



**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**

**SEPTEMBER 9, 2019**

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**Regular Meeting**

**7:00 PM**

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**I. ROLL CALL**

**II. PLEDGE TO THE FLAG**

**III. APPROVAL OF MINUTES**

1. Village Council & Committee of the Whole - Regular Meeting - September 3, 2019

**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**

*SCOTT LAMERAND, CHAIRMAN*

1. Consider an Ordinance Approving a Preliminary Planned Development to Permit a 26-Unit Townhome Development at 1150 W. Euclid Avenue (Council District: Two)
2. As Submitted

**B. POLICE POLICY & CODE SERVICES COMMITTEE**

*DOUG MYSLINSKI, CHAIRMAN*

1. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance on September 20, 2019 for Midtown Athletic Club's 'Summer Concert & Food Truck' Event at 1760 N. Hicks Road (Council District: One)

2. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Garcia's Mexican Food Co. (D/B/A El Rancho Alegre) at 1160 E. Dundee Road (Council District: Four)
3. Discussion and Direction Regarding the Regulation of Recreational Marijuana Manufacturing and Sales
4. As Submitted

**C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

*TIM MILLAR, CHAIRMAN*

1. As Submitted

**D. BUSINESS FINANCE & BUDGET COMMITTEE**

*GREG SOLBERG, CHAIRMAN*

1. As Submitted

**E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**

*BRAD HELMS, CHAIRMAN*

1. As Submitted

**F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**

*KOLLIN KOZLOWSKI, 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 Granting a Waiver of the Village's Sound Amplification Ordinance on September 20, 2019 for Midtown Athletic Club's 'Summer Concert & Food Truck' Event at 1760 N. Hicks Road (Council District: One)
2. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Garcia's Mexican Food Co. (D/B/A El Rancho Alegre) at 1160 E. Dundee Road (Council District: Four)



3. Consider an Ordinance Transferring Special Use Ordinance #O-162-05 to Allow the Continued Operation of the Existing Papa John's Pizza at 859 N. Quentin Road (Council District: One)
4. Consider a Resolution Reducing the Arcadia West Planned Development Letter of Credit (Council District: Two)

## IX. REPORTS OF STANDING COMMITTEE

### A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

*TIM MILLAR, CHAIRMAN*

1. As Submitted

### B. BUSINESS FINANCE & BUDGET COMMITTEE

*GREG SOLBERG, CHAIRMAN*

1. As Submitted

### C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

*SCOTT LAMERAND, CHAIRMAN*

1. Consider an Ordinance Approving a Preliminary Planned Development to Permit a 26-Unit Townhome Development at 1150 W. Euclid Avenue (Council District: Two)
2. As Submitted

### D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

*BRAD HELMS, CHAIRMAN*

1. As Submitted

### E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted

### F. POLICE POLICY & CODE SERVICES COMMITTEE

*DOUG MYSLINSKI, 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**



**VILLAGE OF PALATINE**  
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**VILLAGE COUNCIL & COMMITTEE OF THE WHOLE**

**MINUTES**

**SEPTEMBER 3, 2019**

**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, Fire Chief Scott Andersen, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Police Chief Dave Daigle

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

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

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

- Village Council & Committee of the Whole - Regular Meeting - August 19, 2019  
**- Accepted**

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                  |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

Minutes Acceptance: Minutes of Sep 3, 2019 7:00 PM (APPROVAL OF MINUTES)

**IV. MAYOR'S REPORT – Time: 7:01 PM****1. Presentation of the Village of Palatine's 2019 Hometown Pride Awards -**

Mayor Schwantz introduced the Beautification Commission and Elias Koutas who presented the 27 awards for the 26th Annual Hometown Pride Awards, for extraordinary efforts to beautify our community.

Elias Koutas announced the Scarecrows on Parade coming up this month. Judging Sept. 21st at 12 noon at Oktober Fest.

**2. As Submitted -**

Mayor Schwantz announced upcoming events:

Every Saturday 7AM – 1 PM through October  
Palatine Summer Farmers' Market  
Palatine Train Station Parking Lot

Friday September 6: 6PM-7:30PM  
Grandparents Day Bingo  
The Grand at Twin Lakes

Saturday September 7: 9AM-Noon  
13th Annual Kites 4 Kids Day  
Margreth Riemer Reservoir

Saturday September 7: 9AM-11AM  
Shredding Event/Document Destruction  
Palatine Township Center Parking Lot

Wednesday September 11: 9AM-10AM  
Patriot Day Remembrance  
Palatine Firefighters Memorial at the corner of N. Brockway and W. Slade St.

**V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:14 PM**

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

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                      |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

## VI. COMMITTEE OF THE WHOLE

### A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:14 PM

*SCOTT LAMERAND, CHAIRMAN*

1. Consider an Ordinance Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg presented the petitioner's proposal for a Planned Development Amendment to develop Lot 5 (0.66 acres) into a supplemental gated, lighted inventory car storage lot with 95 parking spaces for the Napleton Subaru & Mazda dealerships, accessed only through the Napleton properties, with a 6-foot board-on-board fence on the eastern border and additional right-of-way landscaping on the Old Hicks Road side (east of the fence) and a 50-foot right-of-way dedication for Lot 5 (for Old Hicks Road). The proposed plans maintain a five foot section of landscaping and screening, presently existing on the north and south sides of the subject lot. The Plan Commission voted 8-0 to approve and staff concurs.

In response to Councilman Helms, Vyverberg stated that compensatory storm water detention is planned for the additional surface coverage that must meet Code requirements and MWRD.

Megan Roche, Attorney, and Mike Modus, Engineer, explained the added storm water detention plans.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                            |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                                |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

Nothing was submitted.

### B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:19 PM

*DOUG MYSLINSKI, CHAIRMAN*

1. Consider an Ordinance Granting a Special Use and Variation to Permit a Health Club Greater than 3,000 Square Feet (Planet Fitness) at 223 E. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to open a health club (Planet Fitness) greater than 3,000 square feet and a Variation of 30 parking spaces in the Palatine Plaza shopping center zoned B-2 General Business. The business plan is to operate 24 hours a day, 7 days a week with peak hours of operation between

4 - 10 PM Monday - Friday and 9 AM - 12 PM on Saturday/Sunday. The average daily attendance is 500-750 members with 4 employees on-site at all times. The Plan Commission voted 8-0 to approve and staff concurs.

In response to Councilman Myslinski regarding parking requirements for the remaining third of the building, Vyverberg stated that the parking may meet Code requirements for parking or may require a variance, depending on the proposed use.

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|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                                |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                              |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. Consider an Ordinance Granting Variations for the Square Footage of Two Freestanding Signs at 211-333 E. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for variations:

- Add five new tenant panels to the existing three freestanding signs (main entrance sign) to be 160 square feet instead of the maximum allowed 120 square feet,
- Permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance sign) and
- Permit a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area for Palatine Plaza, approximately 12 acres zoned B-2 General Business District.

The Petitioner has addressed some sight line concerns raised by staff including trimming the landscaping. The ZBA voted 5-0-1 (one abstention) to recommend approval. Staff concurs, subject to the additional notice/review process required for the proposed alternate signage plan.

Charles Margosian, Highland Management Associates, Naperville, came forward to address questions.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                                |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                                              |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

3. As Submitted -

Nothing was submitted.

**C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:25 PM***KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Mallard Drive and Wood Street Water Main Replacement Project - **Approved by Voice Vote** (Council District: Two)

Public Works Director Matt Barry explained that last month, the Village Council awarded a contract to Gerardi Sewer and Water Company, Inc. for construction of the 2019 Water Main Replacement Project. Work is tentatively scheduled to commence in September, with substantial completion by November. Utilizing Construction Engineering Services is recommended to meet procedural requirements, assure quality construction, and allow for the intermittent attention needed during a construction project with various locations and multiple crews. Staff recommends authorizing the Village Manager to execute the proposal from BLA, Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project in a not-to-exceed amount of \$57,587.

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|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                            |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                                              |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

Nothing was submitted.

**D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

7:26 PM

*TIM MILLAR, CHAIRMAN*

1. Verizon Wireless Small Cell Deployment:

To address both Items A. and B., Village Manager Reid Ottesen explained that on April 1, 2019, the Village Council approved amendments to the Village's Code of Ordinances to incorporate the State's Small Wireless Facilities Deployment Act ("SWFDA"). The update included regulations and restrictions related to small cell facilities, distributed antenna systems, and other personal wireless telecommunication facility installations in the public right-of-way. Small cell facilities are now allowed to be installed on Commonwealth Edison and Village-owned street lights. Verizon Wireless requested the Village enter into a Small Wireless Communications Facilities Master License Agreement that would grant Verizon the ability to install, operate, repair, and replace equipment within the Village's rights-of-way; to use and replace Village-owned poles for Verizon's use; and to install and replace Verizon-owned poles for Verizon's use. The initial term of the agreement is for 15 years and includes renewals for 3 additional 5 year

periods. Verizon will pay a one-time application fee and recurring fees of \$200 per Village pole per year. As a company without a franchise agreement with the Village, a license agreement is required. The Illinois Small Wireless Facilities Deployment Act requires the Village to cooperate with this request.

Part B, is The Pole Replacement Maintenance and License Agreement that would run concurrently with the Small Wireless Communications Facilities Master License Agreement, which allows Verizon to install equipment on Village-owned poles. The Pole Replacement Agreement allows Verizon to replace certain Village-owned street light poles, mast arms, and heads as a unit with new poles. Verizon would bear all initial removal and replacement costs of the pole and street light fixture, and be responsible for installing and maintaining any small wireless facilities. The Village would own the new pole and be responsible for maintenance of the pole and street light. In the event a pole is damaged or knocked down, Verizon would repair or replace the pole at their cost.

Staff recommends authorizing the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless, as the State of Illinois requires the Village to cooperate with this request. Staff also recommends authorizing the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.

Councilman Millar asked about the State's position on maintenance and sharing connections.

Councilman Kozlowski asked how each pole is metered, if each carrier is paying for power. Director of Public Works, Matt Barry stated that each provider will pay for their own power usage.

In response to Councilman Myslinski, Village Manager Reid Ottesen stated that the decorative posts in downtown and elsewhere are not conducive to connecting these attachments.

Ottesen reiterated his and other municipalities' opposition to the state's action on this and the one-time fee structure less than \$1,000.

Joseph Farwell, Verizon, stated that the effective range is elevation dependent. New technology is shorter and lower, averaging 500 feet. This is a capacity solution to accommodate the ever increasing number of devices, creating capacity holes. These units may potentially assist home use.

In response to Councilman Kozlowski, Farwell said currently, technology prohibits co-use of poles by various suppliers; however, these units can triangulate to pin point location of callers or events. Technology allows shot recorders which can be added to assist public safety.



|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                            |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                                |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

- A. Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless - **Approved**
- B. Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless - **Approved**
- 2. As Submitted -

Nothing was submitted.

**E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:44 PM**

*GREG SOLBERG, CHAIRMAN*

- 1. Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy - **Approved by Voice Vote**

Village Manager Reid Ottesen stated each year, the Village invests millions (nearly \$5 million) in the maintenance and improvement of our street system. The PAVER system is used to quantify the condition of our streets using a scoring system from 0-100 with a newly resurfaced street considered a 100 Pavement Condition Index (PCI) rating and a completely failed road would have a rating of 0 PCI. Since the mid-1980's, the Village has endeavored to keep the entire system above a 50 PCI with the system average between 70-75.

Declining revenues and escalating costs of maintenance have created a situation where we can no longer maintain the desired street conditions without revised funding. With the current maintenance and funding approach, more than 25 streets will fall below the 50 PCI threshold in the next five years without an adjustment in our program. Adjustments in the Motor Fuel Tax (MFT) collected and distributed by the State, and a favorable renegotiation with the Village's waste hauler have presented an opportunity to dedicate new revenues to a 10-year investment program. Staff is optimistic that these revenues coupled with enhanced Vehicle Sticker collections will allow the Village to achieve its goals for long term road maintenance. Staff recommends approval of the 10-year road maintenance and improvement plan as proposed.

Ottesen stated that since MFT dollars from the State have declined and the cost of road construction has increased, additional revenues have been identified.

Public Works Director Matt Barry reviewed the road maintenance program: resurfacing, reconstruction, milling/paving, micro-surfacing, crack filling, curb & gutter repair. Public Works conducts a biannual review of street conditions. Currently, the poor streets are less than 10%. The recommended goal is to: resurface 6 miles per year, up from 5, complete the integral curb program in 10 years or less, expand in-house capabilities, among other measures.

Mayor Schwantz praised the Public Works Department for successfully applying for and receiving valuable Federal Grants.

Ottesen outlined proposed increase in funding targeting: \$1.5 million increase in vehicle sticker income, \$1 million enhanced state MFT, \$325,000 refuge contract savings, in addition to the \$4.5 million current funding program.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                            |
| <b>SECONDER:</b> | Kollin Kozlowski, District 5 Councilman                          |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

#### **F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:09 PM**

*BRAD HELMS, CHAIRMAN*

1. Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019 - **Approved by Voice Vote**

Councilman Helms reported the Palatine Police Department's recommendation for Trick or Treat Hours from 3 - 7 PM on Thursday, October 31, 2019. Approval is at the discretion of the Village Council.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                                |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                            |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

Nothing was submitted.

#### **VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:09 PM**

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

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                      |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                  |
| <b>AYES:</b>     | 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.

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

1. Consider a Motion to Approve 2019 Warrant #17 - **Approved**
2. Consider an Ordinance Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road - **Approved** (Council District: Three)  
  
Ordinance #O-74-19
3. Consider an Ordinance Granting a Special Use and Variation to Permit a Health Club Greater than 3,000 Square Feet (Planet Fitness) at 223 E. Northwest Highway - **Approved** (Council District: Six)  
  
Ordinance #O-75-19
4. Consider an Ordinance Granting Variations for the Square Footage of Two Freestanding Signs at 211-333 E. Northwest Highway - **Approved** (Council District: Six)  
  
Ordinance #O-76-19
5. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Mallard Drive and Wood Street Water Main Replacement Project - **Approved** (Council District: Two)
6. Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless - **Approved**
7. Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless - **Approved**

8. Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy - **Approved**
9. Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019 - **Approved**

Resolution #R-29-19

**IX. REPORTS OF STANDING COMMITTEE – Time: 8:04 PM**

**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:10 PM**

*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

**B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:10 PM**

*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:10 PM**

*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:10 PM**

*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:10 PM**

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Sep 3, 2019 7:00 PM (APPROVAL OF MINUTES)

**F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:10 PM***DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

**X. REPORTS OF THE VILLAGE OFFICERS****A. VILLAGE MANAGER – Time: 8:10 PM**

1. As Submitted -

No Report

**B. VILLAGE CLERK – Time: 8:10 PM**

1. As Submitted -

No Report

**C. VILLAGE ATTORNEY – Time: 8:10 PM**

1. As Submitted -

No Report

**XI. CLOSED SESSION AS REQUIRED – Time: 8:11 PM**

No Closed Session requested.

**XII. RECOGNITION OF AUDIENCE – Time: 8:11 PM**

No one came forward.

**XIII. ADJOURNMENT – Time: 8:11 PM**

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

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                    |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

SUBMITTED BY:

Margaret R. Duer  
Village Clerk

# Consider an Ordinance Approving a Preliminary Planned Development to Permit a 26-Unit Townhome Development at 1150 W. Euclid Avenue

## BACKGROUND:

The Subject Property, containing 4.75 acres, consists of the vacant former NTS (National Technical Systems) testing and supply-chain building and parking lot. The Petitioner and contract purchaser is proposing to demolish the existing structure and construct a new 26-unit residential townhouse development. Therefore, the Petitioner is requesting approval of the following:

**Preliminary Planned Development to permit a 26-unit residential townhouse development.**

## KEY ISSUES:

- The Subject Property, zoned Planned Development, was initially developed for Fluke Manufacturing in August 1984. It was subsequently acquired and operated by Trace Labs in 2015. Trace Labs was acquired by National Testing Services, which ultimately relocated and ceased its operations at this location.

### *Zoning, Site Design, and Traffic Study:*

- The Petitioner submitted a Preliminary Planned Development application in September 2018 and had an initial Public Hearing before the Plan Commission in March 2019 at which time the Plan Commission recommended denial of the project. Subsequent to the Public Hearing, the Petitioner withdrew the initial application and reapplied with a revised plan. Another Public Hearing was held before the Plan Commission in August 6, 2019.
- The current plan proposes 26 townhome units, in 5 buildings (2 6-unit, 1 5-unit; 2 4-unit), with a gross density of 5.5 units/acre. The initial plan proposed 30 townhome units, in 7 buildings (1 6-unit, 2 5-unit; 2 4-unit; 2 3-unit buildings), with a gross density of 6.32 units/acre.
- Access is provided through a private road using the existing Euclid Avenue curb cut. The roadway is 28 feet wide (back-to-back) and complies with the minimum design standards for private streets.
- The proposed units include 2-car garages and driveway aprons, with 2 additional parking spaces. From the initial plan, the driveway lengths were increased to 22 feet deep from 20 feet. There are 13 designated guest spaces (10 perpendicular spaces and 3 on-street spaces) for a total parking ratio of 4.5 spaces/unit.
- The end units of Buildings 1 & 2 (east side of the property) are set back a minimum 45 feet from the eastern property line and the interior units would have

a 61-foot setback from the eastern property line. The initial plan proposed a 30-foot setback, with proposed patios being setback 13 feet from the eastern property line. The Peregrine Lake Estates West buildings directly abutting the eastern property line are set back 25-27 feet and the decks are set back 13 feet from the property line. For reference, the current NTS building is set back approximately 100 feet from the eastern property line.

- The chart below compares the densities and parking ratios of the proposed development and the Peregrine Lake Estates townhouse portions only:

|                                   | <b>Acres</b> | <b>Number of Units</b> | <b>Gross Density (units/acre)</b> | <b>Parking Ratio (spaces/unit)</b> |
|-----------------------------------|--------------|------------------------|-----------------------------------|------------------------------------|
| <b>Lexington Lakes (proposed)</b> | 4.75 acres   | 26                     | 5.5 units/acre                    | 4.5 spaces/unit                    |
| Lexington Lakes (initial)         | 4.75 acres   | 30                     | 6.32 units/acre                   | 4.9 spaces/unit                    |
| Peregrine Lake Estates East       | 6.487 acres  | 32                     | 6.487 units/acre                  | 4.8 spaces/unit                    |
| Peregrine Lake Estates West       | 3.87 acres   | 28                     | 7.23 units/acre                   | 4.4 spaces/unit                    |

- The submitted KLOA traffic study estimates 186 daily two-way trips (weekday and weekend) for the development. For the previous uses (Trace Labs - CTS - 12,800 SF office uses), the ITE estimated daily 2-way trips for to be 144 trips. The AM peak hour is 7:15 AM - 8:15 AM, with the PM peak hour being 4:45 PM - 5:45 PM. The overall LOS for this intersection is rated as B/A for weekday/weekend AM/PM peak hours. The southbound leg is rated as an LOS of D in the AM hours. The study concludes that the development will not significantly impact the intersection or the development's traffic generation.

### **Architecture**

- The peak height of the structures is 32 feet (2 stories). The maximum peak height allowed in the R-3 Multi-Family district is 50 feet and the maximum peak height in the R-2 Single-Family district is 35 feet. The Peregrine Lake Estates West buildings (directly east of the Subject Property) have a peak height of 35 feet. The proposed building materials were revised to include first floor brick elevations on all 4 sides, vinyl horizontal siding, and vinyl vertical board and batten siding on all elevations.
- The Petitioner indicates the development is designed for active adults/empty nesters and the plans offer 2 different unit types, with optional floor plan

variations. The proposed end unit options include a 3-bedroom, 2.5-bath main floor master bedroom plan with an open great room and den and a 3-bedroom, 2.5 bath second floor master bedroom. The interior units are 3-bedroom, 2.5-bath second floor master bedroom unit.

### ***Engineering***

- Utilities exist in the area and the development will connect and extend to those services. The property grades south to north toward Peregrine Lake detention basin. The proposed storm water management plans include one detention basin on the north side of the property (.30-ac). There is also a 50-foot wetlands buffer shown. The closest unit is approximately 25 feet from the buffer area. The site grades north to south with an approximately 10-foot grade down to the bottom of the basin. A sidewalk exists along the Euclid Avenue frontage and a new limited sidewalk will be installed in sections of the development.
- The maintenance of the detention basin and volume control will be the responsibility of the Homeowner's Association. All of the site utilities serve only this development. All detention basin maintenance will be the responsibility of the HOA and shall be documented in the homeowner documents accordingly.
- The Wetland Delineation Report dated 01/10/2019, indicates that the off-site wetland may require a 50-foot buffer. The wetland buffer may be varied to a minimum of the greater of one-half the required buffer width, with ultimate review and approval from MWRD. There is also a 20-foot storm sanitary sewer easement running along the wetland buffer on the north side of the property.
- The development includes 4 retaining walls. The two retaining walls on the west side of the property are approximately 2 and 3 feet tall and 140 feet long. The total grade differential is approximately 5 feet (bottom of wall to top of wall). The Petitioner increased the setbacks of the retaining walls. The retaining wall closest to Building 2 is set back approximately 20 feet from the townhomes. The retaining wall closest to Building 3 is set back approximately 8 feet.

### ***Signage, Landscaping, and Fencing***

- The proposal includes 1 monument sign located at the southeast corner of the entrance. The sign is approximately 14'-10" long x 4'-9" tall (approximately 70 square feet).
- The Tree Preservation plan indicates that approximately 95% (165 of the 173) of the existing trees will be removed. The proposed landscaping throughout the development includes foundation plantings, ornamental trees, and a mixture of deciduous and evergreen shrubs, ornamental grasses, and perennials.



Additionally, the landscaping plan indicates several existing deciduous and evergreen trees and several new deciduous and evergreen trees will be planted on the eastern property line to provide additional buffering between the development and Peregrine Lake Estates.

- The detention basin will include native plantings that are able to withstand both periods of wet and dry times. The maintenance of the detention basin would be the responsibility of the HOA.
- The proposal includes 6-foot high, 16-foot long solid, vinyl fences between the patios of the interior units. Additionally, the Petitioner is proposing a 6-foot high, 235-foot long solid, vinyl fence will run parallel to Euclid Avenue beginning east of the monument sign and ending at the eastern property line.

### ***Project Review Summary***

From the initial plan submission, the Petitioner has made several improvements to the proposal. While many of the changes were items previously requested and recommended by Staff, the revisions now warrant a neutral Staff recommendation.

- Future Land Use Map - The Future Land Use map indicates that a continued business use is appropriate for the Subject Property. This reflects both the historical use of the subject property and the initial land use plan for the area. The Petitioner's transmittal letter dated February 11, 2019 requests Village Council consideration of an amendment to the Comprehensive Plan from a business use to a single-family attached use. Staff believe the future land use remains viable given the recent acquisition and investment in the adjacent Weber Stephens property. Through discussions with representatives of the subject property's current owner, they have indicated that the current building is not viable due to condition. From a staff perspective the condition does not drive the underlying land use.
- Landscaping and fencing - The initial and revised landscape plans do not include additional foundation plantings as previously recommended by Staff. The initial landscape plan redistributed landscaping on the east side, at the expense of unit and foundation plantings within the site. Additionally, the 6 initially proposed parkway trees were removed due to the Cook County Transportation and Highway Department's requirements, proximate to the signalized intersection. While the landscaping plan will remain a component of final review, Staff is recommending that the 6 trees be redistributed within the site and that additional unit and foundation plantings be added, as was initially proposed. Also, the site plan identified a 235-foot vinyl fence along Euclid Avenue. Several Plan Commissioners noted that the fence is out of character and unlike any other fencing in the area. Staff is recommending that any fencing along the Euclid Avenue frontage be of a comparable wrought-iron style fencing material to Peregrine Lake West. The proposed plans do not include a fence along the eastern property line (Peregrine Lake West). While there were some residents

that requested the fence at the Public Hearing, there were other Peregrine Lake West residents who do not want a fence (email attached) between the developments.

## **RECOMMENDATION:**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing:       | Plan Commission - August 6, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Residents testifying: | 3 residents testified. Residents discussed a fence along the eastern property line. Additional questions were raised about drainage and land use.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Vote:                 | The Plan Commission voted 7-2 to approve the request for land use amendment and Preliminary Planned Development, with additional clarification on Condition #11 - if the lift station capacity is not sufficient it would have to be addressed at the Petitioner's sole expense. Based upon the site plan and architectural plan changes, Staff acknowledges that any change in land use such as this is a policy decision to be made by the Village Council and not staff nor the Plan Commission. As such, related to the proposals, action is at the Village Council's discretion. |

## **ACTION REQUIRED:**

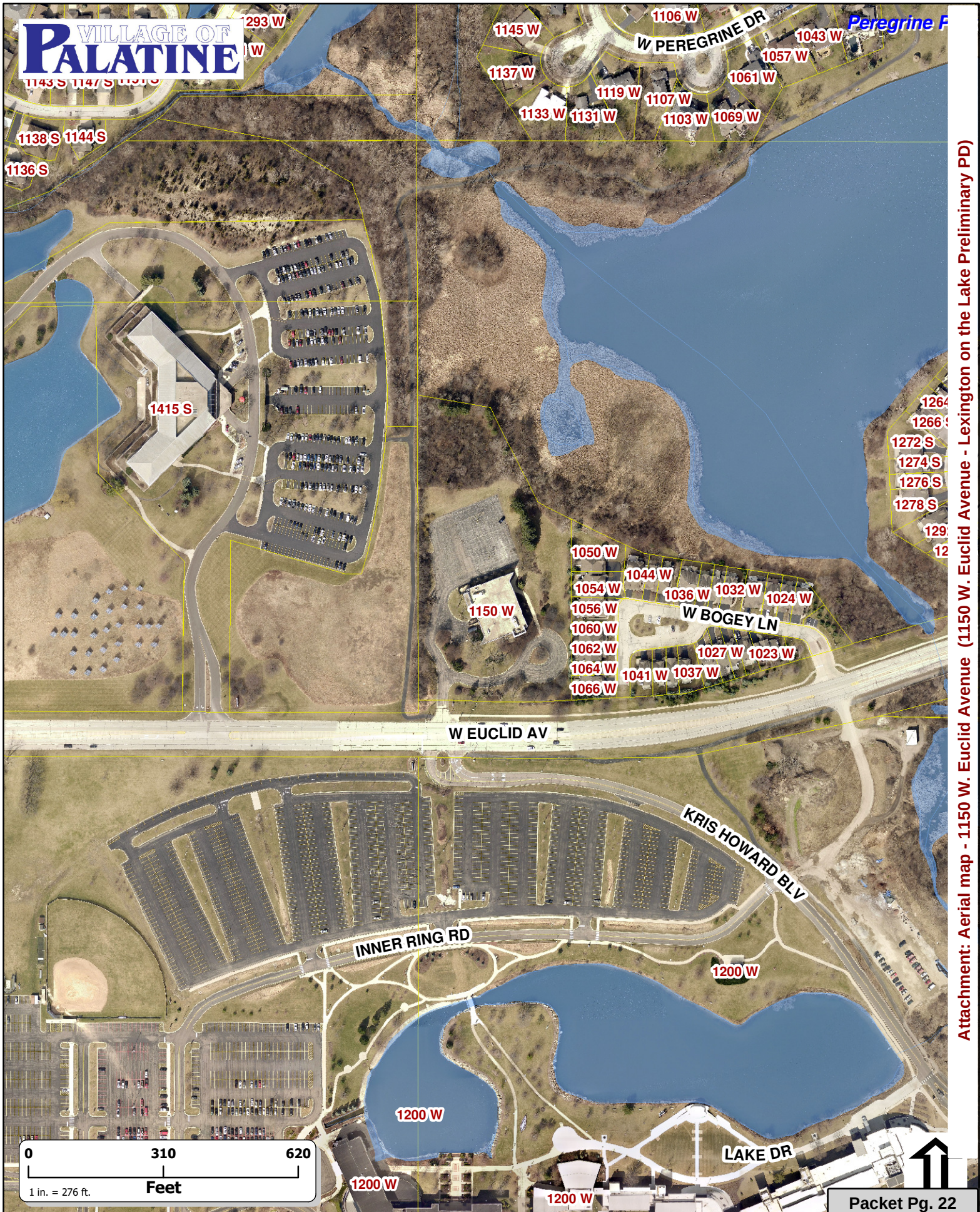
Action is at the discretion of the Committee related to the proposed Preliminary Planned Development for a 26-unit townhome development at 1150 W. Euclid Avenue.

## **ATTACHMENTS:**

- Aerial map - 1150 W. Euclid Avenue
- ORD PPD\_1150 W. Euclid Avenue
- EXHIBIT - Preliminary Plat of Subdivision
- EXHIBIT - Preliminary Engineering Plans
- EXHIBIT - Architectural Plans
- Site Plan
- Plat of Survey - Existing Conditions
- Boundary and Topographic Survey - Existing Conditions
- Site Data Table
- Parking Exhibit
- Proximity Exhibit
- Auto-turn Exhibit
- Floor plans
- Memo from BSB Design
- Preliminary Landscape Plan

- Tree Preservation Plan
- DDS Landscape Narrative 07-03-2019
- Existing Utilities Map
- Letter of Objection Mahon
- Petitioner's Request for Future Land Use Map Amendment
- Future Land Use Map
- PPD Application
- 08-06-2019 PC Minutes
- Public Notice 08-06-19







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING  
PRELIMINARY PLANNED DEVELOPMENT APPROVAL FOR  
1150 W. EUCLID AVENUE**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on August 6, 2019 and 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 report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary Planned Development to permit a 26-unit townhome development, on the following legally described property:

**LOT 1 IN BERENZ'S SUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 BY DOC. 26535490, IN COOK COUNTY, ILLINOIS.**

commonly known as 1150 W. Euclid Avenue (PIN: # 02-28-400-077)

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:

**SECTION 1:** That Preliminary Planned Development approval to permit a 26-unit townhome development, is hereby granted, subject to the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated August 31, 2018 and last revised on June 10, 2019, the Architectural plans prepared by BSB Design, dated April 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.

