



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

MINUTES

OCTOBER 11, 2021

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	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Assistant Director of Finance 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: 7:01 PM

1. Village Council & Committee of the Whole - Regular Meeting - October 4, 2021 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Wednesday, October 13: 7PM
Virtual Affordable Housing Program
The League of Women Voters

Saturday October 16: 8AM-12PM
Used Clothing and Household Sale
Immanuel Lutheran Church

Sunday October 17: 11:30AM-12:30PM
Howl-O-Ween Pet Parade
Twin Lakes

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

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

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

VI. COMMITTEE OF THE WHOLE

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

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting Minor Administrative Variations to Allow a Non-Conforming Deck at 520 W. Haleys Hill Court - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Minor Administrative Variations to allow a non-conforming deck, and noted the nuances of this part of the Ordinance currently being refined. Adjacent property owners approve. Staff recommends approval of the Minor Administrative Variations to allow an existing non-conforming deck, subject to the submitted site and deck plans.

In response to Councilman Kozlowski, Village Manager Reid Ottesen asked if the Council would like to see some of these minor variations accomplished administratively. General concurrence was positive, reserving the Manager's right to determine items to go before the Council.

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

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales Business at 2161 N. Rand Road - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use Transfer to Imad Sawan (Sawan Auto Sales, Inc.) to permit the automobile sales/rental business at 2161 N. Rand Road. Staff recommends approval.

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

3. As Submitted -

In response to Councilman Kozlowski, Vyverberg assured the Council that staff will address the bright flashing neon light inside the glass door of the new car wash on the corner of NW Highway and Palatine Road.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:05 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion to Award a Contract for the Hicks & Dundee Elevated Water Tank Demolition - **Approved by Voice Vote** (Council District: Three)

Public Works Director Matt Barry recommended the demolition of the obsolete Hicks & Dundee elevated Water Tank and awarding of a contract to the low compliant bidder, Alpine Demolition Services, LLC of St Charles, IL, for the in the amount of \$44,900.

Barry added that this action will improve pressure zones in the community.

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

2. As Submitted -

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

Councilman Helms announced the initial Budget Hearing will be held in Council Chambers on Saturday, November 6, at 8:30 AM.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:08 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

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

VIII. CONSENT AGENDA

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

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

1. Consider an Ordinance Granting Minor Administrative Variations to Allow a Non-Conforming Deck at 520 W. Haleys Hill Court - **Approved** (Council District: One)

Ordinance #O-109-21

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales Business at 2161 N. Rand Road - **Approved** (Council District: One)

Ordinance # O-110-21

3. Consider a Motion to Award a Contract for the Hicks & Dundee Elevated Water Tank Demolition - **Approved** (Council District: Three)

IX. REPORTS OF STANDING COMMITTEE**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:09 PM**

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:09 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:09 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:09 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:09 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:09 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:09 PM

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:09 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:09 PM

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: 7:10 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

OCTOBER 4, 2021

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	Absent	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Absent	
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratziana and Director of Finance Paul Mehning

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: 7:01 PM

- Village Council & Committee of the Whole - Regular Meeting - September 20, 2021 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Myslinski, Solberg, Helms
ABSENT:	Lamerand, Kozlowski

Minutes Acceptance: Minutes of Oct 4, 2021 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Wednesday, October 6, 8AM-12PM

Coffee with a Cop

Palatine Starbucks

Saturday, October 9, 10:45AM-3:45PM

Fall Fest

Palatine Stables

Friday & Saturday, October 8 & 9, 5:10PM-8:10PM

Harvest Hayride & Bonfire

Twin Lakes Recreation Area

Saturday October 9, 9AM-12PM

Textile Recycling Event

Palatine Township

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

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

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

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

KOLLIN KOZLOWSKI, CHAIRMAN

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

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 728 E. Dundee Road - **Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg presented Robert Fish's request for a Transfer of Special Use to permit the continued operation of Massage Envy at 728 E. Dundee Road and staff recommends approval.

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

2. Consider an Ordinance Granting a Variation to Permit a Second Freestanding Sign at 1630 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg presented Cabinets City's request for a Variation to permit a second 60 square foot freestanding sign on an existing sign pole at the property's Dundee Road entrance where there is not a clear line of sight to the business. The total signage for the subject property meets the Code requirements. The ZBA voted unanimously to approve the variation to permit a second freestanding sign and staff recommends action at the Village Council's discretion.

Vyverberg assured Councilman Millar that the proposed sign on Dundee will not block visibility of other business signage.

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

3. Consider a Motion Approving the Proposed Halloween Events, Including Waiver of the Sound Amplification Ordinance, on October 30 - 31, 2021 at Tap House Grill, 56 W. Wilson Street - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs presented Tap House Grill's request for sound waiver for their proposed multiple Halloween related events in a tent (80'x80') with a small stage for live music and announcing in their parking lot on October 30 & 31, 2021. Two Saturday events include: 1) Halloween Hustle Post Party from 9 AM - Noon, and 2) Halloween Party from 8 PM - Midnight. The Sunday event includes a Bears Tailgate Party from 11 AM - 4 PM. Action is at the Village Council's discretion.

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

4. As Submitted -

Nothing was submitted.

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

7:10 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:10 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:10 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:10 PM

SCOTT LAMERAND, CHAIRMAN

In the absence of Chairman Lamerand, Vice Chairman Myslinski conducted the Fire Policy & Community Information Committee meeting.

1. As Submitted -

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:11 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:11 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

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

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:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Myslinski, Solberg, Helms
ABSENT:	Lamerand, Kozlowski

1. Consider a Motion to approve Warrant #18 - **Approved**
2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 728 E. Dundee Road - **Approved** (Council District: Three)

Ordinance #O-106-21
3. Consider an Ordinance Granting a Variation to Permit a Second Freestanding Sign at 1630 N. Rand Road - **Approved** (Council District: Three)

Ordinance # O-107-21
4. Consider a Motion Approving the Proposed Halloween Events, Including Waiver of the Sound Amplification Ordinance, on October 30 - 31, 2021 at Tap House Grill, 56 W. Wilson Street - **Approved** (Council District: Six)
5. Consider an Ordinance Amending the Village of Palatine's Traffic Code Section 18-81 - Prohibited Places Regarding Restrictions Along a Portion of Carpenter Drive - **Approved** (Council District: Four)

Ordinance #O-108-21

IX. REPORTS OF STANDING COMMITTEE**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE***DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:12 PM*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:12 PM*SCOTT LAMERAND, CHAIRMAN*

In the absence of Chairman Lamerand, Vice Chairman Myslinski reported on the Fire Policy & Community Information Committee.

