:11 PM

Adjourn the Village Council Meeting - **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
ABSENT:	Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Nov 7, 2022 7:00 PM (APPROVAL OF MINUTES)



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
NOVEMBER 7, 2022

Village Hall - Council Chambers

Special Meeting

7:05 PM

I. ROLL CALL – Time: 7:13 PM

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

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief Dave Daigle, Deputy Police Chief Bill Nord, Fire Chief Patrick Gratziana, Deputy Fire Chiefs Scott Mackeben and Anthony Lavacchi, IT Director Larry Schroth, Director of Finance Paul Mehring, Assistant Finance Director Sue Conn, and Director of Human Resources Pam Jackson

II. AGENDA ITEM

1. Consider a Discussion of the CY 2023 Proposed Budget & Capital Investment Plan -

Village Manager Reid Ottesen presented the Proposed 2023 Annual Budget and Capital Investment Plan for the Village of Palatine. He expressed pride in this, the 20th Budget prepared during his tenure, acknowledging the consistent fiscally conservative approach to deliver the highest level of core services.

The Proposed Budget and Capital Investment Plan totals \$132,926,134. Operations Budget is \$83,572,533 with the Capital Budget, TIF Development, Debt Service, Transfers, Casualty/Liability Insurance Program and Pension Administration of \$49,353,601.

This budget was developed balancing the competing interests of existing resources (revenues) and demand for those resources (expenditures).

Minutes Acceptance: Minutes of Nov 7, 2022 7:05 PM (APPROVAL OF MINUTES)

Ottesen reported no increase in the property tax levy, but, in fact, a **decrease in the property tax levy of 2%** while maintaining core services and expanding some services. Rising costs in some areas are absorbed through other revenue growth and control of costs.

Ottesen outlined the guidelines for the Budget Policies and Parameters:

- Provide high quality core services,
- Ensure safety of residents and businesses,
- Meet all statutory requirements,
- Maintain infrastructure,
- Weigh advantages of out-sourcing vs. in-house tasks,
- Market driven compensation.

Key points in the 2023 Proposed Budget include:

- Sales tax revenues outperformed expectations,
- Anticipate increased state income tax with close monitoring,
- All receipts from video gaming will be dedicated to the capital budget,
- Elimination of vehicle stickers,
- Maintain a 3-4 month operating reserve in the General Fund,
- Maintain a \$1.5 million reserve to offset any potential supply-chain impact on automobile and building material shortage

Ottesen reiterated the Village's commitment to delivering core services in the most cost effective and efficient manner, with 15 fewer full-time employees than a decade ago, due to exemplary employees, streamlined services, expansion of technology, conversion to LED street light system, and a streamlined street improvement plan.

Budget Follow-up: Monday, November 14, 7:00

Public Hearing: Monday, November 21, 7:00

Adoption of Budget and Tax Levy: Monday, December 5, 7:00

Budget Documents are available at

Village Clerk's Office

www.palatine.il.us

The CY 2023 PROPOSED BUDGET & CAPITAL INVESTMENT PLAN Power Point Presentation is attached.

III. ADJOURNMENT – Time: 8:03 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Nov 7, 2022 7:05 PM (APPROVAL OF MINUTES)

Consider a Motion Authorizing the Village Manager to Execute a First Amendment to the Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road

BACKGROUND:

In 2021, the Village Council approved a Property Improvement Agreement for the property at 30 - 60 W. Palatine Road. The Agreement provided TIF assistance towards a variety of planned improvements (including facade improvements, tenant buildouts, and storm sewer improvements). The existing agreement requires all work to be completed by December 31, 2022, to be eligible for reimbursement. Due to material supply issues and upcoming winter weather, the property owner is requesting an extension to the required completion deadline.

KEY ISSUES:

- The existing Agreement limits the maximum total Village TIF assistance to \$150,000, with \$100,000 toward façade improvements, \$30,000 to tenant buildouts, and \$20,000 towards the repair/replacement of an existing storm sewer. The tenant buildout is tied to the use being a sales tax generating use.
- The storm sewer improvements have been completed and the associated reimbursement payment processed. The tenant buildout of the Tievoli Pizza restaurant and the facade improvements are underway.
- The property owner has requested an extension until August 31, 2023, to complete the remaining improvements contemplated within the agreement.

ALTERNATIVES:

1. Authorize the Village Manager to execute the First Amendment to the existing Property Improvement Agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:

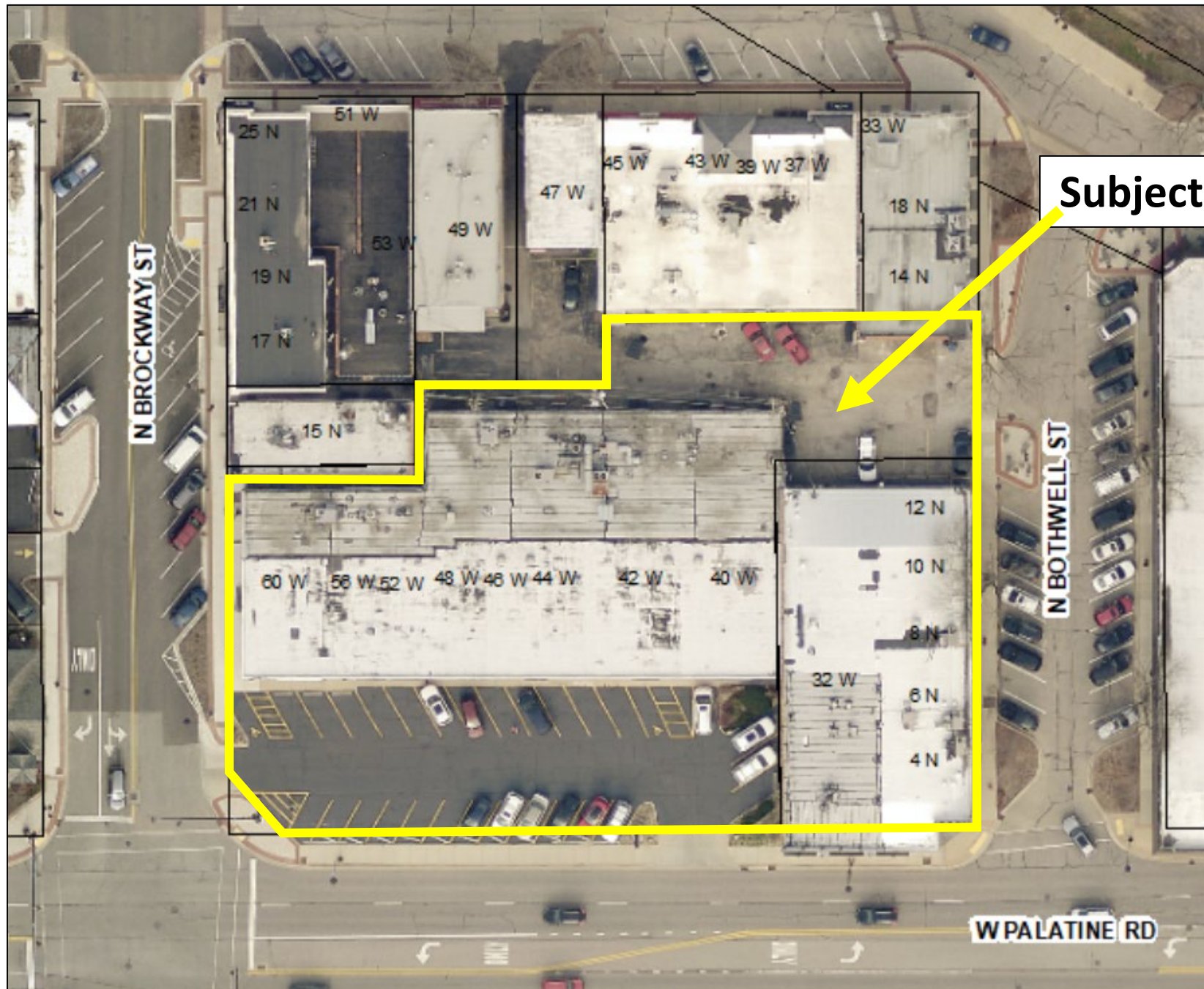
Staff recommends approval of the First Amendment to the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ACTION REQUIRED:

A motion authorizing the Village Manager to execute the First Amendment to the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ATTACHMENTS:

- 30 - 60 W Palatine - Aerial
- 30 - 60 W Palatine Road - TIF Agreement 1st Amendment Nov 2022
- 30 - 60 W Palatine - Agreement Exhibits



**FIRST AMENDMENT TO THE FAÇADE AND PROPERTY IMPROVEMENT
REIMBURSEMENT AGREEMENT FOR THE PROPERTY LOCATED
AT 30 – 60 W. PALATINE ROAD**

This AGREEMENT, is made and entered into as of the 14th day of November, 2022 by and between the VILLAGE OF PALATINE, ILLINOIS, an Illinois municipal home rule corporation, located in Cook County, Illinois (the “Village”), and Miceli Plazas LLC (the “Land Owner”) regarding the property located at 30 – 60 W. Palatine Road (the “Property”).

RECITALS

WHEREAS, the Village and the Land Owner entered into a Façade and Property Improvement Reimbursement Agreement for the Property on November 15, 2021; and

WHEREAS, the Property Owner has indicated that material supply issues and upcoming winter weather conditions will prevent all of the property improvements contemplated in the initial Property Improvement Reimbursement Agreement from being completed on or before December 31, 2022.

WHEREAS, the Village is a home rule unit of government in accordance with Article VII Section 6 of the Constitution of the State of Illinois; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/74.4-1 *et seq.*, as amended (“the Act”) to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, to stimulate and induce redevelopment in the Downtown, pursuant to the Act, the Village adopted the necessary ordinances, after giving all notices required and after conducting the public hearings required by law, and created the Village of Palatine Downtown TIF District.

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, this Agreement has been submitted to the corporate authorities of the Village for consideration and review. The corporate authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof and any and all actions of the corporate authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to the Land Owner for consideration and review, and the Land Owner has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Land Owner to the terms hereof, and any and all actions of the Land Owner precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties wish to enter into this Agreement as provided herein below and do hereby agree as follows:

ARTICLE ONE**INCORPORATION OF RECITALS**

The findings, representations and agreements set forth in the above Recitals, and the Recitals included within this Agreement, are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and Land Owner according to the tenor and import of the statements in such Recitals.

ARTICLE TWO**DEFINITIONS**

For the purposes of this Amendment, except where the context clearly requires otherwise, words and terms used in this Amendment shall have the meanings as in the Façade and Property Improvement Reimbursement Agreement.

ARTICLE THREE**AMENDMENTS TO THE FAÇADE AND PROPERTY IMPROVEMENT
REIMBURSEMENT AGREEMENT**

Article Two, Section G shall be amended by replacing said Section in its entirety with the following:

- G. Upon Village authorization to commence the Work, including the issuance of any required building or development permits, the Land Owner shall separately document all specific costs and payments incurred to complete the Work. This documentation shall be submitted as part of the Land Owner's request for reimbursement for the Work, subject to the terms of this Agreement. All of the Work shall be completed by no later than August 31, 2023.

and Article Two, Section I shall be amended by replacing said Section in its entirety with the following:

- I. The Village's agreement to reimburse the Land Owner for any portion of the Work, subject to the terms and conditions within this Agreement, shall be nullified if the Land Owner does not complete any portion of the Work by August 31, 2023.

All other terms and conditions of the Façade and Property Improvement Reimbursement Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

**VILLAGE OF PALATINE, an Illinois
municipal corporation**

By: _____
Its: Village Manager

ATTEST:

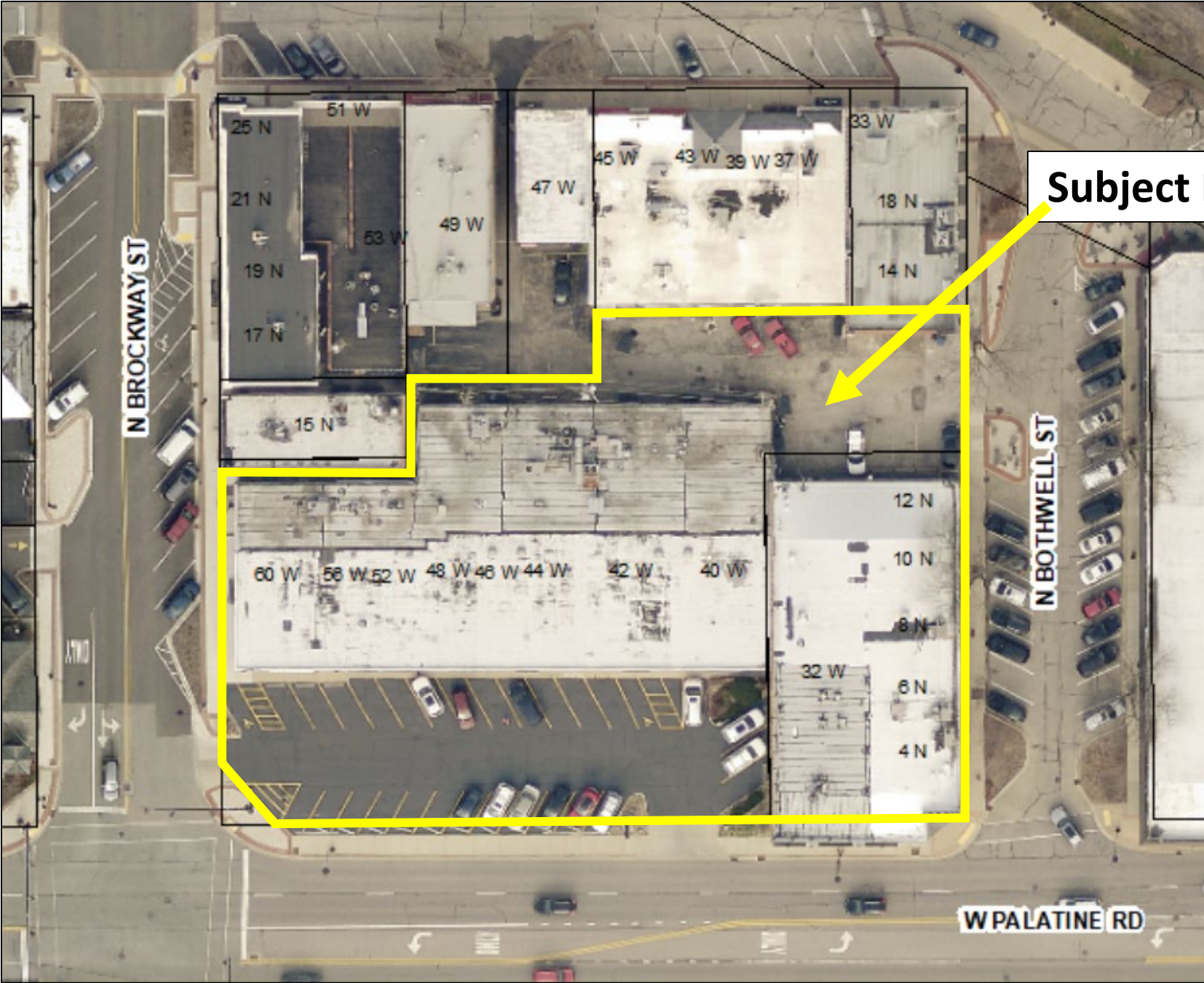
By: _____
Its: Village Clerk

**LAND OWNER:
Micelli Plazas LLC.**

By: _____

Name: _____

Its: _____



Subject Property

Exhibit B





Approximate Location of Storm Sewer to be Replaced

FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 175170 CURRENT EFFECTIVE MAP DATE - AUGUST 19, 2008 ON PANEL NUMBER - 17031C0181J AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

BEARING BASIS

THE CENTERLINE OF W. PALATINE ROAD IS ASSUMED TO BE SOUTH 87 DEGREES 50 MINUTES 57 SECONDS WEST

PARKING

AS BUILT PARKING SUMMARY

REGULAR SPACES - 38

HANDICAP SPACES - 2

TOTAL SPACES - 38

LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK '1' (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1008508018, IN PALATINE, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 26, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 (EXCEPT THE NORTH 82 FEET THEREOF); THE SOUTH 28 FEET OF LOT 3; ALL OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THAT PART OF SAID LOT 7, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1.80 FEET; THENCE SOUTH 4.05 FEET TO THE NORTHWEST CORNER OF A ONE STORY BRICK BUILDING; THENCE SOUTH ALONG THE WEST FACE OF SAID BRICK BUILDING, A DISTANCE OF 127.88 FEET TO THE SOUTH LINE OF LOT 7 AT A POINT 1.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7, ALL IN BLOCK '1' (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1010646044, IN PLAT OF THE TOWN OF PALATINE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 4.05 FEET OF LOT 8 AND THE NORTH 4.05 FEET OF THE EAST 2.0 FEET OF LOT 7 IN BLOCK '1' IN PALATINE, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 26, IN COOK COUNTY, ILLINOIS.

REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 1957007420W BEARING AN EFFECTIVE DATE OF FEBRUARY 6, 2019 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

CONTAINING 42,928 SQ. FT. OR 0.9854 ACRES

THE SUBJECT PROPERTY ADJOINS W. PALATINE ROAD (A PUBLIC STREET) ON THE SOUTH AND ADJOINS N. BOTHWELL STREET (A PUBLIC STREET) ON THE EAST AND ADJOINS N. BROCKWAY STREET (A PUBLIC STREET) ON THE WEST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 8 - NOT SURVEY RELATED

9. PERMANENT INDEX NUMBERS 02-15-430-013-0000, 02-15-430-022-0000

ITEMS 10 THROUGH 20 - NOT SURVEY RELATED

21. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 - DOCUMENT NOT PROVIDED. LOCATION NOTED PER TITLE DESCRIPTION.