Attachment: ORD PPD\_1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

4. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
6. A \$260,000 Planned Development Letter of Credit shall be submitted. A Public Improvement Letter of Credit shall be submitted in a manner acceptable to the Village Engineer. Recording fees shall be submitted in a manner acceptable to the Village.
7. MWRD, IDOT, and IEPA permits will be required.
8. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
9. A lift station condition and capacity assessment report shall be prepared and submitted in a manner acceptable to the Village Engineer to determine if there is sufficient capacity at the existing lift station (1200 S. Patrick Lane) to service this development. If there is not sufficient capacity or if there are other improvements required to service this development, the Petitioner shall be solely responsible for all costs associated with any required lift station improvements, with any necessary work being controlled and contracted by the Village.
10. As all of the site utilities serve only the development, the maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
11. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. A report shall be submitted to the Director of Public Works on an annual basis no later than July 1 of each year. This shall remain a condition of Final Planned Development approval.
12. Final Homeowners Association Declarations shall be submitted in a manner acceptable to the Village Attorney.
13. Approval of a Final Planned Development by the Village Council.

**SECTION 2:** That the petition for Preliminary Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

**SECTION 3:** This ordinance shall be in full force and effect upon passage and approval as provided by law.

**PASSED:** This \_\_\_\_ day of \_\_\_\_\_, 2019

**AYES:**\_\_\_\_ **NAYS:**\_\_\_\_ **ABSENT:**\_\_\_\_ **PASS:**\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor of the Village of Palatine

**ATTESTED and FILED** in the office of the Village Clerk

this \_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Village Clerk

Attachment: ORD PPD\_1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

PIN: 02-28-400-077

**Developer/ Subdivider:**  
Lexington Homes  
1731 Marcey Street, Suite 200  
Chicago, IL 60614  
Tel.: 847.875.8289  
Fax: 773.601.0301  
lexingtonchicago.com

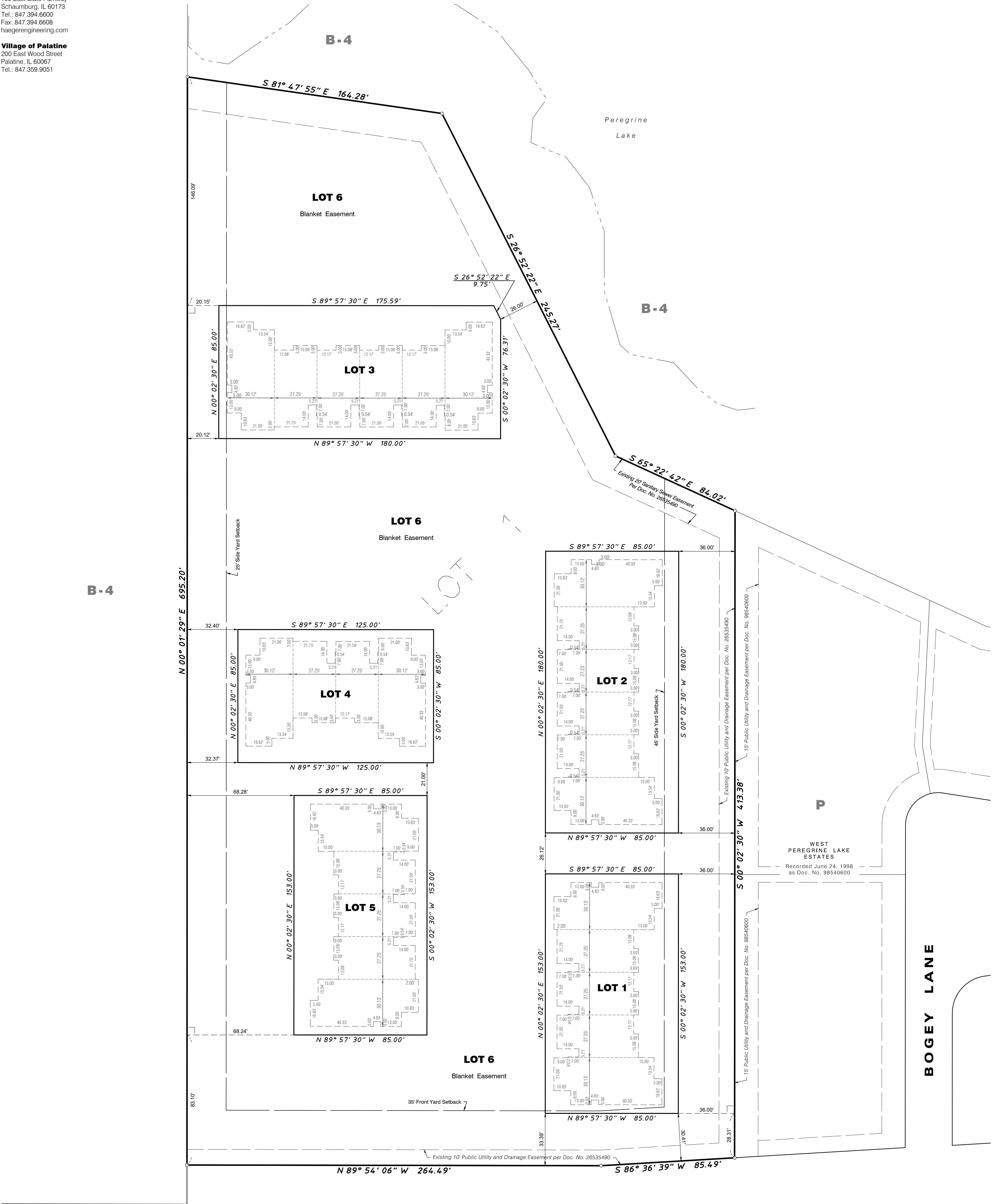
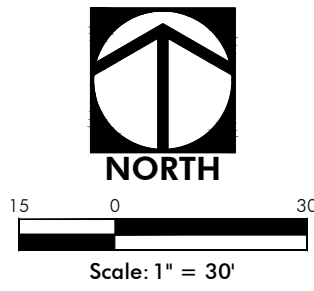
**Prepared By:**  
Haeger Engineering  
Illinois Professional Design Firm  
#184-003152  
100 East State Parkway  
Schaumburg, IL 60173  
Tel.: 847.394.6600  
Fax: 847.394.6608  
haegerengineering.com

**Village of Palatine**  
200 East Wood Street  
Palatine, IL 60067  
Tel.: 847.359.9051

# PRELIMINARY PLAT OF LEXINGTON ON THE LAKE

LOT 1 IN BERENZ'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT 26535490, IN COOK COUNTY, ILLINOIS.

SHEET 1 of 1

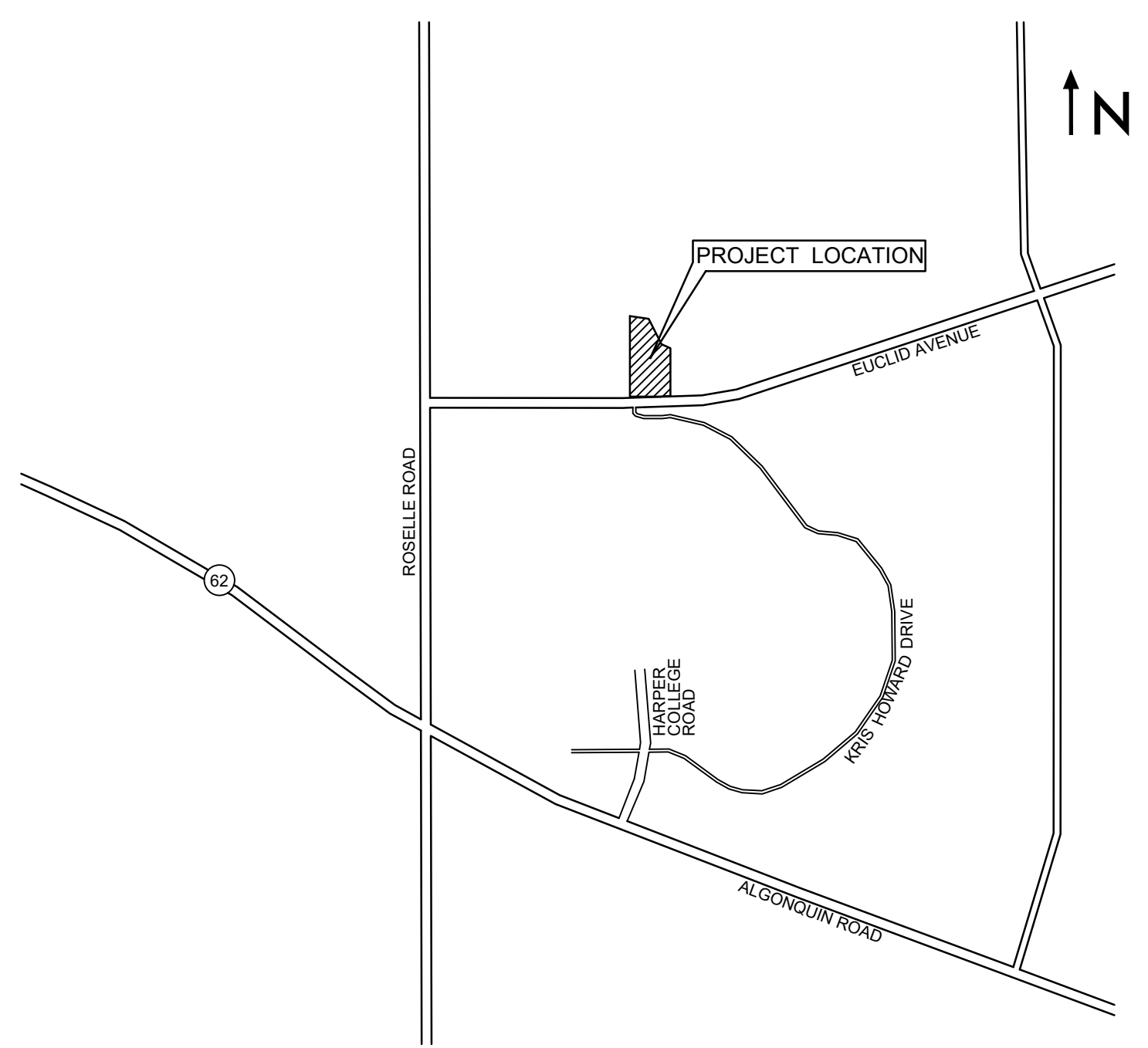


| Lot Area Summary |           |          |
|------------------|-----------|----------|
| Lot              | Area s.f. | Area ac. |
| 1                | 13,005    | 0.29855  |
| 2                | 15,300    | 0.35124  |
| 3                | 15,281    | 0.35080  |
| 4                | 10,625    | 0.24392  |
| 5                | 13,005    | 0.29855  |
| 6                | 139,447   | 3.20127  |
| Total            | 206,663   | 4.74433  |

Attachment: EXHIBIT - Preliminary Plat of Subdivision (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)



PRELIMINARY ENGINEERING PLAN  
LEXINGTON ON THE LAKE  
1150 W. EUCLID AVENUE  
SECTION 28 TOWNSHIP 42 NORTH RANGE 10 EAST  
PALATINE, ILLINOIS  
COOK COUNTY



LOCATION MAP  
NOT TO SCALE

**DEVELOPER / SUBDIVIDER:**  
Lexington Homes  
1731 Marcey Street, Suite 200  
Chicago, IL  
Tel: 847-875-8289

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

**VILLAGE OF PALATINE**  
200 E. Wood Street  
Palatine, IL 60067  
Tel: 847-358-7500

**Benchmark**  
CP #606 (See survey)  
Description: Cross Notch.  
Elevation: 765.46 (NAVD 88)

| INDEX TO SHEETS |                                       |
|-----------------|---------------------------------------|
| NO.             | DESCRIPTION                           |
| 1               | TITLE SHEET                           |
| 2               | EXISTING CONDITIONS & DEMOLITION PLAN |
| 3               | GEOMETRY & PAVING PLAN                |
| 4               | GRADING PLAN                          |
| 5               | UTILITY PLAN                          |

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



EXPIRES 11-30-19

|   |            |                                     |
|---|------------|-------------------------------------|
| 3 | 06/10/2019 | New Site Plan                       |
| 2 | 01/23/2019 | Revised Site, Moved Buildings 6 & 7 |
| 1 | 10/24/2018 | Per Village Review                  |

| No. | Date       | Revision                            |
|-----|------------|-------------------------------------|
| 3   | 06/10/2019 | New Site Plan                       |
| 2   | 01/23/2019 | Revised Site, Moved Buildings 6 & 7 |
| 1   | 10/24/2018 | Per Village Review                  |

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

**TITLE SHEET**  
**PRELIMINARY ENGINEERING PLAN**  
**LEXINGTON ON THE LAKE**  
PALATINE, IL

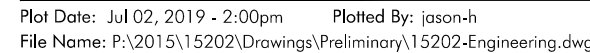
Project Manager: T J B  
Engineer: L A K  
Date: 8/31/2018  
Project No. 15-202  
Sheet 1



Know what's below.  
Call before you dig.

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







SITE DATA TABLE

| Site Area       | 4.74 AC | 206,663 SF                   | Classification |
|-----------------|---------|------------------------------|----------------|
| Zoning          |         |                              | PUD            |
| Existing Zoning |         |                              | PUD            |
| Proposed Zoning |         |                              | PUD            |
| Density         |         | Units                        | Units/Ac       |
| 3 Stop Townhome |         | 26                           | 5.5            |
| 3 Bedroom       |         | 26                           |                |
| 2 Bedroom       |         | 0                            |                |
| Parking         |         | Spaces                       | Spaces / Unit  |
| Guest           |         | 13                           | @ 0.51         |
| Driveway        |         | 52                           | @ 2.01         |
| Garage          |         | 52                           | @ 2.01         |
| TOTAL           |         | 117                          | @ 4.51         |
| Coverage        |         | Area (SF) Area (Ac) Area (%) |                |
| Impervious      |         | 95,838 2.20 48.4%            |                |
| Buildings       |         | 44,443 1.02 21.5%            |                |
| Driveways       |         | 11,796 0.27 5.7%             |                |
| Private Road    |         | 26,569 0.61 12.8%            |                |
| Pond            |         | 7,092 0.16 3.4%              |                |
| Sidewalk        |         | 6,137 0.14 3.0%              |                |
| Pervious        |         | 110,825 2.54 53.6%           |                |
| TOTAL           |         | 206,663 4.74                 |                |

**PAVING LEGEND**

PRIVATE ROADWAY: ON, 3.0  
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course  
- 1 1/2" Hot Mix Asphalt (HMA) Binder Course  
- 1 1/2" Hot Mix Asphalt (HMA) Base Course  
- 1 1/2" Aggregate Base Course  
- Compacted Sub-Grade

DRIVEWAY: ASPHALT (HMA) Surface Course  
- 5" Aggregate Base Course  
- Compacted Sub-Grade

5" CONC PAVEMENT  
- 5" CONC PAVEMENT  
- 5" CONC PAVEMENT  
- 5" CONC PAVEMENT  
- 5" CONC PAVEMENT  
- 5" CONC PAVEMENT

**DIMENSION LEGEND**

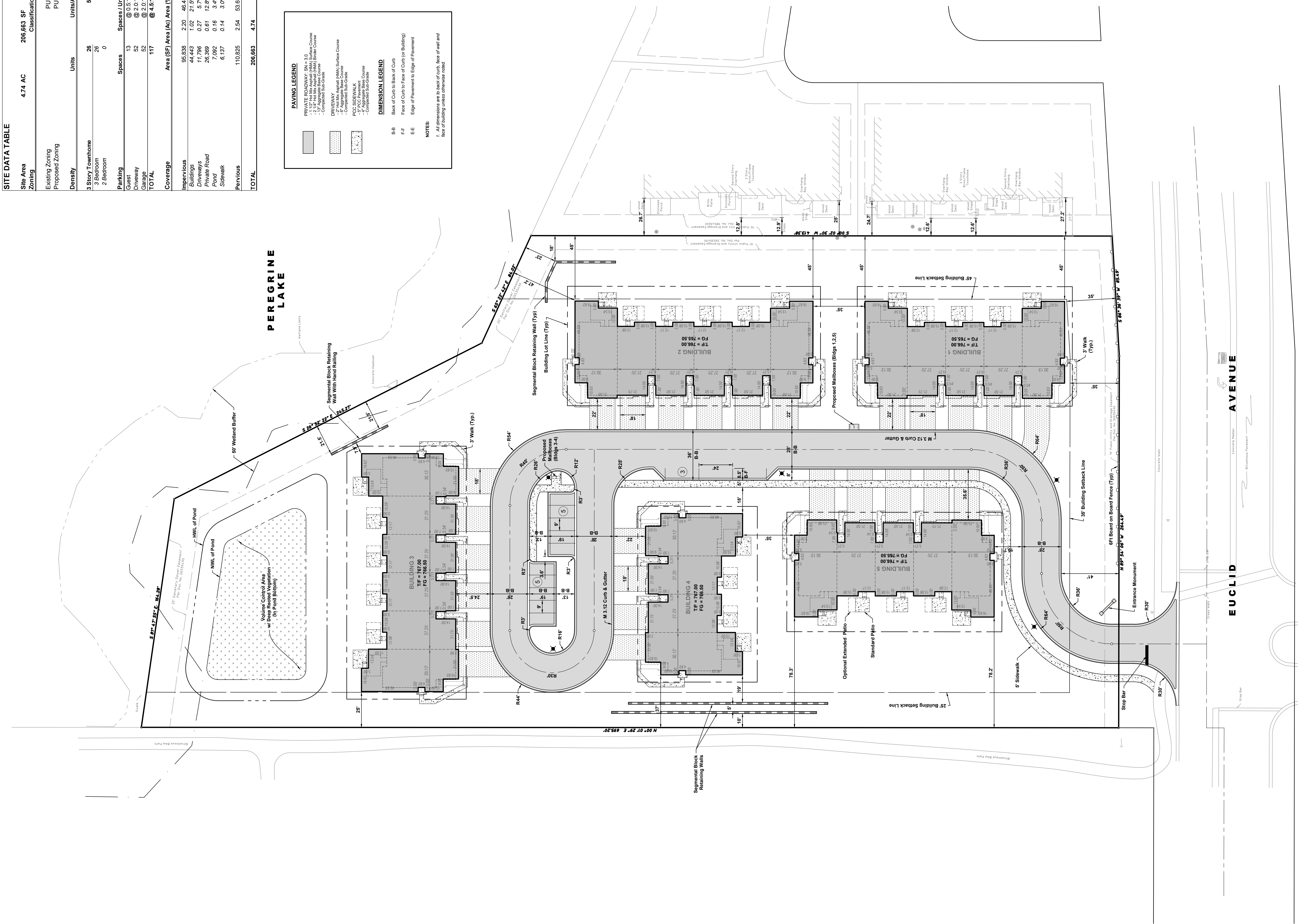
B-B Back of Curb to Back of Curb

F-F Face of Curb to Face of Curb (or Building)

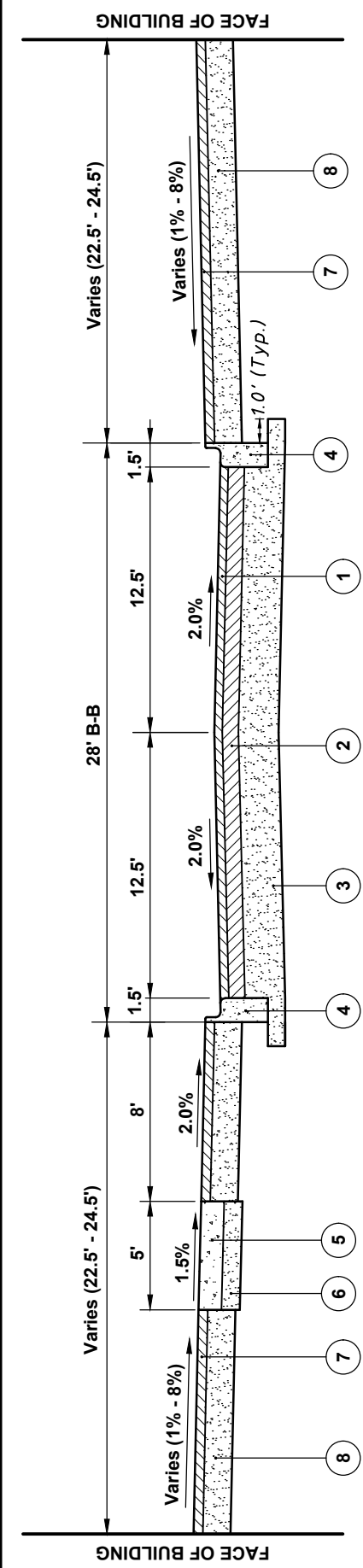
E-E Edge of Pavement to Edge of Pavement

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.







**SURFACE COURSE NOTE:**

**THE COURSE NOTE:** The surface course is to be applied when all other improvements, public and private, have been completed in their entirety and prior to start of the twelve-month guarantee period.

## TYPICAL ROADWAY & DRIVEWAY SECTION

**PEREGRINE  
LAKE**

### A Hydraulic Site Data:

|                                |          |
|--------------------------------|----------|
| Site Area                      | 4.75 AC  |
| Stormwater Runoff Rate         | 1.50 CFS |
| SWPD Allowable Erosion Rate    | 1.40 CFS |
| SWPD Allowable Erosion Rate    | 1.40 CFS |
| Site Restricted Release Rate   | 753.55   |
| SWPM1 (High Moisture Level)    | 753.55   |
| Site Name (Normal Moist Level) | 756.00   |
| SWPM2 (FEMA Firmette)          | 753.55   |
| Site Name (Normal Moist Level) | N/A      |
| SWPM3 (High Moisture Level)    | 756.00   |
| SWPM4 (FEMA Firmette)          | N/A      |
| SWPM5 (High Moisture Level)    | 756.00   |
| SWPM6 (FEMA Firmette)          | N/A      |
| SWPM7 (High Moisture Level)    | 756.00   |
| SWPM8 (FEMA Firmette)          | N/A      |
| SWPM9 (High Moisture Level)    | 756.00   |
| SWPM10 (FEMA Firmette)         | N/A      |
| SWPM11 (High Moisture Level)   | 756.00   |
| SWPM12 (FEMA Firmette)         | N/A      |
| SWPM13 (High Moisture Level)   | 756.00   |
| SWPM14 (FEMA Firmette)         | N/A      |
| SWPM15 (High Moisture Level)   | 756.00   |
| SWPM16 (FEMA Firmette)         | N/A      |
| SWPM17 (High Moisture Level)   | 756.00   |
| SWPM18 (FEMA Firmette)         | N/A      |
| SWPM19 (High Moisture Level)   | 756.00   |
| SWPM20 (FEMA Firmette)         | N/A      |
| SWPM21 (High Moisture Level)   | 756.00   |
| SWPM22 (FEMA Firmette)         | N/A      |
| SWPM23 (High Moisture Level)   | 756.00   |
| SWPM24 (FEMA Firmette)         | N/A      |
| SWPM25 (High Moisture Level)   | 756.00   |
| SWPM26 (FEMA Firmette)         | N/A      |
| SWPM27 (High Moisture Level)   | 756.00   |
| SWPM28 (FEMA Firmette)         | N/A      |
| SWPM29 (High Moisture Level)   | 756.00   |
| SWPM30 (FEMA Firmette)         | N/A      |
| SWPM31 (High Moisture Level)   | 756.00   |
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| SWPM33 (High Moisture Level)   | 756.00   |
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| SWPM37 (High Moisture Level)   | 756.00   |
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| SWPM39 (High Moisture Level)   | 756.00   |
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| SWPM43 (High Moisture Level)   | 756.00   |
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| SWPM45 (High Moisture Level)   | 756.00   |
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| SWPM49 (High Moisture Level)   | 756.00   |
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| SWPM51 (High Moisture Level)   | 756.00   |
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| SWPM53 (High Moisture Level)   | 756.00   |
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| SWPM59 (High Moisture Level)   | 756.00   |
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| SWPM61 (High Moisture Level)   | 756.00   |
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| SWPM63 (High Moisture Level)   | 756.00   |
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| SWPM65 (High Moisture Level)   | 756.00   |
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| SWPM436 (FEMA Firmette)        | N/A      |
| SWPM437 (High Moisture Level)  | 756.00   |
| SWPM438 (FEMA Firmette)        | N/A      |
| SWPM439 (High Moisture Level)  | 756.00   |
| SWPM440 (FEMA Firmette)        | N/A      |
| SWPM441 (High Moisture Level)  | 756.00   |
| SWPM442 (FEMA Firmette)        | N/A      |
| SWPM443 (High Moisture Level)  | 756.00   |
| SWPM444 (FEMA Firmette)        | N/A      |
| SWPM445 (High Moisture Level)  | 756.00   |
| SWPM446 (FEMA Firmette)        | N/A      |
| SWPM447 (High Moisture Level)  | 756.00   |
| SWPM448 (FEMA Firmette)        |          |

## B. Coverage Summary:

|                           | Sq. Ft. | Acres | %   | CN   |
|---------------------------|---------|-------|-----|------|
| PROPOSED Impervious Area= | 95,938  | 2.200 | 46% | 98.0 |
| PROPOSED Previous Area=   | 110,825 | 2.544 | 54% | 74.0 |
| PROPOSED Total=           | 206,663 | 4.744 |     | 85.1 |

C. Volume Control:

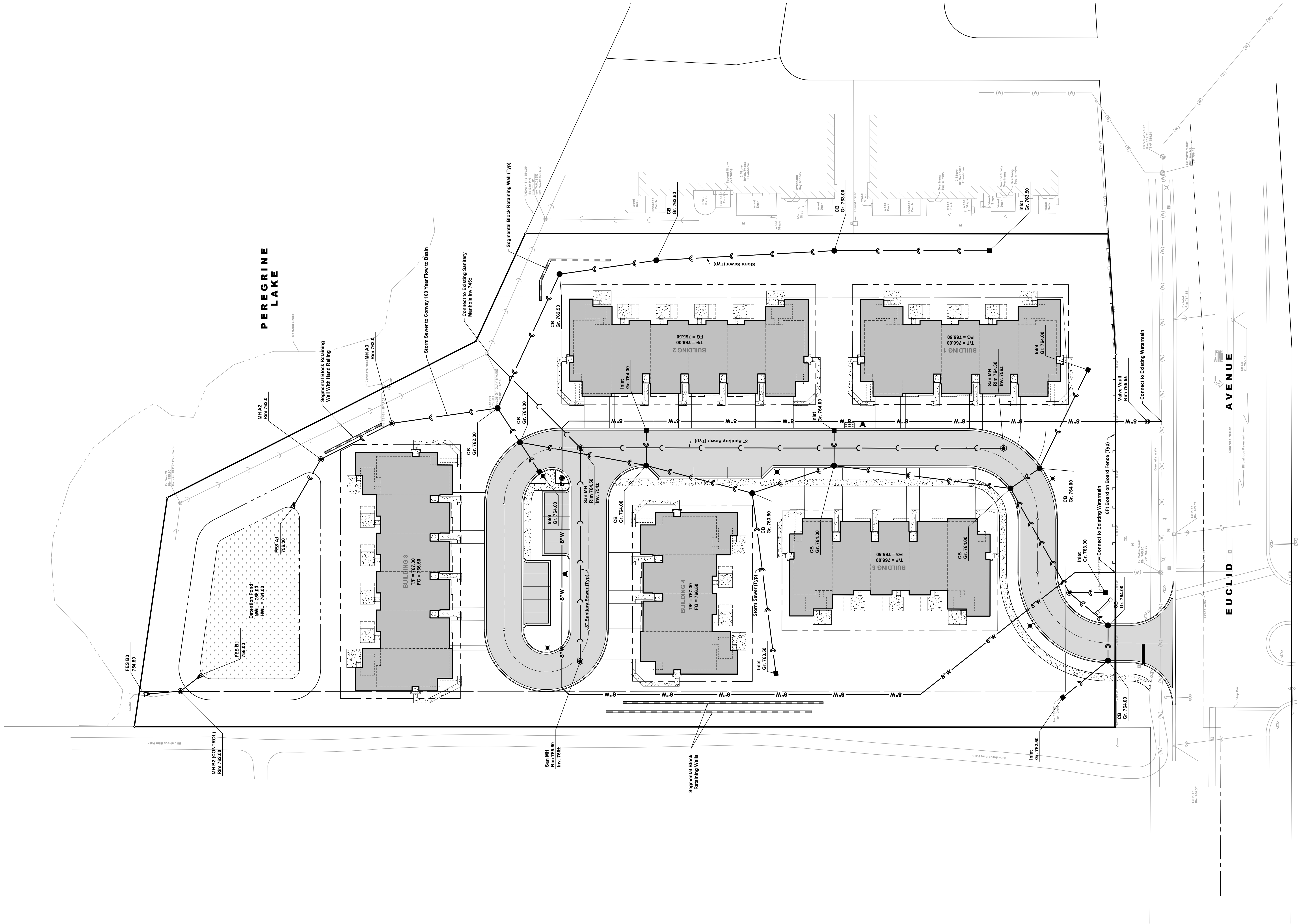
| Required                     | Impermeous Area (Acres) | Infiltration Rate (in/hr) | Infiltration Volume Req. (AF) | Infiltration Volume Req. (AF-F) |
|------------------------------|-------------------------|---------------------------|-------------------------------|---------------------------------|
| Per MWFO WMO                 | 2.20                    | 0.083                     | 7.367                         | 0.183                           |
| Proposed                     |                         |                           |                               | Net Volume (As-F)               |
| Within Detention Pond Bottom |                         |                           |                               | 0.236                           |

## D. Detention:

|                         |                      |
|-------------------------|----------------------|
| Required                | Storage ( $A_C$ -Ft) |
| MWRD (per Normograph)   | 0.960                |
| Proposed                | Storage ( $A_C$ -Ft) |
| MWRD Detention Provided | 1.151                |





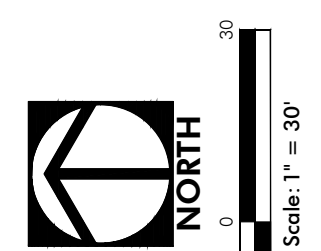


UTILITY  
PLAN

PRELIMINARY ENGINEERING PLANS  
LEXINGTON ON THE LAKE  
PALATINE, IL

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6000 Fax: 847.394.6408  
Illinois Professional Design Firm License No. 184-003132  
www.haegerengineering.com

| No. | Date       | Revision                            |
|-----|------------|-------------------------------------|
| 3   | 06/10/2019 | New Site Plan                       |
| 2   | 07/23/2019 | Revised Site, Moved Buildings 6 & 7 |
| 1   | 10/24/2018 | Per Village Review                  |



Project Manager: T J B  
Engineer: L A K  
Date: 2018-08-31  
Project No. 15-202  
Sheet 5





For over 40 years  
**LexingtonHomes**

830 End Configuration - Front and Side  
 Dark Brick and Dark and Light Siding

**LEXINGTON ON THE LAKE**  
 Various Locations



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

April 23, 2019 | MS160181













For over 40 years  
**LexingtonHomes**

Conceptual Elevation  
 840 End Configuration - Front Elevation  
 Dark Brick - Light and Dark Siding