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:12 PM*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Oct 4, 2021 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:12 PM

KOLLIN KOZLOWSKI, CHAIRMAN

In the absence of Chairman Kozlowski, Vice-Chairman Helms reported on the Police Policy & Code Services Committee.

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER – Time: 7:12 PM**

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:12 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:12 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:12 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:12 PMAdjourn the Village Council Meeting - **Motion Carried by Voice Vote**

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Oct 4, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting Minor Administrative Variations to Allow a Non-Conforming Deck at 520 W. Haleys Hill Court

BACKGROUND:

The Petitioners are proposing to extend an existing deck, which currently has a non-conforming rear yard setback of 11.6 feet. Although the deck is located in the zoning rear yard, it functions more as a side yard. While the area of the deck is increasing, it will not further encroach into the functional side yard of the property. The Subject Property received a rear yard setback reduction for the home in 2000 as part of the Dunhaven Woods South Planned Development. Therefore, the Petitioner is requesting approval of the following:

Minor Administrative Variations, pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance.

KEY ISSUES:

- The Subject Property is zoned Planned Development. The Petitioner is proposing to replace the existing non-conforming deck and extend it along the rear of the home.
- While the revised deck does not alter or decrease the setback from the functional side yard, it increases the deck's square footage and requires relief from the minimum required rear yard setback of 25 feet. The proposed deck will increase in size from 96 square feet to approximately 453 square feet, thus requiring relief from the 10% rear yard coverage.
- This lot is located at the corner of Ruhl Road and Hayles Hill, with its location and orientation resulting in what really function as two side yards (to the east and south). The proposed deck will be located outside of the drainage & utility easement, which runs along the rear property line.
- As required, the Petitioner submitted the necessary sign-off approvals from the adjacent property owners, which acknowledges a review of the proposed plans and consents to its construction.
- The proposed plans comply with the applicable building and lot coverage limitations.

ALTERNATIVES:

1. Approve the Minor Variations to allow an existing, non-conforming deck to be expanded and reconfigured, which encroaches approximately 11.6 feet into the required rear yard setback and exceeds the 10% rear yard coverage by 208 square feet.
2. Do not approve the Minor Variations to allow a non-conforming deck, which encroaches approximately 11.6 feet into the required rear yard setback and

exceeds the 10% rear yard coverage by 208 square feet.

RECOMMENDATION:

Staff recommends approval of the Minor Administrative Variations to allow an existing non-conforming deck, subject to the submitted site and deck plans, pursuant to the submitted approvals from the surrounding properties owners.

ACTION REQUIRED:

A motion to approve the Minor Administrative Variations to allow a non-conforming deck, pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance for property located at 520 W. Haleys Hill Court.

ATTACHMENTS:

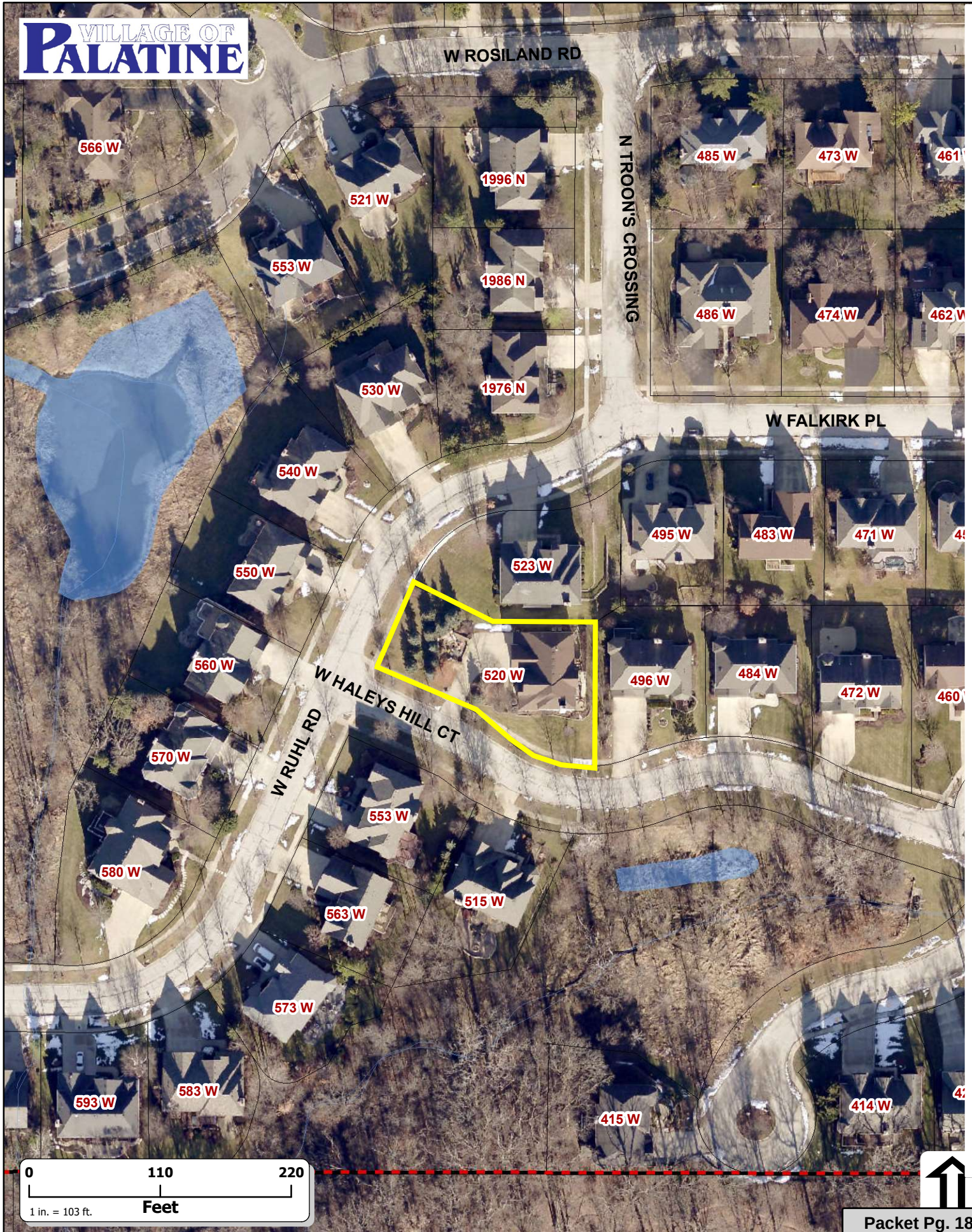
- Aerial Map
- ORD Minor VAR 520 W Haleys Hill Court
- EXHIBIT - Site and Deck Plans
- Plat of Survey
- Application