22. EASEMENT DOCUMENT 24942519 - DOCUMENT NOT PROVIDED

23. EASEMENT FOR DRIVEWAY DOCUMENT 10714099 RECORDED JULY 28, 1930 - PLOTTED

24. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 - SEE ITEM 21

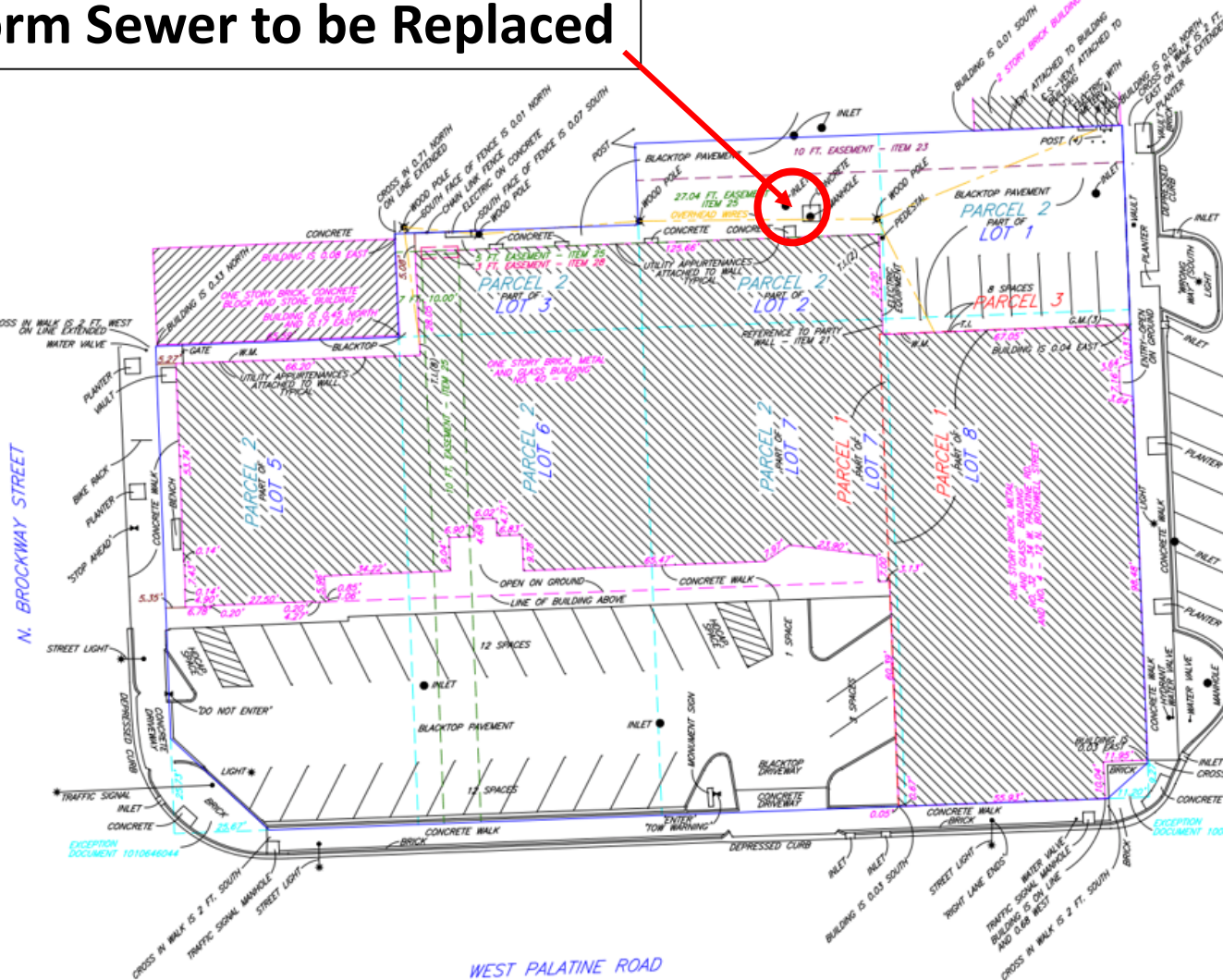
25. EASEMENT DOCUMENT 20512821 RECORDED JUNE 2, 1968 - PLOTTED

ITEMS 26 AND 27 - BUILDING AND EASEMENT LOCATIONS AS SHOWN

28. EASEMENT DOCUMENT 25915464 - PLOTTED

29. NOT SURVEY RELATED

END OF SCHEDULE B



NOTES

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PL. RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN A MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINE EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS: WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

A.C. - AIR CONDITIONER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICES
E.M. - ELECTRIC METER

SYMBOLS

CONCRETE FILLED P.C.
HYDRANT
MANHOLE
SIGN
LIGHT
UTILITY POLE
CONCRETE CURB
CONCRETE CURB AND GUTTER
CONCRETE

32 - 60 W. PALATINE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 16'
DATE: MARCH 28, 2019
OWN. BY: M.J.E.
CHKD. BY: ADE

Packet Pg. 24

Consider a Motion Granting Preliminary Planned Development Approval for a Three-Story Apartment Building at 101 W. Palatine Road

BACKGROUND:

The Subject Property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner is requesting a Preliminary Planned Development for a 3-story, 18-unit apartment building and roof-top amenity area. Therefore, the Petitioner is requesting approval of the following:

- **Preliminary Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.**

KEY ISSUES:

- In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room. The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.
- The building provides a 5-foot setback from Palatine Road (the previous building had no setback from the lot line abutting Palatine Road). The proposed setback provides a sidewalk and landscaping. While the ground floor garage elevations along Brockway Street and Palatine Road are enclosed, the garage elevations on the south (AT & T building) and west (Brothers Roofing) sides of the building are open to the parking. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.
- The proposed residential use is comparable with the recommended residential components in the TOD Plan and Land Use Guide Recommendations for the Subject Property. The proposed gross density is 45 units/acre and is comparable to other Downtown developments:

Development:	Location:	Area Acres:	Units:	Gross Density:
Benchmark	Greely Street, Palatine Road, & Johnson Street	1.43 acres	72 total	50.3 units/acre
Wellington Court	Smith & Colfax Streets	.875	43 units	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60

- The three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at 50 feet 2 inches (top of stairs on rooftop area). This is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).
- After the Public Hearing, the Petitioner worked with Staff to further refine the architectural elevations. The revised plans include a raised cornice and introduce a stepped parapet wall, as character elements into the previous flat wall. The proposed architectural elements are consistent with the Downtown Design Guidelines and comparable to surrounding buildings.
- The initial building concept included a small retail area on the first floor of the building (northeast corner). Despite the building's visibility, access and parking issues resulted in staff supporting the elimination of the small retail space and the inclusion of some building/resident amenities within that portion of the building.
- The proposed parking ratio provides 1.88 spaces/unit and exceeds several other downtown developments:

<u><i>Development</i></u>	<u><i>Parking spaces provided</i></u>	<u><i>Spaces/unit</i></u>
<i>The Benchmark</i>	<i>122</i>	<i>1.69</i>
<i>Wellington Court</i>	<i>72</i>	<i>1.67</i>
<i>The Heritage</i>	<i>97</i>	<i>1.75</i>
<i>The Providence</i>	<i>198</i>	<i>1.76</i>
<i>The Stratford</i>	<i>51</i>	<i>1.59</i>

ALTERNATIVES:

1. Approve the Preliminary Planned Development.
2. Do not approve the Preliminary Planned Development.

RECOMMENDATION:

Public Hearing: Plan Commission meeting on October 18, 2022.

Residents testifying: None.

Vote: The Plan Commission voted 5-2 to approve the Preliminary Planned Development for a 3-story, 18-unit apartment building and Staff concurs with this recommendation.

ACTION REQUIRED:

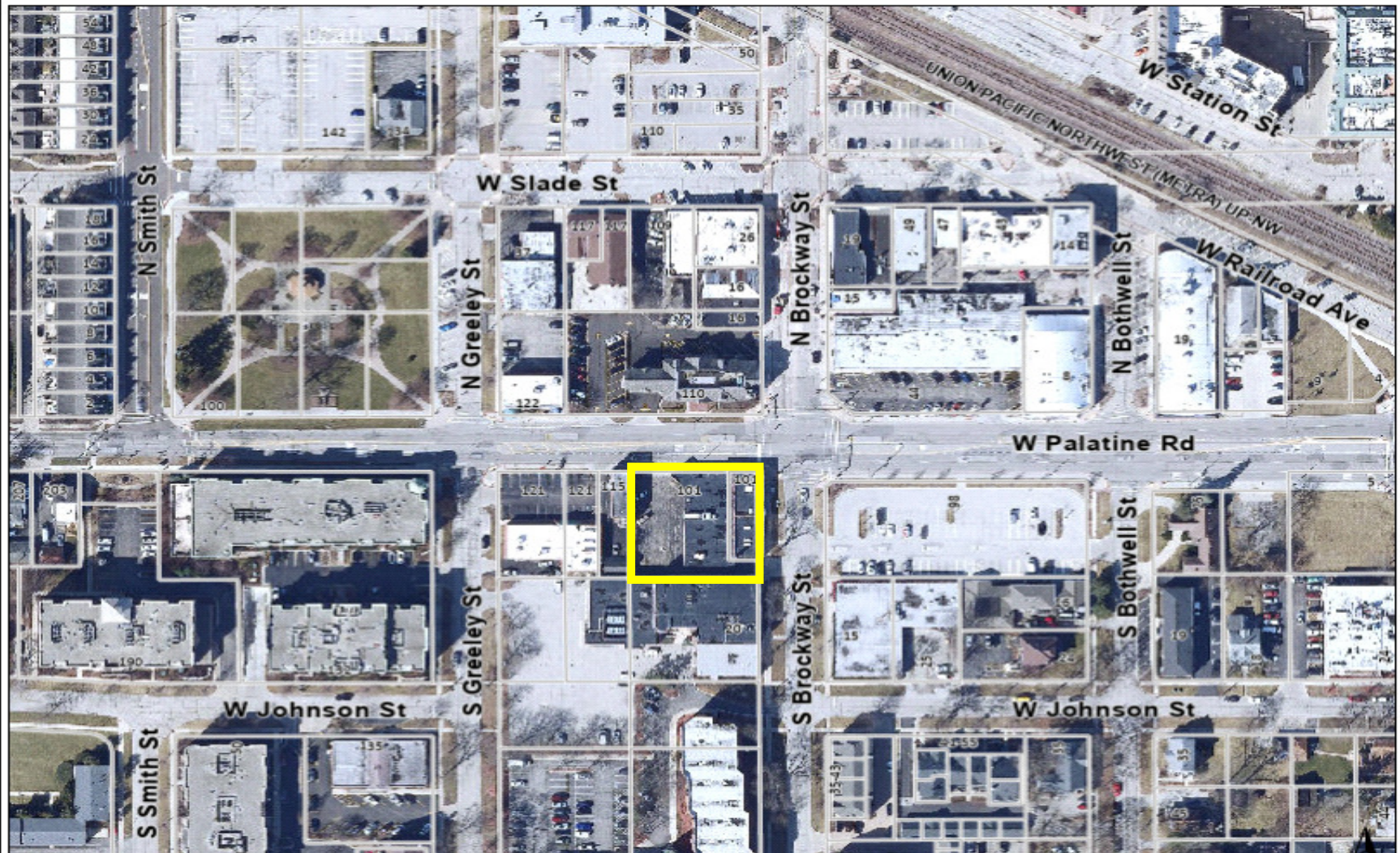
A motion to approve the Preliminary Planned Development for an 18-unit apartment building at 101 W. Palatine Road.

ATTACHMENTS:

- Aerial Map

- Staff and Plan Commission recommended conditions
- EXHIBIT- Architectural Plans
- EXHIBIT - 101 W. Palatine Road REVISED Elevations After Plan Commission review and comment - 10-21-22
- 101 W Palatine Road Aerial rendering
- Plan Commission Materials
- DRAFT Plan Commission minutes

GIS Consortium | 101 W. Palatine Road

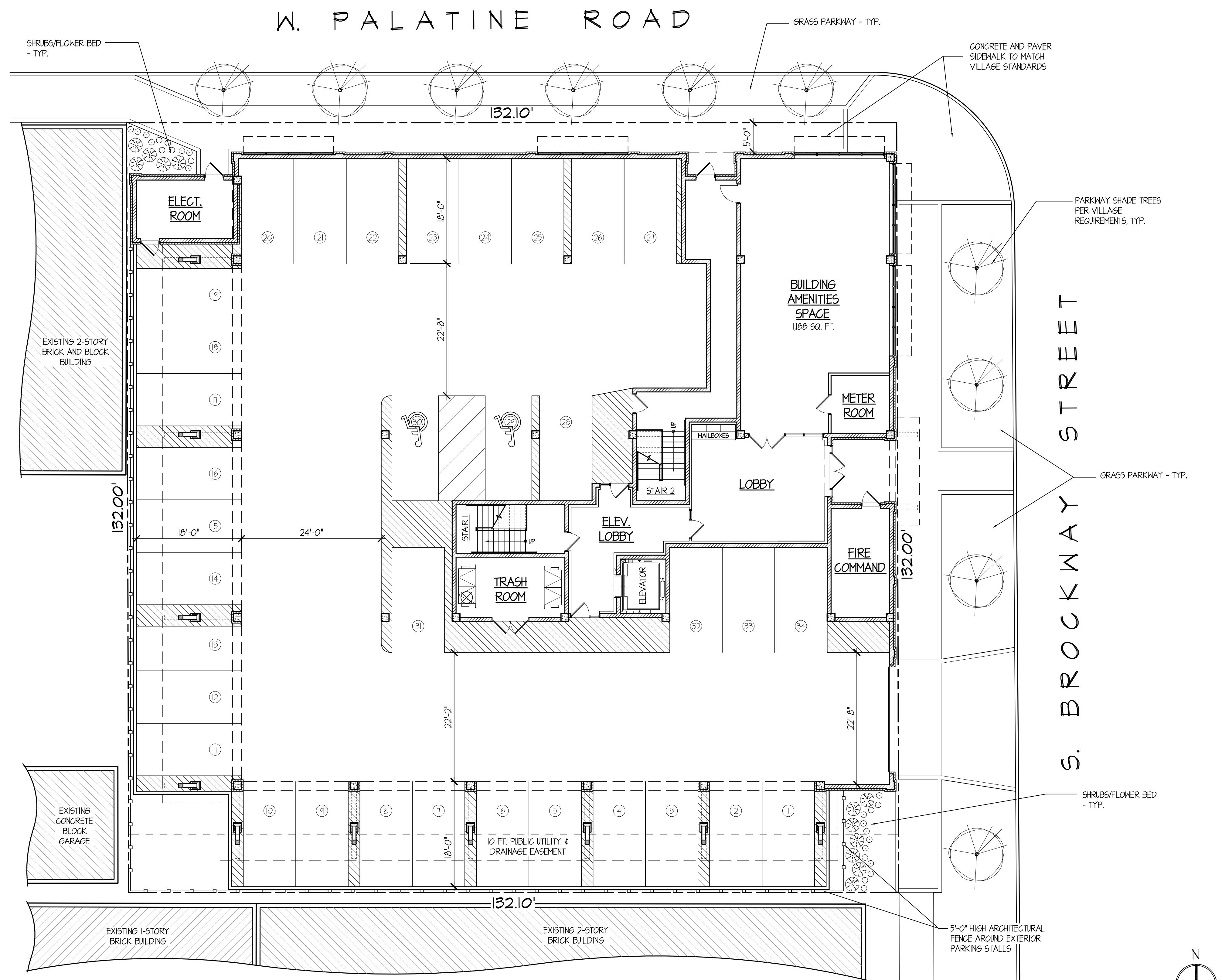


Attachment: Aerial Map (101 W. Palatine Road - Preliminary PD)

Staff and Plan Commission recommended conditions - 101 W. Palatine Road – Preliminary Planned Development:

1. The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, last revised 10/21/22, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.
3. The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.
4. The Plat of Consolidation shall be prepared in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company, in a manner acceptable to the Village Engineer.
5. At the direction of the Village Engineer, all extra agency permits shall be submitted.
6. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$180,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.
11. A construction management plan shall be submitted in a manner

acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.



SITE PLAN / GRADE PLAN

SCALE: 1" = 10'-0"

BUILDING FOOTPRINT = 12,641 SQ. FT.