**LEXINGTON ON THE LAKE**  
 Various Locations

**BSB**  
 DESIGN  
 BSBDesign.com





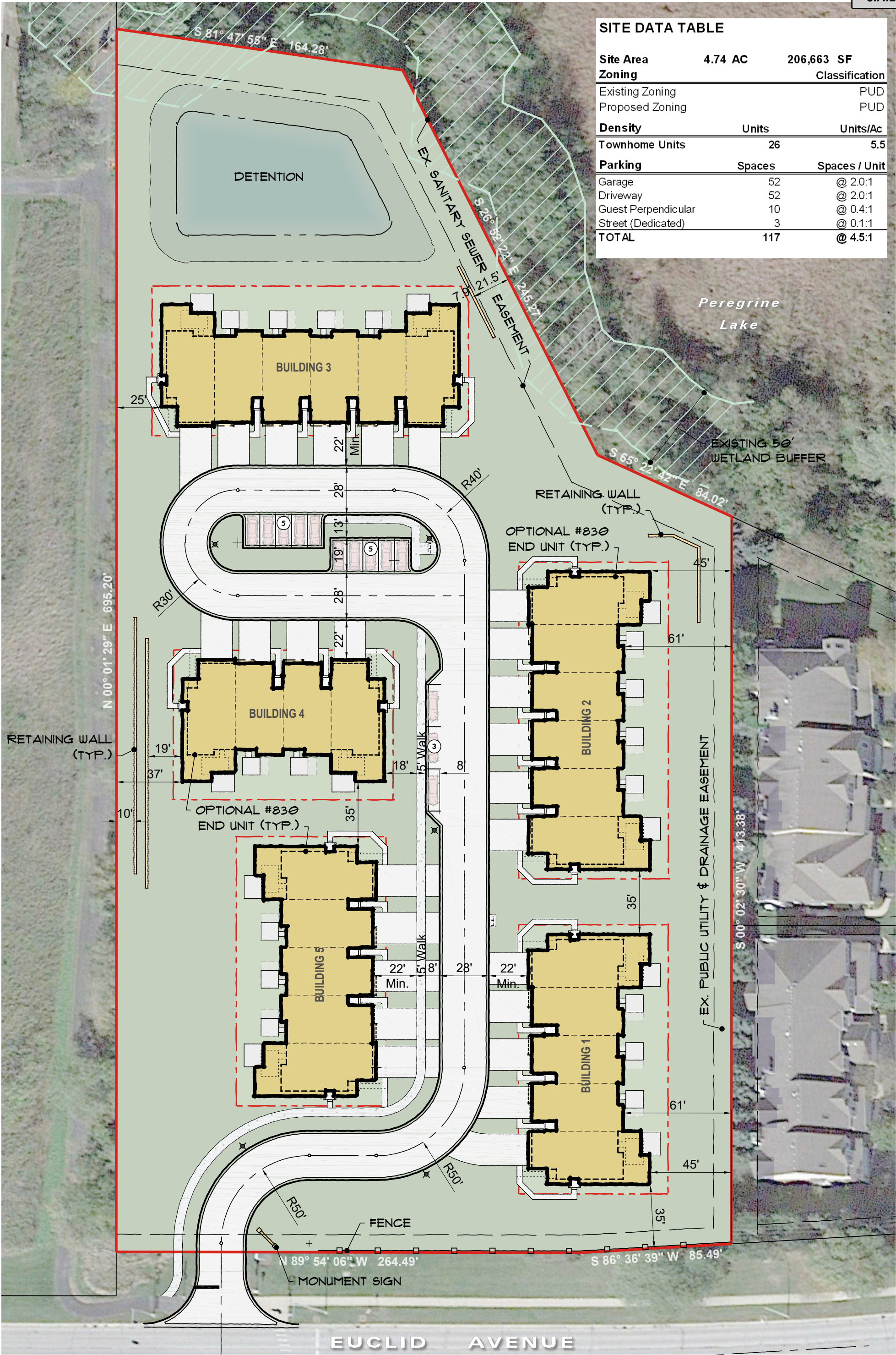
For over 40 years  
**LexingtonHomes**

Conceptual Elevation  
 840 End Configuration - Front Elevation  
 Light Brick and Light Siding

**LEXINGTON ON THE LAKE**  
 Various Locations

**BSB**  
 DESIGN  
 BSBDesign.com





SITE DATA TABLE

|                     |                |               |
|---------------------|----------------|---------------|
| Site Area           | 4.74 AC        | 206,663 SF    |
| Zoning              | Classification |               |
| Existing Zoning     | PUD            |               |
| Proposed Zoning     | PUD            |               |
| Density             | Units          | Units/Ac      |
| Townhome Units      | 26             | 5.5           |
| Parking             | Spaces         | Spaces / Unit |
| Garage              | 52             | @ 2.0:1       |
| Driveway            | 52             | @ 2.0:1       |
| Guest Perpendicular | 10             | @ 0.4:1       |
| Street (Dedicated)  | 3              | @ 0.1:1       |
| TOTAL               | 117            | @ 4.5:1       |

NORTH

0

50

Scale: 1" = 50'

SITE PLAN EXHIBIT

LEXINGTON ON THE LAKE

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173

Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: T

Engineer: T

Date: 7-12-2019

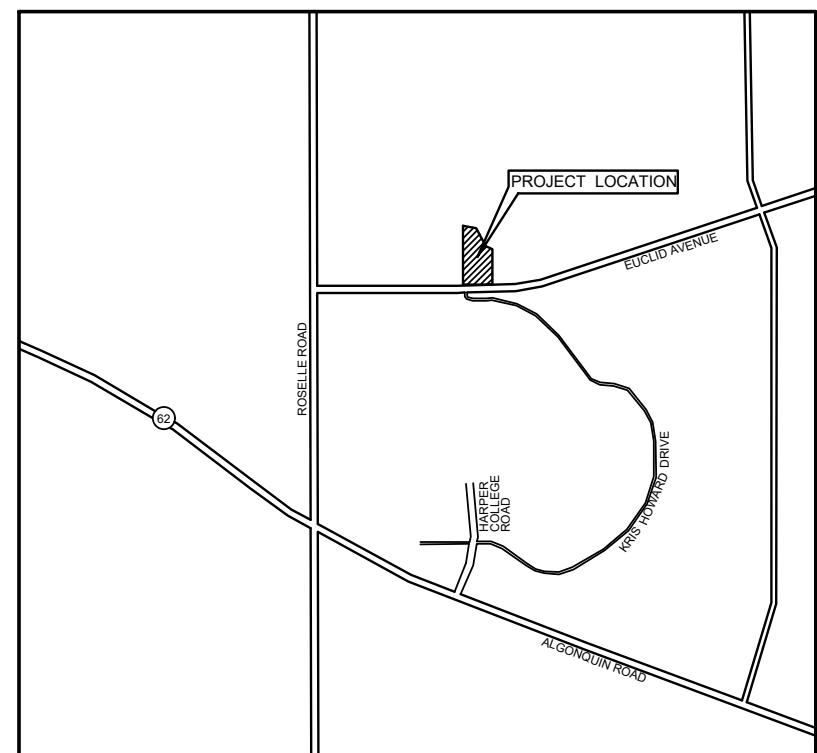
Project No. 15-202

Packet Pg. 37

P:\2015\15202\Drawings\Preliminary\15202-Color Site Plan.dwg | Jul 02, 2019 - 4:02pm | jason-h

Attachment: Site Plan (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

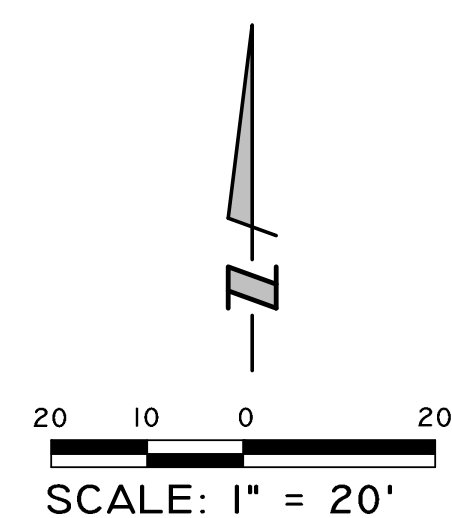




# ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN BERENZ'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT 26535490, IN COOK COUNTY, ILLINOIS.



## LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Sprinkler
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Overhead Utility Line
- Electrical Pedestal
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Flagpole
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Soil Boring



### Surveyor's notes:

- The basis of bearing shown hereon is assumed.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-882-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No. X2391391 was ordered for this project. Possible Utilities:
  - Village of Palatine - Water, Sanitary, and Sewer - Maps have been provided and depicted on the survey.
  - COMED - no reply
  - Comcast - no reply
  - Nicor Gas - no reply
  - MCI - no reply
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 1703C0175J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 1401 03869334 02 with an Effective Date of July 6, 2018.

With respect to Schedule B of said commitment:

- Exception I - Sanitary Sewer Easement - Doc. No. 24461953 & 26535490 - Plotted and shown hereon.
- Exception J - Easement - Doc. No. 26535490 - Plotted and shown hereon.
- Exception K - Easement - Doc. No. 26535490 - Plotted and shown hereon.
- Exception L - Easement for Public Utilities and Drainage - Doc. No. 26535490 - Plotted and shown hereon.
- Exception N - Grant of Easement - Station Agreement No. N-4-627M - Document not provided.

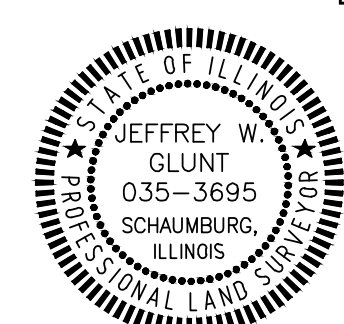
State of Illinois )  
County of Cook ) SS:  
To: ETCR, Inc., a California Corporation;  
Lexington Homes; and  
Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, and 11 of Table A thereof. The field work was completed on August 8, 2018.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois August 23, 2018

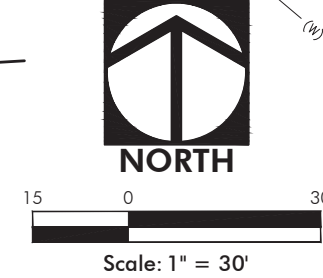
By: Illinois Professional Land Surveyor No. 3695



Ordered by: LEXINGTON HOMES  
Order No.: 15-202

EXPIRES 11-30-18







## SITE DATA TABLE

|                  |                       |                   |
|------------------|-----------------------|-------------------|
| <b>Site Area</b> | <b>4.74 AC</b>        | <b>206,663 SF</b> |
| <b>Zoning</b>    | <b>Classification</b> |                   |

|                 |     |
|-----------------|-----|
| Existing Zoning | PUD |
| Proposed Zoning | PUD |

| <b>Density</b>          | <b>Units</b> | <b>Units/Ac</b> |
|-------------------------|--------------|-----------------|
| <b>3 Story Townhome</b> | <b>26</b>    | <b>5.5</b>      |
| <i>3 Bedroom</i>        | <i>26</i>    |                 |
| <i>2 Bedroom</i>        | <i>0</i>     |                 |

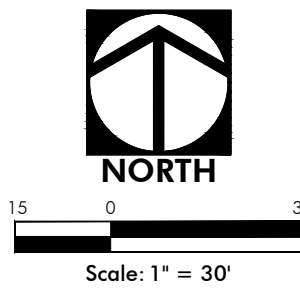
| <b>Parking</b> | <b>Spaces</b> | <b>Spaces / Unit</b> |
|----------------|---------------|----------------------|
| Guest          | 13            | @ 0.5:1              |
| Driveway       | 52            | @ 2.0:1              |
| Garage         | 52            | @ 2.0:1              |
| <b>TOTAL</b>   | <b>117</b>    | <b>@ 4.5:1</b>       |

| <b>Coverage</b>     | <b>Area (SF)</b> | <b>Area (Ac)</b> | <b>Area (%)</b> |
|---------------------|------------------|------------------|-----------------|
| <b>Impervious</b>   | <b>95,838</b>    | <b>2.20</b>      | <b>46.4%</b>    |
| <i>Buildings</i>    | <i>44,443</i>    | <i>1.02</i>      | <i>21.5%</i>    |
| <i>Driveways</i>    | <i>11,796</i>    | <i>0.27</i>      | <i>5.7%</i>     |
| <i>Private Road</i> | <i>26,369</i>    | <i>0.61</i>      | <i>12.8%</i>    |
| <i>Pond</i>         | <i>7,092</i>     | <i>0.16</i>      | <i>3.4%</i>     |
| <i>Sidewalk</i>     | <i>6,137</i>     | <i>0.14</i>      | <i>3.0%</i>     |
| <b>Pervious</b>     | <b>110,825</b>   | <b>2.54</b>      | <b>53.6%</b>    |
| <b>TOTAL</b>        | <b>206,663</b>   | <b>4.74</b>      |                 |





| PARKING TABLE |         |               |
|---------------|---------|---------------|
| Site Area     | 4.74 AC | 206,663 SF    |
| Units         | 26      |               |
| Parking       | Spaces  | Spaces / Unit |
| Guest         | 13      |               |
| Driveway      | 52      |               |
| Garage        | 52      |               |
| TOTAL         | 117     | 4.5           |



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100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003132  
www.haegerengineering.com

**PARKING EXHIBIT**  
**LEXINGTON LAKES**  
**LEXINGTON HOMES, LLC**  
PALATINE, IL

Project Manager: TJB  
Engineer: TJB  
Date: 7/02/2019  
Project No. 15202  
Sheet 1

Attachment: Parking Exhibit (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)





Attachment: Proximity Exhibit (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

NORTH

0

30

Scale: 1" = 30'

PROXIMITY EXHIBIT

LEXINGTON ON THE LAKE

LEXINGTON HOMES, LLC

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173

Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: T

Engineer: T

Date: 07-12-2019

Project No. 15-202

Packet Pg. 42

P:\2015\15202\Drawings\Exhibits\15202-Proximity Exhibit.dwg | Jun 28, 2019 - 2:01pm | tom-j



Plot Date: 11/28/2019 11:14am  
Plotter: R. J. J. J.  
File Name: P:\2019\15202\Drawing\Exhibit\15202 AutoTurn.dwg



Attachment: Auto-turn Exhibit (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

Project Manager: TJB  
Engineer: JSS  
Date: 07/02/2019  
Project No. 15202  
Sheet 1 / 1

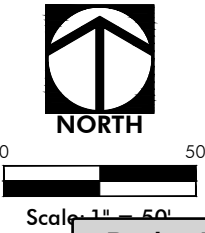
**AUTOTURN  
EXHIBIT**

**EUCLID  
PARCEL**

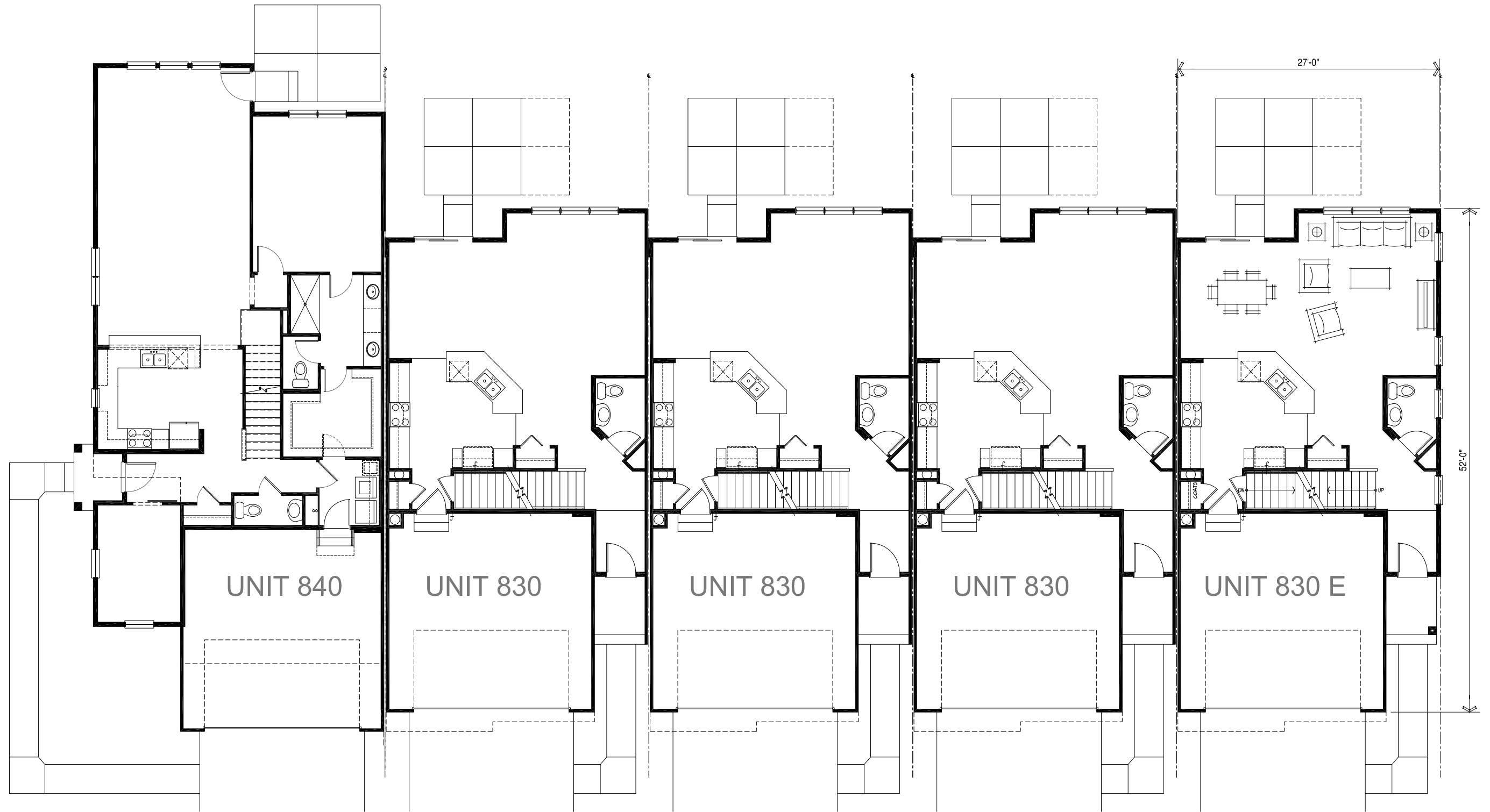
PALATINE, IL

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consulting engineers • land surveyors

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Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com







Attachment: Floor plans (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

LEXINGTON HOMES  
Chicago

Typical 5 Unit Building Assembly

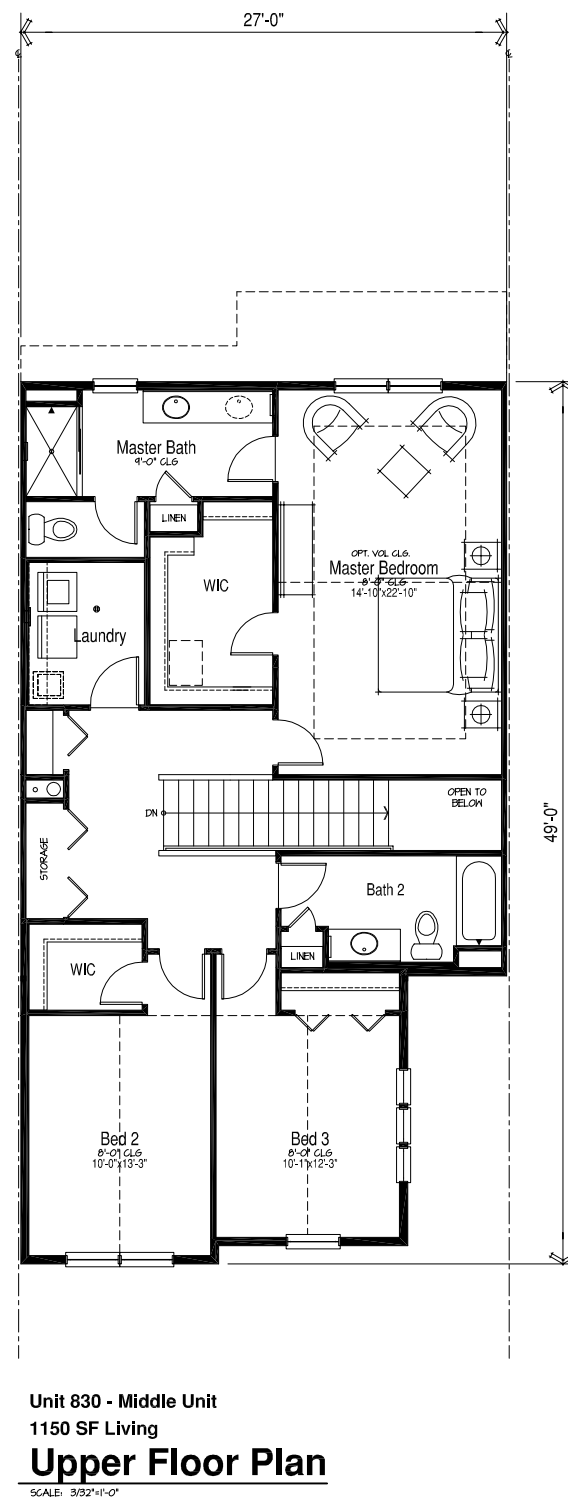
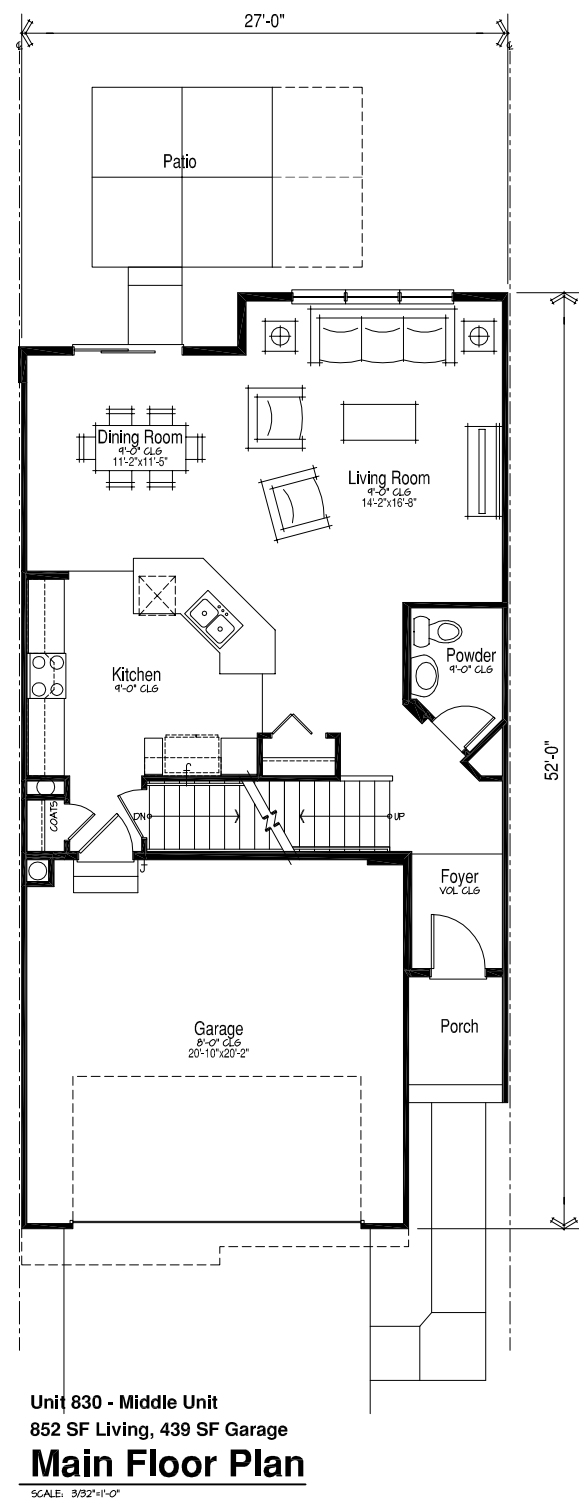
LEXINGTON ON THE LAKE  
Palatine, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

July 3, 2019 | MS160181

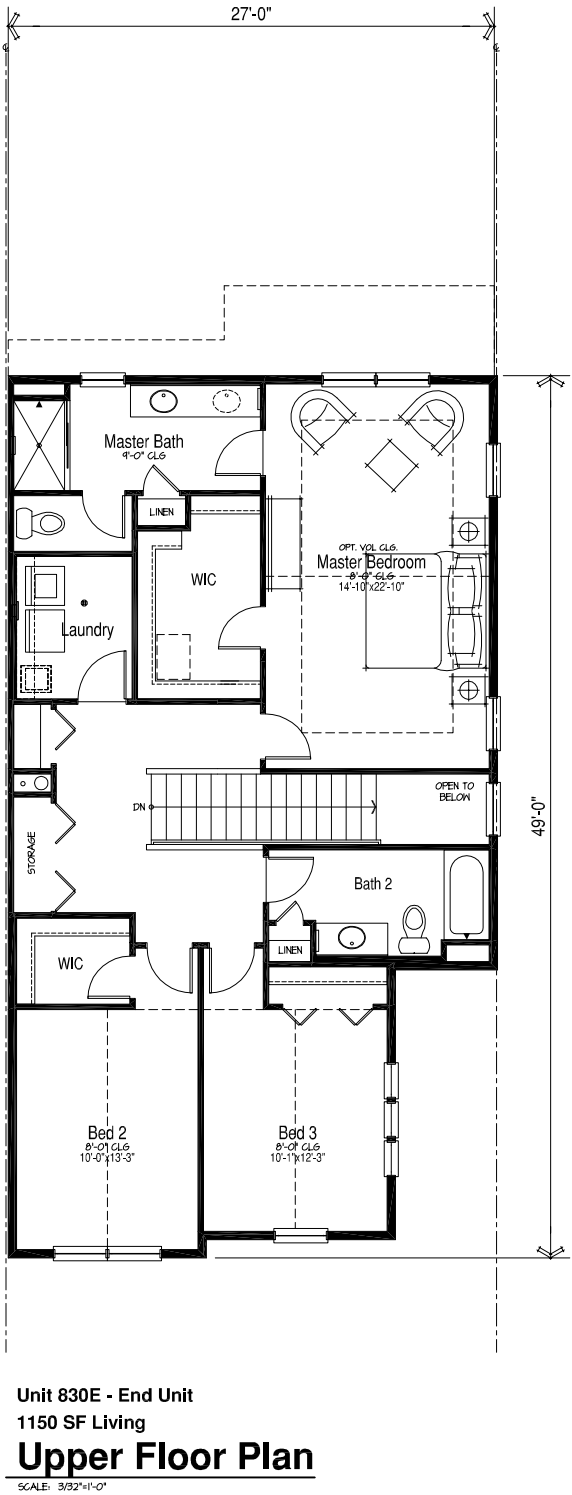
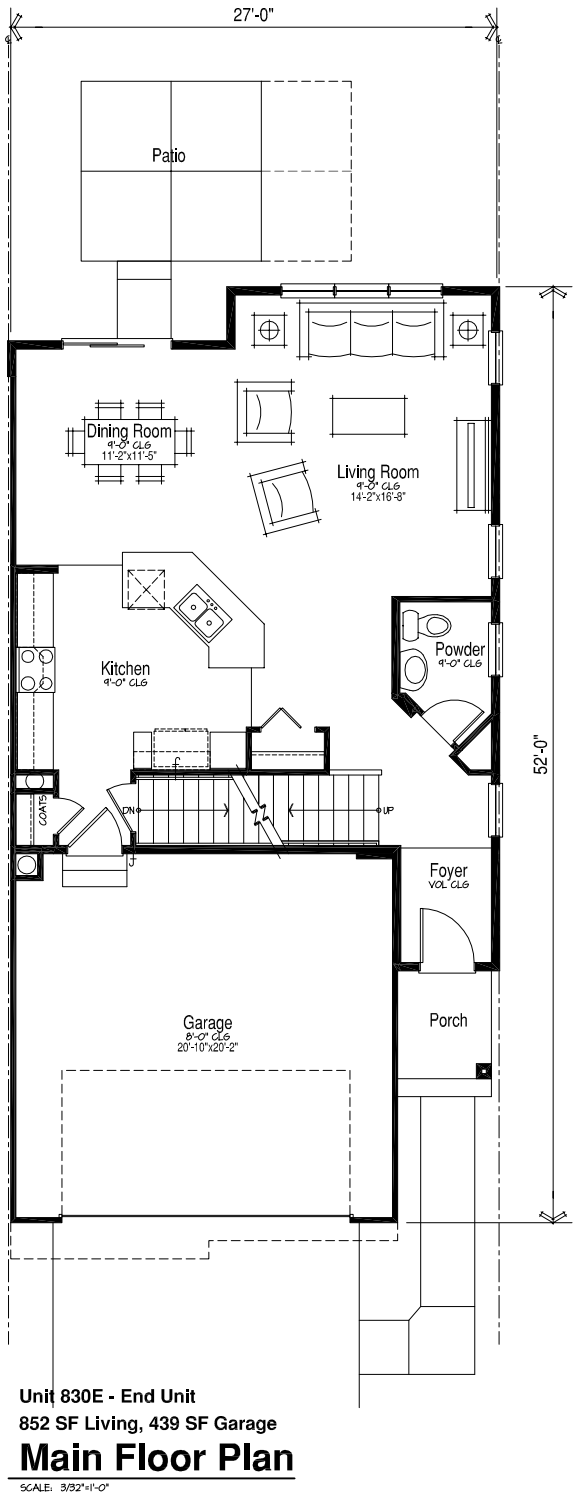