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

520 W Haleys Hill Court

6.A.1.a

VILLAGE OF
PALATINE



ORDINANCE NO. _____

**AN ORDINANCE GRANTING MINOR ADMINISTRATIVE VARIATIONS
520 W. HALEYS HILL COURT**

WHEREAS, pursuant to an application submitted to the Village of Palatine for Minor Administrative Variations to permit an existing, non-conforming deck to be modified in length maintaining the existing setback of 11.5 feet from the rear property line, instead of 25 feet and to allow an existing non-conforming deck to exceed 10% of the required rear yard pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance, on the property commonly known as 520 W. Haleys Hill Court (PIN # 02-03-113-022-0000).

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

SECTION 1: Minor Administrative Variations to permit an existing, non-conforming deck to be modified in length maintaining the existing setback of approximately 11.5 feet from the rear property line, instead of 25 feet and to allow an existing non-conforming deck to exceed 10% of the required rear yard pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance, subject to the condition:

1. The Minor Administrative Variations shall substantially conform to the site and deck plans submitted by the Petitioner (Andrew Lazes), attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: ORD Minor VAR 520 W Haleys Hill Court (2021-106 : 520 W Haleys Hill Court)

SECTION 2: That the petition for Minor Variations be attached hereto and form a part of this ordinance.

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

PASSED: This _____ day of _____, 2021

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

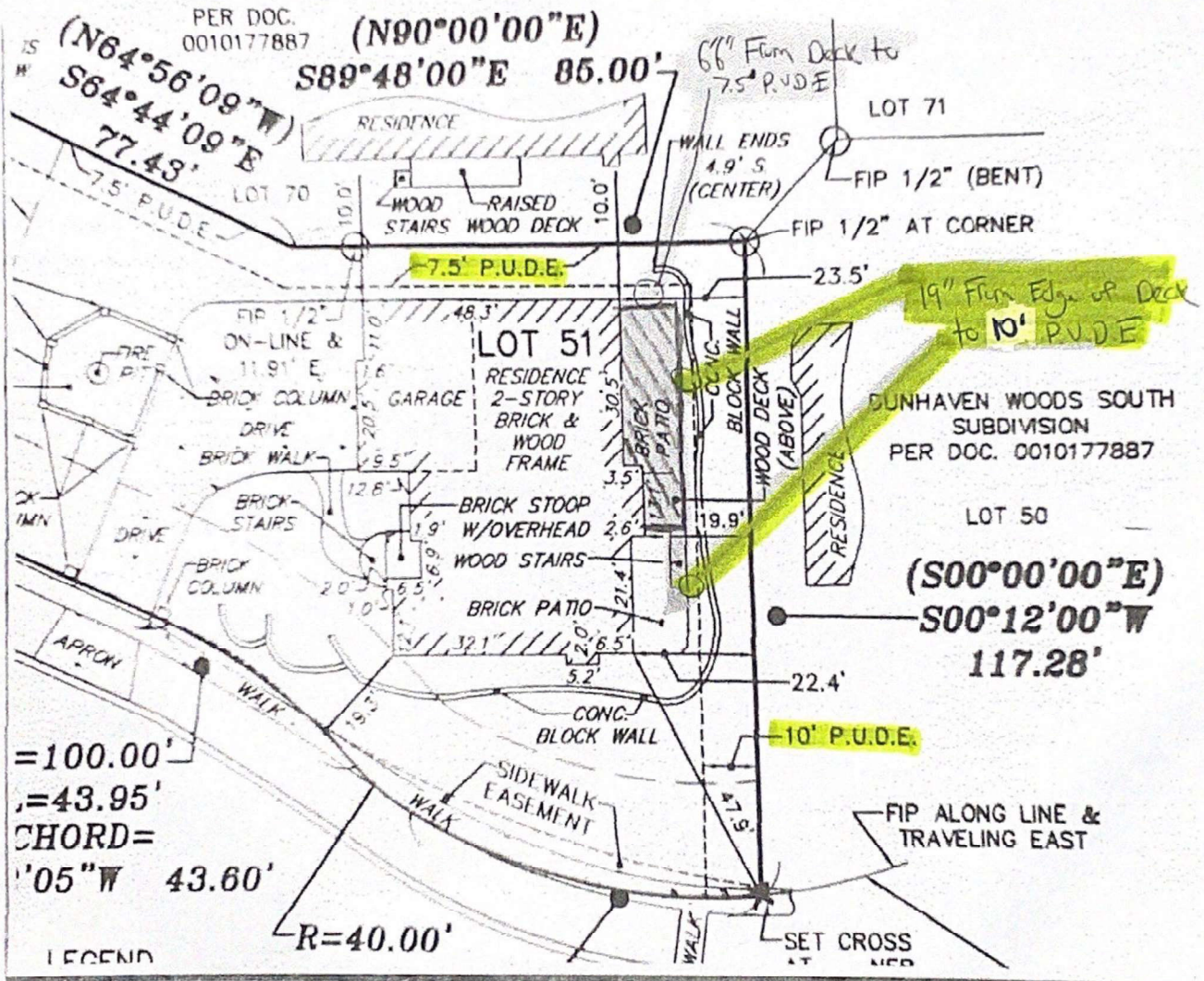
APPROVED by me this _____ day of _____, 2021