PROJECT DATA	
TOTAL LOT AREA:	17,431.13 SQ. FT.
PROPOSED BUILDING UNIT DATA:	
TOTAL PROPOSED UNITS:	18 UNITS (2) BEDROOM
PER VILLAGE OF PALATINE ZONING CODE	
PARKING REQUIRED:	2 STALLS PER DWELLING UNIT = 36 PARKING STALLS REQUIRED
PROPOSED PARKING DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
TOTAL PARKING PROPOSED:	34 PARKING STALLS
PROPOSED RATIO:	1.88 STALLS PER UNIT

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ARLINGTON HEIGHTS • IL 60004
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TINAGLIA
ARCHITECTS

CLIENT

NORTHSHORE
DEVELOPMENT
GROUP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60063

PROJECT

MIXED-USE
DEVELOPMENT
PALATINE RD. & BROCKWAY ST.
PALATINE, ILLINOIS 60067

DRAWING TITLE

SITE PLAN /
GRADE PLAN

DRAWING INDEX	
1.P	PROPOSED SITE PLAN / GRADE LEVEL PLAN
2.P	PROPOSED TYPICAL 2ND & 3RD FLOOR / ROOF PLANS
3.P	PROPOSED ELEVATIONS
4.P	PROPOSED ELEVATIONS

E NAME		4102-2P	
DRAWN BY		RDL	DATE 2.19.21
D.	REVISED PER	DATE	
	ELEVATION DESIGN	12.6.21	
	DESIGN DEVELOPMENT	3.25.22	

JOB NO. 410221

SHEET NO.
OF 4 1.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

101 W. PALATINE ROAD

A NEW 3-STORY APARTMENT BUILDING
- PALATINE, ILLINOIS -

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Attachment: EXHIBIT - Architectural Plans (101 W. Palatine Road - Preliminary PD)

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**NORTHSHORE
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NORTHFIELD, ILLINOIS 60093

PROJECT

**MIXED-USE
DEVELOPMENT**

PALATINE RD. & BROCKWAY ST.
PALATINE, ILLINOIS 60067

DRAWING TITLE

**TYP. 2nd & 3rd
& ROOF PLANS**

FILE NAME 4102-2P

DRAWN BY RDL DATE 2.19.21

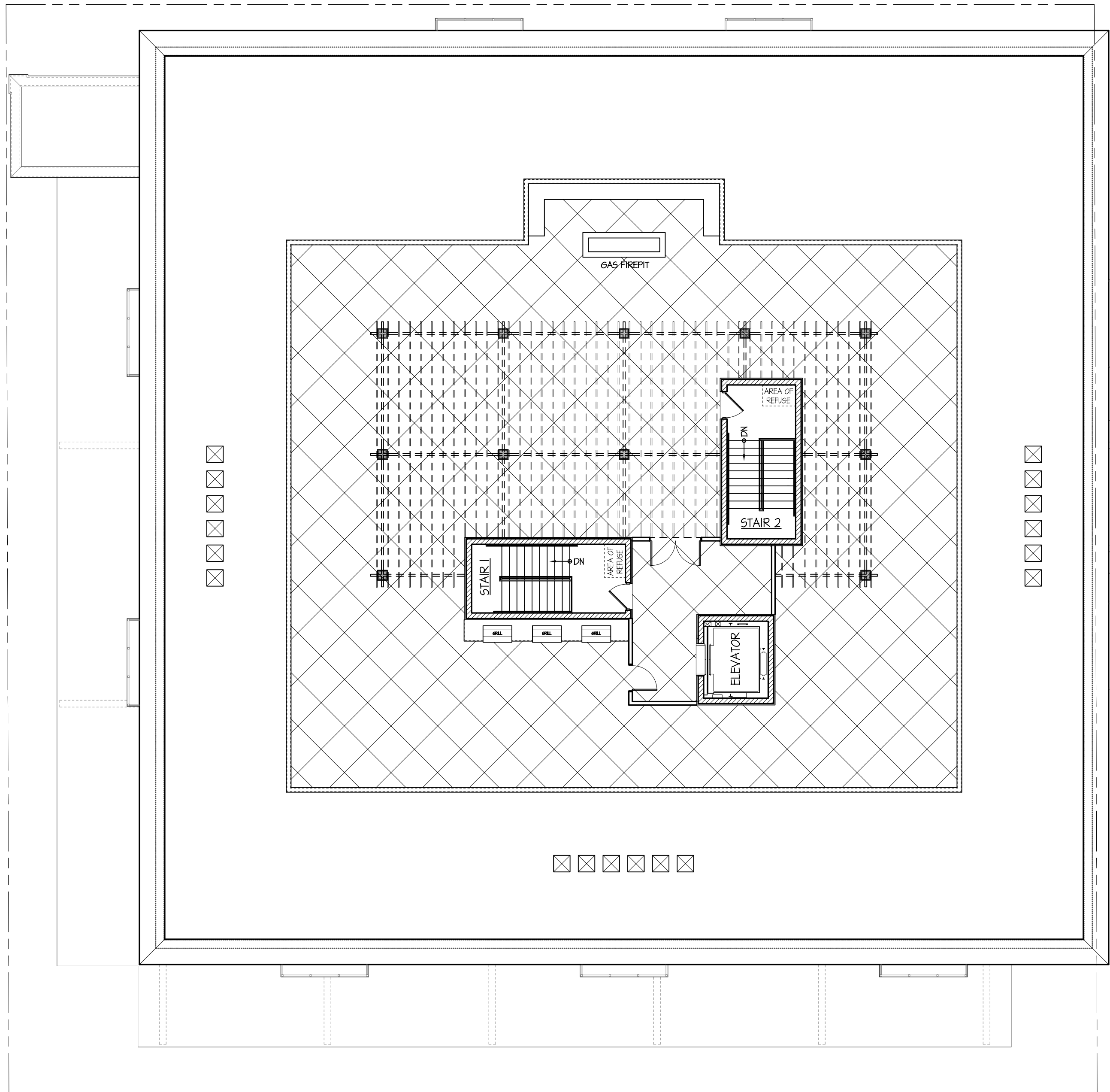
NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. 410221

SHEET NO.
OF 4

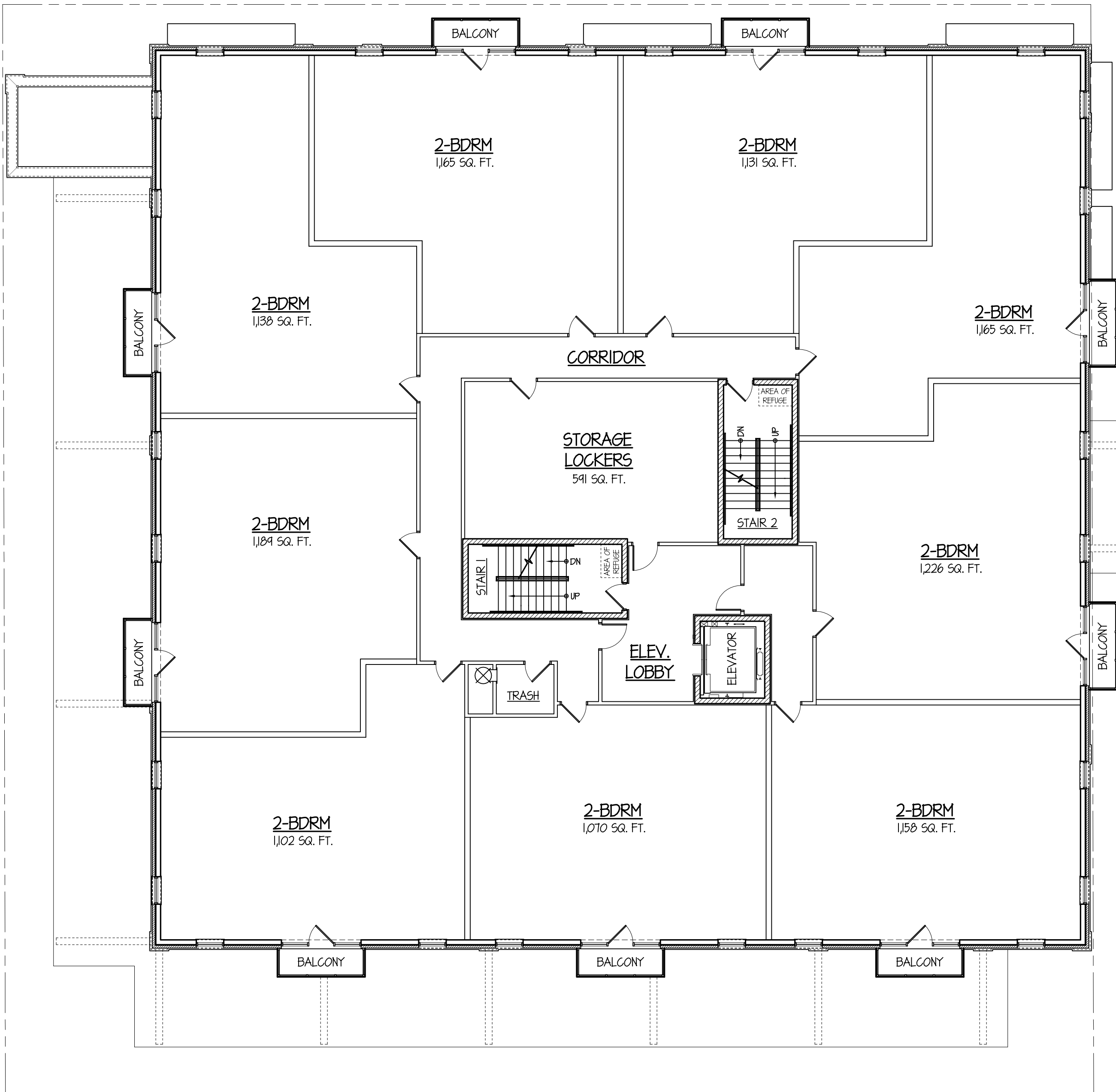
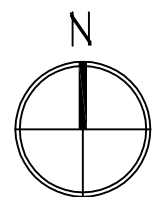
2.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ROOF AMENITIES PLAN

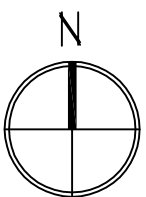
SCALE: 1" = 10'-0"



COMMON SPACE WITH STORAGE AREA = 2,084 SQ. FT. = 16.8% OF FLOOR AREA
COMMON SPACE WITHOUT STORAGE AREA = 1,493 SQ. FT. = 12.0% FLOOR AREA

TYPICAL 2nd & 3rd FLOOR PLANS

SCALE: 1" = 10'-0"



TYPICAL FLOOR PLAN AREA = 12,428 SQ. FT.

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PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME 4102-2P
DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. 410221

SHEET NO. 3.P
OF 4

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED EAST (BROCKWAY STREET) ELEVATION

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



PROPOSED NORTH (PALATINE ROAD) ELEVATION

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

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PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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PALATINE, ILLINOIS 60067

DRAWING TITLE

**EXTERIOR
ELEVATIONS**

FILE NAME 4102-2P
DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. 410221

SHEET NO.
OF 4

4.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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PROJECT
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DEVELOPMENT**
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PALATINE, ILLINOIS 60067

DRAWING TITLE
**EXTERIOR
ELEVATIONS**

FILE NAME 4102-4P
DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KQB
3	STEPPED PARAPET DSGN	10.21.22	RDL

JOB NO. 410221

SHEET NO. **3.PA**
OF 4

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED EAST (BROCKWAY STREET) ELEVATION

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



PROPOSED NORTH (PALATINE ROAD) ELEVATION

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

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T I N A G L I A
A R C H I T E C T S

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 10/18/22 07:00 PM

CASE STAFF STATEMENT (ID # 7928)

**101 W. Palatine Road and 2-12 S. Brockway Street -
Preliminary Planned Development to allow an 18-unit
apartment building and roof tenant amenity area.**

CASE NUMBER: 22-41

PETITIONER: Vu Trieu (Northshore Development Group –
<http://www.nsdgbuilders.com/>)

LOCATION: 101 W. Palatine Road; 2-12 S. Brockway Street

PROPOSAL: 3-story apartment building with 18 units and roof tenant amenity area.

ZONING AND LAND USE: The Subject Property (Gunnar Hansen Resubdivision) is zoned Planned Development. It is the former location of the Kramer Photography building and an associated multi-tenant building.



Case Staff Statement (ID # 7928)
Meeting of October 18, 2022

SURROUNDING CONDITIONS:

North:	Planned Development (Palatine Bank and Trust)
South	B-1 - shopping center district (AT & T facility and office building)
East:	Utility District (municipal parking lot) & B-1 (shopping center - Garfield's, Fox Glove Cottage, Anne's Unique Boutique, & Bendita Cocina restaurant)
West:	B-2 (W. Brothers roofing and Heng Wing restaurant)

COMPREHENSIVE PLAN:

- The 2016 TOD plan identified the potential redevelopment of the Subject Property (a part of Concept #3) and those properties to the west as appropriate for a mixed use residential development of approximately 40-units:



Existing Conditions

Sites 3 and 4 currently house several active businesses, and therefore any plans for future redevelopment would need to include close collaboration with property owners. However, as new infill development in Downtown occurs in Palatine, these sites will be attractive opportunities for denser multi-family, mixed-use development.

Site 3 Urban Design Strategy

Site 3 is a good opportunity to create a denser layout of commercial on the ground floor, and 3-4 floors of multi-family residential above. Located along Palatine Road, this parcel should be designed in a similar scale to the multi-family residential property directly to the west, and would help to complete the character of the street.

04 Development Recommendations
SITE 3 & 4 CONCEPT

Development Strategy



Concept Massing Overview



Site #	Site Area (sqf)	Proposed Uses	Building	Proposed Heights (# of Floors)	Gross Square Footage	Estimated Units	Estimated Parking Spaces
3	34,880	Mixed - Use Residential	1	4	77,200	40	68
4	25,400	Commercial	1	2	18,400	-	18

- While the TOD Plan contemplated the potential redevelopment of several properties in this area, it also reaffirmed the appropriateness for residential uses on the Subject Property.

BACKGROUND:

- The Subject Property (2 existing lots is 17,437 square feet/.40-acres) is zoned Planned Development and was previously occupied by an anchor use and multi-tenant building. The property was sold in 2019 and the buildings were subsequently demolished in 2021.
- The Petitioner has applied for a Preliminary Planned Development to allow an 18-unit apartment building, a covered and partially enclosed 34-space parking lot, and a roof amenity area.

- Therefore, the Petitioner is requesting:
 - **Preliminary Planned Development to allow an 18-unit, 3-story apartment building, with a roofed resident amenity area.**

ANALYSIS:

- The Petitioner acquired the property in 2019 and demolished the buildings in 2021. The Petitioner proposes to construct a new 18-unit; 3-story apartment building. The resident roof amenity area is inset from the building.
- The Subject Property is centrally located within Downtown Palatine and approximately .2 miles from Palatine's Metra Train Station.

Site Design, Density, and Architecture:

- The proposed apartment building is 3-stories, with the first level containing 34 parking spaces, including 2 handicap parking spaces. In addition to the parking area, the first floor contains the lobby, building amenity space (1,188 square feet – northeast corner of the building) elevator lobby, trash, electrical and building rooms.
- The 2nd and 3rd floors consist of nine two-bedroom apartments, ranging in size from 1,070 square feet to 1,226 square feet. Each floor also contains a separate elevator lobby, trash room, staircases, and centrally located storage lockers (591 square feet).
- Each of the unit floorplan includes a balcony, distributed among the 2nd and 3rd floors of the building. There is also a roof amenity area contemplated, which includes an inset trellised area, accessed by 2 sets of stairs and an elevator portal. The amenity area would include a gas fire pit, several grilling areas and seating below the trellises.
- With 18 units proposed, the proposed gross density is 45 units/acre. This is also comparable to other multi-family developments within the Downtown:

Development:	Location:	Area Acres:	Units:	Gross Density:
Benchmark	Greely Street, Palatine Road,	1.43 acres	72 total	50.3 units/acre

Case Staff Statement (ID # 7928)
Meeting of October 18, 2022

	& Johnson Street			
Wellington Court	Smith & Colfax Streets	.875	43 units	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60

- The building will be set back 5 feet from Palatine Road. The building setback on the south side maintains an approximately 2-foot setback. The two other sides of the building maintain a comparable property line setback, with some insets. The ground floor garage façade elevations along S. Brockway Street and W. Palatine Road are enclosed, with the ground floor elevations on the south (AT & T building) and west (W. Brothers Roofing) being open to the garage parking.
- The three-story building has a maximum height (parapet) of 41 feet 4 inches. Including the top of the stairs on the inset resident roof area, the height is 50 feet 2 inches. Due to this area being setback, the 3-story elevation would be maintained from street level. This is directly comparable to the height of the Palatine Bank & Trust Building, which is 40 feet to the middle of the roof tower and approximately 45 feet tall overall.
- The proposed elevations include a brick façade, architectural lighting elements, and ground floor windows along Palatine Road and S. Brockway Street. The upper floors continue a similar window treatment and a brick façade.

Downtown Design Guidelines:

- The adopted Downtown Design Guidelines indicate that new buildings should be compatible with the character of existing nearby Downtown buildings. This includes building style, massing, form, color, and materials. The recommended building requirements for durable and high quality materials are also articulated in the proposed building.
- Staff also recognizes the ground level opening on two sides of the building to portions of the garage parking. This will serve to further reduce any impact to the surrounding properties and also create additional visual interest to the elevations. The proposed architectural elements are consistent with these requirements.

Engineering and parking:

- While the zoning ordinance requires 2 spaces/per unit, the Subject Property is also within the Zoning Ordinance defined Central Business District:
- **11.01 (m) Business Standards for the Properties located within the Central Business District. The following standards apply to all commercial properties within the Central Business District; defined as the area bounded by Wood Street on the north, Smith Street on the west, Johnson Street on the south, and Plum Grove Road on the east.**
- The parking section of the Zoning Ordinance reviews the parking requirements in the Central Business Districts, as follows:

B-3, Central Business District or any property bounded by Wood Street (north), Johnson Street (south), Smith Street (west) and Plum Grove Road (east), regardless of the underlying zoning (Ord. No. 0-83-10, §1, 7/19/10)	This requirement may be waived with approval from the administrator
--	---

- The proposed parking ratio provides 1.88 spaces/unit. The minimum parking requirement for multi-family uses is 2 spaces/unit or 2.25 spaces/unit, with garages. Therefore, the Preliminary Planned Development petition requests parking deficiency of 4.25 (5) parking spaces.
- In addition to the parking review, the proposed parking ratio is consistent with or exceeding of other approved multi-family developments in Downtown Palatine:

<u>Development</u>	<u>Parking spaces</u>	<u>Spaces/unit</u>

Case Staff Statement (ID # 7928)
Meeting of October 18, 2022

	<u>provided</u>	
<i>The Benchmark</i>	122	1.69
<i>Wellington Court</i>	72	1.67
<i>The Heritage</i>	97	1.75
<i>The Providence</i>	198	1.76
<i>The Stratford</i>	51	1.59
101 W. Palatine Road	<u>34</u>	1.88

- Within the parking garage, the parking space depth is 18 feet, which is 1 foot shallower than the minimum requirements. Two of the interior drive aisles are 22 feet wide, rather than the minimum required 24 feet wide. These elements are comparable to other approved multi-family developments in Downtown. Also, with the limited number of parking spaces (34), Staff does not have any specific concerns about the garage site plan.
- Utilities exist in the immediate area and the proposed final engineering plans would be further reviewed and evaluated by the Village Engineer, within the Final Planned Development application process.