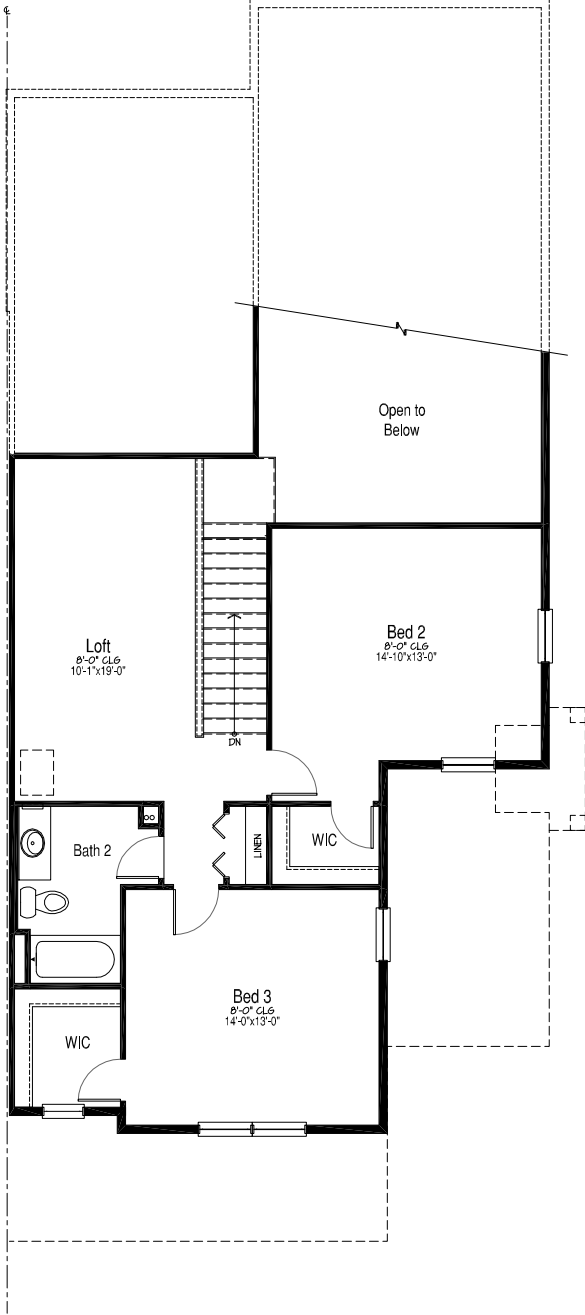
Attachment: Floor plans (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)



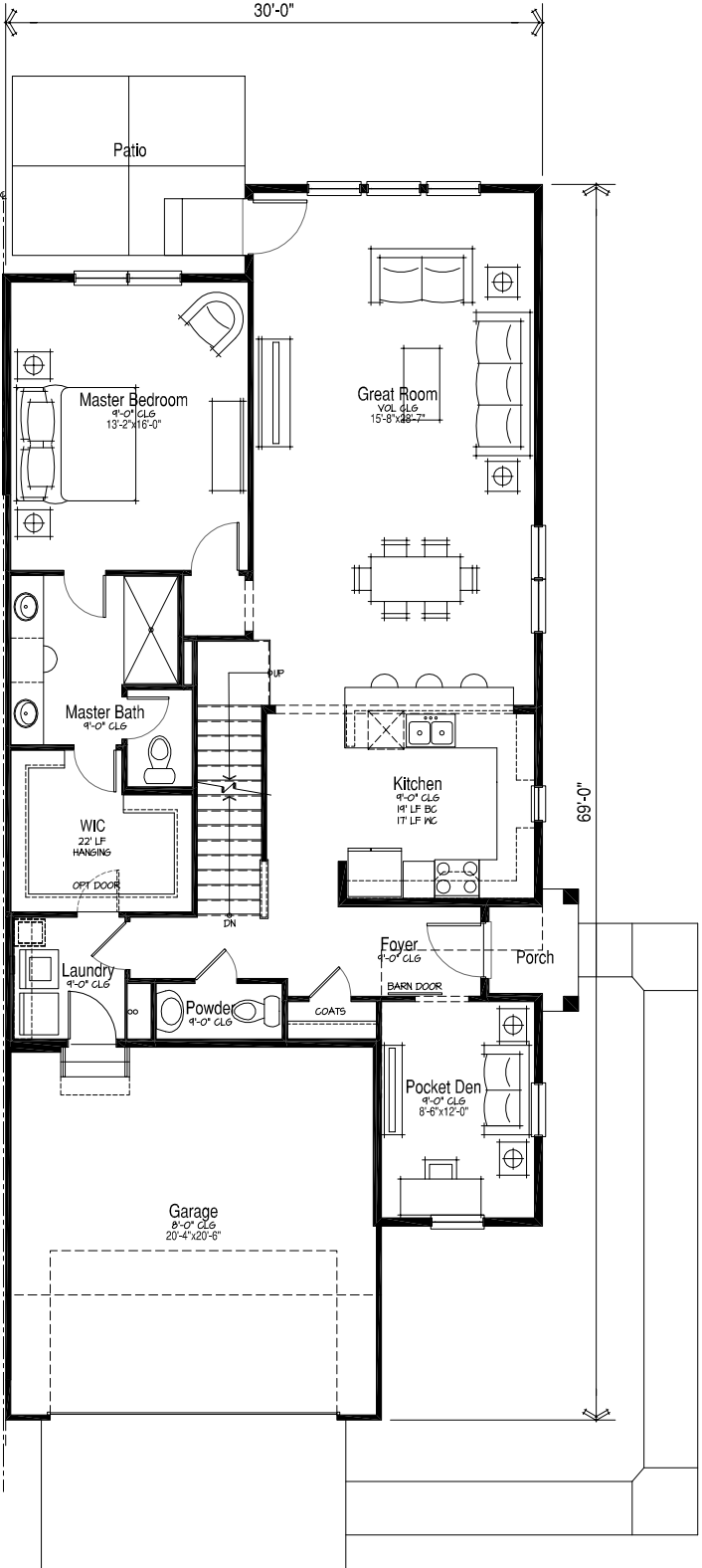


Attachment: Floor plans (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)





Unit 840 - End Unit  
829 SF Living  
**Upper Floor Plan**  
SCALE: 3/32"=1'-0"



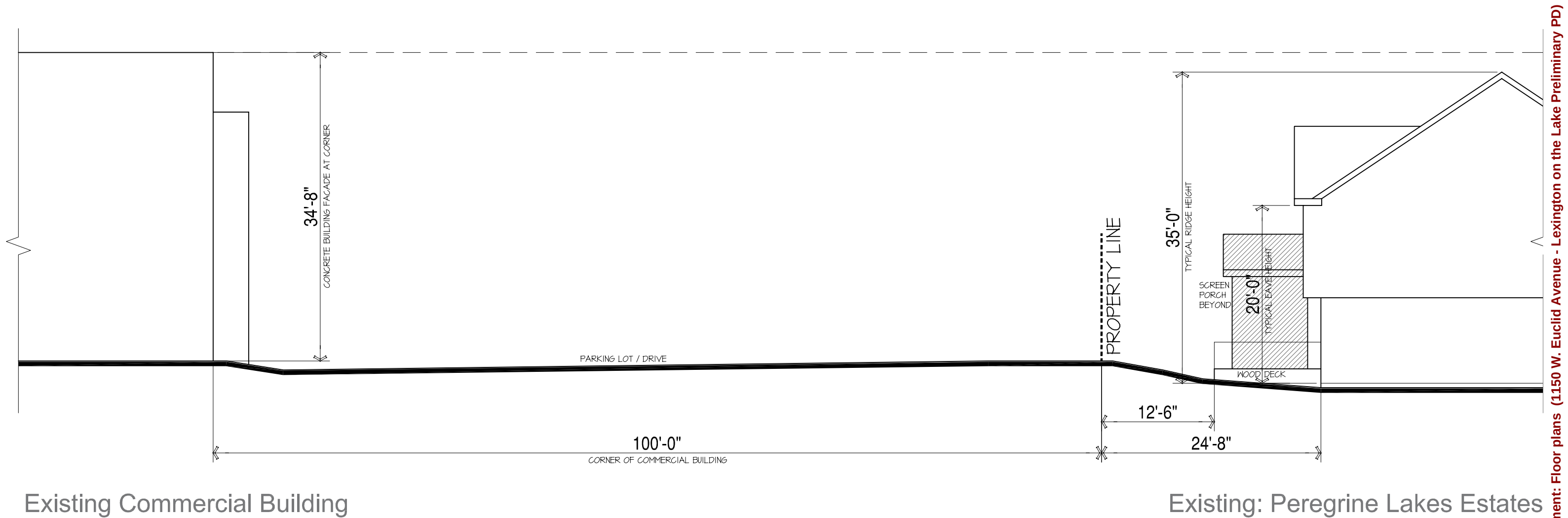
Unit 840 - End Unit  
1460 SF Living, 433 SF Garage  
**Main Floor Plan**  
SCALE: 3/32"=1'-0"

LEXINGTON HOMES  
Chicago

Unit 840 - 2289 SF

LEXINGTON ON THE LAKE  
Palatine, IL





Site Section Building Height / Property Line Setback Comparison

LEXINGTON HOMES  
Chicago

LEXINGTON ON THE LAKE  
Palatine, IL



July 3, 2019 | MS160181

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.





2019-01-25

Village of Palatine

Lexington Lakes Proposed Architectural Design:

The unit plans are designed towards an active adult and empty nester market featuring two distinct unit types with optional plan variations to suit an individual owner's needs and style. Our proposed end unit is a 3 bedroom 2.5 bath main floor master bedroom plan with an open space great room and den. The other unit is a traditional 2 story 3 bedroom 2.5 bath second floor master bedroom unit. Both home plans have 2 car garages, basements and modern amenities and finishes, spacious walk in closets and loft spaces for additional functionality and living areas.

By locating the master down units on the ends of the buildings we create one story ranch elements and facades along the side and rear elevations adjacent to other buildings within the development as well as out to our neighbors at Peregrine Lakes. This architectural technique deemphasizes the mass and brings the perimeter height to a one story pedestrian scale.

The proposed ranch and 2 story elevations of the building are designed in a Modern Farmhouse style featuring 4 sided architectural treatments utilizing a variety of exterior materials and details. Each building is wrapped with a cast stone rustic masonry base wainscot. There are one story elements on the front side and rears of the homes with varying pitched roofs and architectural bracketing details. Every unit has large expanses of window fenestration in varying sizes and patterns to bring in natural light and create great views of the landscaping within the community. The facades are comprised of maintenance free materials such as vinyl horizontal siding and vertical board and batten siding, with deep bronze color premium vinyl windows and patio doors. Gables feature large farmhouse style brackets and trim details. The fascias and soffits will be wrapped in aluminum for longevity and will have bronze colored gutters and downspouts to add color and texture to the elevations. There are bracketed cantilevered bays on the front elevations which further enhance the streetscape and diminish the appearance of the mass and garage door planes. The rear and side elevations of the buildings have many deep plane changes that break down the mass and accentuate the private exterior living patio and landscape areas for the residents. This treatment and plane change on the building is very uncommon to the market as most townhome developments have flat unarticulated rear elevations. The colors, variety of textures, materials, bay windows, and architectural details will set this development apart from others in terms of design quality and life style living.

Jeff Mulcrone AIA, LEED AP BD+C

Director of Design

BSB Design

1540 E. Dundee Road

Palatine, IL 60074

Office 847.705.2200

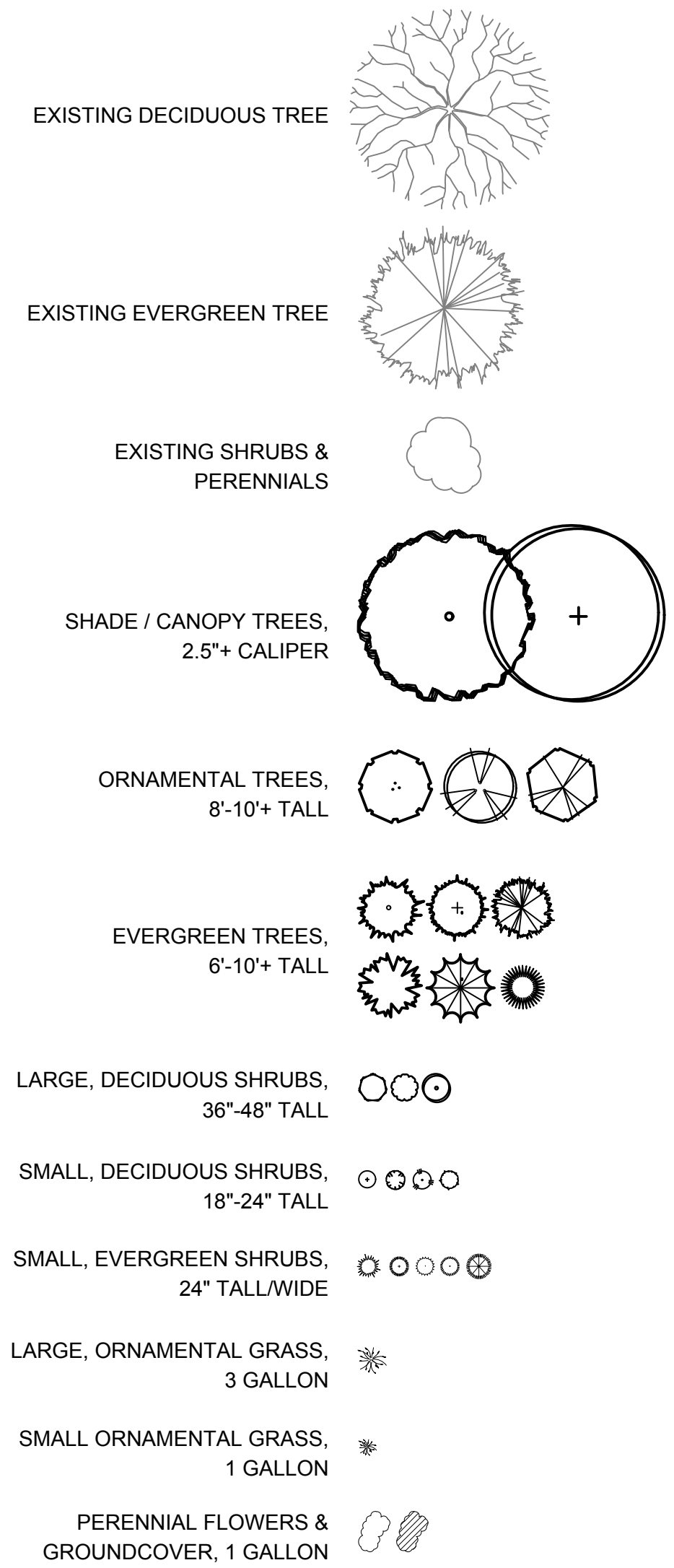
*National Experience, Regional Sensitivity*

Attachment: Memo from BSB Design (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

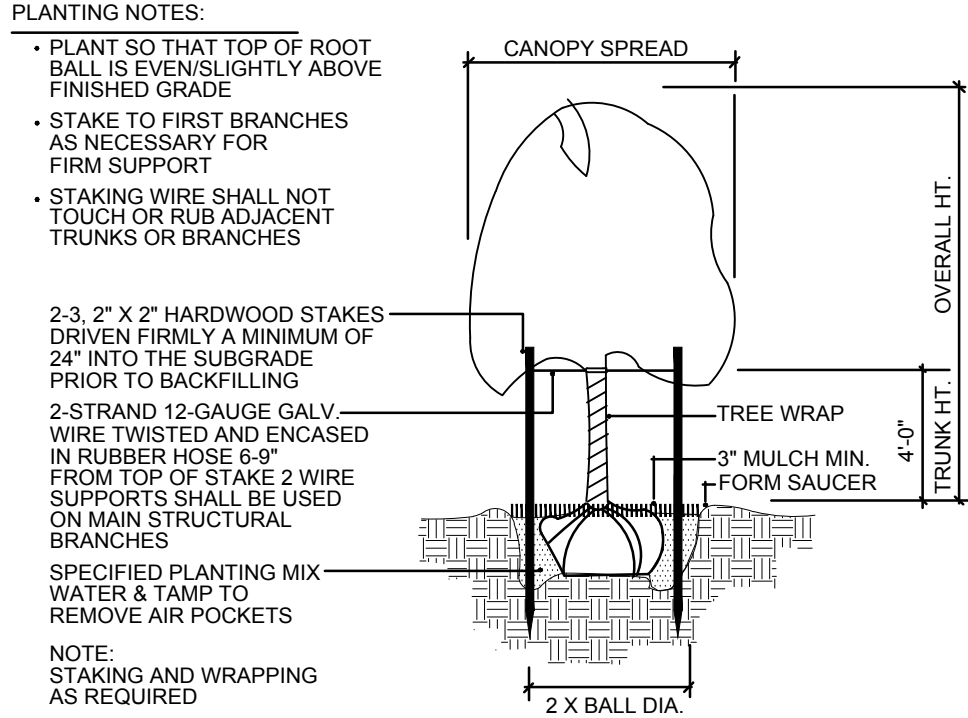


PLANT SYMBOLS KEY

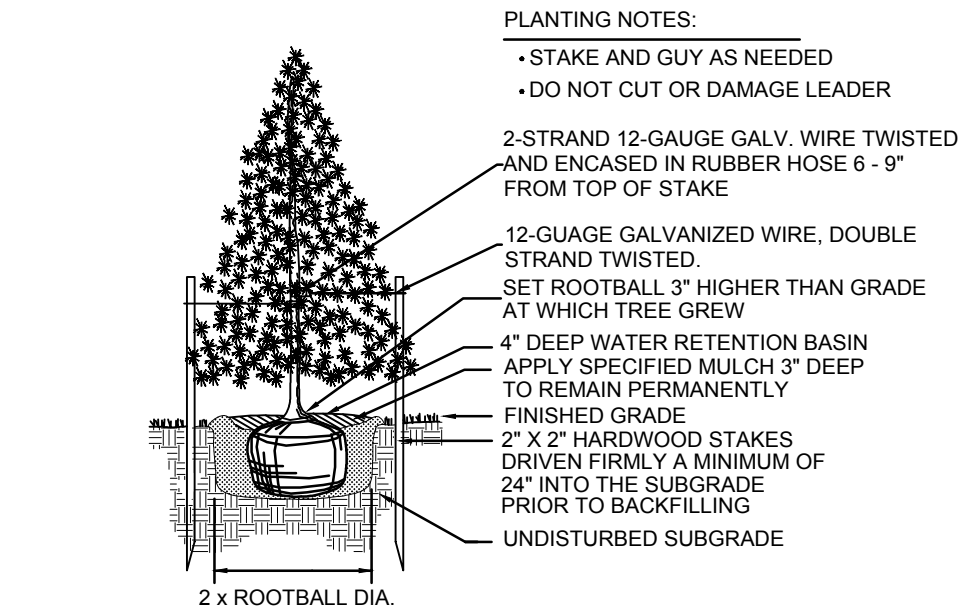
NOTE!  
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



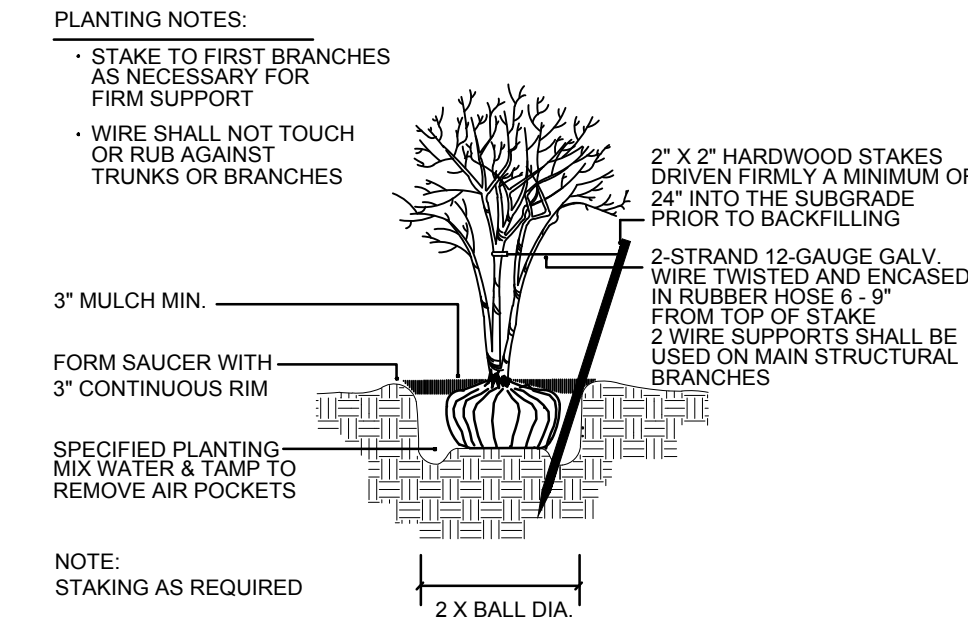
PLANTING DETAILS



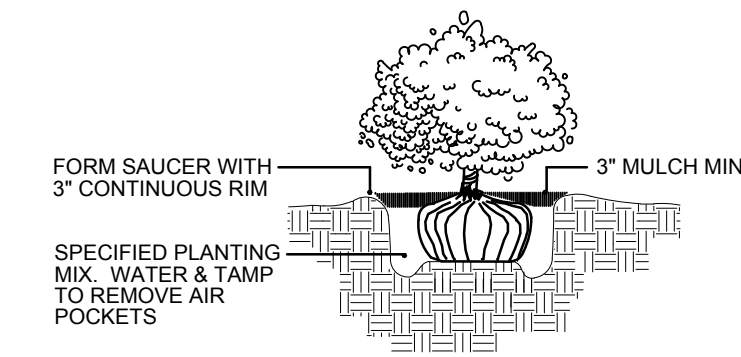
TREE PLANTING & STAKING  
NOT TO SCALE



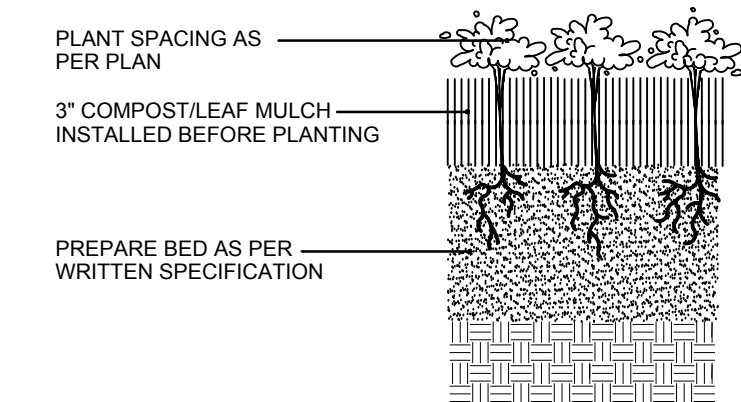
EVERGREEN TREE PLANTING  
NOT TO SCALE



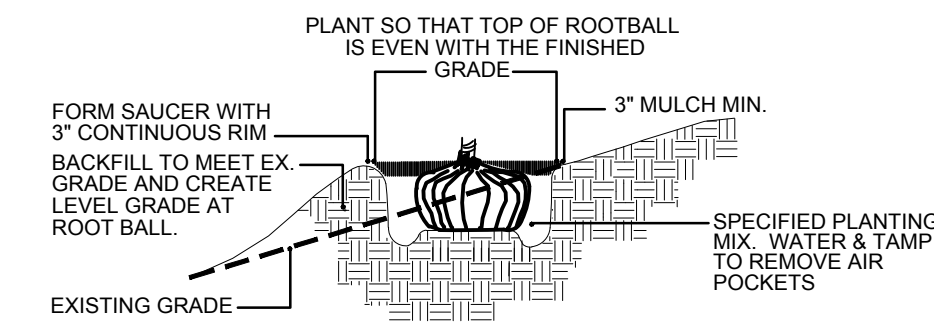
MULTI-TRUNK TREE STAKING  
NOT TO SCALE



SHRUB PLANTING  
NOT TO SCALE



PERENNIAL PLANTING  
NOT TO SCALE



HILLSIDE PLANTING  
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
  - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
  - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
  - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
  - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

**DEVELOPER:**  
LEXINGTON HOMES, LLC.  
1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614  
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN

**CIVIL ENGINEER**

HAEGER ENGINEERING  
100 E. STATE PARKWAY  
SCHAUMBURG, IL  
TEL (847) 394-6600

CONTACT: LEN KLEINJAN

**ARBORIST:**

DAVEY RESOURCE GROUP  
DIVISION OF THE DAVEY TREE EXPERTS  
MILWAUKEE, WI  
TEL (414) 517-1695

CONTACT: PETE SORENSEN

**LANDSCAPE ARCHITECT:**

DICKSON DESIGN STUDIO, INC.  
526 SKYLINE DRIVE  
ALGONQUIN, IL 60102  
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

PLANTING DETAILS

PLANT SYMBOLS KEY

L1.0 SHEET KEY: LANDSCAPE PLAN

L1.1 DETAIL: LANDSCAPE PLAN

L1.2 DETAIL: LANDSCAPE PLAN

L1.3 TYPICAL FOUNDATION LANDSCAPE PLAN

ENTRY MONUMENT

FENCE



dickson design  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

|     |                   |          |
|-----|-------------------|----------|
| 1.  | PER TREES & MONU. | 10/1/18  |
| 2.  | PER SITE PLAN     | 11/01/18 |
| 3.  | PER SITE PLAN     | 11/14/18 |
| 4.  | ADD FENCE/WALKS   | 12/19/18 |
| 5.  | SITE PLAN/FENCE   | 1/25/19  |
| 6.  | PER SITE PLAN     | 7/3/19   |
| 7.  |                   |          |
| 8.  |                   |          |
| 9.  |                   |          |
| 10. |                   |          |

PROJECT NAME AND SHEET TITLE

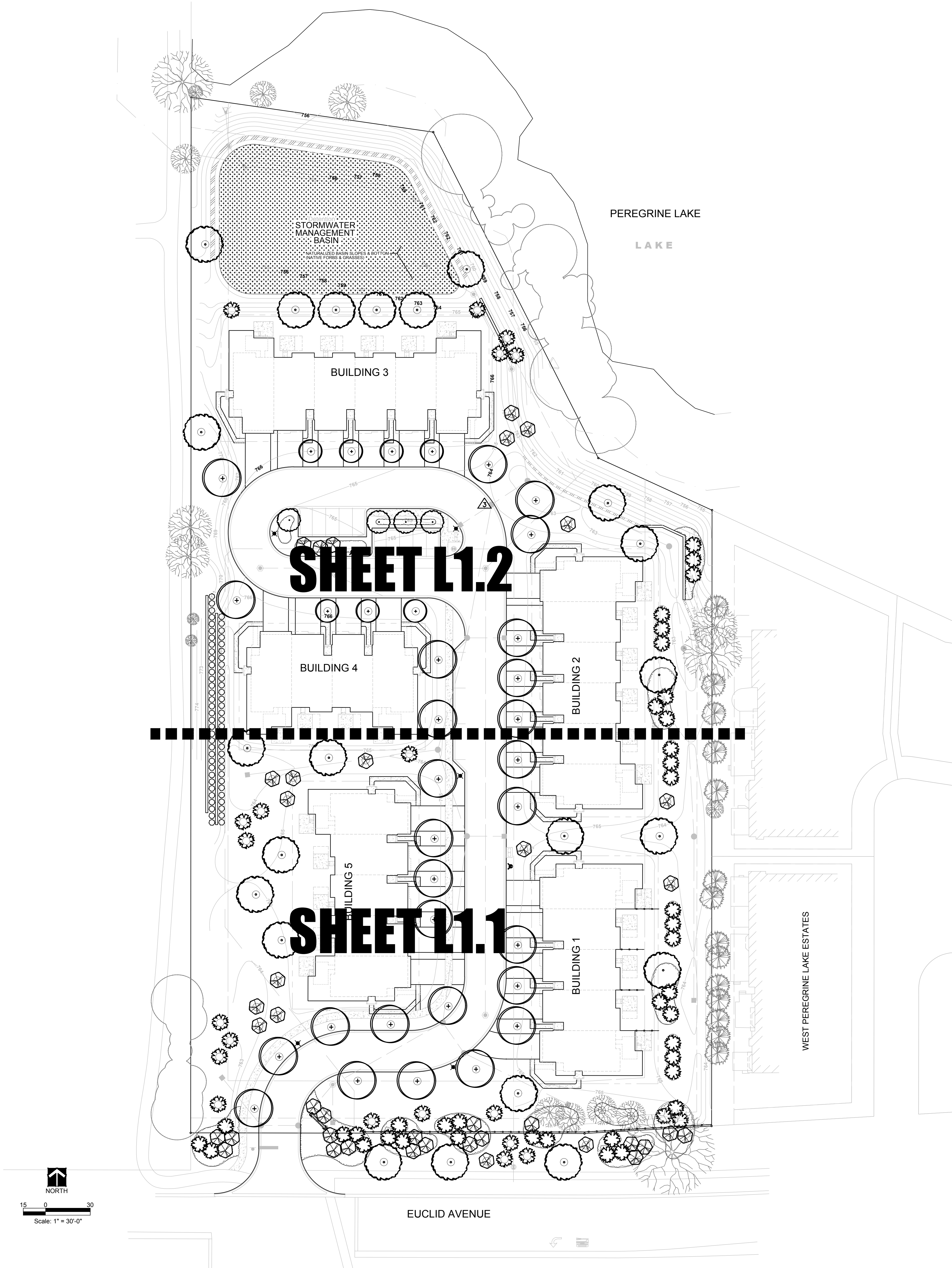
LEXINGTON ON THE LAKE  
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1





SHEET L1.2

SHEET L1.1

LANDSCAPE PLAN - SHEET KEY

L1.0

SHEET NUMBER

PRELIMINARY LANDSCAPE PLAN

PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE

1150 EUCLID AVENUE - PALATINE, IL

|     |                           |
|-----|---------------------------|
| 1.  | PER TREES & MONU. 10/1/18 |
| 2.  | PER SITE PLAN 11/01/18    |
| 3.  | PER SITE PLAN 11/14/18    |
| 4.  | ADD FENCE/WALKS 12/19/18  |
| 5.  | SITE PLAN/FENCE 1/25/19   |
| 6.  | PER SITE PLAN 7/3/19      |
| 7.  |                           |
| 8.  |                           |
| 9.  |                           |
| 10. |                           |