Mayor of the Village of Palatine

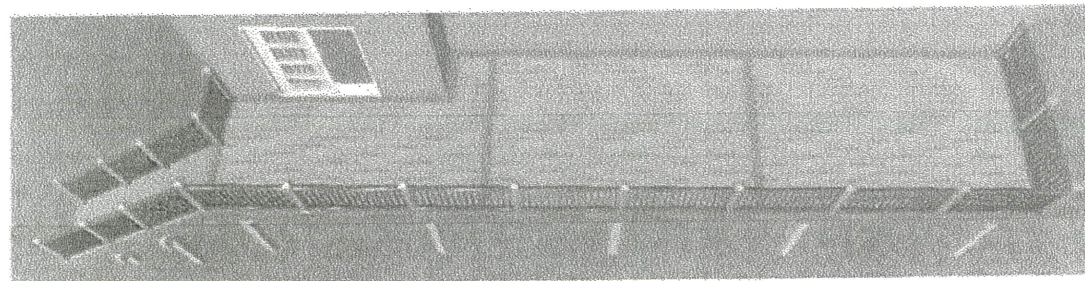
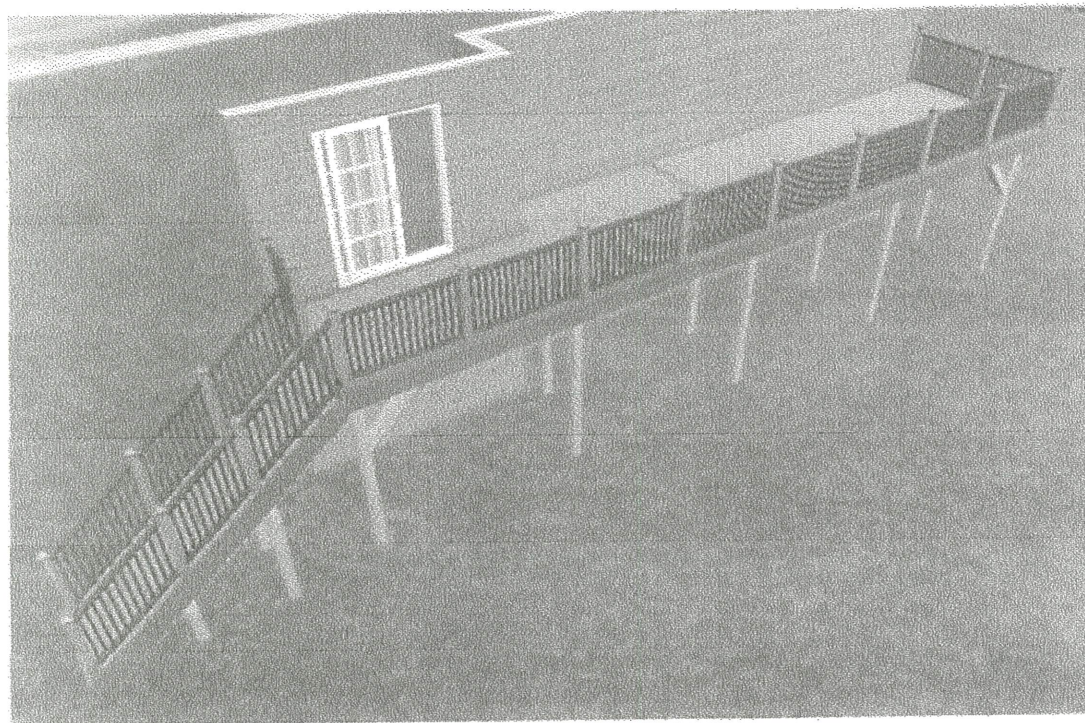
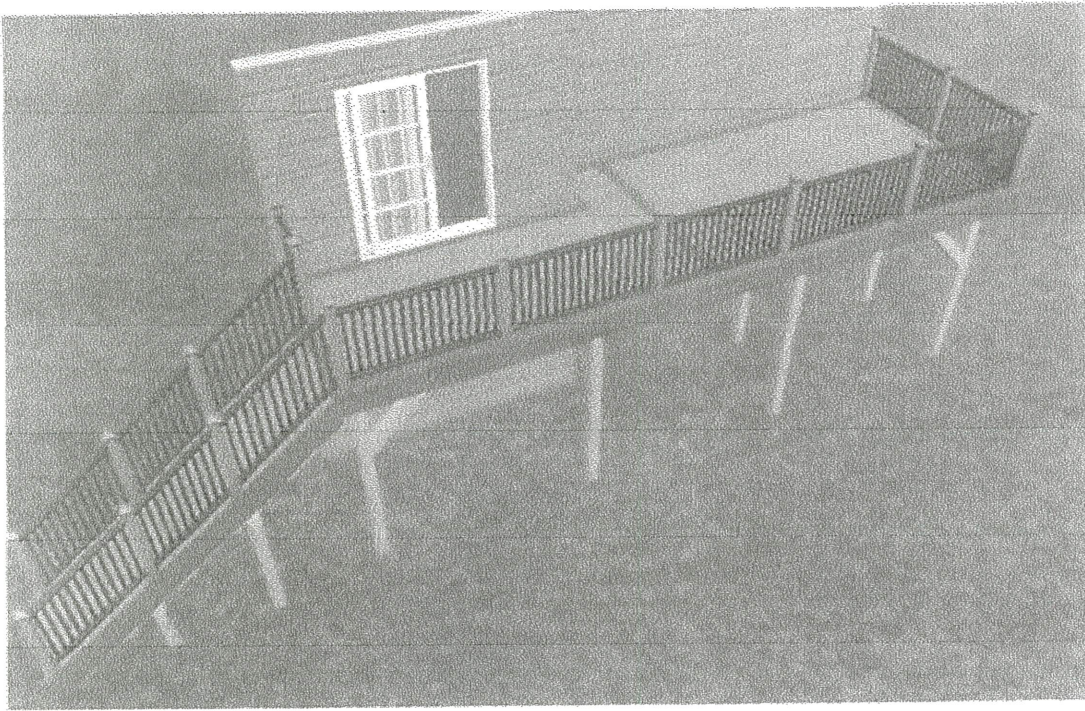
ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2021

Village Clerk

Attachment: ORD Minor VAR 520 W Haleys Hill Court (2021-106 : 520 W Haleys Hill Court)







PARCEL DETAILS

ADDRESS: 520 WEST HALEYS HILL CT.,
PALATINE, IL 60074
PIN NO.: 02-03-113-022-0000

LINE LEGEND

- — — — — PROPERTY LINE
— — — — — ADJACENT PROPERTY LINE
— — — — — OR RIGHT-OF-WAY LINE
— — — — — BUILDING SETBACK
- - - - - EASEMENT

LEGAL DESCRIPTION

LOT 51 IN DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 07/12/2021.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE EAST LINE OF DESIGNATED LOT 51 BEING SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. PLEASE NOTE, PORTIONS OF THE SUBDIVISION PLAT OF RECORD OBTAINED BY THE SURVEYOR WERE NOT LEGIBLE. FOR EXACT LOCATION OF THE SIDEWALK EASEMENT PLEASE SEE A LEGIBLE COPY OF THE SUBDIVISION OF RECORD.
6. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 12TH DAY OF JULY, A.D., 2021.