RECOMMENDATION:

The Subject Property was contemplated for redevelopment within both the Downtown Land Use Guide and the 2016 TOD plan. It is also consistent with the Downtown Design Guidelines. The proposed architectural plans not only address the Guideline requirements, but also break up the elevations to create visual interest in the building. With comparable materials and height for the surrounding developments, Staff also believes that the proposed building is compatible with the other recent Downtown development projects. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The development shall substantially conform to the architecture plans

prepared by Tinaglia Architects, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.
3. The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.
4. The Plat of Consolidation shall be prepared in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company.
5. At the direction of the Village Engineer, all extra agency permits shall be submitted.
6. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$180,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.
11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the

material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

- Architectural Plans
- Preliminary Planned Development application
- Plat of Survey - Gunnar K. Hansen Resubdivision
- 101 W. Palatine Road - 1991 Planned Development
- Existing utility map
- Legal Notice

INAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.inaglia.com

TINAGLIA

CLIENT
**NORTHSHORE
DEVELOPMENT
GROUP**
1943 PINE STREET
NORTHFIELD, ILLINOIS 60093

PROJECT
**MIXED-USE
DEVELOPMENT**
PALATINE RD. & BROCKWAY ST.
PALATINE, ILLINOIS 60067

DRAWING TITLE
**TYP. 2nd & 3rd
& ROOF PLANS**

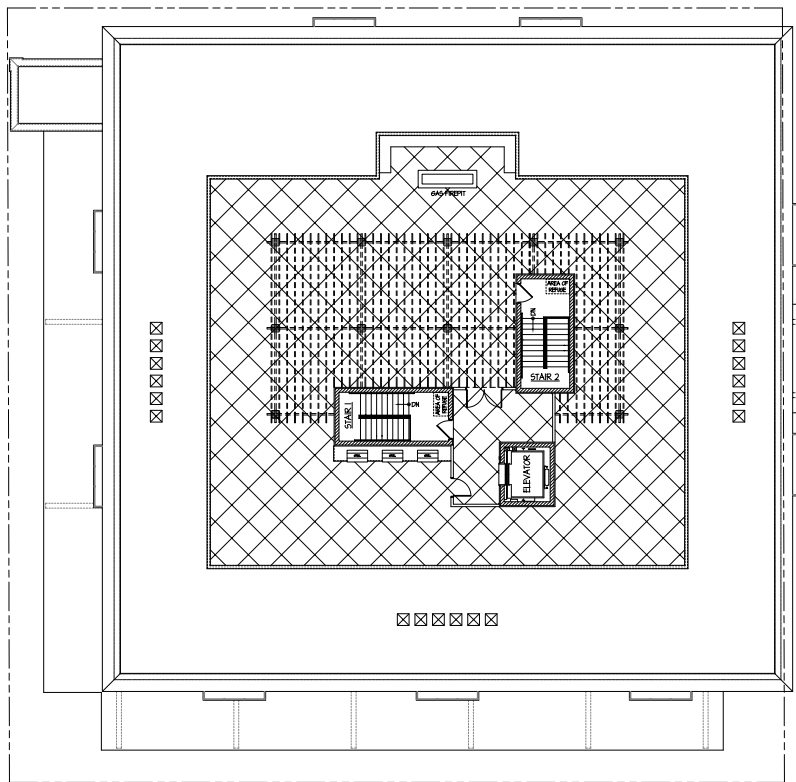
FILE NAME 41022P
DRAWN BY RDL DATE 2.19.21
NO. REVISED PER DATE
1 ELEVATION DESIGN 12.4.20
2 DESIGN DEVELOPMENT 3.25.22

JOB NO. 410221

SHEET NO. 2.P
OF 4

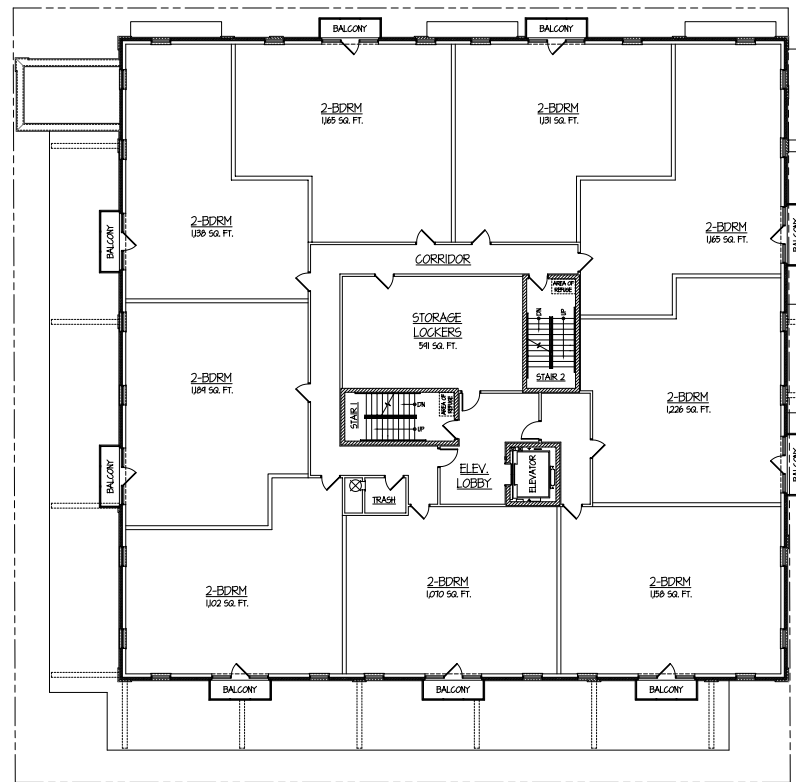
PROFESSIONAL DESIGN FIRM LICENSE #19442

Attachment: Plan Commission Materials (101 W. Palatine Road, 2-12 S. Brockway Street Preliminary Planned Development)



ROOF AMENITIES PLAN

SCALE: 1" = 10'-0"



COMMON SPACE WITH STORAGE AREA = 2,004 SQ. FT. = 16.0% OF FLOOR AREA
COMMON SPACE WITHOUT STORAGE AREA = 1,493 SQ. FT. = 12.0% FLOOR AREA

TYPICAL 2nd & 3rd FLOOR PLANS

SCALE: 1" = 10'-0"



TYPICAL FLOOR PLAN AREA = 12,420 SQ. FT.

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PROPOSED EAST (BROCKWAY STREET) ELEVATION

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



PROPOSED NORTH (PALATINE ROAD) ELEVATION

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

TINAGLIA ARCHITECTS+INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
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TINAGLIA

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NORTHSHORE
DEVELOPMENT
GROUP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60063

PROJECT

MIXED-USE
DEVELOPMENT
PALATINE RD. & BROCKWAY ST.
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME 4102-2P		
DRAWN BY RDL		DATE 2.19.21
NO.	REVISED PER	DATE
1	ELEVATION DESIGN	12.6.21
2	DESIGN DEVELOPMENT	3.25.22

JOB NO. 410221

SHEET NO. 3.P
OF 4

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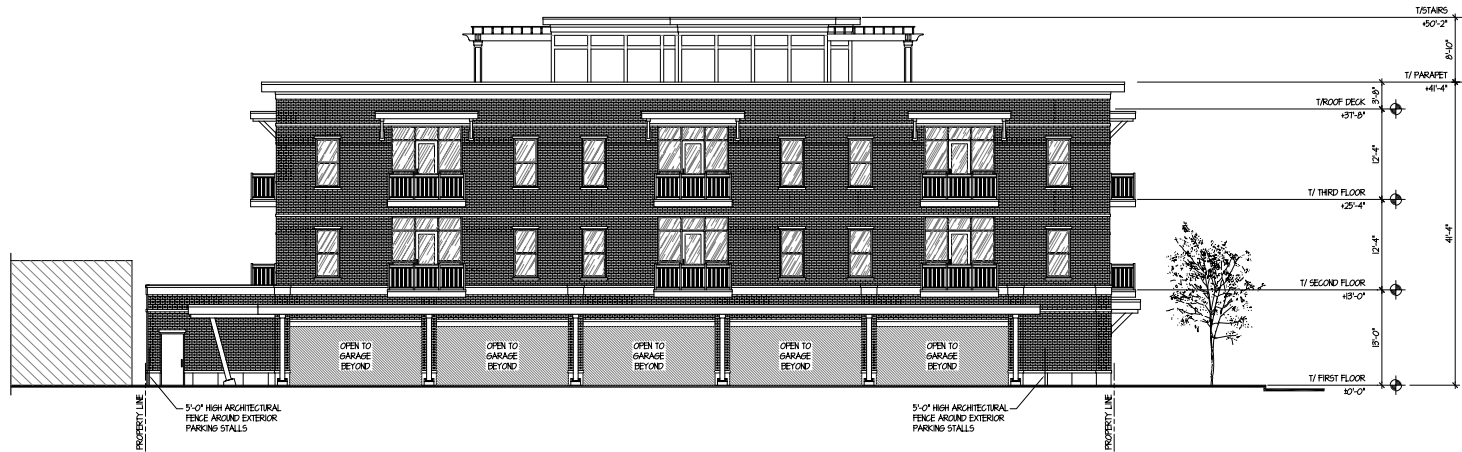
PROFESSIONAL DESIGN FIRM LICENSE #18464

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

Attachment: Architectural Plans (101 W. Palatine Road, 2-12 S. Brockway Street - Preliminary Planned Development)



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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TINAGLIA
ARCHITECTS

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60093

PROJECT
**MIXED-USE
DEVELOPMENT**
PALATINE RD. & BROCKWAY ST.
PALATINE, ILLINOIS 60067

DRAWING TITLE
**EXTERIOR
ELEVATIONS**

FILE NAME	41022P	DATE	2.19.21
DRAWN BY	RDL		
NO.	REVISION FOR	DATE	
1	ELEVATION DESIGN	12.4.21	
2	DESIGN DEVELOPMENT	3.25.22	

JOB NO. 410221

SHEET NO. 4.P
OF 4

PROFESSIONAL DESIGN FIRM LICENSE #1949

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

Attachment: Architectural Plans (101 W. Palatine Road, 2-12 S. Brockway Street Preliminary Planned Development)

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

RE: PRELIMINARY PLANNED DEVELOPMENT

Dear Petitioner:

It is the responsibility of the Planning and Zoning Department to assist you with the preparation of a complete petition that meets all of the standards of the Village of Palatine. Submitting a complete application allows your petition to proceed through the review process smoothly and in a timely manner. The attached information and application packet provides an explanation of the review process, a checklist of the required items and the required forms to be completed.

The review process requires actions of both you and the assigned Project Staff Planner. Staff will work diligently to review your application, making sure that all requirements have been met and ask that you, as the petitioner, work hard by supplying all the required materials.

Upon submittal of a complete application, the assigned Project Staff Planner will gather any comments and/or concern from other department or division staff members. These comments and/or concerns will be returned to you within ten (10) working days from the date of receiving a complete submittal. To efficiently move forward in the review process, it is recommended that staff comments and/or concerns be satisfactorily addressed.

If you have any questions or concerns regarding your petition or the review process, please contact us at 847-359-9047.

Sincerely,

Department of Planning & Zoning
 Village of Palatine

PRELIMINARY PLANNED DEVELOPMENT

Submittal Requirements

REQUIRED MATERIALS FOR ALL SUBMITTALS

1. Application fees – see current fee schedule.
2. Application for Hearing (attached)
3. Plat of Survey. The plat must include a legal description and be certified by a surveyor.
4. Real Estate Interest Disclosure Form (attached).
5. Proof of ownership (Title Insurance Policy, or Deed) and/or a copy of the contract to purchase.
6. Jurisdictional statement from the US Army Corp of Engineers. (if applicable)
7. Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT).
8. Receipt from the North Cook County Soil and Water Conservation District (if over 1 acre). Additional information can be found at <http://www.northcookswcd.org/> and <http://www.northcookswcd.org/pdfs/forms/NRI-Application-Guidelines3-17.pdf>

THE FOLLOWING MATERIALS MAY BE REQUIRED BY THE VILLAGE AS PART OF THE SUBMITAL OR AS A CONDITION OF APPROVAL.

9. Preliminary Plat of Subdivision
10. Existing conditions of the property
11. Preliminary engineering plans including utility connections, preliminary grading plan, preliminary calculations, methods of storm water management
12. Site data information, including total acreage, number of lots, lot sizes, number of dwelling units, and gross/net density, amount of parking spaces required/provided, etc. (To be presented in table form on the site plan).
13. Preliminary Architectural Plans
14. A copy of Declarations or Covenants, Conditions and Restrictions
15. Preliminary Landscape Plan
16. Preliminary Lighting Plan
17. Preliminary Site Plan

18. Marketing Materials
19. Economic Impact Analysis
20. Engineer's Cost Estimate of the Costs of Project Improvements
21. Traffic and other impact studies.
22. Tree Preservation Plan
23. Surrounding property conditions
24. Detailed description of the proposed development including # and types of residential units, permitted commercial uses, signage guidelines, phasing schedules, reasoning for site and building design, etc.
25. Any other information deemed necessary by the Administrator

ALL PLANS AND PLATS SHALL BE FOLDED

- Detailed information which must be shown on the final plat of subdivision is attached.
- Additional copies of plats and plans will be requested prior to the scheduled meeting/hearing date.
- Note that school and park district donations are required for all developments according to the current Village fee schedule prior to issuance of a building permit.
- Note that letters of credit and 10% cash bonds to guarantee the installation of public improvements are required for all final plats of subdivisions.
- A plan review fee, based on 1.5% of total project improvement costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.

PRIOR TO RECORDATION OF A FINAL PLAT THE FOLLOWING MUST BE COMPLETED

- Mylar copy submitted with all required signatures
- A Subdivision Improvement Agreement signed by the subdivider and/or builder (this is provided by the Village).
- Recording fees for the recording of the Final Plat



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Vu Trieu		Business Name (If applicable) 101-106 Palatine LLC	
Address 1963 Pine Street		City/State/Zip Code Northfield, IL 60093	
Telephone 847-682-9899		Fax	
Email vuctrieu@gmail.com			
Subject Property Address 101 W. Palatine Road, Palatine, IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

Date

5-8-2022

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Vu Trieu

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Email: _____

Relationship to Petitioner: _____

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

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

101 W. Palatine Road

5. All existing land use(s) on the property are:

Vacant

6. Current zoning of property: P Size of the property: 0.400 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

New 18 dwelling unit residential building with a first floor enclosed garage

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

Reduce the parking requirement from 2 spaces per unit to 1.88 spaces per unit

Reduce the drive aisle widths to 22'-8" and 22'-2"

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

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

Signature: _____

Date: 5-8-2022

State of Illinois

County of Cook

This instrument was acknowledged before me on 5/, 20 22 by



(Seal)

Notary Public



Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Vu Trieu		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 1963 Pine Street		City/State/Zip Code Northfield, IL 60093
Telephone 847-682-9899	Fax	Email vuctrieu@gmail.com
Address of Subject Property 101 W. Palatine Road		City/State/Zip Code Palatine, IL 60067
Legal Description of Subject Property (see plat of survey or title) Please see title survey attached		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.	
Signature 	Date 5-8-2022
SUBSCRIBED AND SWORN TO before me this <u>10</u> day of <u>May</u> 20 <u>22</u>	
Notary Public Signature 	OFFICIAL SEAL LYNDIA YAN WU NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 1/30/25 Zoning Case #
Project Planner	

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

LANGUAGE TO BE INCLUDED ON THE PLAT OF SUBDIVISION**OWNER'S CERTIFICATE**

State of Illinois)
County of Cook) S.S.

This is to certify that Vu Trien are the property owners of the property described hereon and that they have caused the said property to be surveyed and consolidated as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this 8th day of May, A.D., 2022

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.



I, Lynda Yan Wu a notary public in and for said county in the state aforesaid, do hereby certify that Vu Trien are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10 day of May, A.D., 2022

[Signature]
Notary Public

My commission expires on: 1/30/25

MORTGAGOR'S CERTIFICATE (if applicable)

State of _____)
County of _____) S.S.

This is to certify that _____ hereby consents to the plat shown hereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., 2____

By: _____

Title: _____

Attest: _____

Title: _____

NOTARY CERTIFICATE

I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ and _____ of _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument such officers, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth, and that the said _____ did also then and there acknowledge that he/she, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2_____

Notary Public

My commission expires on: _____

PLAN COMMISSION

Approved by the Plan Commission of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2_____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2_____.

Signed: _____
Mayor

Attest: _____
Village Clerk

VILLAGE ENGINEER

State of Illinois)
County of Cook) S.S.

This plat has been checked for conformance to the Village of Palatine standards and

requirements, and working drawings and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine has been paid.

Dated this _____ day of _____, A.D., 2____.

Signed: _____
Village Engineer

VILLAGE COLLECTOR

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., 2____.

By: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois)
County of Cook) S.S.

We hereby certify to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____
Owner

Dated: _____

By: _____
Illinois Professional Engineer

Dated: _____

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.



SCHOOL DISTRICT CERTIFICATE

Elementary School District # _____

High School District # _____

SEND THE NEXT TAX BILL TO:

(Name)

(Address)

Vu Trieu

1963 Pine Street

Northfield, IL 60093

PROPERTY INDEX NUMBER(S): Township-Section-Block-Parcel

PIN: 02-22-203-018-0000

02-22-203-019-0000

4" x 2" area for Cook County
Authorities

4" x 2" area for IDOT
Approval (if required)

EASEMENT PROVISIONS:

As indicated in the attached document

**Blanket Easements for Single Family Developments or
Multi-Family Developments with Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermain, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such may be otherwise designated on the plat by terms such as "out lots", "open space", "open area", "common ground", "parking and common area". The term "common area or areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number

(e) Blanket easement provisions for Single Family Developments without common areas shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

**Blanket Easements for Single Family Developments,
Without Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermain, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon or on adjacent lots, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number

(f) Easements for Condominium Developments shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

Blanket Easements for Condominium Developments

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermain, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and Common Elements or areas to serve improvements thereon or on adjacent lots, or Common Elements, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth in the "Condominium Property Act", Chapter 765 ILCS 605/2(c) as amended from time to time. "Common elements" also includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions for the _____ Condominiums recorded herewith as Document Number _____

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

TREE PRESERVATION GUIDELINES FOR FINAL PLATS OF SUBDIVISION

7.01. Procedure for the protection of existing trees.

(a) *Protection of existing trees.* When determining the location of improvements within a development and the location of structures on lots, the developer shall make every reasonable effort to save healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above ground level).

(b) *Preliminary plat procedure.* As part of the preliminary plat procedure, the developer shall submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above the ground level) for areas within twenty-five (25) feet of any proposed improvement. For remaining areas covered by the preliminary plat, only the general locations of the trees is required.

(1) The developer shall indicate on such plat which trees are proposed to be saved in accordance with this section 7.01.

(2) The trees to be saved in accordance with this section 7.01 shall be agreed upon as part of the preliminary plat of approval.

(c) *Final plat procedure.* As part of the final plat procedure contained herein, the developer shall submit:

(1) A proposed grading plan for the site indicating the location, size and species of the trees to be saved in accordance with the preliminary plat approval.