SEPTMBER 12, 2018

PLAN DATE

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200

CHICAGO, IL 60614

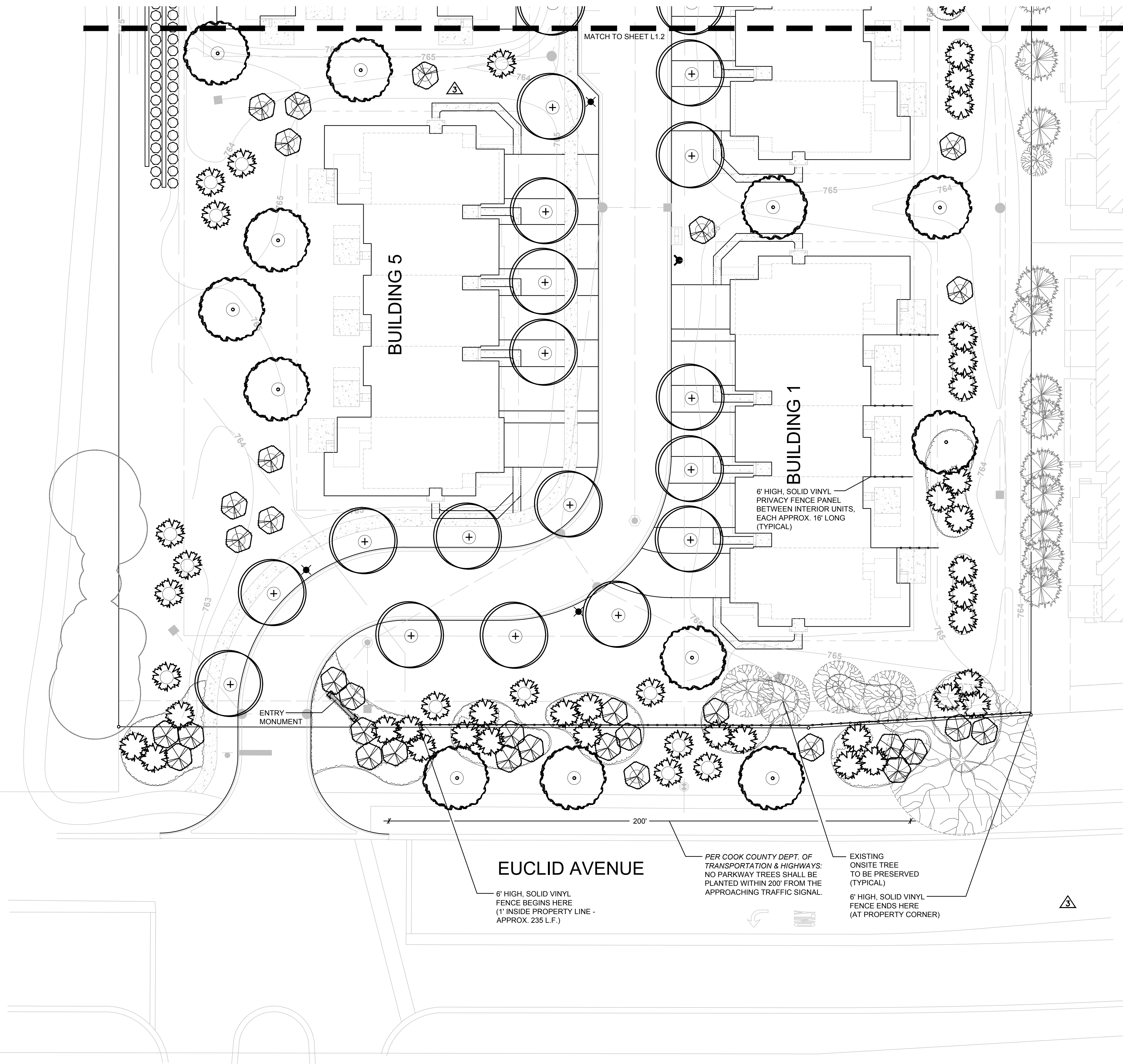
526 SKYLINE DRIVE

ALGONQUIN IL 60102

847 878 4019







## LANDSCAPE PLAN

SCALE: 1" = 20'-0"



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

### LEXINGTON HOMES

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

|     |                           |
|-----|---------------------------|
| 1.  | PER TREES & MONU. 10/1/18 |
| 2.  | PER SITE PLAN 11/01/18    |
| 3.  | PER SITE PLAN 11/14/18    |
| 4.  | ADD FENCE/WALKS 12/19/18  |
| 5.  | SITE PLAN/FENCE 1/25/19   |
| 6.  | PER SITE PLAN 7/3/19      |
| 7.  |                           |
| 8.  |                           |
| 9.  |                           |
| 10. |                           |

PROJECT NAME AND SHEET TITLE

**LEXINGTON ON THE LAKE**  
1150 EUCLID AVENUE - PALATINE, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

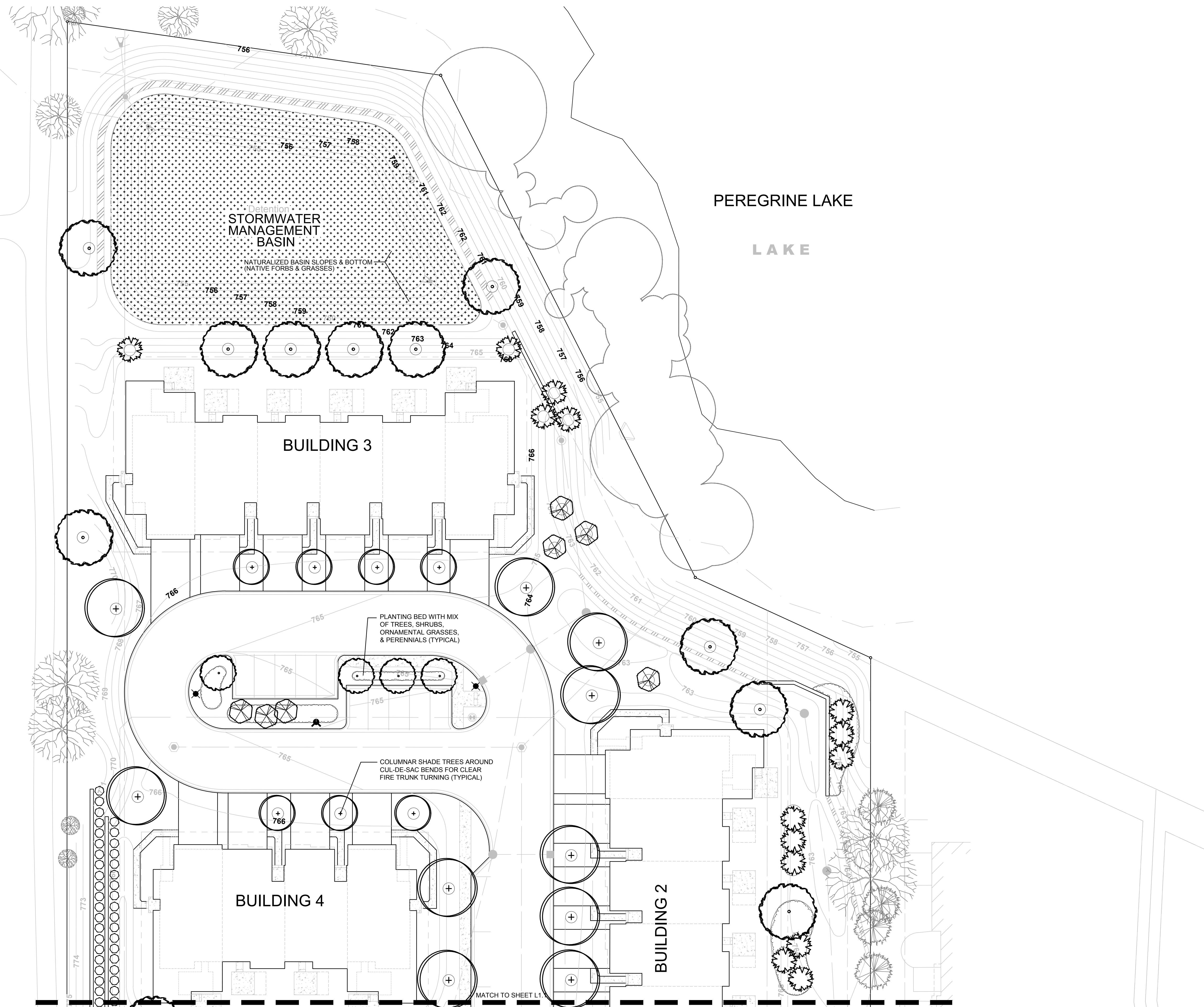
**L1.1**





# LANDSCAPE PLAN

SCALE: 1" = 20'-0"



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

**SEPTEMBER 12, 2018**

REVISIONS

|     |                           |
|-----|---------------------------|
| 1.  | PER TREES & MONU. 10/1/18 |
| 2.  | PER SITE PLAN 11/01/18    |
| 3.  | PER SITE PLAN 11/14/18    |
| 4.  | ADD FENCE/WALKS 12/19/18  |
| 5.  | SITE PLAN/FENCE 1/25/19   |
| 6.  | PER SITE PLAN 7/3/19      |
| 7.  |                           |
| 8.  |                           |
| 9.  |                           |
| 10. |                           |

PROJECT NAME AND SHEET TITLE

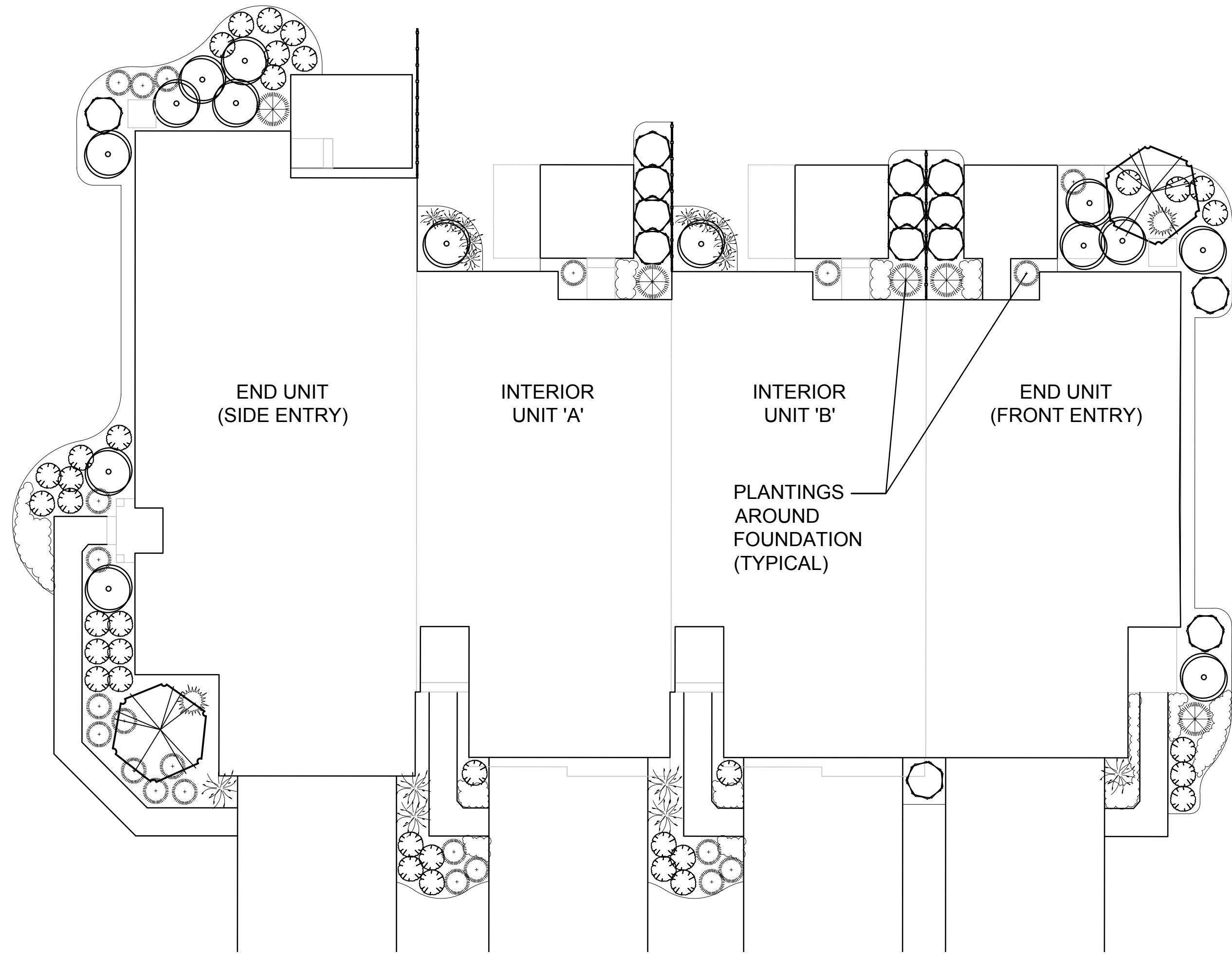
**LEXINGTON ON THE LAKE**  
1150 EUCLID AVENUE - PALATINE, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

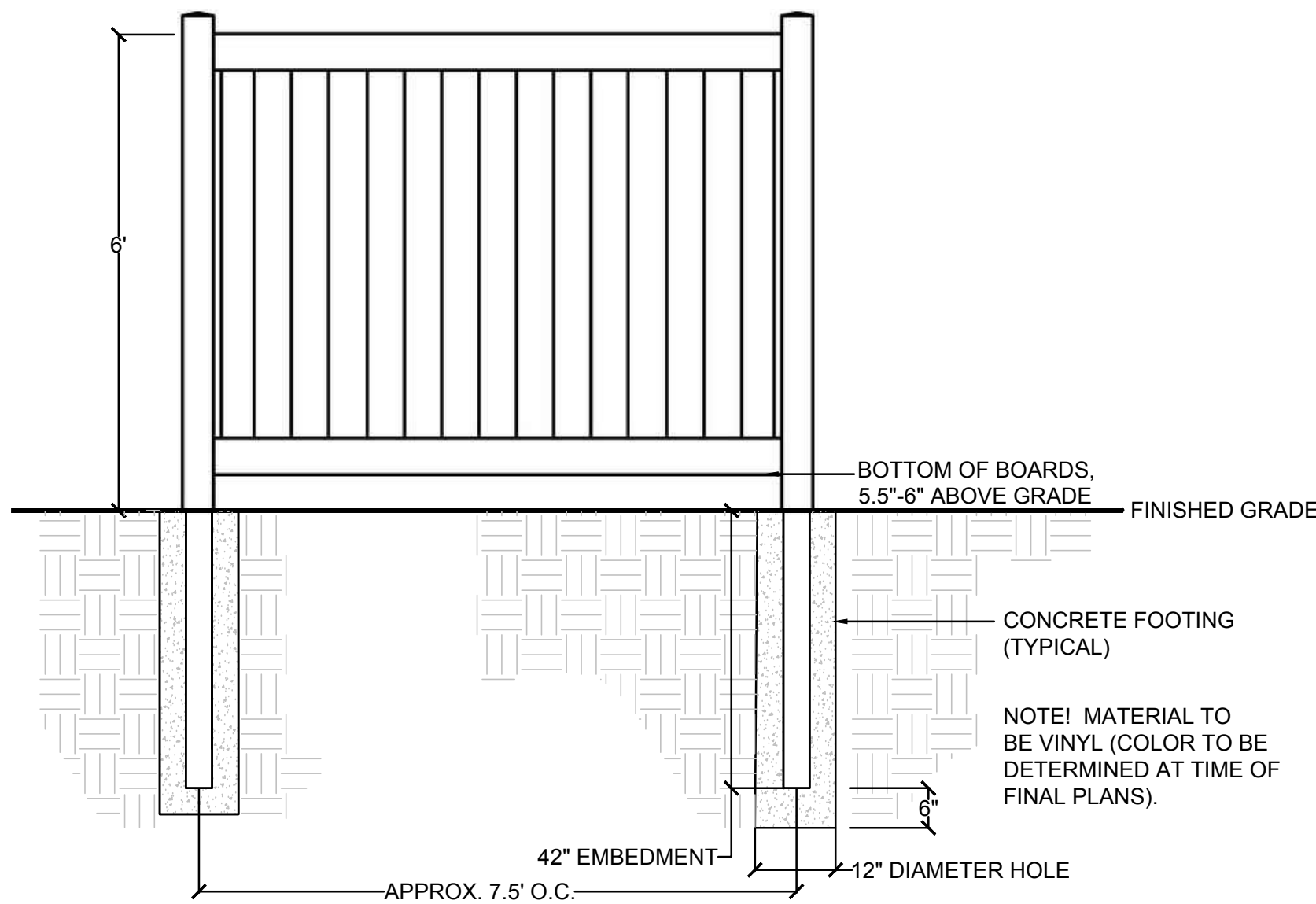
**L1.2**





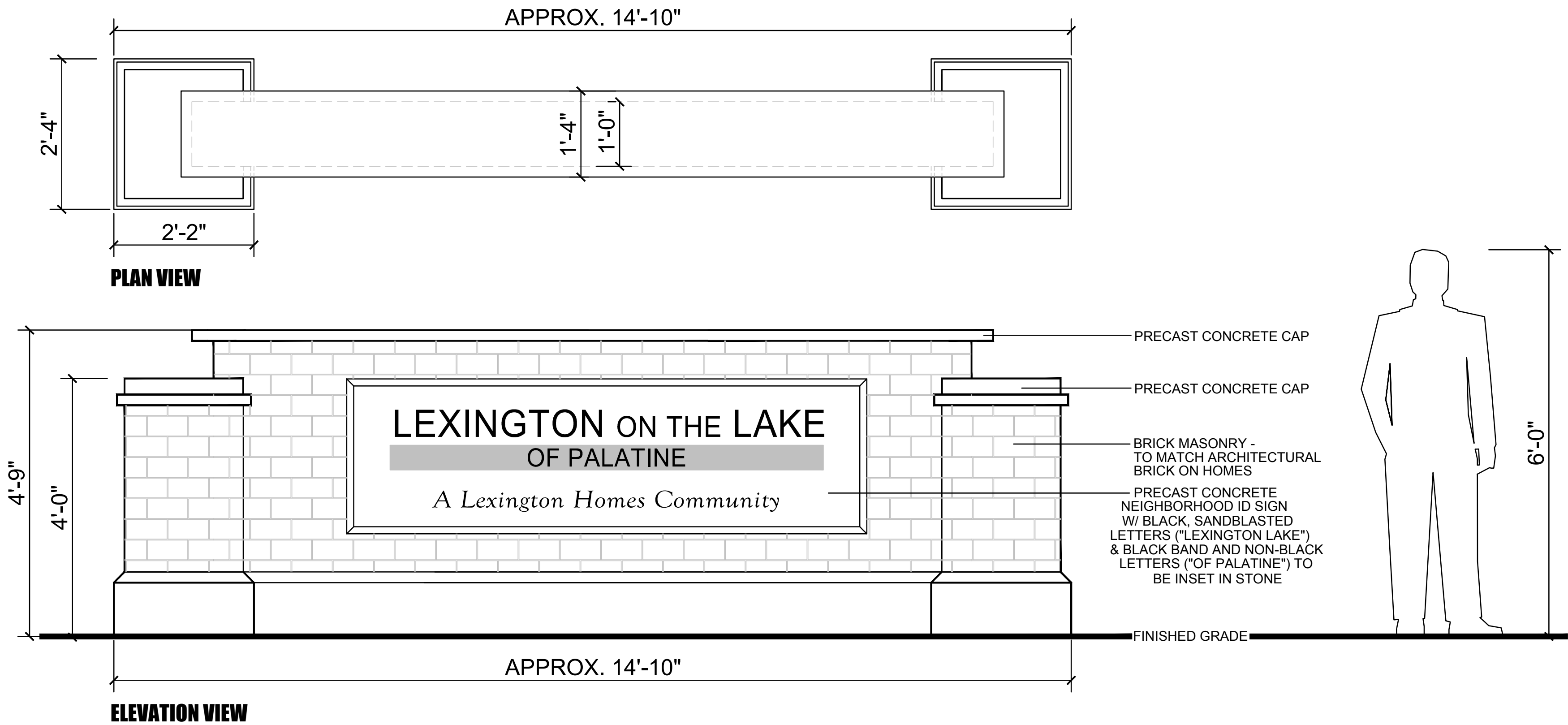
TYPICAL FOUNDATIONS - LANDSCAPE PLAN

SCALE: 1" = 10'-0"



FENCE - DETAIL

NOT TO SCALE



ENTRY MONUMENT - DETAIL

NOT TO SCALE



dickson design  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

|     |                           |
|-----|---------------------------|
| 1.  | PER TREES & MONU. 10/1/18 |
| 2.  | PER SITE PLAN 11/01/18    |
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| 5.  | SITE PLAN/FENCE 1/25/19   |
| 6.  | PER SITE PLAN 7/3/19      |
| 7.  |                           |
| 8.  |                           |
| 9.  |                           |
| 10. |                           |

PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE  
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.3



NOTES!

- ### **OFF-SITE TREES**

NOTE! FOR LISTING OF ONSITE TREES, REFER TO PAGE 2

### 1. TREE PRESERVATION:

- 

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

**CLIENT NAME AND ADDRESS**

**1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614**

PLAN DATE

**SEPTEMBER 12, 2018**

## REVISIONS

|     |                          |
|-----|--------------------------|
| 1.  | PER TREE INFO. 10/1/18   |
| 2.  | PER SITE PLAN 11/01/18   |
| 3.  | ADD FENCE/WALKS 12/19/18 |
| 4.  | SITE PLAN/FENCE 1/25/19  |
| 5.  | PER SITE PLAN 7/3/19     |
| 6.  |                          |
| 7.  |                          |
| 8.  |                          |
| 9.  |                          |
| 10. |                          |

PROJECT NAME AND SHEET TITLE

**LEXINGTON ON THE LAKE**  
1150 EUCLID AVENUE - PALATINE, IL

SHEET NUMBER

Packet Pg. 55

Diagram illustrating a protection fence extending to the canopy drip line limits or further. The tree is shown with a trunk and a dense canopy. A vertical line represents the fence, extending from the ground to the top of the canopy, indicating the drip line limit.

FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE,  
SNOW-FENCE (OR APPROVED EQUAL), POSTED  
WITH A SIGN THAT READS:  
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL  
POLES, SPACED NO GREATER THAN 8' ON  
CENTER

**NOTE!**  
**AFTER EXISTING TREES ARE FENCED, NOTHING**  
**IS TO BE DISTURBED, STORED, PARKED, ETC.,**  
**INSIDE CONSTRUCTION FENCE. REMOVE**  
**FENCE ONLY AFTER ALL CONSTRUCTION WORK**  
**HAS BEEN COMPLETED.**



TREE INVENTORY (CONTINUED)

ONSITE TREES

| TREE ID | COMMON NAME        | BOTANIC NAME                 | DBH               | CONDITION | MULTI<br>STEM | TREE<br>TYPE | PROPOSED<br>ACTION |
|---------|--------------------|------------------------------|-------------------|-----------|---------------|--------------|--------------------|
| 1       | Douglas Fir        | <i>Pseudotsuga menziesii</i> | 8                 | Fair      |               | Evergreen    | REMOVE             |
| 2       | Hawthorn           | <i>Crategus spp.</i>         | 3,3,3,5           | Good      | MS            | Deciduous    | REMOVE             |
| 3       | Hawthorn           | <i>Crategus spp.</i>         | 3,4,4,6           | Good      | MS            | Deciduous    | REMOVE             |
| 4       | Hawthorn           | <i>Crategus spp.</i>         | 3,3,4,4,5         | Good      | MS            | Deciduous    | REMOVE             |
| 5       | Hawthorn           | <i>Crategus spp.</i>         | 3,4,5,5,6         | Good      | MS            | Deciduous    | REMOVE             |
| 6       | Hawthorn           | <i>Crategus spp.</i>         | 4,4,5,5,5         | Good      | MS            | Deciduous    | Preserve           |
| 7       | Hawthorn           | <i>Crategus spp.</i>         | 3,4,4,5,6         | Good      | MS            | Deciduous    | Preserve           |
| 8       | Hawthorn           | <i>Crategus spp.</i>         | 8,8               | Fair      | MS            | Deciduous    | REMOVE             |
| 9       | Hawthorn           | <i>Crategus spp.</i>         | 3,4,4,4,4,5,6     | Good      | MS            | Deciduous    | Preserve           |
| 10      | Hawthorn           | <i>Crategus spp.</i>         | 4,4,6,8           | Good      | MS            | Deciduous    | Preserve           |
| 11      | Honey Locust       | <i>Gleditsia tricanthos</i>  | 29                | Good      |               | Deciduous    | Preserve           |
| 12      | Hawthorn           | <i>Crategus spp.</i>         | 5,5,8,9           | Good      | MS            | Deciduous    | REMOVE             |
| 13      | Hawthorn           | <i>Crategus spp.</i>         | 4,5,5,9,10        | Good      | MS            | Deciduous    | REMOVE             |
| 14      | Hawthorn           | <i>Crategus spp.</i>         | 5,6,6,8           | Good      | MS            | Deciduous    | REMOVE             |
| 15      | Common Buckthorn   | <i>Rhamnus cathartica</i>    | 6,6               | Fair      | MS            | Deciduous    | REMOVE             |
| 16      | Common Buckthorn   | <i>Rhamnus cathartica</i>    | 3,4               | Fair      | MS            | Deciduous    | REMOVE             |
| 17      | Common Buckthorn   | <i>Rhamnus cathartica</i>    | 4,5               | Fair      | MS            | Deciduous    | REMOVE             |
| 18      | Common Buckthorn   | <i>Rhamnus cathartica</i>    | 3,4               | Fair      | MS            | Deciduous    | REMOVE             |
| 19      | Common Buckthorn   | <i>Rhamnus cathartica</i>    | 4,6,8             | Fair      | MS            | Deciduous    | REMOVE             |
| 27      | Hawthorn           | <i>Crategus spp.</i>         | 3,3,4,4,4,5       | Fair      | MS            | Deciduous    | REMOVE             |
| 28      | Hawthorn           | <i>Crategus spp.</i>         | 4,4,4,6           | Fair      | MS            | Deciduous    | REMOVE             |
| 29      | Hawthorn           | <i>Crategus spp.</i>         | 3,4,4,5           | Fair      | MS            | Deciduous    | REMOVE             |
| 30      | Littleleaf Linden  | <i>Tilia cordata</i>         | 22                | Good      |               | Deciduous    | REMOVE             |
| 31      | Littleleaf Linden  | <i>Tilia cordata</i>         | 21                | Good      |               | Deciduous    | REMOVE             |
| 32      | Littleleaf Linden  | <i>Tilia cordata</i>         | 4,5,5,5,6,6,7,7,8 | Good      | MS            | Deciduous    | REMOVE             |
| 33      | Littleleaf Linden  | <i>Tilia cordata</i>         | 19                | Good      |               | Deciduous    | REMOVE             |
| 34      | Littleleaf Linden  | <i>Tilia cordata</i>         | 15                | Good      |               | Deciduous    | REMOVE             |
| 35      | Littleleaf Linden  | <i>Tilia cordata</i>         | 12                | Good      |               | Deciduous    | REMOVE             |
| 36      | Littleleaf Linden  | <i>Tilia cordata</i>         | 18                | Fair      |               | Deciduous    | REMOVE             |
| 39      | Hawthorn           | <i>Crategus spp.</i>         | 8,8,9             | Good      | MS            | Deciduous    | REMOVE             |
| 40      | Hawthorn           | <i>Crategus spp.</i>         | 3,4,4,5,8         | Good      | MS            | Deciduous    | REMOVE             |
| 41      | Hawthorn           | <i>Crategus spp.</i>         | 6,6,8,10          | Good      | MS            | Deciduous    | REMOVE             |
| 42      | Austrian Pine      | <i>Pinus nigra</i>           | 3,4,4,5,5         | Good      | MS            | Evergreen    | REMOVE             |
| 45      | Callery Pear       | <i>Pyrus calleryana</i>      | 4,4,5             | Good      |               | Deciduous    | Preserve           |
| 47      | Crabapple          | <i>Malus spp.</i>            | 4,6,6,7,7         | Good      |               | Deciduous    | REMOVE             |
| 48      | Crabapple          | <i>Malus spp.</i>            | 5,6,6,6,          | Poor      | MS            | Deciduous    | REMOVE             |
| 49      | Blue Spruce        | <i>Picea pungens</i>         | 12                | Fair      |               | Evergreen    | REMOVE             |
| 56      | Blue Spruce        | <i>Picea pungens</i>         | 8                 | Good      |               | Evergreen    | REMOVE             |
| 57      | Hawthorn           | <i>Crategus spp.</i>         | 3,3,4             | Good      | MS            | Deciduous    | REMOVE             |
| 58      | Hawthorn           | <i>Crategus spp.</i>         | 4,5               | Good      | MS            | Deciduous    | REMOVE             |
| 59      | Hawthorn           | <i>Crategus spp.</i>         | 3,3,3,4           | Good      | MS            | Deciduous    | REMOVE             |
| 60      | Hawthorn           | <i>Crategus spp.</i>         | 3,3,4             | Good      | MS            | Deciduous    | REMOVE             |
| 61      | Crabapple          | <i>Malus spp.</i>            | 4,5,6,7           | Good      | MS            | Deciduous    | REMOVE             |
| 62      | Crabapple          | <i>Malus spp.</i>            | 4,5,5,6,6,6,      | Good      | MS            | Deciduous    | REMOVE             |
| 63      | Crabapple          | <i>Malus spp.</i>            | 3,4               | Good      | MS            | Deciduous    | REMOVE             |
| 64      | Crabapple          | <i>Malus spp.</i>            | 3,3,5,5,6         | Good      | MS            | Deciduous    | REMOVE             |
| 65      | Crabapple          | <i>Malus spp.</i>            | 4,5,5             | Good      | MS            | Deciduous    | REMOVE             |
| 66      | Crabapple          | <i>Malus spp.</i>            | 3,3,3,5,5,5       | Good      | MS            | Deciduous    | REMOVE             |
| 67      | Crabapple          | <i>Malus spp.</i>            | 4,4,4,6           | Good      | MS            | Deciduous    | REMOVE             |
| 68      | Crabapple          | <i>Malus spp.</i>            | 4,4,4,5,5         | Good      | MS            | Deciduous    | REMOVE             |
| 69      | Crabapple          | <i>Malus spp.</i>            | 3,5,5             | Good      | MS            | Deciduous    | REMOVE             |
| 70      | Austrian Pine      | <i>Pinus nigra</i>           | 21                | Fair      |               | Evergreen    | REMOVE             |
| 71      | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Good      |               | Evergreen    | REMOVE             |
| 72      | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Good      |               | Evergreen    | REMOVE             |
| 73      | Austrian Pine      | <i>Pinus nigra</i>           | 13                | Fair      |               | Evergreen    | REMOVE             |
| 74      | Austrian Pine      | <i>Pinus nigra</i>           | 18                | Good      |               | Evergreen    | REMOVE             |
| 75      | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Good      |               | Evergreen    | REMOVE             |
| 76      | Austrian Pine      | <i>Pinus nigra</i>           | 15                | Fair      |               | Evergreen    | REMOVE             |
| 77      | Austrian Pine      | <i>Pinus nigra</i>           | 14                | Fair      |               | Evergreen    | REMOVE             |
| 78      | Austrian Pine      | <i>Pinus nigra</i>           | 14                | Good      |               | Evergreen    | REMOVE             |
| 79      | Austrian Pine      | <i>Pinus nigra</i>           | 19                | Good      |               | Evergreen    | REMOVE             |
| 80      | Austrian Pine      | <i>Pinus nigra</i>           | 13                | Good      |               | Evergreen    | REMOVE             |
| 81      | Austrian Pine      | <i>Pinus nigra</i>           | 19                | Good      |               | Evergreen    | REMOVE             |
| 82      | Eastern Cottonwood | <i>Populus deltoides</i>     | 20,20             | Good      | MS            | Deciduous    | REMOVE             |
| 83      | Black Willow       | <i>Salix nigra</i>           | 13                | Poor      |               | Deciduous    | REMOVE             |
| 84      | Boxelder           | <i>Acer negundo</i>          | 19                | Good      |               | Deciduous    | REMOVE             |
| 85      | Boxelder           | <i>Acer negundo</i>          | 8                 | Fair      |               | Deciduous    | REMOVE             |
| 110     | Boxelder           | <i>Acer negundo</i>          | 5                 | Good      |               | Deciduous    | REMOVE             |
| 111     | Eastern Cottonwood | <i>Populus deltoides</i>     | 16                | Fair      |               | Deciduous    | REMOVE             |
| 112     | Black Willow       | <i>Salix nigra</i>           | 13                | Fair      |               | Deciduous    | REMOVE             |
| 113     | Eastern Cottonwood | <i>Populus deltoides</i>     | 11,19             | Good      | MS            | Deciduous    | REMOVE             |
| 114     | Black Willow       | <i>Salix nigra</i>           | 10,18             | Poor      | MS            | Deciduous    | REMOVE             |
| 115     | Eastern Cottonwood | <i>Populus deltoides</i>     | 18                | Good      |               | Deciduous    | REMOVE             |
| 116     | Eastern Cottonwood | <i>Populus deltoides</i>     | 16                | Good      |               | Deciduous    | REMOVE             |
| 122     | Austrian Pine      | <i>Pinus nigra</i>           | 12                | Fair      |               | Evergreen    | REMOVE             |
| 123     | Eastern Cottonwood | <i>Populus deltoides</i>     | 8                 | Good      |               | Deciduous    | REMOVE             |
| 124     | Eastern Cottonwood | <i>Populus deltoides</i>     | 14                | Good      |               | Deciduous    | REMOVE             |
| 125     | Eastern Cottonwood | <i>Populus deltoides</i>     | 12                | Good      |               | Deciduous    | REMOVE             |
| 126     | Eastern Cottonwood | <i>Populus deltoides</i>     | 8                 | Good      |               | Deciduous    | REMOVE             |
| 127     | Eastern Cottonwood | <i>Populus deltoides</i>     | 4,7               | Good      | MS            | Deciduous    | REMOVE             |
| 131     | Siberian Elm       | <i>Ulmus pumila</i>          | 19                | Fair      |               | Deciduous    | REMOVE             |
| 132     | Black Cherry       | <i>Prunus serotina</i>       | 4,4               | Fair      | MS            | Deciduous    | REMOVE             |
| 133     | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Fair      |               | Evergreen    | REMOVE             |
| 134     | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Poor      |               | Evergreen    | REMOVE             |
| 140     | Austrian Pine      | <i>Pinus nigra</i>           | 15                | Good      |               | Evergreen    | REMOVE             |
| 141     | Cottonwood         | <i>Populus deltoides</i>     | 6                 | Poor      |               | Deciduous    | REMOVE             |
| 142     | Austrian Pine      | <i>Pinus nigra</i>           | 18                | Good      |               | Evergreen    | REMOVE             |
| 143     | Siberian Elm       | <i>Ulmus pumila</i>          | 10                | Fair      |               | Deciduous    | REMOVE             |
| 144     | Siberian Elm       | <i>Ulmus pumila</i>          | 7,8,8,9           | Fair      | MS            | Deciduous    | REMOVE             |
| 145     | Austrian Pine      | <i>Pinus nigra</i>           | 16                | Good      |               | Evergreen    | REMOVE             |