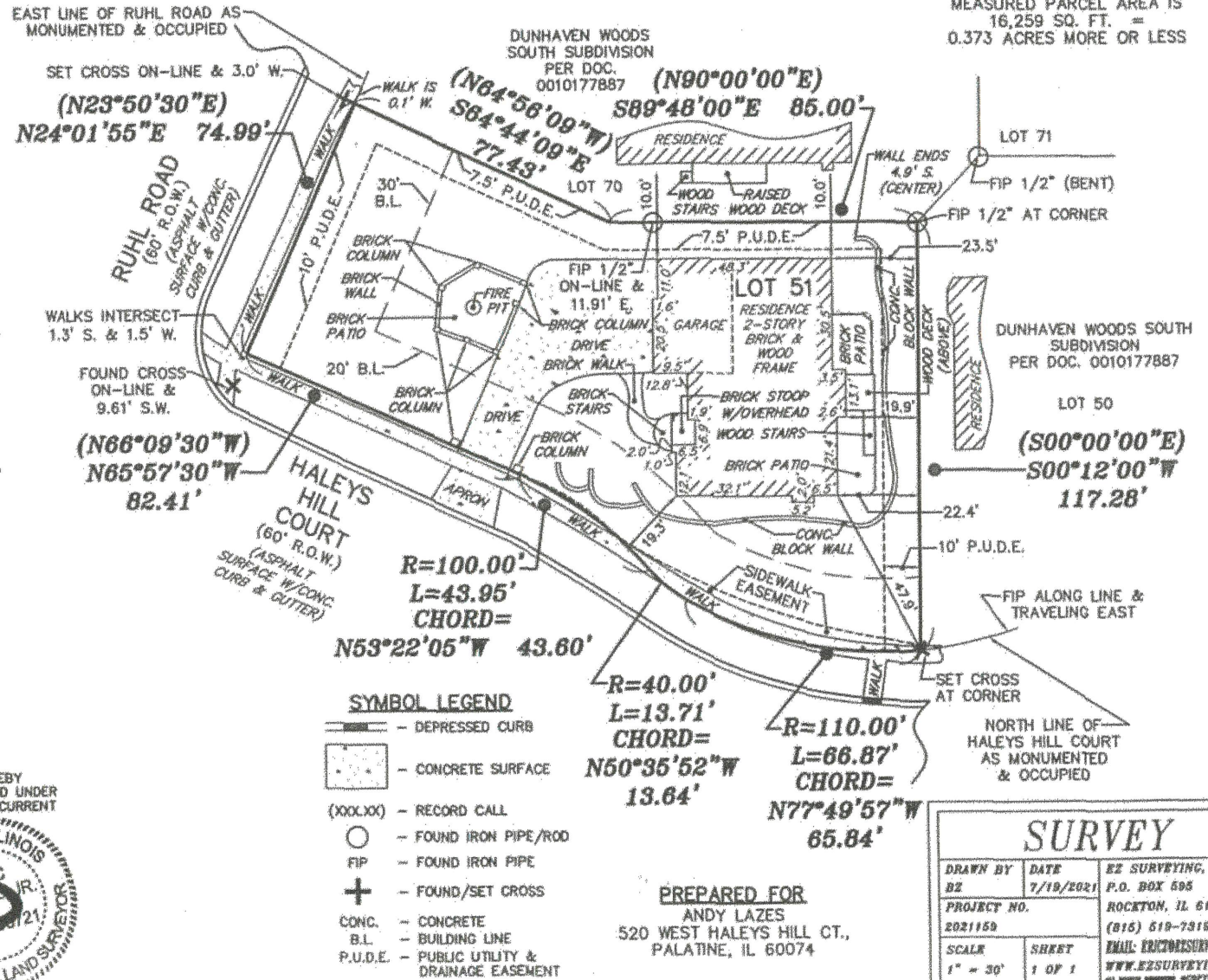


PLAT OF SURVEY

SHEET 1 OF

AREA SUMMARY

MEASURED PARCEL AREA IS
16,259 SQ. FT. =
0.373 ACRES MORE OR LESS





DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339
 Telephone: (847) 359-9047 · Fax (847) 963-6247
 www.palatine.il.us

MINOR VARIATION REQUEST

Please complete this form in its entirety. If you need help, call the Department of Planning and Zoning at (847) 359-9047. Please print or type all information.

1. Name of Petitioner(s): ANDREW LAZES
 Address: 520 W. HALEYS HILL CT, PALATINE, IL
 Home Telephone: [REDACTED] 60074
 Business Telephone: [REDACTED] Email: [REDACTED]
2. Describe the proposed Variation: DECK EXPANSION

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

Signature(s) of Petitioner(s)

[Signature]

Date: 9/25/2021

Attachment: Application (2021-106 : 520 W Haleys Hill Court)

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales Business at 2161 N. Rand Road

BACKGROUND:

The Subject Property received a Special Use to operate the Chicago Car Center in June of 2021; however, the business never opened. The Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-61-21, to Imad Sawan (Sawan Auto Sales, Inc.) to permit the operation of a used auto sales business.