(2) A plan establishing the methods to be used for preserving the trees that are to be saved. Such plan shall include the following provisions:

- a. All grading and construction equipment shall be forbidden from encroaching within the tree's drip line.
- b. Crushed limestone or other materials detrimental to the tree shall not be dumped within the tree's drip lines or at any higher location where drainage toward the tree could affect the health of the tree.
- c. Installation of tree protection fencing shall be based on the following formula:
 - i. For less than twelve inches (12") diameter, fencing shall be installed at the dripline of the tree to be preserved.
 - ii. For trees greater than twelve inches (12") diameter, fencing shall be installed at one foot (1') diameter distance from the tree trunk in every direction for every one inch (1") of DBH of the tree to be preserved.
 - iii. Location of the fencing shall be shown around each tree proposed to be preserved on the tree preservation plan
- d. The developer's proposed methodology for saving existing trees in accordance with preliminary plat approval shall be reviewed by the administrator. If, in the reasonable opinion of the administrator, the developer has not taken the necessary precaution in preserving such existing trees, no building permit will be issued until such time as the developer satisfactorily amends the plans for the preservation of such existing trees.

(d) *Destroyed or razed trees.* In the event that a tree designated on the approved plan for saving should be damaged, destroyed or razed by the developer during the construction process, the developer shall replace such tree with a tree of a species approved by the village and having a diameter not less than the tree so destroyed or razed (no one replacement tree shall exceed six inches (6") in diameter measured at twelve inches (12") above the ground, however several smaller diameter trees having a combined diameter equal to the tree damaged, razed or destroyed shall be planted for trees larger than six inches (6") in the approximate location of the tree so damaged, destroyed or razed. In addition to planting the required replacement trees, the developer shall pay an amount equal to \$100 per one inch (1") in diameter measured twelve inches (12") above the ground for each tree so damaged, destroyed or razed. The developer shall post an improvement security in accordance with section 9.02 of this appendix to guarantee the planting of the replacement trees. Such guarantee shall be held one year after planting to guarantee the tree is in a healthy acceptable condition.

(e) *Statement of intent.* The developer of residential subdivisions of three (3) lots or less shall not be required to submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater measured twelve (12) inches above grade level but shall instead submit a statement of intent regarding the removal and or preservation of all existing healthy trees on the property.

***The Village of Palatine's Public Works Department has a list of approved parkway trees. A copy is available, if needed.

Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT)

Pursuant to the *Illinois Endangered Species Protection Act* and the *Illinois Natural Areas Preservation Act*, an ecological compliance assessment report must be completed for any of the following proposals.

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning between classifications
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

You will find the required application and additional information at the Department of Natural Resource's website <http://dnr.illinois.gov/EcoPublic/>

Complete the required questionnaire including General Information, Applicant Information, Project Information, and Location Information sections and submit it to the IDNR. They will ask for contact information for the Village. This is as follows:

Department of Planning and Zoning
200 E. Wood Street
Palatine, IL 60067
847-359-9047

Additional Information can be found at <https://www.dnr.illinois.gov>

NORTH

PROFESSIONAL DESIGN FIRM No. 184-003233

TOTAL LAND AREA = 17,437 sq. ft. = 0.400 acre, more or less
BUILDING FOOTPRINT = 9,434 sq. ft.



C - O - P - V
91341426

HANSEN TRUE

HANSEN TRUE VALUE
HARDWAREORDINANCE NO. 0-77-91

AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
105 W. PALATINE ROAD AND 2-12 S. BROCKWAY STREET
HANSEN TRUE VALUE HARDWARE BUILDING

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on May 21, 1991 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

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:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Lots 1 and 2 in Block "C" in the Village of Palatine in the Northeast Quarter of the Northeast Quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, as subdivided, platted and recorded by A.S. Pratt in the recorder's office of Cook County, Illinois.

Commonly known as the Hansen True Value Hardware Building.

SECTION 2: That final Planned Development approval shall be subject to the following conditions:

1. The property shall be developed and maintained to conform to the Plot Plan, attached hereto as Exhibit "A", except as revised to comply with the conditions below.
2. The Plot Plan shall be revised to show the required handicap parking space as being properly striped and signed.
3. The property shall be limited to attached signage in accordance with Section 8.03 A of the Palatine Zoning Ordinance.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 10th day of June, 1991

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

APPROVED by me this 10th day of June, 1991

Ed. N. Pfaller
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 10th
day of June, 1991

Margaret R. Dru
Village Clerk

PLOT PLAN EXHIBIT "A" ON FILE IN THE OFFICE OF THE
VILLAGE CLERK - VILLAGE OF PALATINE, ILLINOIS

plan commission
may 21, 1991

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Discussion

The following four issues were considered to be most important in regards to this development: Suitability of Site for Residential; Public street connecting to private street; flooding; parking.

Mrs. Hayes asked how far a plan commission needs to go to lessen the possibility of future problems.

Mrs. Huening said she feels these units will sell, because the housing is affordable, and Palatine is a desirable place to live. Potential purchasers will see these as acceptable trade-offs for the Yellow Freight noise.

The plan commission is concerned that the Deer Run street is not up to village standard for public streets, even though it is private. Members feel if the village wants it to be public, it should finance the necessary improvements to upgrade. The commission feels it is the PEZ's responsibility to make a final determination on integrity of the street based on Cassidy's investigation of whether or not the street actually is built to village standards, and if not, why not.

Regarding parking, it was noted that the number provided exceeds the 110 required with an average of three per unit with 50 percent of the units having two-car garages.

Flooding was fully addressed by the developer, commissioners feel.

RECOMMENDATION

Ms. Taylor moved, Greenlees seconded that the plan commission recommend to the village board that it approve the petition of Pulte Home Corporation for a preliminary plan for a 8.65-acre PUD of 49 townhomes located in 10 two-story buildings south of Northwest hwy. which land is commonly known as the Anderson property with staff conditions as included as Attachment #2. Plan commission findings show strong concern that the problem of the private street in Deer Run be resolved by the PEZ and that every effort be made to preserve the oak trees on the south side of Northwest hwy.

Those voting aye: Greenlees, Ms. Taylor, Hansen, Mrs. Huening, Antrim, Mrs. Hayes, Dwyer.
Those passing: Mrs. Meller

The motion carried.

Conrad Hansen left the meeting at 11 p.m.

REPORT OF PUBLIC HEARING - Docket P-91-31

The notice of public hearing was read by the chairman. The petitioner, Gunnar K. Hansen, seeks preliminary and final approval for a PUD, resubdivision of the property into two separate lots, and rezoning from B1 to P for 17,462.5 square feet at 105 W. Palatine rd. and 2-12 S. Brockway st., commonly known as Hansen's True Value Hardware Store.

The following petitioner's exhibits were introduced:

1. Petition for Hearing
2. Certificate of Title
3. Real Estate Contract
4. Statement of Intent/Selling or Leasing
5. Plat of Survey
6. Plat of Resubdivision
7. Plot Plan
8. Palatine Real Estate Interest Disclosure Form
9. Affidavit

plan commission
may 21, 1991

page 7

Mike Cassady was sworn in and gave background on the subject property and described surrounding land uses and zones.

north	First Nationwide Bank	B1
east	Worldwide Liquors	B1
south	Illinois Bell	B1
west	Surveyors Office	B1

The stores on the property were constructed in various phases on the site of the old Palatine National Tea. The hardware store has been in this location since 1954. Other small stores have been located in the Brockway st. units. Fires over the years have necessitated rebuilding and reconfiguration of space as the need for larger hardware store quarters occurred.

Purpose of the petition is to legally divide the hardware store building and the Brockway st. units so both may be separately owned. Currently, the property is divided into two lots, each approximately 132 x 66 feet. The petitioner would like to resubdivide the property to create a new Lot #2 which would encompass the area inside the building envelope around the Brockway st. units. The buildings and lots would be separated by a common wall. The new Lot #1 would encompass the remainder of the property. Lot #1 would still have access off Palatine rd. and Brockway st. The site plan indicates that the hardware store building is 6,000 square feet in area and will have a parking lot with 20 parking spaces. Lot #2 would have a lot area and building area of 3,300 square feet and would have pedestrian access off Brockway st. Not on-site parking will be provided for Lot #2.

The building is considered a legal non-conforming structure, because it does not meet the setback requirements of the B1 district (30 foot front, 10 foot interior side, 20 foot rear, and 20 foot side abutting a street). The existing structure is located on the front lot line abutting Palatine rd. and is on the side lot line abutting Brockway st. The petitioner is seeking PUD approval and rezoning to P in an effort to eliminate the need for variations from the B1 district relating to lot width (minimum = 200 feet) and front, side, and rear setbacks.

A Statement of Covenants, Easements, and Limitations which will be included on the Plat of Subdivision, if approved, has been drafted. In addition to provision for utility and structural maintenance, the statement restricts use of land and buildings to uses permitted in the B3 CBD zone. (The village attorney is reviewing the draft covenants.) Petitioner's current plans are to sell proposed Lot #1 to Robert Kramer who will move and expand his photography studio currently located at 17 E. Palatine rd.

Conrad Hansen and Terry Leighty were sworn in to speak on behalf of the petition.

Staff Recommendations

Cassady read staff recommendations (Attachment #3) into the record.

Conrad Hansen said the conditions are acceptable to the petitioner. he added that he feels the resubdivision will be beneficial to the CBD.

The public hearing closed at 11:45 p.m.

RECOMMENDATION

Greenlees moved, Mrs. Meller seconded that the plan commission recommend that the village board approve the petition of Gunnar Hansen for preliminary and final plan for a PUD, resubdivision, and rezoning from B1 to P for land located at the southwest corner of Palatine rd. and Brockway commonly known as Hansen True Value Hardware Store with staff conditions as presented in Attachment #3.

Unanimously carried.

The meeting adjourned at 12 midnight.

Natalie Meyer McKenzie
secretary

Item # 8

APPENDIX 1

Circuit Court, 1st

STATEMENT OF INTENTION
OF SELLING OR LEASING
THE PLANNED UNIT DEVELOPMENT

APR 11 1991

The purpose of this request to form a Planned Unit Development on the property is to sell the portion commonly known as 105 West Palatine Road to Mr. Robert W. Kramer, or his assigns, for the purpose of moving and expanding his photographic studios from 17 East Palatine Road in downtown Palatine to larger quarters.

It is further to subdivide and keep the portion originally known as 2 to 12 South Brockway Street as rental or future sale property by Gunnar K. Hansen.

We are further requesting that the permitted uses in the new Central Business District zoning B-3 be applied to the property.

There will not be any outside construction therefore we plan to keep and preserve all parkway and planting area trees.

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

Item # 9

APPENDIX 2

GUNNAR K. HANSEN

PLANNED UNIT DEVELOPMENT

STATEMENT OF COVENANTS, EASEMENTS & LIMITATIONS

Gunnar K. Hansen
APR 11 1991

The following items will be entered onto the plat of subdivision.

METERS GUTTERS AND ACCESS

An easement is hereby reserved for and granted to the owner or owners of lot 2 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of building maintenance, location of gas and electric meters, transmission pipes and lines, location of rain gutters and gutter downspouts, and public utility service. This easement shall extend onto lot 1 for a width of six feet along the entire length of the south property line of lot 2 and continue south at a five foot width along the east wall of the existing structure now located on lot 1 to a point five feet south of the south end of that wall and continue west at a five foot width for a distance of twenty feet along the south wall of the existing structure on lot 1 for the purpose of transmission and discharge of rainwater and snow melt from the gutter of the roof of the structure now located on lot 2. This easement further allows the discharge of transmitted rain water to continue to flow naturally on the surface from the point of the end of the easement.

CHIMNEY MAINTENANCE AND ROOF ACCESS

An easement is hereby reserved for and granted to the owner or owners of lot 1 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of building maintenance, chimney maintenance, gas transmission, and roof access. This easement shall extend above the now existing structure on lot 2 for a width of six feet east of the west property line of lot 2 and extend north from the south property line of lot 2 for a distance of six feet.

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

CHIMNEY ENCROACHMENT

An easement is hereby reserved for and granted to the owner or owners of lot 1 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of chimney encroachment. This easement shall extend onto lot 2 east for a distance of 27 inches from the west property line and a width of four inches north of the south property line.

SPRINKLER SYSTEM

A declaration is hereby made that the owner of lot 2 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, his successors and assigns agrees to maintain at his expense the existing sprinkler system located on lot 2 and shared with lot 1. This maintenance agreement will continue until the owner of lot 2 submits notice in writing to the owner of lot 1 his intention to discontinue the use of a sprinkler system. During the time the sprinkler is in operation the owner of lot 2 agrees to pay his prorata portion of the annual inspection fees which are charged for the entire sprinkler system.

PARTY WALL

The general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omission shall apply between the parties hereto. The costs of reasonable repairs, maintenance and replacement of a party wall shall be shared equally by the owners except that the entire cost of repairing damage caused by the negligence or willful act or omission of one owner shall be paid for by that owner.

LIMITATIONS

The uses of the land, buildings, and structures will be restricted to the uses permitted under Village of Palatine code 11.04 B-3 Central Business District. Copy attached.

Part of Item #9

- 23. Physical Culture and Health Services; includes gymnasiums, swimming pools, reducing salons, masseuses and public baths.
- 24. School Office Buildings; not including the parking or storage of buses.
- 25. Restaurants; with or without drive-through.
- 26. Taverns or Bars.
- 27. Truck Rental.
- 28. Trailer Rental.
- 29. Undertaking Establishments and Funeral Parlor; with one attached residential unit.
- 30. Wind Energy Conversion Systems.
- 31. Unique or New Uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.
- E. Minimum Lot Width: 50 feet.
- F. Maximum Floor Area Ratio: 1.0.
- G. Minimum Setbacks:
 - 1. Front: 25 feet depth.
 - 2. Rear: 20 feet.
 - 3. Side: 5 feet.
 - 4. Side Abutting Street: 10 feet.
- H. Transitional Yard. When a side lot line coincides with a side lot line in an adjacent Village of Palatine residentially zoned district, a landscaped buffer of at least fifteen (15) feet shall be provided.
- J. Maximum Building Height: 3 stories, not to exceed 45 feet.
- 11.04. B-3, Central Business District.
 - A. Legislative Intent. The purpose of the B-3, Central Business District is to provide a centrally located shopping and service area within Palatine for the retail sale of small items and essential services.

- B. **Boundaries.** Only the following described property in the Village, and none other, shall be eligible for B-3, Central Business District zoning:

All property bounded by Wood Street on the north, Johnson Street on the south, Plum Grove Road on the east, and Smith Street on the west.

C. **General Conditions.**

1. Dwelling units shall have a minimum floor area of 300 square feet per bedroom.
2. Dwelling units shall be attached and accessory to the principal business use.
3. In any building occupied in part by residential uses, business uses shall not be located above the level of the first story ceiling.
4. Dwelling units shall conform to the parking regulations set forth in Article VII.
5. Dwelling units wholly or any part thereof below the second story shall not be part of the store front.

D. **Permitted Uses.** The following uses are permitted:

1. Antique Shops; of refurbished and refinished materials.
2. Appliance Stores; of household items which can be carried by one (1) individual without assistance.
3. Art Supply Stores.
4. Artist's Studio.
5. Bakeries; manufacturing of goods limited to those retailed on the premises.
6. Banks and Financial Institutions; without drive-in facilities.
7. Barber Shops.
8. Beauty Parlors.
9. Beauty Schools; when the service of a beauty parlor is offered to the public.
10. Bicycle Sales and Repair.

11. Book and Stationery Stores.
12. Camera and Photographic Supply Stores.
13. Candy Stores.
14. Card Shops.
15. Catalog Stores.
16. China and Glassware Stores.
17. Clinics; medical or dental.
18. Clothes and Costume Rental Agencies.
19. Clothing Repair Stores; including tailoring, shoe and hat repair.
20. Clubs, Lodges, Temples, Fraternal and Not For Profit Organizations; not to be confused with synagogue or private club.
21. Coin and Stamp Stores.
22. Currency Exchanges.
23. Dancing Schools and Studios.
24. Delicatessens; where no on-site consumption of food is accomplished.
25. Drapery Stores.
26. Dressmaking and Millinery Shops.
27. Dry Cleaners and Clothes Pressing Establishments; but not a central plant with more than one (1) retail outlet, and no use of inflammable cleaning agents.
28. Dry Good Stores; textiles, clothing and related articles of trade.
29. Dwelling Units; subject to the general conditions of Section 11.04 (C).
30. Electronic Communications Equipment Sales; including television and radio and repair of such items.
31. Florists.

32. Food Stores, Grocery Stores, Meat Markets and Frozen Foods.
33. Furrier Shops.
34. Gift Shops.
35. Hardware Stores.
36. Hearing Aid Stores.
37. Historical Buildings and Landmarks; preserved for the public.
38. Hobby Shops..
39. Interior Decorating Studios and Shops.
40. Jewelry Stores.
41. Laundries, Laundrettes; hand or automatic, self-service only.
42. Leather Goods and Luggage Stores.
43. Liquor Stores; package liquors only.
44. Loan Offices.
45. Locksmith Shops.
46. Medical Appliance Stores.
47. Mini-Parcel Service; with maximum square footage of 1,500 square feet.
48. Musical Instruction.
49. Musical Instrument Sales and Repair.
50. Municipal Parking Lots.
51. Newspaper Distribution Agencies.
52. Newspaper Offices (public).
53. Nursing Home
54. Notion Stores.
55. Offices; professional, business or governmental.
56. Office Supply Stores.

57. Opticians and Optometrists Shops.
58. Paint and Wallpaper Stores.
59. Parking Lots; for private self-propelled passenger vehicles.
60. Pet Shops.
61. Pharmacies.
62. Photographic Studios and Equipment Supply.
63. Picture Framing.
64. Post Offices or Sub-Stations.
65. Prerecorded Music Sales; any medium.
66. Public Parks, Public Playgrounds and Public Community Centers.
67. Second Hand Thrift Shop.
68. Sewing Machine Sales and Service; household machines only.
69. Sporting Good Stores.
70. Telephone Exchanges.
71. Ticket Agencies; amusement.
72. Tobacco Shops.
73. Toy Stores.
74. Travel Agencies, Bureaus and Transportation Ticket Offices.
75. Temporary Buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.
76. Temporary Uses of Special Events; for a period not to exceed seventy-two (72) hours; as approved by the Village Board at least ten (10) days before the event.
77. Mixed Uses; combination of economically compatible permitted uses listed above provided that the floor area of such establishment does not exceed 50,000 square feet.