| TREE ID | COMMON NAME        | BOTANIC NAME                   | DBH     | CONDITION | MULTI<br>STEM | TREE<br>TYPE | PROPOSED<br>ACTION |
|---------|--------------------|--------------------------------|---------|-----------|---------------|--------------|--------------------|
| 147     | Austrian Pine      | <i>Pinus nigra</i>             | 16      | Good      |               | Evergreen    | REMOVE             |
| 148     | Siberian Elm       | <i>Ulmus pumila</i>            | 4       | Poor      |               | Deciduous    | REMOVE             |
| 149     | Austrian Pine      | <i>Pinus nigra</i>             | 15      | Fair      |               | Evergreen    | REMOVE             |
| 150     | Austrian Pine      | <i>Pinus nigra</i>             | 17      | Good      |               | Evergreen    | REMOVE             |
| 151     | Austrian Pine      | <i>Pinus nigra</i>             | 15      | Fair      |               | Evergreen    | REMOVE             |
| 152     | Siberian Elm       | <i>Ulmus pumila</i>            | 9       | Fair      |               | Deciduous    | REMOVE             |
| 154     | Green Ash          | <i>Fraxinus pennsylvanica</i>  | 13      | Dead      |               | Deciduous    | REMOVE             |
| 155     | Eastern Cottonwood | <i>Populus deltoides</i>       | 15      | Good      |               | Deciduous    | REMOVE             |
| 156     | Eastern Cottonwood | <i>Populus deltoides</i>       | 6,12,14 | Good      | MS            | Deciduous    | REMOVE             |
| 160     | Silver Maple       | <i>Acer Saccharinum</i>        | 5,6,6   | Fair      |               | Deciduous    | REMOVE             |
| 161     | Siberian Elm       | <i>Ulmus pumila</i>            | 12      | Good      | MS            | Deciduous    | REMOVE             |
| 162     | Siberian Elm       | <i>Ulmus pumila</i>            | 12      | Fair      |               | Deciduous    | REMOVE             |
| 163     | Siberian Elm       | <i>Ulmus pumila</i>            | 6       | Good      |               | Deciduous    | REMOVE             |
| 164     | Green Ash          | <i>Fraxinus pennsylvanica</i>  | 7       | Dead      |               | Deciduous    | REMOVE             |
| 165     | Siberian Elm       | <i>Ulmus pumila</i>            | 7,12    | Fair      | MS            | Deciduous    | REMOVE             |
| 166     | Siberian Elm       | <i>Ulmus pumila</i>            | 6       | Good      |               | Deciduous    | REMOVE             |
| 167     | Siberian Elm       | <i>Ulmus pumila</i>            | 12,14   | Fair      | MS            | Deciduous    | REMOVE             |
| 168     | White Ash          | <i>Fraxinus americana</i>      | 5       | Good      |               | Deciduous    | REMOVE             |
| 169     | Green Ash          | <i>Fraxinus pennsylvanica</i>  | 6,8,12  | Dead      | MS            | Deciduous    | REMOVE             |
| 170     | Green Ash          | <i>Fraxinus pennsylvanica</i>  | 6       | Fair      |               | Deciduous    | REMOVE             |
| 171     | Crabapple          | <i>Malus spp.</i>              | 3,3,4,5 | Fair      | MS            | Deciduous    | REMOVE             |
| 172     | Eastern Red Cedar  | <i>Juniperus virginiana</i>    | 8       | Fair      |               | Evergreen    | REMOVE             |
| 173     | Mulberry           | <i>Morus spp.</i>              | 10,12   | Good      | MS            | Deciduous    | REMOVE             |
| 174     | Black Cherry       | <i>Prunus serotina</i>         | 9       | Good      |               | Deciduous    | REMOVE             |
| 175     | Black Cherry       | <i>Prunus serotina</i>         | 5,6     | Poor      | MS            | Deciduous    | REMOVE             |
| 176     | Black Cherry       | <i>Prunus serotina</i>         | 5       | Good      |               | Deciduous    | REMOVE             |
| 177     | Black Cherry       | <i>Prunus serotina</i>         | 8       | Poor      |               | Deciduous    | REMOVE             |
| 178     | Crabapple          | <i>Malus spp.</i>              | 4,5     | Fair      | MS            | Deciduous    | REMOVE             |
| 179     | Black Cherry       | <i>Prunus serotina</i>         | 7,8     | Poor      | MS            | Deciduous    | REMOVE             |
| 180     | Siberian Elm       | <i>Ulmus pumila</i>            | 12      | Fair      |               | Deciduous    | REMOVE             |
| 181     | Green Ash          | <i>Fraxinus pennsylvanica</i>  | 6       | Good      |               | Deciduous    | REMOVE             |
| 182     | Black Cherry       | <i>Prunus serotina</i>         | 7       | Poor      |               | Deciduous    | REMOVE             |
| 183     | Black Cherry       | <i>Prunus serotina</i>         | 5       | Poor      |               | Deciduous    | REMOVE             |
| 184     | Boxelder           | <i>Acer negundo (grouping)</i> |         | Fair      |               | Deciduous    | REMOVE             |
| 185     | Crabapple          | <i>Malus spp.</i>              | 5       | Fair      |               | Deciduous    | REMOVE             |
| 186     | Black Cherry       | <i>Prunus serotina</i>         | 6       | Fair      |               | Deciduous    | REMOVE             |
| 187     | Black Cherry       | <i>Prunus serotina</i>         | 6,6     | Poor      | MS            | Deciduous    | REMOVE             |
| 188     | Boxelder           | <i>Acer negundo</i>            | 6       | Fair      |               | Deciduous    | REMOVE             |
| 189     | American Elm       | <i>Ulmus americana</i>         | 15      | Good      |               | Deciduous    | REMOVE             |
| 190     | Siberian Elm       | <i>Ulmus pumila</i>            | 10      | Fair      |               | Deciduous    | REMOVE             |
| 191     | Eastern Red Cedar  | <i>Juniperus virginiana</i>    | 9       | Fair      |               | Evergreen    | REMOVE             |
| 192     | Black Cherry       | <i>Prunus serotina</i>         | 18      | Poor      |               | Deciduous    | REMOVE             |
| 193     | Black Cherry       | <i>Prunus serotina</i>         | 10      | Good      |               | Deciduous    | REMOVE             |
| 194     | Black Cherry       | <i>Prunus serotina</i>         | 19      | Poor      |               | Deciduous    | REMOVE             |
| 195     | Black Cherry       | <i>Prunus serotina</i>         | 15,16   | Fair      | MS            | Deciduous    | REMOVE             |
| 196     | Black Cherry       | <i>Prunus serotina</i>         | 6       | Fair      |               | Deciduous    | REMOVE             |
| 197     | Black Cherry       | <i>Prunus serotina</i>         | 10      | Poor      |               | Deciduous    | REMOVE             |
| 198     | Black Cherry       | <i>Prunus serotina</i>         | 9       | Fair      |               | Deciduous    | REMOVE             |
| 199     | Black Cherry       | <i>Prunus serotina</i>         | 13      | Fair      |               | Deciduous    | REMOVE             |
| 200     | Black Cherry       | <i>Prunus serotina</i>         | 14      | Poor      |               | Deciduous    | REMOVE             |
| 203     | Black Cherry       | <i>Prunus serotina</i>         | 15      | Poor      |               | Deciduous    | REMOVE             |
| 204     | Black Cherry       | <i>Prunus serotina</i>         | 9       | Poor      |               | Deciduous    | REMOVE             |
| 205     | Black Cherry       | <i>Prunus serotina</i>         | 10      | Poor      |               | Deciduous    | REMOVE             |
| 206     | Mulberry           | <i>Morus spp.</i>              | 7       | Fair      |               | Deciduous    | REMOVE             |
| 207     | Black Cherry       | <i>Prunus serotina</i>         | 13      | Good      |               | Deciduous    | REMOVE             |
| 208     | Black Cherry       | <i>Prunus serotina</i>         | 9       | Dead      |               | Deciduous    | REMOVE             |
| 209     | Hackberry          | <i>Celtis occidentalis</i>     | 4       | Good      |               | Deciduous    | Preserve           |
| 210     | Hackberry          | <i>Celtis occidentalis</i>     | 4       | Good      |               | Deciduous    | Preserve           |
| 211     | Hackberry          | <i>Celtis occidentalis</i>     | 6       | Good      |               | Deciduous    | REMOVE             |
| 212     | Black Cherry       | <i>Prunus serotina</i>         | 12      | Fair      |               | Deciduous    | REMOVE             |
| 213     | Black Cherry       | <i>Prunus serotina</i>         | 14      | Poor      |               | Deciduous    | REMOVE             |
| 214     | Black Cherry       | <i>Prunus serotina</i>         | 10      | Fair      |               | Deciduous    | REMOVE             |
| 215     | Black Cherry       | <i>Prunus serotina</i>         | 12      | Poor      |               | Deciduous    | REMOVE             |
| 216     | Black Cherry       | <i>Prunus serotina</i>         | 8       | Dead      |               | Deciduous    | REMOVE             |
| 217     | Black Cherry       | <i>Prunus serotina</i>         | 8       | Dead      |               | Deciduous    | REMOVE             |
| 218     | Black Cherry       | <i>Prunus serotina</i>         | 9,11    | Poor      | MS            | Deciduous    | REMOVE             |
| 219     | Boxelder           | <i>Acer negundo</i>            | 9       | Poor      |               | Deciduous    | REMOVE             |
| 220     | Black Cherry       | <i>Prunus serotina</i>         | 11      | Fair      |               | Deciduous    | REMOVE             |
| 221     | Black Cherry       | <i>Prunus serotina</i>         | 5       | Good      |               | Deciduous    | REMOVE             |
| 222     | Common Buckthorn   | <i>Rhamnus cathartica</i>      | 8       | Poor      |               | Deciduous    | REMOVE             |
| 223     | Black Cherry       | <i>Prunus serotina</i>         | 8       | Fair      |               | Deciduous    | REMOVE             |
| 224     | Black Cherry       | <i>Prunus serotina</i>         | 4       | Dead      |               | Deciduous    | REMOVE             |
| 225     | Black Cherry       | <i>Prunus serotina</i>         | 6       | Poor      |               | Deciduous    | REMOVE             |
| 226     | Common Buckthorn   | <i>Rhamnus cathartica</i>      | 9       | Good      |               | Deciduous    | REMOVE             |
| 227     | Black Cherry       | <i>Prunus serotina</i>         | 13      | Fair      |               | Deciduous    | REMOVE             |
| 228     | Black Cherry       | <i>Prunus serotina</i>         | 5       | Dead      |               | Deciduous    | REMOVE             |
| 229     | Black Cherry       | <i>Prunus serotina</i>         | 7       | Poor      |               | Deciduous    | REMOVE             |
| 230     | Boxelder           | <i>Acer negundo</i>            | 17,18   | Fair      | MS            | Deciduous    | REMOVE             |
| 231     | Crabapple          | <i>Malus spp.</i>              | 5       | Poor      |               | Deciduous    | REMOVE             |
| 232     | Boxelder           | <i>Acer negundo</i>            | 4       | Good      |               | Deciduous    | REMOVE             |
| 233     | Black Cherry       | <i>Prunus serotina</i>         | 17      | Fair      |               | Deciduous    | REMOVE             |
| 234     | Common Buckthorn   | <i>Rhamnus cathartica</i>      | 5       | Fair      |               | Deciduous    | REMOVE             |
| 243     | Common Buckthorn   | <i>Rhamnus cathartica</i>      | 6       | Fair      |               | Deciduous    | REMOVE             |

\*inspections performed in September 2018

NOTES!

ONSITE TREES:

- (173) EXISTING TREES TOTAL:

- (165) TO BE REMOVED  
- (8) TO BE PRESERVED



dickson design  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

|    |                      |
|----|----------------------|
| 1. | PER TREE INFO. 10/1/ |
|----|----------------------|





EXISTING TREE SURVEY & PROPOSED SITE PLAN

- NOTES!
- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
  - EXISTING TREES SLATED FOR PRESERVATION WILL BE RE-EVALUATED AT TIME OF FINAL PLANS, ASSURING THEIR PRESERVATION IS STILL VIABLE.
  - PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED. PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

3 OF 3

SHEET NUMBER

TREE PRESERVATION & REMOVAL PLAN

PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE

1150 EUCLID AVENUE - PALATINE, IL

1731 N. MARCEY STREET, #200

CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

CLIENT NAME AND ADDRESS

526 SKYLINE DRIVE

ALGONQUIN IL 60102

847 878 4019

REVISIONS

1. PER TREE INFO. 10/1/18

2. PER SITE PLAN 11/01/18

3. ADD FENCE/WALKS 12/19/18

4. SITE PLAN/FENCE 1/25/19

5. PER SITE PLAN 7/3/19

6.

7.

8.

9.

10.

dickson design

STUDIO





2019-07-03

Village of Palatine

*Lexington on the Lake* Proposed Landscape Architecture Design Narrative:

In order to prepare the proposed landscape plan, a tree survey and inventory were completed. The inventory was completed by a certified arborist. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition / overall health of each tree. Findings included that there are (173) existing trees onsite, including a mix of deciduous and evergreen species – (165) will be removed and (8) will be preserved, pending the final engineering design. Existing trees to be preserved are located along the north, south, east & west borders.

The proposed landscape has been designed to be conducive to our climate zone, offer multiple seasons of interest, and include a diversity of species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability and desired growth habits. Proposed plant material enhances the overall development and the building architecture. It has been carefully and purposely sited to screen views and it takes into consideration window locations and pedestrian and vehicular visibility (both for aesthetics and safety). Total plant quantity counts for this plan are the same as the previously submitted plan – (60) shade trees, (60) evergreen trees, and (40) ornamental trees.

The stormwater basin, located on the north end of the site, will be naturalized with native plantings and able to withstand periods of wet and dry times. These plantings will aid in water storage and water purification. The monitoring and care of the basin will be handled by the development HOA.

This site has one entry monument located at the southeast corner of the entrance drive. The main entry monument has been designed to complement the architectural style of the proposed homes. It consists of brick, limestone-like caps, and a single-sided sign panel with sand-blasted lettering. The sign measures approximately 15' long, including the (2) 26" square, brick end piers, and is 4-9" tall. Taller ornamental and evergreen trees at one end of the sign and lower-growing plant material surrounding all sides of the sign will ground this feature and provide a pleasing entrance to the development.

All homes will have foundation landscape flanking their four-sided architecture. In order to provide continuity and cohesion throughout the entire development, each unit type will receive the same planting treatment around its foundation. Each end unit foundation landscape includes (1) ornamental tree and all unit foundations include a mixture of deciduous and evergreen shrubs, ornamental grasses, and perennials. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

[dicksondesignstudio.com](http://dicksondesignstudio.com)

526 Skyline Drive ■ Algonquin Illinois 60102 ■ 847 878 4019





2019-07-03  
Village of Palatine  
*Lexington on the Lake* Design Narrative  
Page 2 of 2

Finally, 6' high, vinyl fencing (color to be determined at time of final plans) will further aid proposed plant material in privacy screening. Fence panels (16' long) are located between patios of all interior units. A 235' long fence runs parallel to Euclid Avenue, its start point is located east of the proposed monument sign, hidden among proposed evergreen trees. It ends at the southeast corner of the site (1' inside the south property line).

**Dickson Design Studio, Inc.**

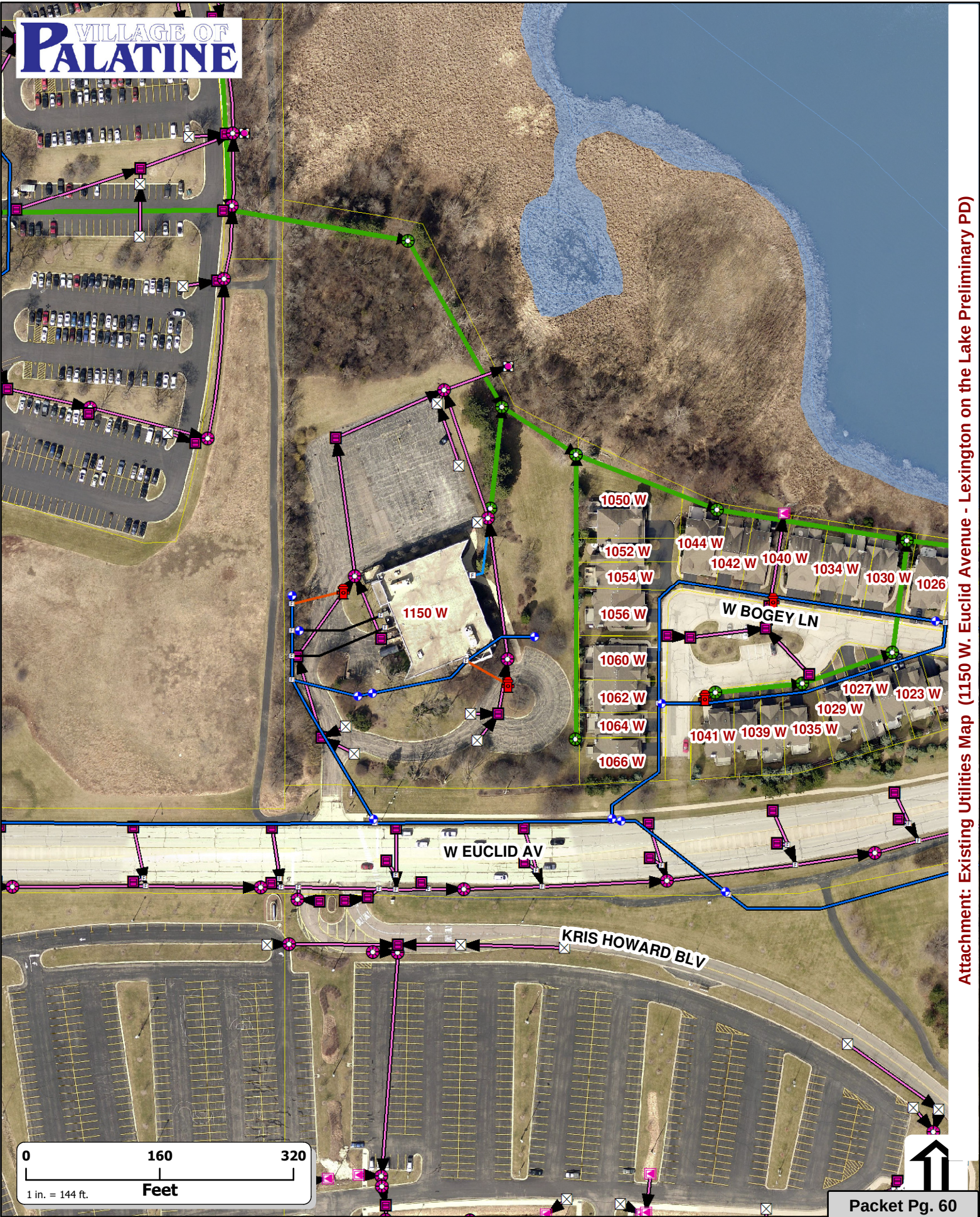


Sharon L. Dickson PLA | ASLA



[dicksondesignstudio.com](http://dicksondesignstudio.com)







**Katie Rivard**

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**From:** Joanne <  
**Sent:** Wednesday, August 7, 2019 5:48 PM  
**To:** Katie Rivard  
**Subject:** Fence between Lexington & Bogey.

Hi Katie – this is Joanne Mahon 1052, I do not want a fence in back of my townhome, please, thank you. And thank you for last night, love the changes.

please call if you have any questions. I have talked to three others & they don't want a fence either.

Thanks again – Joanne Mahon





40 Brink Street  
Crystal Lake, IL 60014

Direct: 815.356.2645  
tburney@zawl.com

## MEMORANDUM

To: Ben Vyverberg  
Katie Rivard  
From: Tom Burney  
Attorney for Lexington Homes  
Date: February 11, 2019  
Re: Request for Map Amendment to Comprehensive Plan

Please treat this as our request that the Plan and Zoning Committee and the Village Board consider our request for an amendment to the Comprehensive Plan Map for the Subject Property from “Business” to “Single Family Attached” at the same time as it considers our request for rezoning to the R-3 Planned Unit Development.

The basis for our request is set forth below.

The 2011 map designate the subject property the former site of Trace Labs for future development for “Business” purposes.

It is assumed that this designation was reflective of the business use of the property at the time the 2011 map was adopted.

While the property takes its identity from the Euclid Ave. corridor unlike other corridors in the Village (Rand Road, Dundee Road and Northwest Highway Comp Plan at pp. 23-54) the Euclid Ave. corridor was not the subject of a subarea plan. Harper College which is located directly across Euclid Ave from the property is identified in the plan at pg. 2 there is no detailed discussion of this area in the text of the Plan.

The property is relatively small in size containing 4.74 acres. It is wedged in between an area devoted to an office campus, the headquarters of Weber Grill and Peregrine Lakes West, a townhouse development lying to the east. The Comp Plan map designates the Weber property “Office Research” and the townhouse property for “Single Family Attached”. The subject property is designated “Business”.

The property was available for sale at the time Weber was assembling its ground for its campus. Weber did not include this property in that assemblage even though it was available to the market. This is a strong indication that Weber has no interest in any further expansion.





40 Brink Street  
Crystal Lake, IL 60014

Direct: 815.356.2645  
tburney@zcvlaw.com

February 11, 2019  
Page 2

The property is too small for traditional business use and is an odd ball for Office Research.

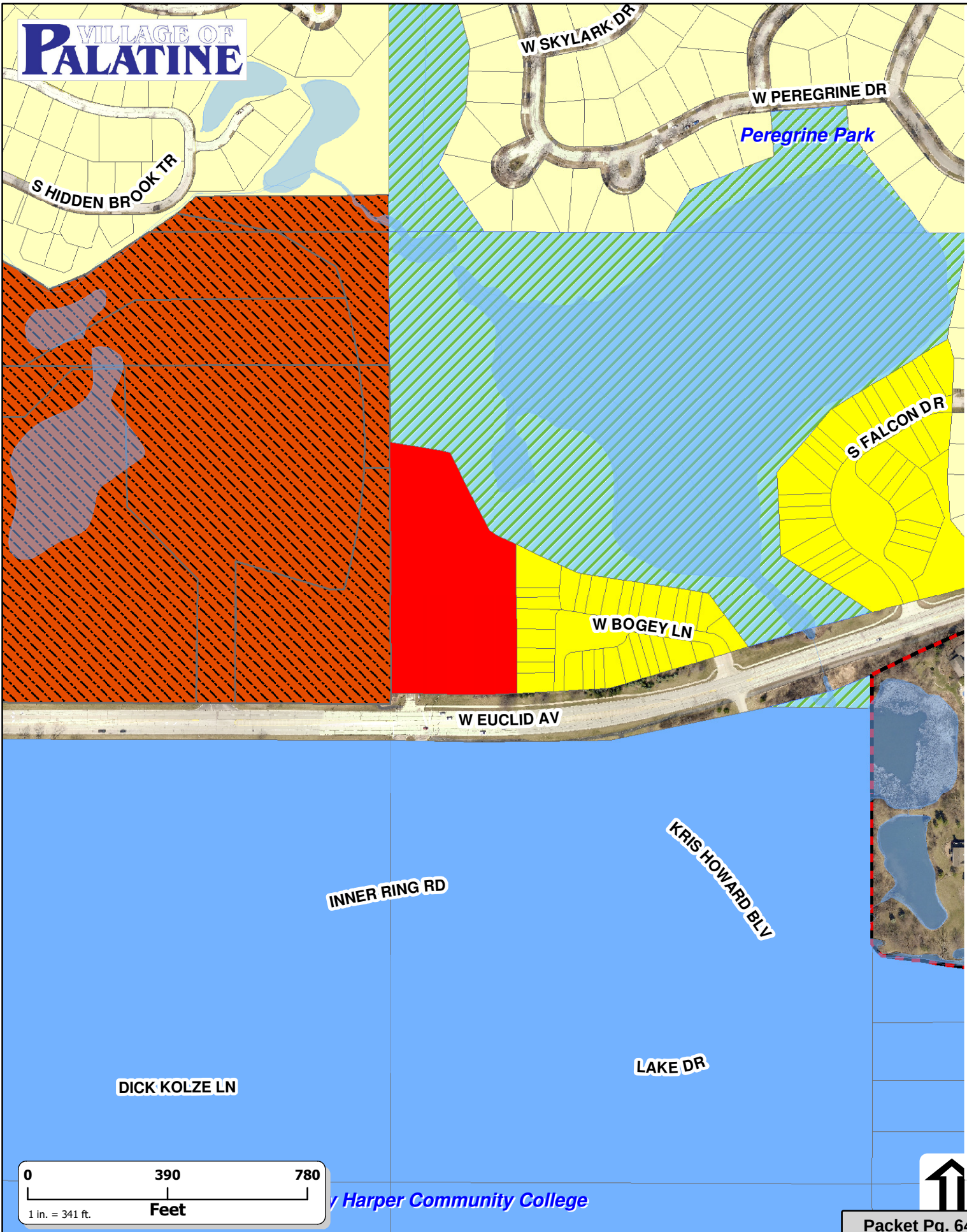
The subject property takes its character from the attached residential use to the east. Business uses can be incompatible particularly on a small site like the subject property with the residential use to the east. Office research is inappropriate due to its size.

An amendment to the Comprehensive Plan map designating the subject property Single Family Attached is warranted in our opinion for the reasons set forth above.



# 1150 W. Euclid Avenue - Future Land Use Map

6.A.1.u



Attachment: Future Land Use Map (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)

Harper Community College





# 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<br><b>KR</b>            | Zoning Case #<br><b>18-90</b>     |
|                 | Filing Fee                              | Notification Deadline<br><b>—</b> |
|                 | PC Public Hearing Date<br><b>8/6/19</b> | Village Council Date              |

date received

### PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Lexington Homes, Att'n Nate Wyszma

2. Authorized Agent of Petitioner (if different):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_ Business No. \_\_\_\_\_

Email: \_\_\_\_\_

Relationship to Petitioner: \_\_\_\_\_

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

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

1150 W. Euclid Ave

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

6. Current zoning of property: P-Planned Development Size of the property: 4.75 +/- acres 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.:

A 26 unit 2 story town-home development consisting of 26 3 bedroom dwelling units each served by a 2 car garage.

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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):

TBD

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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.