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. The Special Use was approved in June 2021 (Ordinance #O-61-21) for the Chicago Car Center.
- The Petitioner has reviewed the approved ordinance and is not proposing any changes to the current Special Use approval or conditions.
- Any changes to the floor plan or business operations would require Village review. Staff also provided the Petitioner with a copy of the temporary sign regulations, as part of the application process.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 2161 N. Rand Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-61-21 to Imad Sawan (Sawan Auto Sales, Inc.) to permit the operation of auto sales business at 2161 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD SUT 2161 N Rand Road
- Special Use Transfer Application
- SU Ord. #O-61-21

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

2161 N Rand Road

6.A.2.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)



ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #0-61-21
2161 N. RAND ROAD**

WHEREAS, Ordinance #0-61-21 granted a Special Use for a used auto sales business (Chicago Car Center) on the property commonly known as 2161 N. Rand Road; and

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

WHEREAS, since the Village Council did meet on October 11, 2021 to review a request by Imad Sawan (Sawan Auto Sales, Inc.) that the Special Use be transferred to permit the operation of a used auto sales business, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to Imad Sawan (Sawan Auto Sales, Inc.) be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #0-61-21 is hereby transferred to Imad Sawan (Sawan Auto Sales, Inc.) that the Special Use be transferred to permit the operation of a used auto sales business.

SECTION 2: All conditions of Special Use Ordinance #0-61-21 shall remain in full force and effect.

DATED: This _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

Mayor of the Village of Palatine

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

Village Clerk

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Imad A. Sawan

Subject Property Address:

2161 N. Rand Rd., Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-61-21 be transferred from Chicago Car Center, Inc. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

The new business owner will be running a used auto sales facility in substantial conformance with the business plan previously submitted by Chicago Car Center, Inc. Applicant acknowledges that Applicant will be responsible for the conditions listed in Section 1 of Ordinance No. 0-61-21.

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

Attachment: Special Use Transfer Application (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)

ORDINANCE NO. O-61-21

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A
USED AUTO SALES AND A CAR RENTAL FACILITY AT
2161 N. RAND ROAD**

Attachment: SU Ord. #O-61-21 (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 21, 2021**

ORDINANCE NO. 0-61-21**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A USED AUTO SALES AND A CAR RENTAL FACILITY AT 2161 N. RAND ROAD**

WHEREAS, pursuant to a petition and public hearing on June 8, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a used auto sales and a car rental facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

THE PART OF THE NORTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ AND OF THE WEST 4 ACRES OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.51 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ SAID SECTION 2. THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 150 FEET, THENCE NORTH EASTERLY IN A STRAIGHT 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST 2. THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 2 A FCRESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 2161 N. Rand Road (PIN# 02-02-102-028)

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:

Attachment: SU Ord. #O-61-21 (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)

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

1. The Special Use shall substantially conform to the business plan and site plan prepared by the Petitioner, Anders Stubkjaer, submitted on 05/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer within 1 year of approval.
3. Parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval if permitted by IDOT.
4. Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine.

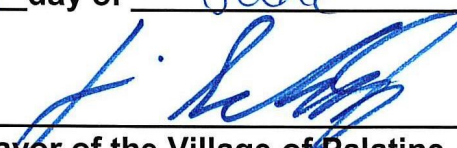
SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

PASSED: This 21 day of June, 2021

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

APPROVED by me this 21 day of June, 2021



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
21 day of June, 2021



Village Clerk

Attachment: SU Ord. #O-61-21 (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)



Chicago Car Center, Inc.

Business Plan for 2161 N. Rand Road, Palatine, IL 60074

Attachment: SU Ord. #O-61-21 (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)

RECEIVED

By Lyn bremanis at 3:23 pm, Apr 08, 2021



Amended Application

In light of not being able to get the Class 7 designation, the investment required to get zoning approvals and the timeframe to get the zoning approval, we are amending our application. The key changes are:

- We will no longer buy the property at this time. Instead, we will rent the front portion of the property, leaving the back, unpaved portion as is and unused
- Minimizing the activities to be performed at the location, which also reduces the staffing needs.
- We are adding Mike Halloran, the owner of Rand Road Site, LLC as an authorized agent.

Who is Chicago Car Center, Inc.

Chicago Car Center, Inc. is a family owned business that was established in 2001 and has operated car dealerships since then in the City of Chicago and Town of Cicero. We also operate a separate auto repair service shop that reconditions vehicles before sale and repairs customer vehicles after the sale.

Chicago Car Center sells fully reconditioned 2011 to 2018 vehicles with available service contracts and insurance protection programs and arranges financing.

Chicago Car Center offers a unique Auto Care product that includes money to spend on repair and maintenance of purchased vehicles including free oil changes. This product has been very successful in our existing dealerships and we believe will also appeal to car buyers in the suburbs. The result is that a larger than normal portion of our revenue comes from maintaining and repairing the vehicles we sold.

We are planning for 2161 N. Rand Road to be our first successful expansion to the suburbs.

Property Ownership

The property is owned by Rand Road Site, LLC, who purchased the property in 2017. The owner has unsuccessfully tried to sell or rent the Rand Road facing portion of the property since then.

Chicago Car Center, Inc. will enter a lease for the front portion of property including the buildings on the lot to test how successful we can be before committing to a purchase. The lease will be contingent on Chicago Car Center receiving zoning and use permits from the Village of Palatine.



The back portion of the lot will remain unused by Chicago Car Center. Cement barriers will be installed to make sure we cannot use the area.

Future use of property:

The main use of the property will be to display and sell vehicles. The property will have capacity of upward to 40 vehicles. We expect to normally have 25 – 30 vehicles on the lot for sale leaving plenty of spaces for customers and employees. We also plan to rent out some vehicles.

There is a two-car garage on the property. We will only use this garage for storage.

No repairs will be performed at this location. Repairs will be performed at one of our service centers and Velasquez Complete Auto Care located at 1450 N. Rand Road in Palatine.

We will wash the cars at A&W Car Wash located at 1220 N. Rand Road in Palatine.

Prior Use of Property:

This property was used for a number of years as a car dealership by Olympia. The Village of Palatine approved a special use permit for Pemex Auto Sales to use this lot for a car dealership in 2017, but Pemex never occupied the property. While other companies showed interest in the property, no one decided to move forward with any operations. The property has been vacant for the last 3+ years.

Lot Improvements:

Chicago Car Center will cause the following improvements to be made to the property.

1. The parking lot will be striped for customer and employee parking in a manner acceptable to the Village of Palatine. Customers will have 25' of aisle space to park as shown on the site plan. With no more than 4 employees, no more than 4 spots need to be set aside for employees.
2. The broken road sign will be repaired.
3. The building will be repainted inside and outside to look more attractive
4. Sign will be installed on or in front of the building keeping the total sign space below the maximum allowed by the Village of Palatine.
5. Trees will be planted along Rand Road as shown on the site plan. Plant pots will be placed along the front of the building as shown on the site plan. Other landscaping as suggested by the Village of Palatine will be implemented.
6. Cash-in-lieu of installing a sidewalk will be deposited with the Village of Palatine.
7. Based on the operations at this location there is no need for a dumpster. Regular trash and recycling cans will be more than sufficient.