78. Compatible Uses; per procedure and standards listed in Section 11.01 (E) of this ordinance.

E. Accessory Uses.

1. Those customarily incidental to the permitted uses
2. Signs; per regulations in Article VIII of this ordinance.
3. Communication Devices; per regulations in Section 6.02 of this ordinance.
4. Awnings, Canopies or Marquees; providing a head-room of at least eight (8) feet.

F. Special Uses. The following uses are permitted as special uses when authorized by the Village Board subject to the standards set forth in Section 14.05 of this ordinance:

1. Art Galleries and Public Museums.
2. Auction Rooms.
3. Banks and Financial Institutions; with drive-in facilities.
4. Churches, provided that they are located on a single user lot and that said churches are located at least five (5) feet from any other lot in a business district and at least twenty (20) feet from any other lot in a residential.
5. Communication Devices which Exceed Height Limit.
6. Fences, Front yard.
7. Live Entertainment.
8. Meeting Halls; with a legal capacity of one hundred (100) or more people.
9. Public Service Facilities.
10. Restaurants; excluding drive-in or drive-through facilities.
11. Taverns and Bars.
12. Unique or New Uses; not listed within this ordinance; provided that the use complies with the intent of the B-3 District.

- 13. Wind Energy Conservation System.
- G. Minimum Lot Width: None.
- H. Maximum Floor Area Ratio: 1.5.
- J. Minimum Setbacks:
 - 1. Front: 5 feet.
 - 2. Rear: 20 feet.
 - 3. Side: 0 feet; or if provided, it shall be at least 5 feet.
- K. Maximum Building Height: 3 stories, not to exceed 45 feet.

11.05. B-4, Office-Research District.

- A. Legislative Intent. The purpose of the B-4, Office-Research District is to provide for professional and corporate office and research facilities within a unified area. All development on a B-4 parcel shall have a single user or firm, subject to the requirements of this section.
- B. Permitted Uses. The following uses are permitted:
 - 1. Corporate, Business, Charitable, Not-For-Profit Organizations and Labor Union Offices and Headquarters; housing management and administrative personnel only, except:
 - a. Any sales of products shall be allowed as an accessory use only.
 - b. Any display of products shall be allowed as an accessory use only.
 - 2. Professional Offices; occupied by one firm, including its subsidiaries, except:
 - a. Any sales of products shall be allowed as an accessory use only.
 - b. Any display of products shall be allowed as an accessory use only.
 - 3. Laboratories, Offices and Other Facilities; for research and development including basic, applied development and technical services.
 - 4. Production of Prototype Products; when limited to

Item #2

DEPARTMENT OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

**PRELIMINARY AND FINAL
PLANNED DEVELOPMENT
(SINGLE STEP)**

LEAVE BLANK	
Zoning Docket No.	_____
Property Recorded in Torrens?	Y N
Filing Fee \$	Date Filed _____

Community Development

PETITION FOR HEARING

APR 11 1991

Please type or print clearly in ink.

Gunnar K. Hansen Living Trust #212 at

- Name of Petitioner(s): Suburban National Bank of Palatine
Address: 339 N. Fremont St. Palatine, Il. 60067
City State ZIP
Telephone: 934-7589 Business Telephone: 358-1890
- Authorized Agent of petitioner (if different):
Name: _____
Address: _____
City State ZIP
Telephone: _____ Relationship to petitioner: _____
- Property Interest of Petitioner (circle one)
Owner Lessee Contract Purchaser Other: _____
- Address or location of the property for which this petition is being filed:
105 W. Palatine Rd. and 2 to 12 South Brockway St. Palatine, Il.
- All existing land uses on the property are:
Office and retail space 17462.5 sq. ft.
- Current zoning of the property: B-1 Size of the property: .4 acres
- Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
We propose to subdivide the land under a Planned Unit Development so that two parties may own parts of it and bring the uses to those of the B-3 Central Business District zoning so that it will be consistent with the Comprehensive Plan.

PETITIONER'S EXHIBIT

1

Continued on back

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any). Because these buildings were built in 1948, 1949, and 1968 under codes of that time, there would need to be a variation from both the front and rear yard set backs. Otherwise it's tied to the Village B-3 standards. There is no on site parking for the Brockway St. stores. Under B-3 these requirements can be waived by the Village administrator

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.

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

Date: April 10, 1991

Gunnar K. Hansen Living Trust by

Gunnar K. Hansen

SUBSCRIBED and SWORN to before
me this 10th day of
April, 1991.

Betty J. Marnhardt
Notary Public 8.8.91



ORDINANCE NO. 0-3-89

AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
HEATHERSTONE PLANNED DEVELOPMENT

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on October 18, 1988 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine

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:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of Appendix A, Zoning Ordinance of the Palatine Code of Ordinances for the real estate described as follows, to wit:

See Legal Description, Exhibit "A" attached hereto and made a part hereof

Commonly known as the vacant property north of Churchill Drive and west of Wilke (Frontage Road), and as property proposed for the development, "Heatherstone".

SECTION 2: That final Planned Development approval shall be subject to the following conditions:

1. The project shall be developed with lots according to the Final Plat of Subdivision (by Spaceco Engineering, dated 8/9/88, revised 10/24/88) the engineering plan (by Spaceco Engineering, dated 7/21/88, revised 10/5/88), the berm and entryway landscaping plans (by Theodore Brickman Co., dated 2/15/88, revised 10/20/88), and the street tree plan (by J. Pizzuto and Associates, dated 8/22/88, revised 10/24/88), except as such plans may be changed to conform to Village Codes and to the Conditions as stated below.

2. Architecture of the proposed homes shall substantially conform to the models shown in the petitioner's architectural elevations and floor plans, receipt date 8/17/88. Additional models of similar quality to those submitted on 8/17/88 may be approved by the Village Manager upon receipt of architectural elevations and floor plans for said additional models.

3. Development of the lots shall conform to Village "R-2" standards, except that a variation of twenty (20) percent to permit rear yard encroachments of thirty

(30) percent on Lots 2, 3, 27 and 48, instead of the maximum ten (10) percent, shall be permitted.

4. All soil erosion and sedimentation control measures indicated on the soil erosion and sedimentation control plan shall be implemented prior to the commencement of any site development and the clearing and stripping operations.

5. The entire project shall be completed by January 1, 1992.

6. As-built plans shall be prepared and submitted to the Federal Emergency Management Agency (FEMA) regarding the relocated flood plain (map amendment) before any building permits are issued for lots in areas proposed to be filled, which areas are below the elevation of 719 feet. Lots which are presently at or above said elevation may obtain building permits in accordance with the conditions of this Ordinance and all applicable building codes. No occupancy permits may be granted for lots below the flood plain elevation until said FEMA map amendment has been approved, except for homes to be used as models.

7. Mass grading work shall not begin until until Condition No. 15 below has been satisfied, and the proposed work in the lake (floodway) shall not begin until a permit from the Illinois Division of Water Resources has been issued..

8. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$867,414.50, shall be submitted prior to recording of the Plat to insure adequate completion of the public improvements, along with a ten (10) percent cash bond for the one (1) year maintenance period.

9. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$100,000. shall be submitted to insure satisfactory completion of the Planned Development.

10. All signage shall conform to Village regulations for subdivision identification signs, except that the entry signs shown on the berm and entryway landscaping plans may be illuminated, subject to the condition that a timer be installed which will shut off the lights illuminating said signs no later than 11:00 P.M.

11. The following donations shall be given, due at the time of issuance of building permits:

	<u>Per 3-Bedroom Unit</u>	<u>Per 4-Bedroom Unit</u>
Palatine Park District:	\$143.18	\$183.21
School District 15:	373.03	576.73
School District 211:	83.04	178.02

12. The developer shall use their best efforts to negotiate a construction easement with Commonwealth Edison in order to improve and stabilize the inlet channel at the north end of the lake.

13. The Homeowners Association Declaration shall be revised to include language restricting fences in the rear yards of lots which abut the berm to a board-on-board fence of a specific size, construction, and color. To preserve lakeside vistas, the Declaration shall also be revised to prohibit fences in

the rear yards of lots which abut the lake. Said revised declaration shall be executed and submitted to the Village Attorney for approval before recording along with the Plat of Subdivision.

14. The developer shall be required to participate in the cost of construction for the Winston Park Sewer Improvement project, at the cost of \$7,850.48 per acre for this 19.1 acre project, excluding the lake (\$2,541.43 per house, to be paid before the issuance of each building permit).

15. As MSD Permit for the Winston Park Sewer Improvement project shall be issued by the Metropolitan Sanitary District of Greater Chicago in conjunction with the MSD Permit for the sanitary system improvements on the subject property. Both of these permits are required for this development to proceed.

16. The proposed berms along Wilke Road, Jonathan Drive, and Churchill Road shall be hydro-seeded.

17. Corner lots with side-load garages shall have garages with a thirty (30) foot setback.

18. The developer shall dredge the stream channel adjacent to lake Louise from the north edge of the lake to the southernmost lot on Sanborn Drive adjacent to the channel. The developer shall thereafter either relocate the outlet culvert of the lake north to the northwesterly corner of the lake to increase the flow in the channel, or shall address the flow in the channel according to plans approved by the Village prior to the issuance of any building permits.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 9th day of January, 1989

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

APPROVED by me this 9th day of January, 1989

Frank R. Munch
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
9th day of January, 1989

Edith L. Miller
Village Clerk

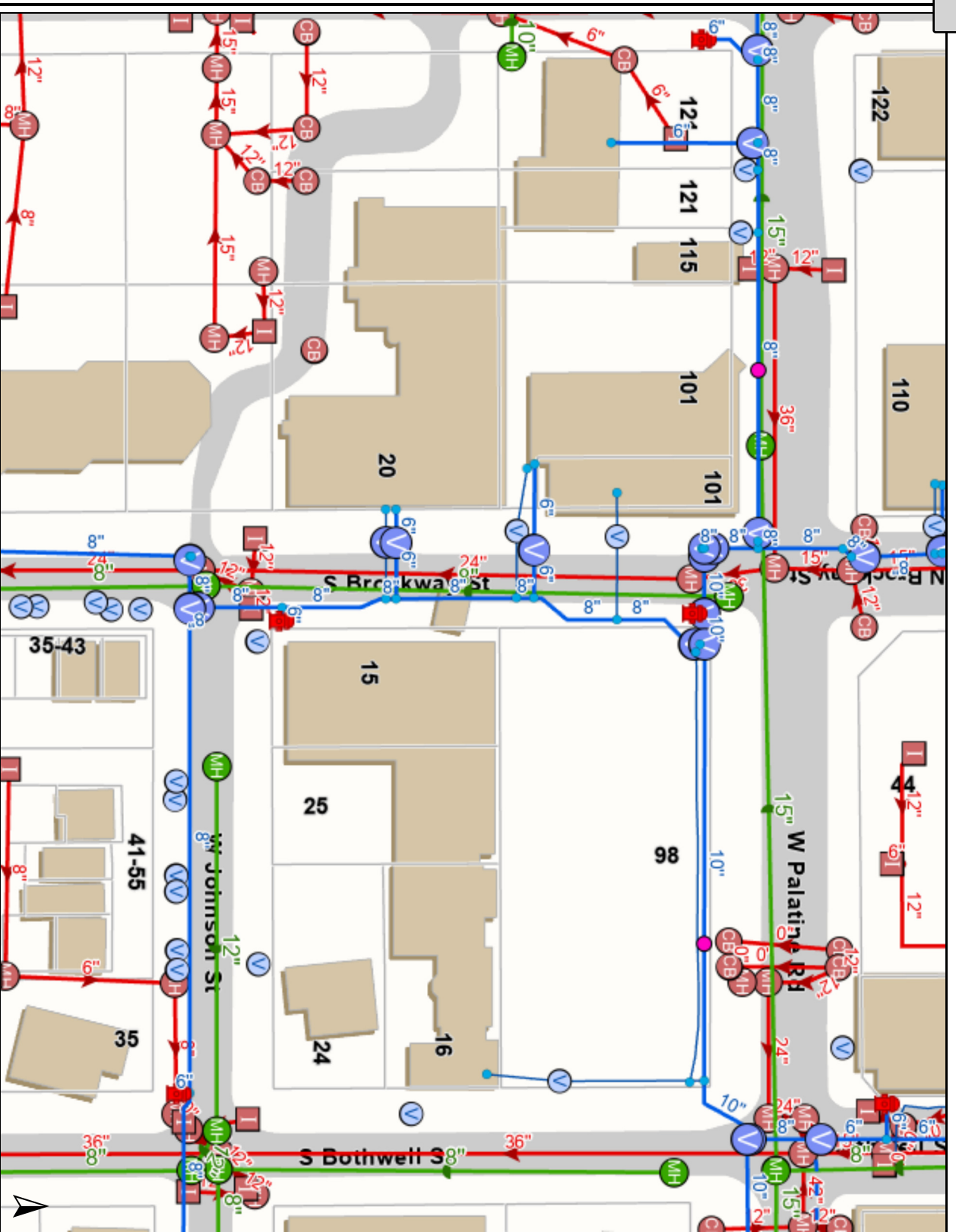
Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)

THAT PART OF LOTS 7 AND 9 (TAKEN AS A TRACT) IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 591.46 FEET OF THAT PART OF LOT 9 WHICH LIES NORTH OF THE NORTH LINE OF WINSTON PARK NORTHWEST UNIT NO. 1 AND EAST OF THE EAST LINE OF SAID WINSTON PARK NORTHWEST NO. 1, AS RECORDED JULY 30, 1957 AS DOCUMENT 16972096 AND LYING SOUTH OF THE NORTH 185.00 FEET OF SAID LOT 7, THE NORTH LINE OF THIS TRACT BEING 185.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 13 (EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NO. 65 L 8421 VESTING ORDER ENTERED MAY 24, 1965 AND ALSO EXCEPTING THEREFROM THOSE PARTS FALLING IN LAKE LOUISE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13 AFORESAID) IN COOK COUNTY, ILLINOIS (ALSO EXCEPTING THAT PART OF LOT 9 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF AND ADJOINING LAKE LOUISE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13 AFORESAID AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKE LOUISE UNIT NO. 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE AFORESAID 601.09 FEET SOUTHEASTERLY (AS MEASURED ON THE NORTHERLY LINE OF SAID OXFORD DRIVE) OF THE MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT NO. 1 AFORESAID); THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.00 FEET, A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 284.85 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.00 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS TO THE WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS DIVISION OF HIGHWAYS AS PER CASE NO. 65 L 8421 VESTING ORDER ENTERED MAY 24, 1965; THENCE SOUTHERLY ON SAID WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LAKE LOUISE UNIT NO. 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF LAKE LOUISE UNIT NO. 1, A DISTANCE OF 775.33 FEET TO THE EASTERLY LINE OF SAID OXFORD DRIVE; THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 584.08 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

HEATHERSTONE

EXHIBIT "A"

Attachment: Plan Commission Materials (101 W. Palatine Road - Preliminary PD)



Legend

- Water Utilities
 - Hydrant
 - Water Fitting
 - Water Valve
 - Open
 - Water Service Valve
 - Open
 - Water Main Break
 - Water Lateral
 - Active
 - Water Main
 - Abandoned
 - Active
- Sanitary Utilities
 - Sanitary Manhole
 - Sanitary Main
 - Active
- Storm Utilities
 - Storm Catch Basin
 - Storm Inlet
 - Storm Manhole
 - Storm Fitting
 - Storm Main

Notes

Print Date: 10/14/2022

Disclaimer: The GIS Consortium and MCP 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.



PUBLIC NOTICE A PUBLIC HEARING...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, October 18, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to permit a 3-story, 18-unit apartment building. The property is commonly known as 101 W. Palatine Road and 2-12 S. Brockway Street. The Petitioner is requesting Preliminary Planned Development approval to construct a new 3-story, 18-unit apartment building on the Subject Property, located at the southwest corner of W. Palatine Road and S. Brockway Street. The 3-story apartment building will have an inset amenity area on top of the roof, which includes a trellised outdoor resident space. The above petition has been filed by Vu Trieu (Northshore Development Group) and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 22-41 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 3rd day of October of 2022 Published in Daily Herald October 3, 2022 (4589250) , posted 10/03/2022

Viewed 1 times

Posted October 03, 2022

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VILLAGE OF PALATINE

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

PLAN COMMISSION MINUTES • OCTOBER 18, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 21, 2022 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [6 TO 0]
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota
ABSTAIN:	Williams

Attachment: DRAFT Plan Commission minutes (101 W. Palatine Road - Preliminary PD)

III. PUBLIC HEARING

1. 101 W. Palatine Road and 2-12 S. Brockway Street - Preliminary Planned Development to allow an 18-unit apartment building and roof tenant amenity area. - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on October 3rd, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Architectural Plans
2. Preliminary Planned Development Application
3. Plat of Survey
4. Legal Notice

Sworn in Staff: Mr. Vyverberg

Sworn in Petitioner: Mr. Tinaglia & Mr. Vu Trieu (Northshore Development Group)

Chairman Dwyer opens the meeting and explains this meeting is regarding the Preliminary Planned Development approval to construct a new 3-story, 18 unit apartment building located at the corner of W. Palatine Road & S. Brockway Street. The 3-story apartment building will have an inset amenity area on top of the roof, which includes a trellised outdoor resident space.

Mr. Tinaglia explains that the initial concept that was prepared for this area was taller, bigger, and denser and had less parking. With guidance and direction from Staff, the new plan should meet the requirements of the downtown guidelines. The Subject Property is 132 x 132 - approximately 17,500 square feet. He presents a preliminary plan for a 3 story bldg. with 1st floor enclosed parking that will contain 34 parking spaces, including 2 handicap parking spaces. The first floor will also include the lobby area, an amenity space in the northeast corner of the building, the elevator lobby, stairwells and a trash room. The first floor is basic parking use and the lobby/amenity space. The 2nd and 3rd floors consists of nine two bedroom apartments on each floor, with either a one bath or two bath option. He also explains that the plan includes a trellis roof-top patio area for residents to gather or barbeque. He provides a preliminary vision for the building and displayed brick samples to view. The concept is to provide a modern version of an old building, which will fit the culture of the surrounding area.