### III. PUBLIC HEARING

#### 1. 1150 W. Euclid Avenue - Lexington Lakes

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 22, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Aerial
2. Plat of Survey - Existing Conditions
3. Boundary and Topographic Survey - Existing Conditions
4. Site Plan
5. Preliminary Plat of Subdivision
6. Site Data Table
7. Preliminary Engineering Plans
8. Existing Utilities Map
9. Architectural Plans
10. BSB Memo 01-25-2019
11. Parking Exhibit
12. Preliminary Landscape Plan
13. DDS Landscape Narrative 07-03-2019
14. Tree Preservation Plan
15. Proximity Exhibit
16. Auto-turn Exhibit
17. Future Land Use Map
18. Petitioner's Request for Future Land Use Map Amendment
19. Zoning Variance Summary
20. PPD Application
21. 03-05-19 PC Minutes
22. Public Notice 08-06-19

**Sworn in petitioners: Thomas Burney - Attorney representing the Petitioner  
Nate Wynsma - Lexington Homes  
Elke Anstaat -BSB Design  
Sharon Dickson -Dickson Design Studio  
Timothy Burda - Haeger Engineering**

Mr. Burney handed Ms. Rivard the affidavits to satisfy the public hearing notice requirements. He spoke to the previous request heard back at the March meeting explaining they worked with staff to address the concerns. Mr. Burney explained Staff recommended several conditions and they agree to follow all.

Mr. Wynsma stated he will focus the attention on the changes that have been made addressing staffs and the neighbor's comments. He went through the slides including the aerial to show location between Peregrine Lake to the Northeast, Peregrine Lakes East to East, Weber to the West and Harper College to the South. Mr. Wynsma spoke to the site plan slide showing the previous and



current plans pointing out the changes including changes to the entrance and configurations of buildings and roads to Euclid, potential conflicts with driveways, overall density, infrastructures including some retaining walls and setbacks. Mr. Wynsma explained in order to address some of these concerns they changed the road configuration and entry, eliminating all conflicts with driveways. He pointed out the site is constrained by the lake to the north and east and having adequate setbacks from adjacent properties and the road. Mr. Wynsma spoke to the former plan consisting of 30 units referring to the project comparison table.

Mr. Hansen asked about the “adequate” setbacks to the east.

Mr. Wynsma explained the original plan had a minimum setback of 30 ft. and the new plan has a minimum of 45 ft. He further explained the difference in footprints of different unit's ranging from 45-61 ft. compared to Peregrine Lakes minimum being 27 ft. Mr. Wynsma stated they designed so there are no above ground encroachments explain every home will have an at grade patio.

Mr. Wynsma gave a brief summary stating the previous plan had 7 buildings and the new has 5 with the total unit count going from 30 to 26. He spoke to the building material going from stone accents along the base to 100% masonry on the entire first floor on all 4 sides. He stated the driveway length went from 20 ft. to a minimum of 22 ft. Mr. Wynsma stated the guest parking remains the same even though the count went down. He pointed out the rear setback was 30 ft. minimum but changed to 45-61 ft. He referred to the auto turn slide explaining prior to final engineering it must be approved by the Fire Department. Mr. Wynsma referred to the slide to show the difference in the footprints indicated by the dash lines of each models. He referred to the parking slide to show it is identical to Peregrine Lakes East. He referred to the proximity plan view slide to show the more gradual grade slope and more landscape buffer. He pointed out Peregrine Lakes have decks and patios in the setbacks. Mr. Wynsma referred to the proximity elevation slide to show the difference between their elevation heights to Peregrine. He spoke to the architecture changes including all four sides now being brick and siding colors showing options of colors and layouts from all sides of the buildings. He went through the floor plan slides to show layouts of different unit options and spoke to pricing being mid \$400,000-\$500,000. He spoke to the design element comparison comparing Peregrine Lakes to Lexington Lakes.

#### **Ms. Sharon Dickson - DDS Design Studio - Landscape Architect**

Ms. Dickson stated they revised the landscape plan for the current site plan referring to the slides to explain what each color represents. She explained they will have a range in diversity of species dealing with texture, and seasons of interest taking in to account the architecture. She stated the detention will be naturalized and managed by the HOA to help with storm water management. Ms. Dickson spoke to the additional screening along the north south access to provide more screening between the neighbors. She spoke to the privacy screening, additional landscaping and entrance monument along Euclid Avenue pointing out the size has remained the same but the facade material of the monument has changed to match the bricks on the homes. Ms. Dickson referred



to the Landscape Plan slide to show typical foundation layouts. She pointed out it is similar to what was presented before just modified to match the now reflected architecture and site plan.

**Sworn in staff: Ms. Katie Rivard**

Ms. Rivard gave a brief overview of the request going through the slides including:

- Existing conditions
- Proposed site plan comparisons showing the changes made to the number of units, density, setback, driveway lengths, and guest parking
- Architectural plans showing the changes to the brick which now meets the Chapter 6 Code requirements
- Floor plans
- Proximity of existing building pointing out the petitioner showed what it would be if the townhomes were constructed
- Parking exhibit showing the changes to the guest parking location and count
- Engineering explaining the only major changes is addressing the retaining wall setback concerns
- Landscape plans pointing out the 6 ft. vinyl fence is still proposed as well as the monument sign. She spoke to the original proposal for parkway trees and explained Cook County Department of Highway and Transportation has said no parkway trees within 200 ft. from an approaching traffic signal so staff will be recommending the trees be relocated throughout the site. She further explained it this is typical when a parkway tree cannot be accommodated.
- The sign and fence have not changed in size or location.
- Tree preservation plan pointing out they are losing a few more trees with new proposed layout

Ms. Rivard went over the project review summary that was in the packet explaining they have worked with the Petitioner to address many of Staff's concerns throughout several re-reviews including:

- Staff's recommendation for ranch end units has not been addressed
- Guest parking traffic circulation has been addressed
- Architecture has been addressed with quality and design
- Setback has increased between the buildings
- Driveway depths have increased
- Landscaping has not been addressed for foundation plantings and additional parkway trees
- Future Land Use Map - stating staff has not been directed by Village Council to amend the plan at this time
- Engineering's final comment stays the same with possible waiver of the minimum buffer area which is up to MWRD

Chairman Dwyer stated he thinks the Plan Commission should discuss the recommendation for the Comprehensive Plan for the property.

Ms. Rivard referred to aerial to discuss the history of the land use zoning and the years they changed.



Mr. Hansen asked Mr. Burney why this property should be changed to residential when office research generates taxes without adding school children.

Mr. Burney pointed out the property has been available to the market for a long time with no interest of improvement. He stated Mr. Durkin has been trying to sell for a long time. He spoke to the trending development of the area pointing out Mr. Johnson converted the office research at Quentin Road and Euclid Avenue into residential and continued it west. Mr. Burney stated Weber would have been the logical extension but the owner has no interest. He explained this is unique because the land is zoned Planned Development so can't do anything without going before the board for approval.

Chairman Dwyer asked if it is unusual to have a private fire hydrant.  
Ms. Rivard answered no.

**Sworn in Mr. Kevin Hedrick 1064 W. Bogey Lane, Palatine**

Mr. Hedrick asked if the proposed fence at the entrance off of Euclid is still planned.

Mr. Wynsma answered yes.

Mr. Hedrick asked if there was anything planned for the east edge of the property line.

Mr. Wynsma explained there will be landscaping mostly evergreens.

Mr. Bettenhausen asked if the fence runs on the entire east property line.

Ms. Rivard explained staff has recommended a fence on the eastern property but at this time it is not shown on plan

**Sworn in Ms. Peggy Bandemer 1056 W. Bogey Lane, Palatine**

Ms. Bandemer asked if the fence will run all along the east side.

Chairman Dwyer asked Ms. Bandemer what her preference is.

Ms. Bandemer stated she would prefer a fence.

Chairman Dwyer stated landscape after a few years could be a lot more attractive than a fence.

Ms. Bandemer explained people cut through their yards.

Mr. Hansen asked who the people who are cutting through are.

Ms. Bandemer explained they are people off of the bike path.

Discussions on where are the people go once they cut through.

**Sworn in Ms. Pat Loftus 1029 W. Bogey Lane, Palatine**

Ms. Loftus stated they have not answered why the zoning should be changed. She spoke to the corridor off Euclid Avenue between Quentin Road and Weber being upscale. She expressed concern with the proposed plan being tight with not enough extra parking.

Ms. Rivard referred to the site plan slide to indicate the guest parking locations.



Ms. Loftus asked how many spaces are in the off area parking in the back.  
Ms. Rivard referred to the site plan slide to show the amount and location of the spaces.

Ms. Loftus stated she thinks the units will detract from the existing townhomes and is in favor of leaving it the way it is and allowing someone to market it correctly as it is currently zoned.  
Discussion on current zoning.

Mr. Noonan asked if the reason to change to residential is because they couldn't get a tenant  
Chairman Dwyer stated the trend in the area is residential.

Mr. Hansen asked Ms. Loftus if she is on Bogey Lane.  
Ms. Loftus answered yes.  
Mr. Hansen pointed out her property was zoned office research and was changed to residential.  
Discussion on change of land use of surrounding area and difference between the two properties.

Mr. Wynsma explained the reason they didn't plan for a fence along the east is because it is townhome to townhome with a setback of 70-85 ft. with most on their property line. He stated a fence would detract from the open space. He pointed out the parking ratio is identical between the two communities and the density is at 5.5 units per acre is 1.73 units per acre less than Peregrine Lakes. Mr. Wynsma addressed the upscale concerns pointing out the brick on all four sides and one story elevations that are significant improvements than the properties that back to theirs. He spoke to their price points in the 500's and 600's pointing out they are not an entry level townhome but rather a lifestyle community.

Chairman Dwyer spoke to the fence request prohibiting people cutting through.  
Mr. Wynsma stated because the building is abandoned its attracting nuisance. He stated he doesn't think they will cut through once the property is developed pointing out the retaining wall and landscaping that will detract.  
Discussion on people cutting though.

Mr. Friedman asked what the purpose and benefit of the fence parallel to Euclid Avenue.  
Mr. Wynsma explained the benefit to is to Building 1 to screen the side entry. He pointed out the footprint being the master down entry is on side so this will allow a private entry. Mr. Wynsma spoke to the amount of landscape screening between the landscaping and the monument. He stated the only benefit is it may help with headlights.

Ms. Bandemer asked about drainage plan.  
Mr. Wynsma explained the increased separation in the rear yard will allow a more gradual slope and allow more area for a rear yard swale to capture any



drainage with rear yard storm sewer along property that will go up to the detention basin and then to lake.

Mr. Fedota asked if there are public sidewalks along Euclid Avenue.

Ms. Rivard answered yes and there will be partial throughout the site.

Mr. Fedota stated there is no other vinyl fence in the area. He pointed out between the sidewalk, the setback and extensive landscape plan it may be a little "overkill".

Mr. Wynsma agreed speaking to the fence and landscaping stating they would be willing to eliminate if a condition was added.

Mr. Kolososki pointed out the lights from cars leaving Harper would shine on the building so the fence will help.

### **STAFF RECOMMENDATIONS:**

The Petitioner has made significant revisions to the initial plans in order to address many of Staff's concerns and recommendations. The layout of the proposed development has been revised and includes a reduction in the number of units and buildings, increased building setbacks and driveway lengths, and appropriately placed guest parking spaces as well as revised architectural plans that include a style of architecture that conforms to Section 13.02 (e) of the Zoning Ordinance. The Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff has not been directed to change the Comprehensive Plan - Future Land Use designation. Therefore, with the plan revisions and site changes, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated August 31, 2018 and last revised on June 10, 2019, the Architectural plans prepared by BSB Design, dated April 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This should include additional unit/foundation plantings and additional landscaping on the east side of the property, additional trees planted throughout the site to accommodate the removal of the 6 parkway trees, and an extension of the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.



5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.
14. Final Homeowners Association Declarations shall be submitted in a manner acceptable to the Village Attorney.

Chairman Dwyer spoke to condition #11 and clarified if the capacity is not sufficient the Petitioner is responsible for upgrading the station.  
Ms. Rivard answered yes.

Mr. Hansen pointed out the punctuation on condition #12.

Mr. Bettenhausen asked since the detention basin and the utilities are referenced in the HOA should the fencing and the retaining walls be included as well.  
Ms. Rivard stated this is typically included in the HOA declarations.

Mr. Fedota asked if the Auto Turn Exhibit and approval by the Fire Department would be covered under condition #1.  
Ms. Rivard answered yes.

Mr. Hansen asked Mr. Burney if they can and will comply with all staff's conditions.  
Mr. Burney answered yes.

Mr. Bettenhausen asked if the street will be utilizing the traffic signal on Euclid Avenue.  
Mr. Wynsma answered yes.

Mr. Bettenhausen asked about the stop sign that was shown in plans.



Mr. Wynsma explained it was removed.

Mr. Bettenhausen asked about the detention basin emergency overflow.  
Mr. Burda explained there will be an overflow in the structure and probably an emergency overflow over the berm.

**Ms. Williams made a motion to close the public hearing; seconded by Mr. Fedota.**

#### **DISCUSSION:**

Discussion on comprehensive plan whether office research or residential is more appropriate for the parcel.

Discussion on the space being vacant and previous proposals

**Mr. Fedota made a motion to amend the Comprehensive Plan to zone the property residential; seconded by Ms. Williams.**

**AYES: Robins, Fedota, Noonan, Dwyer, Friedman, Bettenhausen, Kolososki**  
**NAYS: Hansen, Williams**

Chairman Dwyer asked if the land was designated residential what Staff's recommendation would be.

Ms. Rivard explained she can't answer as it was not a component of Staff's review.

Mr. Kolososki stated he sees two flaws in the proposed plan including the S curve and the aesthetics with the brick being too dark.

Discussion on the S curve.

Chairman Dwyer pointed out there are a lot of details that need to be ironed out and Staff has conditions that need approvals from different parts of the Village.

Mr. Noonan asked if the property was deemed residential would they need relief.  
Discussion on needing relief.

Chairman Dwyer stated they would need to come through as a PUD because of required variances.

Mr. Friedman clarified the request is preliminary.

Chairman Dwyer explained preliminary is essentially final because we can't add conditions once Village Council approves.

Mr. Noonan clarified there are added conditions to further discuss the fencing.  
Chairman Dwyer answered yes.

Mr. Friedman clarified if the Comprehensive Plan is not changed then this vote is null and void.

Chairman Dwyer answered yes explaining the motion is to give Village Council



guidance.

Mr. Noonan agreed with Mr. Kolososki on the S curve.

Chairman Dwyer pointed out it has to be acceptable to the Fire Marshal  
Discussion on the S curve.

**Mr. Noonan made a motion to approve the proposal with conditions amended by staff; Seconded by Mr. Kolososki.**

Mr. Hansen thinks it's a fine plan but doesn't agree with the change in land use.

**Chairman Dwyer summarized that this request has met the standards and was approved by a vote of 7-2. This item will tentatively go to the Community and Economic Development Committee of the Village Council on August 19, 2019.**

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [7 TO 2]</b>                           |
| <b>MOVER:</b>    | Patrick Noonan, Plan Commissioner                                |
| <b>SECONDER:</b> | Robert Kolososki, Plan Commissioner                              |
| <b>AYES:</b>     | Dwyer, Robins, Noonan, Friedman, Bettenhausen, Kolososki, Fedota |
| <b>NAYS:</b>     | Hansen, Williams                                                 |



**PUBLIC NOTICE**  
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 6, 2019 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary Planned Development to permit a 26-unit residential townhome development

The property is commonly known as 1150 W. Euclid Avenue (PIN# 02-28-400-077).

The Petitioner, Lexington Homes, has revised their initial site plan (30-unit townhome development) and re-submitted to construct a new 26-unit residential townhome development on the former Trace Labs/CTS property.

The above petition has been filed by Lexington Homes (Nate Wynsma) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-90  
VILLAGE OF PALATINE  
Dennis Dwyer, Chair  
Palatine Plan Commission  
DATED: This 22nd day of July 2019.

Published in Daily Herald  
July 22, 2019 (4529035)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

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I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 22-JUL-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4529035

Attachment: Public Notice 08-06-19 (1150 W. Euclid Avenue - Lexington on the Lake Preliminary PD)



# **Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance on September 20, 2019 for Midtown Athletic Club's 'Summer Concert & Food Truck' Event at 1760 N. Hicks Road**

## **BACKGROUND:**

Midtown Athletic Club is hosting a Concert & Food Truck event, for their members and their guests, on Friday, September 20, 2019. In conjunction with their event they are requesting approval of the following:

Waiver of the Village's Sound Amplification Ordinance for a live band and announcements on Friday, September 20 from 7 - 9 PM.

## **KEY ISSUES:**

The Midtown Athletic Club Food & Truck event details are as follows:

- Friday, September 20 from 7 - 9 PM;
- Food (one food truck) and drink specials will be available for purchase.
- Estimated attendance of 100; and
- Band will play on the pool deck.

## **ALTERNATIVES:**

1. Approve the Midtown Athletic Club Concert & Food Truck event.
2. Do not approve the event.

## **RECOMMENDATION:**

Action is at the discretion of the Village Council.

## **ACTION REQUIRED:**

A motion to approve the waiver of the Village's Sound Amplification Ordinance for Midtown Athletic Club's Food & Truck Event on September 20, 2019.

## **ATTACHMENTS:**

- Midtown - Summer Concert & Food Truck Sept 2019



# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

## GENERAL EVENT INFORMATION

Name of Event

Midtown Athletic Club's Summer Concert & Food Truck Series

Exact Address of Event

1760 N Hicks Road, Palatine IL 60074

Type of Event (Check all applicable)

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

Date(s) of Event

9/20/19

Hours of Event

7:00pm-9:00pm

Total Hours (Step-up - Tear down)

3.5 hours

Phone number/website for publication

847-991-4646

Estimated attendance

100

Last years actual attendance

n/a

Describe the event's community and/or cultural benefit

We are a private club and these are social events and for our members and their guests.

## SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Contact person from Sponsoring Organization

Sponsoring Organization Address

City

Zip

Phone Number

E-Mail

Website

## ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Dina Casso

E-mail

Organizer/Coordinator Address

City

Zip

Phone Number

Cell Phone Number

Fax Number

## EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

Dina Casso

E-mail

Emergency Contact Address

City

Zip

Phone Number (24hours)

Cell Phone Number

Fax Number

n/a



# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

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

## EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?

☒ Yes ☐ No

Below are some foods exempt from a permit (not all are listed):  
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)  
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.)

QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.

If yes, how many vendors? 1

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:  
<http://www.palatine.il.us/events/forms/applications.aspx>.  
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

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

☐ Yes ☒ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:  
<http://www.palatine.il.us/events/forms/applications.aspx>.  
Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☒ Yes ☐ No

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

Will the event include a Race/Walk or Parade?

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

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

☐ Yes ☒ No

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

## ACKNOWLEDGEMENT/SIGNATURE

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

  
Signature of Organizer

8/27/19  
Date

Application must include the following documentation

- ☒ Special Event Application (Page 1, 2, 3, 4)
- ☒ Certificate of Insurance (see Section 5)
- ☒ Site Plan and/or Race/Parade Route Map

***\*You MUST submit a new site plan or parade/race route on an annual basis.***

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.



# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

Midtown Athletic Club's Summer Concert & Food Truck Series

## SECTION 1: RACE/WALK, PARADE INFORMATION

☒ Not Applicable

Starting Location

Ending Location

Approximate Number of Attendees (runners/marchers)

Approximate Number of Vehicles (cars/floats)

Location of Assemble (Registration)

Location of Personal Vehicle Parking

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

## SECTION 2: NOISE CONTROL PLAN

☐ Not Applicable

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

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

7:00pm

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

9:00pm

Describe the sound system(s)

The band will be bringing in a standard amplifier for their use during the show.

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

We plan on setting the band up on our pool deck right next to the Forrest Preserve at the further |



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

## SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION

☒ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location

Date of Closure

Time of Closure

Date to Reopen

Time of Reopen

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.



# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

## SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Midtown Athletic Club

Name of Event

Midtown Athletic Club's Summer Concert & Food Truck Series

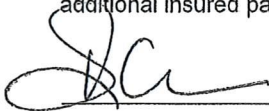
Date(s) of Event

8/16/19 & 9/20/19

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

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

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



SIGNATURE

DINA CASSO

PRINT NAME

GENERAL MANAGER

TITLE/POSITION

8/27/19

DATE

## SECTION 5: INSURANCE REQUIREMENTS

### INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

Commercial General Liability - minimum \$1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.





TENNCOR-CL

AMILLER

# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
 8/21/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>Gregory & Appel Insurance<br>1402 N Capitol Suite 400<br>Indianapolis, IN 46202 | <b>CONTACT NAME:</b><br>PHONE (A/C, No, Ext): (317) 634-7491 FAX (A/C, No): (317) 634-6629<br>E-MAIL ADDRESS: corp@gregoryappel.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------|---------------------------------------|-------|-----------------------------------------------------|-------|-------------|--|-------------|--|-------------|--|-------------|--|
| <b>INSURED</b><br>Tennis Corporation of America<br>3611 North Kedzie Avenue<br>Chicago, IL 60618   | <table border="1"> <tr> <th data-bbox="816 497 1385 518">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1385 497 1495 518">NAIC #</th> </tr> <tr> <td data-bbox="816 518 1385 550">INSURER A : Massachusetts Bay Ins Co.</td> <td data-bbox="1385 518 1495 550">22306</td> </tr> <tr> <td data-bbox="816 550 1385 581">INSURER B : Accident Fund General Insurance Company</td> <td data-bbox="1385 550 1495 581">12304</td> </tr> <tr> <td data-bbox="816 581 1385 613">INSURER C :</td> <td data-bbox="1385 581 1495 613"></td> </tr> <tr> <td data-bbox="816 613 1385 644">INSURER D :</td> <td data-bbox="1385 613 1495 644"></td> </tr> <tr> <td data-bbox="816 644 1385 676">INSURER E :</td> <td data-bbox="1385 644 1495 676"></td> </tr> <tr> <td data-bbox="816 676 1385 684">INSURER F :</td> <td data-bbox="1385 676 1495 684"></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A : Massachusetts Bay Ins Co. | 22306 | INSURER B : Accident Fund General Insurance Company | 12304 | INSURER C : |  | INSURER D : |  | INSURER E : |  | INSURER F : |  |
| INSURER(S) AFFORDING COVERAGE                                                                      | NAIC #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER A : Massachusetts Bay Ins Co.                                                              | 22306                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER B : Accident Fund General Insurance Company                                                | 12304                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER C :                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER D :                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER E :                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |
| INSURER F :                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |        |                                       |       |                                                     |       |             |  |             |  |             |  |             |  |

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR                                        | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                                       | ADDITIONAL INSURED | SUBROGATION | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|---------------|-------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------|-------------------------------------------|--------------------|------------------------------|-----------|--------------------------------|--------------|-------------------|-----------------------------|------------------------|-------------|-------------------------------------|----|----------------------------|----|------------------------------|----|--------------------------------|----|-----------|----|
| A                                               | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> Liquor \$1M/\$1M<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: |                    |             | ZDW5260724    | 2/1/2019                | 2/1/2020                | <table border="1"> <tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 1,000,000</td></tr> <tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr> <tr><td>PERSONAL &amp; ADV INJURY</td><td>\$ 1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td>\$ 3,000,000</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ Included</td></tr> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr> <tr><td>AGGREGATE</td><td>\$</td></tr> </table> | EACH OCCURRENCE                                 | \$ 1,000,000                   | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 1,000,000       | MED EXP (Any one person)     | \$ 10,000 | PERSONAL & ADV INJURY          | \$ 1,000,000 | GENERAL AGGREGATE | \$ 3,000,000                | PRODUCTS - COMP/OP AGG | \$ Included | COMBINED SINGLE LIMIT (Ea accident) | \$ | BODILY INJURY (Per person) | \$ | BODILY INJURY (Per accident) | \$ | PROPERTY DAMAGE (Per accident) | \$ | AGGREGATE | \$ |
| EACH OCCURRENCE                                 | \$ 1,000,000                                                                                                                                                                                                                                                                                                                                                            |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| DAMAGE TO RENTED PREMISES (Ea occurrence)       | \$ 1,000,000                                                                                                                                                                                                                                                                                                                                                            |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| MED EXP (Any one person)                        | \$ 10,000                                                                                                                                                                                                                                                                                                                                                               |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| PERSONAL & ADV INJURY                           | \$ 1,000,000                                                                                                                                                                                                                                                                                                                                                            |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| GENERAL AGGREGATE                               | \$ 3,000,000                                                                                                                                                                                                                                                                                                                                                            |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| PRODUCTS - COMP/OP AGG                          | \$ Included                                                                                                                                                                                                                                                                                                                                                             |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| COMBINED SINGLE LIMIT (Ea accident)             | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| BODILY INJURY (Per person)                      | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| BODILY INJURY (Per accident)                    | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| PROPERTY DAMAGE (Per accident)                  | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| AGGREGATE                                       | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
|                                                 | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                                                                                                    |                    |             |               |                         |                         | <table border="1"> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr> <tr><td>AGGREGATE</td><td>\$</td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                             | COMBINED SINGLE LIMIT (Ea accident)             | \$                             | BODILY INJURY (Per person)                | \$                 | BODILY INJURY (Per accident) | \$        | PROPERTY DAMAGE (Per accident) | \$           | AGGREGATE         | \$                          |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| COMBINED SINGLE LIMIT (Ea accident)             | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| BODILY INJURY (Per person)                      | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| BODILY INJURY (Per accident)                    | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| PROPERTY DAMAGE (Per accident)                  | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| AGGREGATE                                       | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
|                                                 | <input type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$                                                                                                                                                                                                                    |                    |             |               |                         |                         | <table border="1"> <tr><td>EACH OCCURRENCE</td><td>\$</td></tr> <tr><td>AGGREGATE</td><td>\$</td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EACH OCCURRENCE                                 | \$                             | AGGREGATE                                 | \$                 |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| EACH OCCURRENCE                                 | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| AGGREGATE                                       | \$                                                                                                                                                                                                                                                                                                                                                                      |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| B                                               | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                                                                  | Y/N<br>N/A         |             | 2000023476    | 2/1/2019                | 2/1/2020                | <table border="1"> <tr> <td><input checked="" type="checkbox"/> PER STATUTE</td> <td><input type="checkbox"/> OTHER</td> <td></td> </tr> <tr><td>E.L. EACH ACCIDENT</td><td>\$</td><td>500,000</td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td><td>500,000</td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td><td>500,000</td></tr> </table>                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> PER STATUTE | <input type="checkbox"/> OTHER |                                           | E.L. EACH ACCIDENT | \$                           | 500,000   | E.L. DISEASE - EA EMPLOYEE     | \$           | 500,000           | E.L. DISEASE - POLICY LIMIT | \$                     | 500,000     |                                     |    |                            |    |                              |    |                                |    |           |    |
| <input checked="" type="checkbox"/> PER STATUTE | <input type="checkbox"/> OTHER                                                                                                                                                                                                                                                                                                                                          |                    |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| E.L. EACH ACCIDENT                              | \$                                                                                                                                                                                                                                                                                                                                                                      | 500,000            |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| E.L. DISEASE - EA EMPLOYEE                      | \$                                                                                                                                                                                                                                                                                                                                                                      | 500,000            |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |
| E.L. DISEASE - POLICY LIMIT                     | \$                                                                                                                                                                                                                                                                                                                                                                      | 500,000            |             |               |                         |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |                                |                                           |                    |                              |           |                                |              |                   |                             |                        |             |                                     |    |                            |    |                              |    |                                |    |           |    |

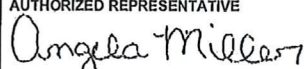
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Named Insured: TCA-Palatine LLC. Location: 1760 N Hicks Rd, Palatine IL 60074

Village of Palatine, their employees, agents and officials are included as Additional Insureds as defined in (421-2915) with respects to General Liability according to the terms, conditions and exclusions within the policy.

## CERTIFICATE HOLDER

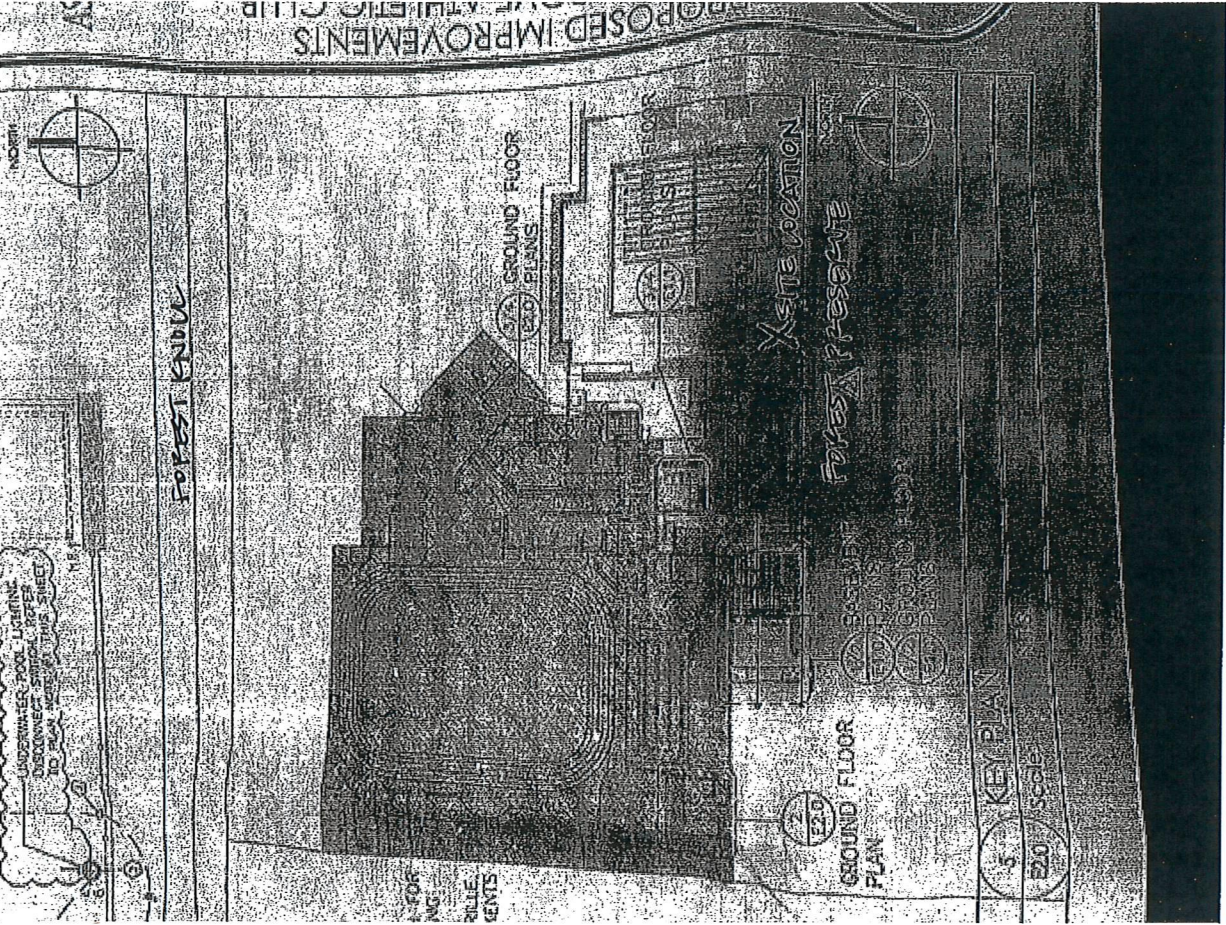
## CANCELLATION

|                                                                     |                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Village of Palatine<br>200 E Wood Street<br>Palatine, IL 60067-5339 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br>AUTHORIZED REPRESENTATIVE<br> |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Dina Casso

From: dina <dina.mazzocco@gmail.com>  
Sent: Monday, August 26, 2019 1:32 PM  
To: Dina Casso  
Subject: Site Map for special event permit





## **Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Garcia's Mexican Food Co. (D/B/A El Rancho Alegre) at 1160 E. Dundee Road**

**BACKGROUND:** On August 5, 2019 the Village Council approved a request for an Amended Special Use for Garcia's Mexican Food Co. (d/b/a El Rancho Alegre) located at 1160 E. Dundee Road. Owner, Azucena Garcia Zetina, wishes to apply for a Class D (Restaurant) Liquor License. Hours of operation are Monday - Thursday 10 AM - 10 PM and Friday - Sunday 9 AM - 10 PM.