8. We are not aware of any maintenance issues that will prevent a building permit to be issued.

Operations:

Our research indicates that the area within 5 miles of this location has many customers similar to the customers we currently sell to. We already attract many suburban customers to our other stores despite the travel distance, but this location would be much more convenient for many of them.

Our current locations have many Hispanic customers, so we have Spanish/English bilingual speaking staff in all our locations. We will also have bilingual staff at our Palatine location to serve both communities.

We finance most customer purchases and have options for a wide range of credit quality customers.

We are one of the few companies in the Chicago area to sell and rent vehicles to rideshare customers. Rideshare drive more miles than average drivers and find it difficult to find companies willing to finance them. Some rideshare drivers are not sure if they want to be drivers for a long time, so we offer a rental program for them until they are sure they want to buy a car. Regular customers have also expressed an interest in long term rental programs for used cars that cost less than the near new rental cars offered by major rental companies.

Competition:

There are Toyota, Chevrolet and Hyundai stores within 300 yards of the 2161 N. Rand location. There are also at least five used car dealerships within 500 yards. We learned that there are benefits of being in an area with many other dealers as customers know this is an area to go shopping for a car. In addition, if they don't find the car they like or can't get financed at one dealership, they may visit other dealers in the area.

While we count on some benefits of being in an area with other dealerships, we anticipate less than 25% of our customers will be walk-in customers. The majority of customers will come from our various marketing efforts.

Employment:

We plan to have have a staff of 3 - 4 people at this location.

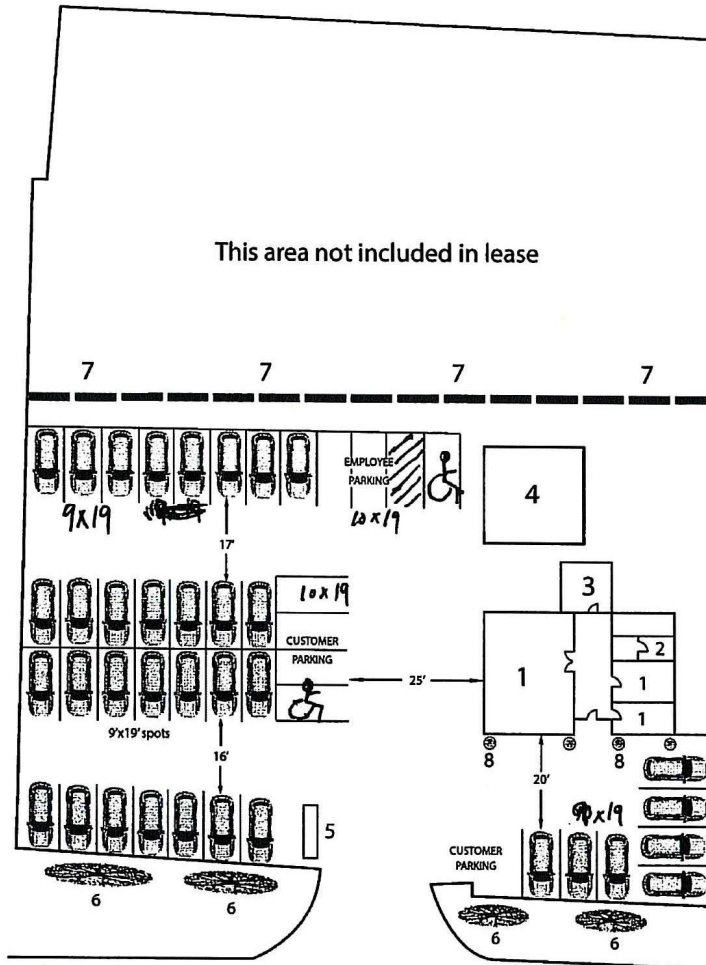


Hours of operation:

Monday to Saturday 10 am to 8 pm.

Revenues:

We expect the Palatine location to sell 20 – 30 vehicles per month resulting in annual taxable vehicle revenue of \$2.8 - \$4.2 million.



1. Offices
2. Bathroom
3. Outdoor Deck
4. Garage Building
5. Road Sign
6. Trees
7. ~~Cement Barriers~~ *Solid Fence*
8. Plants Pots

RECEIVED

By Lyn bremanis at 4:15 pm, May 04, 2021

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.
 The property is commonly known as 2161 N Rand Road (02-02-102-028 & 029).
 The Petitioner is requesting a Special Use to open a used car and rental business, Chicago Car Center.
 The above petition has been filed by Anders Stubblior and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-11
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 10th day of May, 2021
 Published in Daily Herald
 May 10, 2021 (4563337)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/10/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daule Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563337

Attachment: SU Ord. #O-61-21 (2021-107 : 2161 N. Rand Road - SU Transfer Used Auto Sales)

Consider a Motion to Award a Contract for the Hicks & Dundee Elevated Water Tank Demolition

BACKGROUND:

As part of the comprehensive water system study done in 2010, two elevated water tanks were identified as obsolete and no longer needed as part of the Village's overall water operating system. The elevated water storage tank in the central zone, referred to as the Hicks & Dundee elevated water storage tank, was one of the two tanks identified for removal. A request for proposals was issued to remove this tank.

KEY ISSUES:

- Lump sum proposals were sought to dismantle and remove the tank.
- Five contractors provided pricing, with the low responsive and responsible bidder being Alpine Demolition Services, LLC of St. Charles, Illinois in a lump sum amount of \$44,900.
- The tank will be dismantled in three days.
- The tank recommended for removal is 150,000 gallons. There is an existing 750,000 million gallon elevated water storage tank just over 1 mile away which provides some redundant services. In lieu of costly repairs and repainting, it is recommended to dismantle the elevated water tank.
- Carrier antennae will be relocated from this tank onto a monopole that is currently being constructed at the same site.

ALTERNATIVES:

1. Award the contract for the Hicks & Dundee Elevated Water Tank Demolition to Alpine Demolition Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the Hicks and Dundee Elevated Water Tank Demolition be awarded to Alpine Demolition Services.