He further states that apartment buildings have become very popular, due to the fact that individuals no longer want to provide large down payments or have mortgages. They would like to relocate, without being tied down to one property for 30 years. He states that people are attracted to luxury apartments with nice

amenities. He also explains that the garage and main entrance will face Brockway Street. The entrances are planned at the Brockway Street location, due to the traffic on Palatine Road. He addresses the site plan and shows that they plan the building to be set back 5 feet south of the property line. This will provide added safety, but will also allow landscaping improvements.

Mr. Kolososki asks what the dimension is from the lot line to the curb.

Mr. Tinaglia states that he is not sure about the dimension but speculates it is about 10'.

Mr. Kolososki comments that the sidewalk is a great idea. He states that it would be nice to have a recess at the front for a spacial view.

Mr. Tinaglia states that the plans address the problem and have it recessed at the south and west, to protect the rights of the neighbors. To recess it at any other locations reduces the square footage.

Mr. Kolososki states that he likes the open air garage and feels he has done a nice job on a tough site.

Mr. Friedman states that the nature of the open air garage is largely supported by the large openings on the 2 facades that face neighboring properties. He inquires whether his proposal will hinder others to develop their properties.

Mr. Tinaglia states that this would not be an issue.

Mr. Bettenhausen inquires if there is any room for bicycles.

Mr. Tinaglia refers to the plan and states that there are areas within the plan that could accommodate storage areas for bicycles. He states that visitors could be accommodated with an area for bike racks and is confident that if it is a requirement, they could accommodate.

Mr. Bettenhausen inquires about further amenities such as a gym and laundry facilities.

Mr. Tinaglia points to where the gym is expected to be constructed and states that laundry facilities are in each unit.

Mr. Bettenhausen asks if the roof top will have any type of lighting or recessed lighting for evening events.

Mr. Tinaglia explains that lighting could be hung from the trellis and columns. He also explains the intentions of the roof top area and states that there would be patio pavers for outdoor furniture, gas grills, fire pit area with seating to accommodate the urban lifestyle.

Mr. Friedman inquires if there is any accessible restrooms for this area.

Mr. Tinaglia states that there is no restrooms planned for this area and confirms that restrooms are only available in the private units.

Mr. Friedman inquires about 1st floor 10' public utility and drainage easement on the south side of the property. Asks if anything runs through there that would impact the development.

Mr. Tinaglia states there is not.

Chairman Dwyer asks for the dimensions of the elevator.

Mr. Tinaglia states the elevators are code compliance and is not a freight elevator. The stairways are also code compliance and would be able to accommodate larger structures.

Chairman Dwyer questions what the expected monthly rent would be for these units.

Mr. Tinaglia states that the expected rental range would be approximately \$2500 to \$3000 per month.

Further discussion ensues regarding the trash room and the number of totes that will be supplied.

Mr. Friedman inquires if there will be recycling and would it have its' own designated trash chute.

Mr. Tinaglia states there would be a separate 9x18 trash chute.

Further discussion regarding the parking lot design and confirmation that the parking lot would be 24 wide for some of the drive aisles and parking spaces would be assigned by unit. Most units will be assigned two spots but there will be a couple of units with one designated spot. Parking garage will have security cameras.

Mr. Vyverberg discussed plan related items. Currently zoned planned development. Majority of surrounding properties are also zoned planned development. He states that the site has been vacant for the past couple of years. He also provides photos of the surrounding area.

Mr. Vyverberg talks about the initial Downtown design guidelines, which were approved in the late 90's and updated in the early 2000's. Most recently, a new TOD plan was adopted in 2016. He also discussed surrounding buildings and their height and dimensions. Mr. Vyverberg provides a utility plan for the area. He discusses the density plan and states that Staff is comfortable with the proposed density. He provides a parking analysis for the property and states that the provided parking is comparable to and exceeds the parking for other similar developments in downtown Palatine. He talks about the availability of nearby public parking in the area that allows 3 hour and overnight parking. He also provides information on the parking dimensions for similar downtown developments.

Mr. Friedman asks about the parking stall depth and asks for clarification on the depth of the stall space.

Ben clarifies the measurement of the stall depth space is 18 feet.

Mr. Friedman asks if staff has had any conversation with the developer regarding the lack of any public amenity at ground level. Transit Orient Development (TOD) plan does not suggest this property site be fully residential. It was recommended as a mixed use development and feels this is very important for this location. He points out the developer is very involved in other communities and wonders if he or his board would support a provision to this intersection within the business district without some sort of a public amenity or retail space at ground level. He points out that this is a parking lot and residential use for a long time to come. It seems to be against the original plan.

Mr. Vyverberg explains that staff recommendation for the site is consistent with the Downtown Design Guidelines. The plans address the guidelines and with the breakup of the elevations, creates a visual interest in the building.

Chairman Dwyer inquires if there is a typical floor plan for the units.

Mr. Tinaglia states there is a pencil copy on his desk. They haven't spent the

money to lay out the floor plan and are waiting on approval of the preliminary planned development before they move forward with additional drawings. He also addresses Mr. Friedman concerns about the planned usage for this property. He states that having useable space for the residents versus retail space that may take a long time to fill, in his opinion, is a better plan.

Mr. Friedman references the Architectural plans and inquires if breaking up elevations for visual interest may be further addressed as the majority of the facade is a flat plane with shallow balconies tacked on. Was anything looked at to enliven the façade?

Mr. Tinaglia states they focused on the pedestrian scale on first floor. The drawings for the upper floors reflect a horizontal line so that the building wouldn't look so vertical. The proposed building is not a very long building. The intent at the first floor was to keep the pedestrian scale interesting and keep the second and third story not too high, which would enable to see there is more to the building than the flat wall.

Chairman Dwyer inquires about mechanical equipment on roof and the potential noise.

Mr. Tinaglia states there will be 18 mechanical units on roof and their plan would be to enclose the units and have buffer landscaping surrounding them.

STAFF RECOMMENDATION:

The Subject Property was contemplated for redevelopment within both the Downtown Land Use Guide and the 2016 TOD plan. It is also consistent with the Downtown Design Guidelines. The proposed architectural plans not only address the Guideline requirements, but also break up the elevations to create visual interest in the building. With comparable materials and height for the surrounding developments, Staff also believes that the proposed building is compatible with the other recent Downtown development projects. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.**
3. **The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.**
4. **The Plat of Consolidation shall be prepared in a manner acceptable to the**

Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company.

5. At the direction of the Village Engineer, all extra agency permits shall be submitted.
6. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$180,000 - (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.
11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Mr. Fedota questions the lighting on the roof top and asks if they would need to comply with the light spillage ordinances.

Mr. Vyverberg states that the site plan shows it would be inset and final plans would have to be reviewed and comply with village codes.

Mr. Friedman confirms that today's meeting is for preliminary review only and there would be Final Plan Review if this Preliminary is approved.

Mr. Vyverberg confirms that this hearing is to seek preliminary planned development. He states that if the Preliminary Plan Review is recommended to approve, it would then go to council for their approval. If the Preliminary Plan is approved by council, it would then go back through the entire process for Final Planned Development.

Chairman Dwyer reminds the board that the Preliminary Planned Development is important because the Final Planned Development meeting will only address whether or not all of the conditions have been met.

Chairman Dwyer asks if the petitioner agrees to meet all conditions. Mr. Tinaglia agrees to all conditions.

Mr. Noonan made a motion to accept; seconded by Mr. Bettenhausen

Chairman Dwyer made a motion to close the public hearing.

DISCUSSION:

Chairman Dwyer states that he believes it looks to be a nice development.

Mr. Fedota states that the parking issue has been addressed and points out the public parking across the street is a benefit. He believes it is a good use for the space.

Mr. Fedota states that he still has concerns that it is not an appropriate Mixed Use Development as called for by the TOD.

Chairman Dwyer summarized the request was accepted by a vote of 5-2. This will tentatively go to Village council on Monday 11/7/22.

Communication:

Mr. Vyverberg provides updates on two approved projects. The 4- lot subdivision on Kenilworth Avenue and the Missner Development projects have been approved by the Village Council. He also states that the Proposed Text Amendments are being reviewed by Village Council and will send a summary, as soon as available.

RESULT:	RECOMMENDED TO APPROVE [5 TO 2]
AYES:	Dwyer, Noonan, Bettenhausen, Kolososki, Fedota
NAYS:	Williams, Friedman

IV. COMMUNICATIONS

V. ADJOURNMENT

Attachment: DRAFT Plan Commission minutes (101 W. Palatine Road - Preliminary PD)

Consider an Ordinance Granting a Minor Special Use Amendment for the Final Interior Signage Plan for the Armanetti Liquor Store at 44 W. Illinois Avenue

The Special Use for a new Armanetti liquor store at 44 W. Illinois Avenue was approved on May 9, 2022. In approving the Special Use, the Village Council requested that the Petitioner submit a final interior sign plan for review. The Petitioner and Staff have been working on reviewing the final interior sign plan for Village Council consideration. Staff finds the proposed plan acceptable and the Ordinance includes a condition indicating that no additional interior signage would be permitted, with the exception of an approximately 2 square foot static "Open" sign.

BACKGROUND:

Subject Property is currently a vacant tenant space and the Village Council approved a Special Use for a new Armanetti Liquor Store in May 2022. The Petitioner is proposing to open a package liquor store, thus they are requesting approval of the following:

Minor Special Use Amendment for the final interior sign plan

KEY ISSUES:

- Armanetti Beer - Wine - Spirit would occupy the tenant space at the east end of the shopping center, which is located at the northwest corner of Plum Grove Road and Illinois Avenue. The Petitioner has applied for the necessary building permits and also submitted and revised the final interior sign plan for Village Council review.
- The proposed interior sign plan would be the only signage displayed within the interior windows, with the exception of an approximately 2 square foot static open sign. The proposed ordinance includes a condition indicating that no other interior signage would be permitted. Staff discussed this with the Petitioner and he agrees.

ALTERNATIVES:

1. Approve of the Minor Special Use Amendment for the final interior sign plan.
2. Do not approve the Minor Special Use Amendment for the final interior sign plan.

RECOMMENDATION:

Staff recommends approval of the final interior sign plan for the new Armanetti's liquor store.

ACTION REQUIRED:

A motion to approve the ordinance granting a Minor Special Use Amendment for the final interior sign plan at 44 W. Illinois Avenue.

ATTACHMENTS:

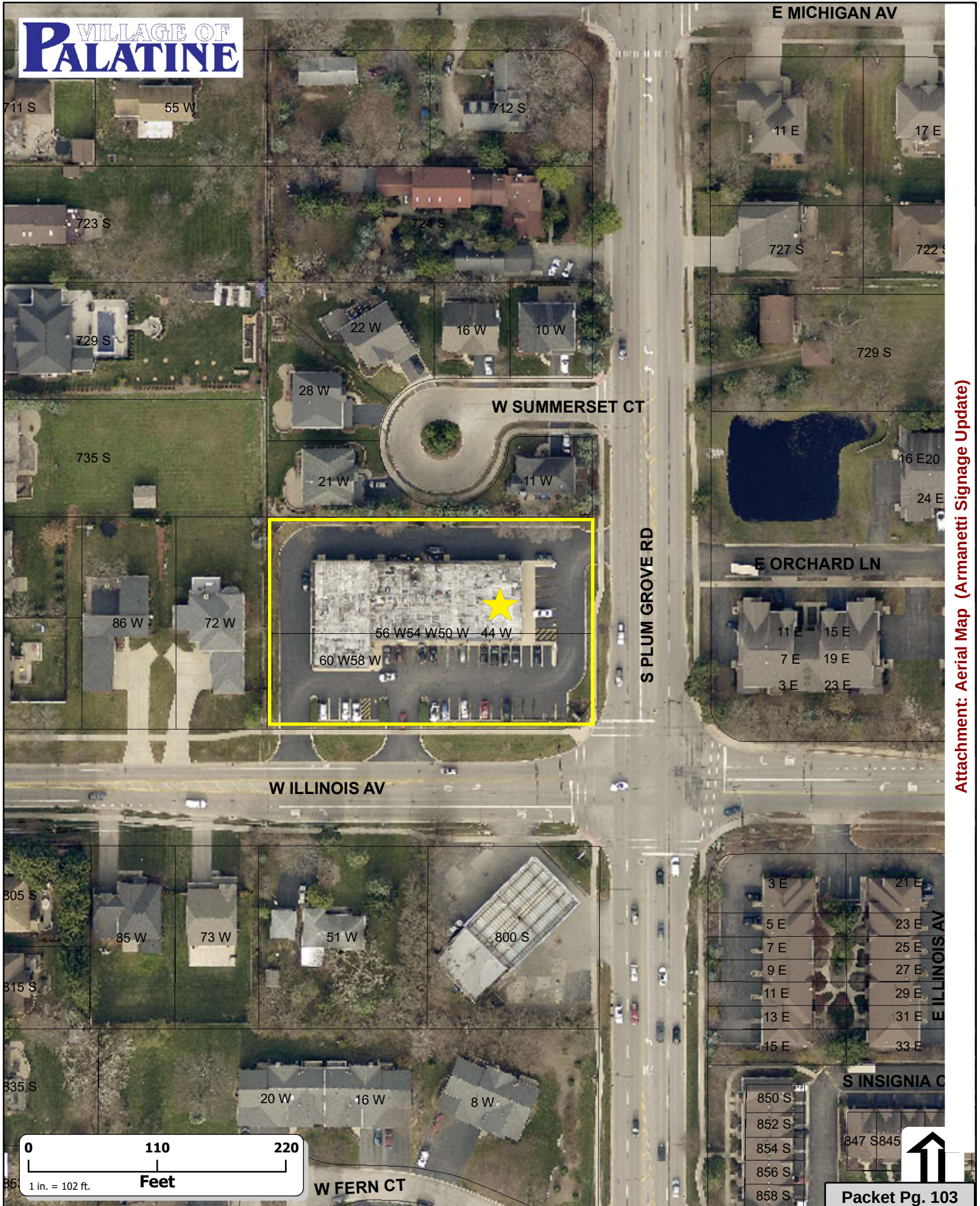
- Aerial Map

- ORD 44 W. Illinois Avenue - MASU
- EXHIBIT - Armanetti final interior sign plan
- ORD - 44 W. Illinois Avenue - Special Use
- Village Council minutes - 44 W. Illinois AVE - Armanetti interior signage

44 W. ILLINOIS AVE.

6.B.1.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (Armanetti Signage Update)

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MINOR
SPECIAL USE AMENDMENT TO ORDINANCE #O-43-22
44 W. ILLINOIS AVENUE**

WHEREAS, Ordinance #O-43-22 granted a Special Use for a liquor store on the property commonly known as 44 W. Illinois Avenue; and

WHEREAS, pursuant to Section 14.05 in Appendix A of the Village of Palatine Code of Ordinances and Ordinance #O-43-22, the final interior sign plan may be approved with the review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on November 14, 2022 to review the final interior sign plan that the Minor Special Use Amendment was the recommendation of the Village Council that the final interior sign plan 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-43-22 is hereby granted a minor special use amendment to permit the final interior sign plan, subject to the following conditions:

1. Excepting one static "Open" sign of approximately 2.5 square feet, no other interior signage shall be permitted, as indicated on the attached final interior sign exhibit.

SECTION 2: All conditions of Special Use Ordinance #O-43-22 shall remain in full force and effect.

DATED: This _____ day of _____, 2022

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

APPROVED by me this _____ day of _____, 2022

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2022

Village Clerk

Attachment: ORD 44 W. Illinois Avenue - MASU (Armanetti Signage Update)



Attachment: EXHIBIT - Armanetti final interior sign plan (Armanetti Signage Update)



Attachment: EXHIBIT - Armanetti final interior sign plan (Armanetti Signage Update)

ORDINANCE NO. O-43-22
AN ORDINANCE GRANTING A SPECIAL USE AT
44 W. ILLINOIS AVENUE

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 9, 2022

ORDINANCE NO. 0-43-22

**AN ORDINANCE GRANTING A SPECIAL USE
44 W. ILLINOIS AVENUE**

WHEREAS, pursuant to a petition and public hearing on April 12, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, legally described property:

PARCEL 1: LOT 5 IN BLOCK 6 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATE UNIT NO. 1 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22 AND THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 IN BLOCK 6 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATE UNIT NO. 1 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22 AND THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 44 W. Illinois Avenue (02-22-410-011 and 02-22-410-012).

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

SECTION 1: Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, subject to the following condition(s):

Attachment: ORD - 44 W. Illinois Avenue - Special Use (Armanetti Signage Update)

1. The Special Use shall substantially conform to the Business Plan (including hours of operation and interior renderings), Floor Plan, and façade/elevation improvement plans submitted by the Petitioner Chirag Patel, U Zara Inc., except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

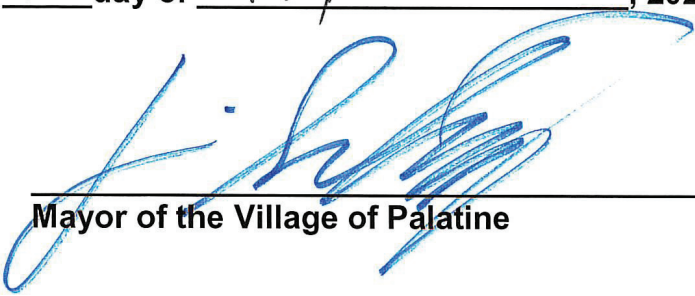
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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 9 day of May, 2022

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

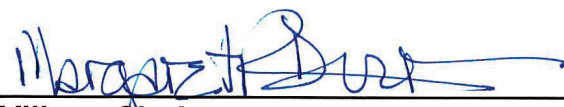
APPROVED by me this 9 day of May, 2022



Mayor of the Village of Palatine

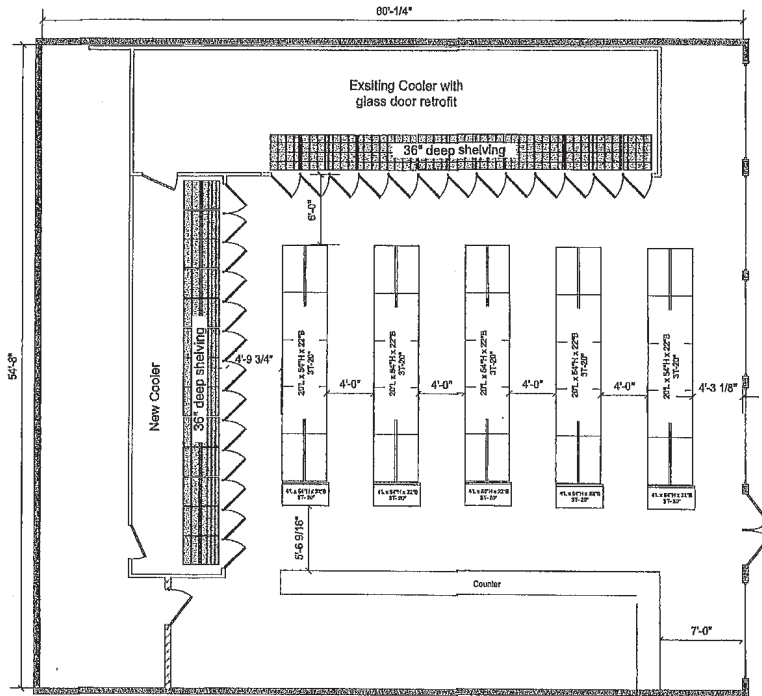
ATTESTED and FILED in the office of the Village Clerk this

9 day of May, 2022



Village Clerk

Attachment: ORD - 44 W. Illinois Avenue - Special Use (Armanetti Signage Update)



		44 W Illinois Ave., Palatine, IL 60067	
P - 847.697.3230		Armanetti's1	
www.atacompanies.com	SCALE	1/8" = 1'-0"	SHEET

Attachment: ORD - 44 W. Illinois Avenue - Special Use (Armanetti Signage Update)



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Attachment: ORD - 44 W. Illinois Avenue - Special Use (Armanetti Signage Update)

Business Plan

[August 10, 2021]

Armanetti
44 W Illinois Ave,
Palatine, IL 60067

407-810-0628
321-663-0548

DRGCHIRAG@aol.com
VIPUL.PATEL918@gmail.com

<http://www.armanetti.com/home.php>

Attachment: ORD - 44 W. Illinois Avenue - Special Use (Armanetti Signage Update)

Executive Summary

Armanetti Beverage Marts opened for business in the year 1930, thus marking the beginning of an illustrative career as the Chicagoland's leader in fine wines and spirits.