BUDGET IMPACT:

Funds in the amount of \$205,000 were appropriated previously in the Capital Improvement Program to accommodate this work and have been rolled over to this year's budget in Project WW-1A "Water Tank Removal and Upgrades" .

ACTION REQUIRED:

Motion to award a contract for the Hicks & Dundee Elevated Water Tank Demolition to Alpine Demolition Services, LLC of St. Charles, Illinois in the not-to-exceed amount of \$44,900.

ATTACHMENTS:

- Proposal Tabulation

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

Dundee Road & Hicks Road Elevated Tank Demolition
RFP OPENING: Tuesday, September 28, 2021 11:00 AM
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION
DPW-2123

Bidder Name	Proposal Signed Y/N		Total Bid Price
Alpine Demolition Services, LLC 3515 Stern Avenue St. Charles, IL 60174	Y		\$44,900.00
Milburn LLC 620 28th Avenue Bellwood, IL 60104	Y		\$64,500.00
American Demolition Corporation 305 Ramona Avenue Elgin, IL 60120	Y		\$67,500.00
Green Demolition Contractors, Inc. 4840 St. Louis Avenue Chicago, IL 60632	Y		\$78,000.00
Omega III LLC 31W566 Spaulding Road Elgin, IL 60120	Y		\$105,325.00

Attachment: Proposal Tabulation (Hicks & Dundee Elevated Water Tank Demolition)

Consider an Ordinance Granting Minor Administrative Variations to Allow a Non-Conforming Deck at 520 W. Haleys Hill Court

BACKGROUND:

The Petitioners are proposing to extend an existing deck, which currently has a non-conforming rear yard setback of 11.6 feet. Although the deck is located in the zoning rear yard, it functions more as a side yard. While the area of the deck is increasing, it will not further encroach into the functional side yard of the property. The Subject Property received a rear yard setback reduction for the home in 2000 as part of the Dunhaven Woods South Planned Development. Therefore, the Petitioner is requesting approval of the following:

Minor Administrative Variations, pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance.

KEY ISSUES:

- The Subject Property is zoned Planned Development. The Petitioner is proposing to replace the existing non-conforming deck and extend it along the rear of the home.
- While the revised deck does not alter or decrease the setback from the functional side yard, it increases the deck's square footage and requires relief from the minimum required rear yard setback of 25 feet. The proposed deck will increase in size from 96 square feet to approximately 453 square feet, thus requiring relief from the 10% rear yard coverage.
- This lot is located at the corner of Ruhl Road and Hayles Hill, with its location and orientation resulting in what really function as two side yards (to the east and south). The proposed deck will be located outside of the drainage & utility easement, which runs along the rear property line.
- As required, the Petitioner submitted the necessary sign-off approvals from the adjacent property owners, which acknowledges a review of the proposed plans and consents to its construction.
- The proposed plans comply with the applicable building and lot coverage limitations.

ALTERNATIVES:

1. Approve the Minor Variations to allow an existing, non-conforming deck to be expanded and reconfigured, which encroaches approximately 11.6 feet in the required rear yard setback and exceeds the 10% rear yard coverage.
2. Do not approve the Minor Variations to allow a non-conforming deck, which encroaches approximately 7 feet in the required rear yard setback and exceeds the 10% rear yard coverage by 208 square feet.

RECOMMENDATION:

Staff recommends approval of the Minor Administrative Variations to allow an existing non-conforming deck, subject to the submitted site and deck plans, pursuant to the submitted approvals from the surrounding properties owners.

ACTION REQUIRED:

A motion to approve the Minor Administrative Variations to allow a non-conforming deck, pursuant to Section 14.03 (b) (1) of the Palatine Zoning Ordinance for property located at 520 W. Haleys Hill Court.

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

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales Business at 2161 N. Rand Road

BACKGROUND:

The Subject Property received a Special Use to operate the Chicago Car Center in June of 2021; however, the business never opened. The Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-61-21, to Imad Sawan (Sawan Auto Sales, Inc.) to permit the operation of a used auto sales business.

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. The Special Use was approved in June 2021 (Ordinance #O-61-21) for the Chicago Car Center.
- The Petitioner has reviewed the approved ordinance and is not proposing any changes to the current Special Use approval or conditions.
- Any changes to the floor plan or business operations would require Village review. Staff also provided the Petitioner with a copy of the temporary sign regulations, as part of the application process.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 2161 N. Rand Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-61-21 to Imad Sawan (Sawan Auto Sales, Inc.) to permit the operation of auto sales business at 2161 N. Rand Road.

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

Consider a Motion to Award a Contract for the Hicks & Dundee Elevated Water Tank Demolition

BACKGROUND:

As part of the comprehensive water system study done in 2010, two elevated water tanks were identified as obsolete and no longer needed as part of the Village's overall water operating system. The elevated water storage tank in the central zone, referred to as the Hicks & Dundee elevated water storage tank, was one of the two tanks identified for removal. A request for proposals was issued to remove this tank.

KEY ISSUES:

- Lump sum proposals were sought to dismantle and remove the tank.
- Five contractors provided pricing, with the low responsive and responsible bidder being Alpine Demolition Services, LLC of St. Charles, Illinois in a lump sum amount of \$44,900.
- The tank will be dismantled in three days.
- The tank recommended for removal is 150,000 gallons. There is an existing 750,000 million gallon elevated water storage tank just over 1 mile away which provides some redundant services. In lieu of costly repairs and repainting, it is recommended to dismantle the elevated water tank.
- Carrier antennae will be relocated from this tank onto a monopole that is currently being constructed at the same site.

ALTERNATIVES:

1. Award the contract for the Hicks & Dundee Elevated Water Tank Demolition to Alpine Demolition Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the Hicks and Dundee Elevated Water Tank Demolition be awarded to Alpine Demolition Services.

BUDGET IMPACT:

Funds in the amount of \$205,000 were appropriated previously in the Capital Improvement Program to accommodate this work and have been rolled over to this year's budget in Project WW-1A "Water Tank Removal and Upgrades" .

ACTION REQUIRED:

Motion to award a contract for the Hicks & Dundee Elevated Water Tank Demolition to Alpine Demolition Services, LLC of St. Charles, Illinois in the not-to-exceed amount of \$44,900.

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