Armanetti is the market leader in Service, Selection and Savings by offering the best products for the best prices; with 19 local stores and 26 preferred partners throughout the area.

This proposed location will continue to add to Armanetti's long and illustrious history. We are looking to add value to the community by hiring locals and working with officials to improve the neighboring areas through philanthropy and other educational programs.

Armanetti sells a wide variety of snacks, tobacco, beer, wine, spirits, and other similar products at competitive prices in a safe and inviting upscale environment.

Armanetti target market are all consumers of legal age for its products. Our competition is minimal, and we expect to be the industry leader after several months of marketing.

Armanetti has a strong management team to help with the grand opening. We also have many years of experience establishing new locations by building out new retail outlets.

We use our own funds to acquire and renovate to set up new locations. We do an extensive financial review of the assets involved and only move forward when it makes financial sense. We are ready to move forward with this location.

Company Description Worksheet

Business Name	Armanetti
Company Mission Statement	To provide a wide variety of snacks, tobacco, beer, wine, spirits, and similar products at competitive prices in a safe and inviting upscale environment.
Company Philosophy/ Values	Offer the local community a safe place to purchase high quality products at fair market prices.
Company Vision	To continue to support the local community through employment and philanthropy.
Goals & Milestones	1. Promote this business regularly in the community. 2. Work with local leaders to improve the community. 3. Expand in size and location where applicable.
Target Market	All consumers of legal age to purchase our products.
Industry/ Competitors	1. Other liquor stores 2. Convenient stores 3. Grocery stores
Legal Structure/ Ownership	Corporation of partners, where one individual will make all decisions.

Product & Service Description Worksheet

Business Name	Armanetti
Product/ Service Idea	variety of snacks, tobacco, beer, wine, spirits, and similar products
Special Benefits	One stop shop for all products listed above
Unique Features	Always looking to carry new and unique brands in our industry, especially locally manufactured.
Limits and Liabilities	No cooked foods will be served. No other services will be offered.
Production and Delivery	Products will be delivered by distributors to our location. We will bring in a few products from big box wholesalers.
Suppliers	Beer, Wine, Spirit, snack, and ice suppliers in the area. Each area has their own selected company for their distribution.
Intellectual Property Special Permits	All permits are valid and available on demand. No violations on record.
Product/ Service Description	Variety of snacks that are popular to eat with the consumption of beer and spirits.

SWOT Analysis Worksheet

	Strengths	Weaknesses	Opportunities	Threats
Product/ Service Offering	We offer a great variety in all categories of products	None	To constantly reevaluate the market trends at this location	None
Brand/ Marketing	Armanetti is well known & trusted name in this industry	None	To do a GRAND Opening that impresses the local community	None
Staff/HR	We have highly qualified managers lined up to run this location	None	To hire local assistant managers & employees	None
Finance	None	None	None	None
Operations/ Management	Highly qualified managers	None	Hire & train local managers	None
Market	This location will greatly benefit from our business	None	This location will grow and help generate great tax revenue	None
Can any of your strengths help with improving your weaknesses or combating your threats? If so, please describe how below.				
We have used our strengths of experience and financial support to improve any previous weaknesses that existed before we acquired any of our locations.				
Based on the information above, what are your immediate goals/next steps?				
Our goal is to increase sales from one month to the next and maximize profitability.				
Based on the information above, what are your long-term goals/next steps?				
Long term goal is to have this location be the leader in our industry in overall management and profitability.				

Competitor Data Collection Plan

Price	<i>We will constantly monitor local competitors' prices and adjust ours accordingly to stay competitive.</i>	
Benefits/Features	<i>Clean location with a variety of products.</i>	
Size/profitability	<i>We will maximize the square footage to carry products to produce maximum profits</i>	
Market strategy	<i>Continue to market to the local community.</i>	

Competitive Analysis Worksheet

For each factor listed in the first column, assess whether you think it's a strength or a weakness (S or W) for your business and for your competitors. Then rank how important each factor is to your target customer on a scale of 1 to 5 (1 = very important; 5 = not very important). Use this information to explain your competitive advantages and disadvantages.

FACTOR	Me	Competitor A	Competitor B	Competitor C	Importance to Customer
Products	S	S	S	S	1
Price	S	W	W	W	1
Quality	S	S	S	S	1
Selection	S	W	W	W	1
Service	S	W	W	W	2
Reliability	S	W	W	W	1
Stability	S	S	S	S	3
Expertise	S	W	W	W	3
Company Reputation	S	W	W	W	5
Location	S	S	W	W	2
Appearance	S	W	W	W	4
Sales Method	S	S	S	S	3
Credit Policies	S	S	S	S	3
Advertising	S	W	W	W	5
Image	S	W	W	W	3

Marketing Expenses Strategy Chart

	Target Market 1	Target Market 2	Target Market 3
One-Time Expenses	Grand Opening event		
Monthly or Annual Expenses	Local mailers, posters, and radio ads, social media where applicable		
Labor Costs	Hourly employees and salaried managers.		

Pricing Strategy Worksheet

Business Name	Armanetti	
Which of the following pricing strategies will you employ? Circle one.		
Cost Plus <i>The costs of making/obtaining your product or providing your service, plus enough to make a profit</i>	Value Based <i>Based on your competitive advantage and brand (perceived value)</i>	Other:
We use both Cost Plus & Value Based strategies: We will constantly evaluate our prices and compare them to our competitors' prices. We will set prices based on our desirable profitability margin formulas per item categories.		

Distribution Channel Assessment Worksheet

	Distribution Channel 1	Distribution Channel 2	Distribution Channel 3
Ease of Entry	Great corner location with plenty of parking and clear visibility during day and night time driving		
Geographic Proximity	Close proximity to major highways for ease of our distributors to get us our supplies in a timely manner		
Costs	Low overall costs to suppliers thanks to ease of access to this location.		
Competitors' Positions	Not applicable.		
Management Experience	Over 10 years of experience in ownership and operating on a daily open to close basis.		
Staffing Capabilities	Have a great management team in place and will hire and train from the local community.		
Marketing Needs	Armanetti is a well known established company that has great marketing capabilities.		

Management Worksheet

Bio/s	Mr. Chirag “Craig” Patel <i>Owns and manages the following:</i> 1.)Grand & Western Armanetti's 515 N. Western Ave., Chicago, IL. since 2019 2.)Town Armanetti 10000 S. Western Ave., Chicago, IL since 2015 3.)Armanetti Express 4757 W. Fullerton Ave., Chicago, IL. since 2015 4.) Armanetti's 1045 South York Rd. Bensenville, IL. Since 2012 5.) R & B Cardinal 7756 S. Harlem Ave., Bridgeview, IL. since 2016
Gaps in Management or Experience	<i>This year marks 10 (ten) solid years of owning and operating liquor stores. On average: adding one new store every 2 years.</i>
Advisors	<i>Vipul Patel = partner and consultant</i>

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Thursday, May 12: 5PM-8PM
Mindfulness & Merlot Wine Tasting
Palatine Township Senior Center

V. RECESS TO THE COMMITTEE OF THE WHOLE

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:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM**

BRAD HELMS, CHAIRMAN

1. 44 W. Illinois Avenue (Council District: Two)

The Motion was to approve both Items A. and B.

Planning & Zoning Director Ben Vyverberg presented Chirag Patel's request for a Special Use to operate an upscale Armanetti's package liquor store in the previous J.J. Pepper's 3,500 square foot space, vacant for 10 years. Petitioner proposes to remodel interior, improve façade, repair parking lot, and add landscaping. At the April 12 Public Hearing, three residents favored the proposal and two written objections were received. The ZBA voted unanimously to approve the Special Use and Staff concurs.

Petitioner Chirag Patel is applying for a Class B Liquor License. Staff supports the request.

Discussion ensued regarding limited signage. An existing sign on the east side of the building is allowed by code. Village manager Reid Ottesen stated that our License limits signage to 50% of the window. Conditions can be modified.

Rick Heidner, center owner for 30 years, stated the improvements will be immediate within the month, if approved.

Chirag Patel, Morton Grove; Cory Kelly, Schaumburg; designer and builder,

Hashit Patel, Morton Grove, manager, addressed the Council.

Councilman Lamerand repeated that we do not want signs in the windows as this is in the middle of a residential area. Kelly stated it will look more like a bar with a few signs. There is a benefit to have some signage. Councilman Lamerand noted the Donkey Inn does not have signs in the windows. Ottesen stated he would share plans with the Council. He stressed that it is in a residential area and can come back before the Council before occupancy is issued.

Patel stated they will have tastings in future. Ottesen noted a separate license for tastings is required.

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

- A. Consider an Ordinance Granting a Special Use for a Package Liquor Store at 44 W. Illinois Avenue - **Approved** (Council District: Two)
 - B. Consider an Ordinance Increasing the Number of Class B - Package Liquor Store Licenses by One for U Zara, Inc. (D/B/A Armanetti Beer-Wine-Spirits) at 44 W. Illinois Avenue - **Approved** (Council District: Two)
2. As Submitted -
- Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:11 PM

GREG SOLBERG, CHAIRMAN

- 1. Authorize the Village Manager to Execute a Contract with SDI Presence, LLC for an Information Technology Strategic Plan - **Approved**

IT Director Larry Schroth recommended entering into a contract with SDI Presence, LLC. SDI to complete an IT Strategic Plan before 2023, to help identify and align major projects, review current infrastructure to ensure it meets current and future needs, to determine if staffing levels and contract expertise is sufficient, to review operating policies, and to provide governance for IT activities. Staff recommends authorizing the Village Manager to execute a contract, not to exceed \$50,000 with SDI for an IT Strategic Plan.

Consider Continued Discussion of the CY 2023 Proposed Budget & Capital Investment Plan

BACKGROUND:

The public discussion and review of the CY 2023 Proposed Budget & Capital Investment Plan began with a presentation to the Business Finance & Budget Committee on Monday, November 7, 2022.

KEY ISSUES:

The CY 2023 Proposed Annual Budget and Capital Investment Plan totals \$132,926,134. Of this total, \$83,572,533 represents the Operations Budget and the remaining \$49,353,601 represents our Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements. In total, this represents **an increase of 6.29%** over the CY 2022 budget. The Proposed Budget continues to reflect the impact of the economic climate, while offering the core service levels expected by our residents and, most importantly, lives within our financial means.

Remaining Schedule:

Monday, November 21 - Public Hearing

Monday, December 5 - Budget Adoption

ACTION REQUIRED:

Continued discussion as needed at the discretion of the Village Council.

Consider a Motion Authorizing the Village Manager to Execute a First Amendment to the Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road

BACKGROUND:

In 2021, the Village Council approved a Property Improvement Agreement for the property at 30 - 60 W. Palatine Road. The Agreement provided TIF assistance towards a variety of planned improvements (including facade improvements, tenant buildouts, and storm sewer improvements). The existing agreement requires all work to be completed by December 31, 2022, to be eligible for reimbursement. Due to material supply issues and upcoming winter weather, the property owner is requesting an extension to the required completion deadline.

KEY ISSUES:

- The existing Agreement limits the maximum total Village TIF assistance to \$150,000, with \$100,000 toward façade improvements, \$30,000 to tenant buildouts, and \$20,000 towards the repair/replacement of an existing storm sewer. The tenant buildout is tied to the use being a sales tax generating use.
- The storm sewer improvements have been completed and the associated reimbursement payment processed. The tenant buildout of the Tievoli Pizza restaurant and the facade improvements are underway.
- The property owner has requested an extension until August 31, 2023, to complete the remaining improvements contemplated within the agreement.

ALTERNATIVES:

1. Authorize the Village Manager to execute the First Amendment to the existing Property Improvement Agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:

Staff recommends approval of the First Amendment to the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ACTION REQUIRED:

A motion authorizing the Village Manager to execute the First Amendment to the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

Consider a Motion Granting Preliminary Planned Development Approval for a Three-Story Apartment Building at 101 W. Palatine Road

BACKGROUND:

The Subject Property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner is requesting a Preliminary Planned Development for a 3-story, 18-unit apartment building and roof-top amenity area. Therefore, the Petitioner is requesting approval of the following:

- **Preliminary Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.**

KEY ISSUES:

- In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room. The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.
- The building provides a 5-foot setback from Palatine Road (the previous building had no setback from the lot line abutting Palatine Road). The proposed setback provides a sidewalk and landscaping. While the ground floor garage elevations along Brockway Street and Palatine Road are enclosed, the garage elevations on the south (AT & T building) and west (Brothers Roofing) sides of the building are open to the parking. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.
- The proposed residential use is comparable with the recommended residential components in the TOD Plan and Land Use Guide Recommendations for the Subject Property. The proposed gross density is 45 units/acre and is comparable to other Downtown developments:

Development:	Location:	Area Acres:	Units:	Gross Density:
Benchmark	Greely Street, Palatine Road, & Johnson Street	1.43 acres	72 total	50.3 units/acre
Wellington Court	Smith & Colfax Streets	.875	43 units	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60

- The three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at 50 feet 2 inches (top of stairs on rooftop area). This is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).
- After the Public Hearing, the Petitioner worked with Staff to further refine the architectural elevations. The revised plans include a raised cornice and introduce a stepped parapet wall, as character elements into the previous flat wall. The proposed architectural elements are consistent with the Downtown Design Guidelines and comparable to surrounding buildings.
- The initial building concept included a small retail area on the first floor of the building (northeast corner). Despite the building's visibility, access and parking issues resulted in staff supporting the elimination of the small retail space and the inclusion of some building/resident amenities within that portion of the building.
- The proposed parking ratio provides 1.88 spaces/unit and exceeds several other downtown developments:

<u><i>Development</i></u>	<u><i>Parking spaces provided</i></u>	<u><i>Spaces/unit</i></u>
<i>The Benchmark</i>	<i>122</i>	<i>1.69</i>
<i>Wellington Court</i>	<i>72</i>	<i>1.67</i>
<i>The Heritage</i>	<i>97</i>	<i>1.75</i>
<i>The Providence</i>	<i>198</i>	<i>1.76</i>
<i>The Stratford</i>	<i>51</i>	<i>1.59</i>

ALTERNATIVES:

1. Approve the Preliminary Planned Development.
2. Do not approve the Preliminary Planned Development.

RECOMMENDATION:

Public Hearing: Plan Commission meeting on October 18, 2022.

Residents testifying: None.

Vote: The Plan Commission voted 5-2 to approve the Preliminary Planned Development for a 3-story, 18-unit apartment building and Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Preliminary Planned Development for an 18-unit apartment building at 101 W. Palatine Road.

Consider an Ordinance Granting a Minor Special Use Amendment for the Final Interior Signage Plan for the Armanetti Liquor Store at 44 W. Illinois Avenue

The Special Use for a new Armanetti liquor store at 44 W. Illinois Avenue was approved on May 9, 2022. In approving the Special Use, the Village Council requested that the Petitioner submit a final interior sign plan for review. The Petitioner and Staff have been working on reviewing the final interior sign plan for Village Council consideration. Staff finds the proposed plan acceptable and the Ordinance includes a condition indicating that no additional interior signage would be permitted, with the exception of an approximately 2 square foot static "Open" sign.

BACKGROUND:

Subject Property is currently a vacant tenant space and the Village Council approved a Special Use for a new Armanetti Liquor Store in May 2022. The Petitioner is proposing to open a package liquor store, thus they are requesting approval of the following:

Minor Special Use Amendment for the final interior sign plan

KEY ISSUES:

- Armanetti Beer - Wine - Spirit would occupy the tenant space at the east end of the shopping center, which is located at the northwest corner of Plum Grove Road and Illinois Avenue. The Petitioner has applied for the necessary building permits and also submitted and revised the final interior sign plan for Village Council review.
- The proposed interior sign plan would be the only signage displayed within the interior windows, with the exception of an approximately 2 square foot static open sign. The proposed ordinance includes a condition indicating that no other interior signage would be permitted. Staff discussed this with the Petitioner and he agrees.

ALTERNATIVES:

1. Approve of the Minor Special Use Amendment for the final interior sign plan.
2. Do not approve the Minor Special Use Amendment for the final interior sign plan.

RECOMMENDATION:

Staff recommends approval of the final interior sign plan for the new Armanetti's liquor store.

ACTION REQUIRED:

A motion to approve the ordinance granting a Minor Special Use Amendment for the final interior sign plan at 44 W. Illinois Avenue.