### **KEY ISSUES:**

- Increase Class D (Restaurant) Liquor License by one.

### **ALTERNATIVES:**

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

**RECOMMENDATION:** Action is at the discretion of the Committee.

**ACTION REQUIRED:** Action is at the discretion of the Committee.

### **ATTACHMENTS:**

- Business Plan-Menu
- Increase Class D LIQ-El Rancho Alegre ORD



**Garcia's Mexican Food, Inc.**  
**DBA: El Rancho Alegre**  
1160 E Dundee Rd  
Palatine, IL 60074  
PH: 847-348-1055

August 14, 2019

**Village of Palatine**  
500 East Wood St  
Palatine, IL 60067

**RE:** Liquor License  
**Business Name:** Garcia's Mexican Food, Inc, DBA: EL Rancho Alegre.  
**Address:** 1160 E Dundee Rd, Palatine, IL 60074

**Attention: Jennifer**

Please note, we would like to apply for a liquor license for the herein above listed address. We have agreed to purchase the current business ( La Kebrada Restaurant Inc. ) currently operating there, and we would like to obtain the liquor licenses in order to be competitive operate a full service Mexican ( Ethnic ) style food.

Please let me know if I can be further assistance.

Thank you for your anticipated assistance with this matter,

Sincerely,



Azucena Garcia Zetina  
President

Attachment: Business Plan-Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)



# El Rancho Alegre

1160 E Dundee Rd  
Palatine, IL 60074  
(847) 348-1055  
elranchoalegrerestaurant@gmail.com

July 17, 2019

Azucena Garcia-Zetina  
1978 N Jamestown Dr  
Palatine, IL 60074

To Whom It May Concern, ,

I am writing this letter looking forward of the approval of the transfer from the current restaurant "La Kebrada" under the ownership of Benjamin Perez. To "El Rancho Alegre" that will be under my ownership. I am planning on having a Mexican Food Restaurant. A small business that will provide great family environment and good quality food.

I am willing to open the seven day of the week. Which will be specified as Mondays through Thursdays from 10:00am- 10:00pm. On Fridays through Sundays from 9:00am-10:00pm. Also in the restaurant I plan to have 5 employees.

The only major changes that would be done are going to be the new owner and the restaurant's name. Besides that everything plans on being the same from the last business plan.

Sincerely,



Azucena Garcia-Zetina  
Garcia's Mexican Food CO.

Attachment: Business Plan-Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)



## Business Hours

Monday- 10:00AM - 10:00PM

Tuesday- 10:00AM - 10:00PM

Wednesday- 10:00AM - 10:00PM

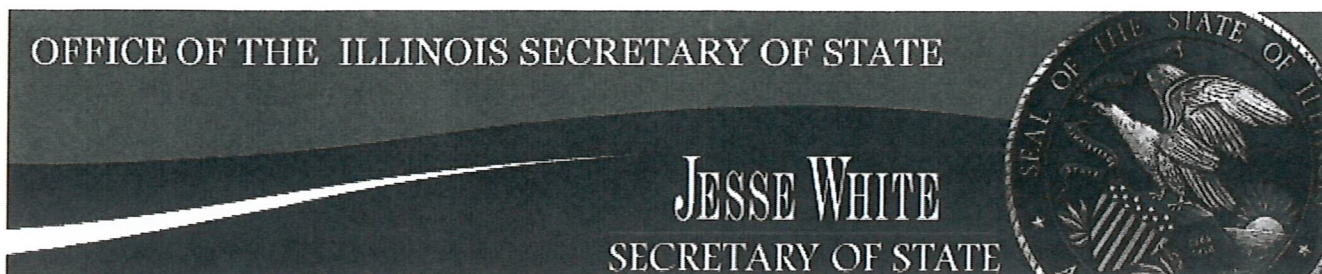
Thursday- 10:00AM - 10:00PM

Friday- 9:00AM - 10:00PM

Saturday- 9:00AM - 10:00PM

Sunday- 9:00AM - 10:00PM



**CORPORATION FILE DETAIL REPORT**

|                               |                           |                          |              |
|-------------------------------|---------------------------|--------------------------|--------------|
| File Number                   | 72328353                  |                          |              |
| Entity Name                   | GARCIA'S MEXICAN FOOD CO. |                          |              |
| Status                        | ACTIVE                    |                          |              |
| Entity Type                   | CORPORATION               | Type of Corp             | DOMESTIC BCA |
| Incorporation Date (Domestic) | 05/17/2019                | State                    | ILLINOIS     |
| Agent Name                    | AZUCENA GARCIA ZETINA     | Agent Change Date        | 05/17/2019   |
| Agent Street Address          | 1160 E DUNDEE RD          | President Name & Address |              |
| Agent City                    | PALATINE                  | Secretary Name & Address |              |
| Agent Zip                     | 60074                     | Duration Date            | PERPETUAL    |
| Annual Report Filing Date     | 00/00/0000                | For Year                 |              |

[Return to the Search Screen](#)[Purchase Certificate of Good Standing](#)

(One Certificate per Transaction)

**OTHER SERVICES**[File Annual Report](#)[Adopting Assumed Name](#)[Articles of Amendment Effecting A Name Change](#)[Change of Registered Agent and/or Registered Office Address](#)[BACK TO CYBERDRIVEILLINOIS.COM HOME PAGE](#)



# EL RANCHO ALEGRE MEXICAN RESTAURANT

1160 E. Dundee Rd. Palatine IL 60074

Tel. (847) 348-1055

[www.elranchoalegrerestaurant.com](http://www.elranchoalegrerestaurant.com)

Attachment: Business Plan-Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)



Popusas...\$2.99  
 Huaraches...\$4.29  
 Huaraches con Carne...\$5.29  
 Sopas...\$3.59  
 Sopas con Carne...\$4.59  
 Flautas de Pollo...\$7.99

## CALDOS / SOUPS

Sopa de Tortilla...\$8.99  
 Caldo de Res Natural o en Salsa de Guajillo...\$12.99  
 Menudo...\$11.99  
 Carne en su Jugo...\$13.99  
 Birria de Res...\$12.99  
 Pozole...\$12.99  
 Caldo 7 Mares...\$16.99  
 Caldo de Camarón o Pescado...\$13.99  
 Caldo Mixto Camarón y Pescado...\$14.99  
 Caldo de Pollo Natural o en Salsa de Guajillo...\$10.99

## FAJITAS

*(Served with rice, beans and salad)*

Choice of Carne Asada o Pollo...\$13.99

Fajita Tejana...15.99

*(Carne Asada, Camarón and Chorizo)*

Fajita Mixta...\$15.99

*(Carne asada, Pollo, Camarón)*

## CARNES

*(Served with rice, beans, salad and tortillas)*

Bistec a La Mexicana...\$13.99  
 Lomo en Chile de Árbol...\$14.99  
 Bistec Empanizado Milanese...\$14.95  
 Costillas de Res...\$15.99  
 Carne Charra...\$15.99  
 Carne con Camarones...\$17.99  
 Bistec Ranchero...\$15.99

## CECINAS

*(Served with rice and beans)*

Cecina Pobrecita...\$11.99  
 Cecina Alegre...\$12.99  
 Cecina Cazadores...\$13.99  
 Cecina Ranchera...\$13.99  
 Cecina Maya...\$14.99  
 Cecina Rollo...\$15.99



## BREAKFAST / DESAYUNOS

*(Desayunos servidos con arroz y frijoles. All breakfast are served with rice and beans).*

### CHILAQUILES... \$6.99

*A fried tortilla served with rice, salsa, cheese and beans.*

### CHILAQUILES CON CARNE... \$10.99

*2 Eggs served over fried tortilla, steak, rice, beans, cheese and cream.*

### HUEVOS CON JAMON... \$7.99

*Scrambled eggs with ham and served with rice and beans.*

### HUEVOS CON TOCINO... \$7.99

*Eggs served with bacon, rice and beans.*

### HUEVOS CON NOPALES...\$7.99

*Eggs served with cactus, rice and beans.*

### HUEVOS CON CHAMPIÑONES... \$7.99

*Eggs served with mushrooms, rice and beans.*

### HUEVOS CON PAPAS... \$7.99

*Eggs served with potatoes, rice and beans.*

### HUEVOS ALBAÑIL... \$7.99

*Eggs served with corandier leaves, rice and beans.*

### HUEVOS A LA MEXICANA...\$7.99

*Scrambled eggs served with onions, jalapenos and tomatoes.*

### HUEVOS ESTRELLADOS...\$7.99

*2 eggs sunny side served with potatoes and onions.*

### HUEVOS CON CHAMPIÑONES... \$7.99

*Scrambled eggs with mushrooms & guajillo sauce.*

### HUEVOS MACHACADO... \$7.99

*Scrambled eggs with tomatoes, jalapeños, onions & guajillo sauce.*

### DESAYUNO RANCHO ALEGRE...\$9.99

*2 eggs over easy served skirt steak.*

### HUEVOS DIVORCIADOS... \$8.99

*2 eggs over easy topped with red guajillo and green tomatillo sauce.*

### HUEVOS CON SALCHICHA...\$7.99

*Scrambled eggs with sausage.*

### HUEVOS SAN LUIS...\$7.99

*Scrambled eggs served on Salsa de Árbol and cactus.*

### HUEVOS CON CHORIZO... \$7.99

*Scrambled eggs served with Mexican Sausage.*



*(Served with rice and beans and salad)*

Enchiladas de Mole...\$9.99  
 Enchiladas Verdes o Rojas...\$8.99

## POLLO / CHICKEN

*(Served with rice and beans and salad)*

Pechuga Poblana...\$14.99  
 Pancha a la Plancha...\$12.99  
 Pechuga Empanizada...\$13.99  
 Pechuga en Salsa Chipotle...\$13.99  
 Pechuga Santiago...\$12.99  
 Pechuga Tampiqueña...\$14.99  
 Pechuga Rollo...\$14.99  
 Pollo en Mole Sauce...\$12.99

## PARRILLADAS

*(Served with rice and beans and salad)*

Molcajete de Carne... \$19.99  
 Molcajete Mariscos... \$23.99  
 Molcajete Mixto... 24.99  
 Parrillada de Carnes... \$44.99  
 Parrillada de Mariscos... \$49.99  
 Parrillada Mixta...\$52.99

## COMIDA DEL MAR / SEAFOOD

Camarones a La Plancha...\$13.99  
 Camarones Empanizados...\$13.99  
 Camarones al Mojo de Ajo...\$14.99  
 Camarones en Chipotle...\$14.99  
 Camarones a La Diabla...\$15.99  
 Camarones Momias...\$17.99  
 Camarones Mar y Tierra...\$15.99  
 Mariscos Mar y Tierra...\$17.99  
 Pulpo al Ajillo...\$15.99  
 Pulpo al Mojo de Ajo...\$15.99  
 Pulpo Encebollado...\$15.99  
 Pulpo con Camarones...\$17.99

## COCTELES / SEAFOOD COCKTAILS

Coctel de Camarón...\$11.99  
 Coctel de Camarón y Pulpo...\$13.99  
 Coctel Campechana...\$13.99  
 Coctel Vuelve a La Vida...\$15.99

## FILETE DE PESCADO / FISH FILLET

Filete a La Plancha...\$12.99  
 Filete Empanizado...\$13.99  
 Filete al Mojo de Ajo...\$14.99  
 Filete a la Diabla...\$14.99



## BOTANAS / APPETIZERS

Guacamole... Sm. \$3.99 Lg. \$7.99  
 Queso Fundido... \$7.99  
 Chicken Wings (5)... \$5.99 – (8) \$9.99  
 Choriqueso... \$8.99  
 Nachos...\$7.99  
 Nachos con Carne Asada, Cecina, Chicken or Al Pastor... \$9.99  
 Calamari Empanizado / Breaded Calamari... \$11.99  
 Calamari al Ajillo / Calamari in Garlic Sauce... \$12.99  
 Charales /Tuna Fritos o al Mojo de Ajo... \$10.99  
 Tostadas (Fish Ceviche or Shrimp Ceviche) (1) \$4.50 - (2) \$8.99  
 Tostadas Mixta (Camarón y Pulpo)... (1) 5.99 (2) \$11.99  
 Quesadillas de pescado (4) \$10.99  
 Empanadas de Camarón o Pescado (4)... \$10.99  
 Empanadas de Carne Asada, Pastor, Pollo o Chorizo (4) \$8.99  
 Ceviche Camarón o Pescado orden... \$9.99  
 Ceviche Mixto Camarón, Pescado y Pulpo...\$11.99

## Tacos

Choice of Carne Asada, Pastor, Chorizo, Chicken...\$2.99  
 Barbacoa, Lengua, Cecina, Tripa, Lomo, Camarón y Pescado \$3.99

## TORTAS

Choice of Carne Asada, Pastor, Chorizo, Chicken...\$6.99  
 Torta de Milanesa, Pollo o Res...\$7.99  
 Torta Cubana...\$9.99  
 Torta Hawaiana...\$9.99

## Quesadillas

Choice of Carne Asada, Pastor, Chorizo, Chicken o Rajas...\$5.99  
 Huitlacoche (Mushroom), Lengua or Barbacoa...\$6.99  
 Pescado (Fish) / Camarón (Shrimp)...\$6.99

## Burritos

Choice of Carne Asada, Pastor, Chorizo, Chicken...\$7.99  
*(Served with beans, lettuce, tomato, sour cream and cheese)*

Burrito Vegetariano / Veggie Burrito...\$7.99  
*(Served with rice, beans, lettuce, tomato, sour cream and cheese)*

## Burrito Suizo

(Choice of Carne Asada, Pastor, Chorizo, Chicken or Cecina...\$9.99)  
*(Served with beans, lettuce, tomato, sour cream and cheese and salsa)*

## ANTOJITOS MEXICANOS



Filete Empapelado...\$15.99

**PESCADOS / FISH**

Mojarra Frita o Al Mojo de Ajo...\$13.99

Mojarra a La Veracruzana...\$15.99

Mojarra Empapelada...\$15.99

Guachinango al Natural o Al Mojo de Ajo...\$19.99

Guachinango a La Veracruzana...\$21.99

Guachinango Empapelado...\$21.99

Guachinango a La Diabla...\$19.99

**KIDS MENU**

Chicken Nuggets...\$5.99

Cheese Burger...\$5.99

Taco Kid...\$4.99

Chicken Wings with Fries...\$5.99

Quesadilla with Fries...\$4.99

Chicken Soup...\$3.99

Pancakes...\$3.99

**BEBIDAS / BEVERAGES**

Aguas Frescas

*Horchata, Jamaica, Tamarindo, Mango, Sandia, Guayaba... Md. \$2.00 / Lg. \$3.00*

Jugo de Naranja... Md. \$3.99 / Lg. \$7.99

Limonada...Md. \$2.00 / Lg. \$3.00

Licuados / Plátano o Fresa... Md. \$3.00 / Lg. \$4.59

Café...\$2.99

Sodas (Can) \$2.00

Coca Cola Bottle \$3.00

Sangria, Jarritos o Sidral...\$2.50

Cervezas / Beers / 12oz.

Budweiser \$3.00

Miller Lite \$3.00

Corona \$4.00

Modelo Especial \$4.00

Victoria \$4.00

Pacifico \$4.00

Negra Modelo \$4.00

DOS XX \$4.00

Heineken \$4.00

Modelo 32 oz. \$9.99

Corona 32oz. \$9.99

Victoria 32oz. \$9.99

Margarita... \$5.99

Pina Colada...\$6.99

Pina Virgen...\$4.99

Jarrito Borracho...\$7.99

Patrón Tequila...\$7.99

Don Julio...\$7.99

Sauza Tequila...\$5.99

Michelada...\$6.99



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR GARCIA'S MEXICAN FOOD CO. D/B/A EL RANCHO ALEGRE AT 1160 E. DUNDEE ROAD**

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

**SECTION 1:** That the number of Class D (Restaurant) Liquor Licenses shall be increased for El Rancho Alegre, 1160 E. Dundee Road.

**SECTION 2:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_ **PASS:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor of the Village of Palatine

**ATTESTED and FILED** in the office of the Village Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Village Clerk

Attachment: Increase Class D LIQ-El Rancho Alegre ORD (1160 E. Dundee Rd. - Increase Class D Liquor Lic)



# Discussion and Direction Regarding the Regulation of Recreational Marijuana Manufacturing and Sales

## BACKGROUND:

On June 25<sup>th</sup>, Governor Pritzker signed Public Act 101-0027 (Cannabis Regulation and Tax Act). The Act legalizes the private consumption and possession of cannabis for Illinois residents over the age of 21. The Act also has language that would prohibit municipalities from restricting the possession or use of cannabis. However, the Act does provide local authority related to the production and dispensing (sale) of cannabis.

Despite the actions of the legislature in Springfield, cannabis remains illegal under federal law. The federal government regulates drugs through the Controlled Substances Act (CSA) (21 U.S.C. § 811). Under federal law, cannabis is treated like every other controlled substance, such as cocaine and heroin. Cannabis is classified as a Schedule 1 Controlled Substance. Thus, the State in essence has ordered us to knowingly violate federal law.

Sales and possession for recreational purposes can begin on January 1, 2020. The current plan put forth by the State would be for the locations approved for medicinal sales to have the first opportunity to expand to include recreational sales. It is anticipated that the first recreational only establishments would likely start in 2021.

The following activities remain prohibited under the Act:

- Consumption of cannabis in any "public place." A "public place" is defined as "any place where a person could reasonably be expected to be observed by others" but excludes private residences.
- Consumption of cannabis on school grounds.
- Consumption "in close physical proximity" to persons under 21.
- Smoking cannabis in any location where smoking is prohibited by the Smoke Free Illinois Act (410 ILCS 82), including hospitals, restaurants, retail stores, offices, commercial establishments, etc.
- Sale of cannabis to minors under the age of 21.
- Home delivery of cannabis to a consumer by a cannabis business.
- Possession and consumption by a minor under the age of 21 (other than for legal medical purpose).
- Possession of cannabis in motor vehicle unless the cannabis is in a "sealed, odor-proof, child-resistant, tamper-evident cannabis container" and "reasonably inaccessible."
- Driving under the influence of cannabis (DUI).

## KEY ISSUES:

Based upon the language of the Illinois Act, the Village needs to take one of several actions. If we do nothing, cannabis sales would be considered a Special Use as a Unique Use in every zoning district. That is not something Staff would recommend. The options identified by Staff based solely on the Illinois Act would be the following:



- Prohibit the sales and manufacturing of cannabis in Palatine.
- Allow the sale and/or manufacturing of cannabis in Palatine.

Should the Council elect to ban the sale and manufacturing, that can be done through an ordinance that comes straight to the Village Council. It can be adopted at anytime, although I recommend it be adopted this calendar year prior to sales commencing in the State.

If the Council is inclined to consider further discussion on allowing the sale or manufacturing, then Staff would seek direction on the following:

- Zoning District Restrictions: Do you allow this in all non-residentially zoned districts or only in specific districts such as Manufacturing?
- Separation Requirements:
  - How far from a residential parcel;
  - How far from a schools, churches or daycare center;
  - How far between two licensed facilities; and
  - Allow manufacturing or just sales.
- Tax Rate - In addition to our 1% Home Rule Sales Tax, a municipality can add up to an additional 3% in taxes. There are absolutely no estimates on what this tax would generate. A lot will be determined by the proximity of other locations that the product can be acquired.

All of these actions would be in compliance with Public Act 101-0027 (Cannabis Regulation and Tax Act). They, however, would further ignore the Federal position on cannabis.

#### **ALTERNATIVES:**

1. Direct Staff to prepare ordinance for complete prohibition of sales and manufacturing.
2. Direct Staff to prepare ordinance for public hearing that would permit sales following specific parameters.
3. Direct Staff to pursue other options or actions identified by the Village Council.

#### **RECOMMENDATION:**

This is a policy issue for the Village Council, thus Staff makes no recommendation other than the need to take some action to avoid this being a special use in all zoning districts.

#### **ACTION REQUIRED:**

Action is at the discretion of the Council.



**ATTACHMENTS:**

- Adult\_Use\_Cannabis\_Resources
- Marijuana Discussion Exhibits Sept 2019





# Adult-Use Cannabis Resources

7/16/19

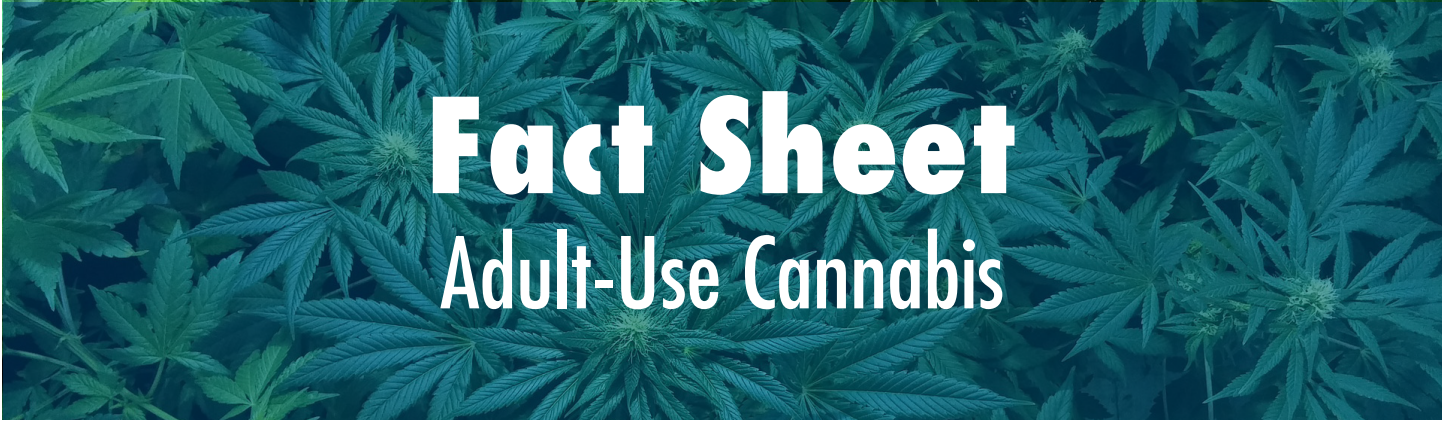
Attachment: Adult\_Use\_Cannabis\_Resources (Recreational Marijuana Manufacturing & Sales)



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# Fact Sheet

## Adult-Use Cannabis

Attachment: Adult\_Use\_Cannabis\_Resources (Recreational Marijuana Manufacturing & Sales)



# FACT SHEET

## Adult-Use Cannabis

Public Act 101-0027 creates the Cannabis Regulation and Tax Act and was signed into law by Governor JB Pritzker on June 25, 2019. Effective January 1, 2020, the Act legalizes the possession and private use of cannabis for Illinois residents over 21 years of age.

7/15/19

### LOCAL REGULATION OF CONSUMPTION

Municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, the Act prohibits the use of cannabis in public places, schools and child care facilities among other locations. Municipalities may adopt and enforce local ordinances to regulate possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

### HOME GROW LIMITED TO MEDICAL PROGRAM PARTICIPANTS

Home grow cannabis will be authorized only for medical cannabis program participants, and is limited to five plants in their residence and subject to specified restrictions. Home grow of recreational cannabis by non-medical participants is prohibited. [More information about the medical cannabis program is available via this link.](#)



### ZONING

The Act preserves local zoning authority and directly authorizes municipalities to prohibit (opt out) or significantly limit the location of cannabis businesses by ordinance. Municipalities will have the authority to enact reasonable zoning regulations that are not in conflict with the act. This would include the authority to opt out of either commercial production or distribution (dispensaries) of adult-use cannabis within their jurisdiction. Municipalities also may enact zoning ordinances and regulations designating the time, place, manner and number of cannabis business operations, including minimum distances between locations through conditional use permits.

### BUSINESS REGULATION

In addition to zoning authority, municipalities will have the authority to allow for on-premise use of cannabis at locations to be determined locally. The Act anticipates that local authorities will engage in inspections of cannabis-related businesses. Municipalities may establish and impose civil penalties for violations of the local ordinances and regulations.





Municipalities, by ordinance, may impose a Municipal Cannabis Retailers' Occupation Tax on adult-use cannabis products of up to 3% of the purchase price, in .25% increments. Counties may impose up to 3.75% in unincorporated areas, in .25% increments. The taxes imposed under this Act shall be in addition to all other occupation, privilege or excise taxes imposed by the State of Illinois or by any unit of local government, such as sales tax.



### SMOKE FREE ILLINOIS ACT

The Act applies the restrictions of the Smoke Free Illinois Act on smoking cannabis, and provides that property owners may prohibit the use of cannabis by any guest, lessee, customer or visitor. In addition, lessors may prohibit cultivation of cannabis by their lessees.

## EMPLOYER PROVISIONS

The Act provides employer protections including that nothing in the enactment prohibits employers from adopting reasonable zero-tolerance or drug-free workplace employment policies concerning drug testing, smoking, consumption, storage or use of cannabis in the workplace or while on-call. These policies must be applied in a nondiscriminatory manner. Employers may prohibit the use of cannabis by employees in the workplace, and engage in discipline, including termination, for violations of those policies and workplace rules.

## STATE LICENSING

The Act authorizes the production and distribution of cannabis and cannabis products through state-licensed cultivators, craft growers, infusers, transporters and dispensaries. Cannabis transporters will be separately licensed by the Act, as well. A market study due in March 2021 will inform future licensing. The state will issue licenses according to a graduated scale. By the end of the first year, there will be up to 295 dispensing organizations. The Act will allow up to 500 dispensing organizations by January 1, 2022. Cultivators will be capped at 50, and 100 craft growers will be allowed. By that same date, 100 infusers will also be authorized to be licensed.

## GRANTS AND INVESTMENT

The Act establishes the Restore, Reinvest and Renew (R3) Program to invest in communities historically impacted by economic disinvestment and violence. The Illinois Criminal Justice Information Authority (ICJIA) will identify R3 areas that qualify for funding, and grants will be awarded by the R3 Board. A 22-member R3 Board will award grants throughout the state, subject to an application process and the Government Accountability and Transparency Act (GATA); the R3 Board shall be chaired by the Lt. Governor.

## SOCIAL EQUITY

The Act provides for a social equity program to establish a legal cannabis industry that is accessible to those most adversely impacted by the enforcement of drug-related laws in this state, including cannabis-related laws. Qualifying social equity applicants may be awarded financial assistance and incentives if they are interested in establishing cannabis related businesses.

## DECRIMINALIZATION AND EXPUNGEMENTS

A significant portion of the Act addresses the decriminalization of cannabis through mandatory and discretionary expungements of criminal convictions relating to non-violent cannabis offenses.

### STATE REVENUE

State revenues derived from the Cannabis Regulation and Tax Act will be deposited into the Cannabis Regulation Fund. The funds will be distributed to multiple state agencies for implementation of the Act. The legalization of adult cannabis also includes a new source of Local Government Distributive Fund (LGDF) dollars. A portion of the Cannabis Regulation Fund revenues (8% of deposits) will go to local governments, through LGDF, which will be used to fund crime prevention programs, training and interdiction efforts. The Cannabis Regulation Fund is derived from moneys collected from state taxes, license fees and other amounts required to be transferred into the Fund.





# Model Ordinance

## Municipal Cannabis Business Prohibition

Attachment: Adult Use Cannabis Resources (Recreational Marijuana Manufacturing & Sales)



# MODEL ORDINANCE MUNICIPAL CANNABIS BUSINESS PROHIBITION

ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY/VILLAGE OF \_\_\_\_\_ BY THE ADDITION OF [ARTICLE/CHAPTER] \_\_\_\_\_ PROHIBITING CANNABIS BUSINESS ESTABLISHMENTS

**WHEREAS**, the City/Village has the authority to adopt ordinances and to promulgate rules and regulations [that pertain to its government and affairs and] that protect the public health, safety and welfare of its citizens; and

**WHEREAS**, this Ordinance is adopted pursuant to the provisions of the Illinois Cannabis Regulation and Tax Act, Public Act 101-0027, which provides that the City/Village has the authority to prohibit adult-use cannabis business establishments; and

**WHEREAS**, the City/Village has determined that the operation of cannabis business establishments would present adverse impacts upon the health, safety and welfare of the residents, and additional costs, burdens and impacts upon law enforcement and regulatory operations of the City/Village; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City/Board of Trustees of the Village of \_\_\_\_\_ as follows:

**SECTION 1. Recitals.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2. Cannabis Business Establishments Prohibited.** Chapter \_\_\_\_ of the Municipal Code of the City/Village of \_\_\_\_\_ shall be amended by the addition of [Article/Chapter] \_\_\_\_ that will read as follows:

### ARTICLE [CHAPTER] \_\_\_\_ Cannabis Business Establishments Prohibited.

**1. Definitions.** The following words and phrases shall, for the purposes of this Article [Chapter], have the meanings respectively ascribed to them by this section, as follows:

**ADULT-USE CANNABIS BUSINESS ESTABLISHMENT:** A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

**ADULT-USE CANNABIS CRAFT GROWER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure



and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS CULTIVATION CENTER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS DISPENSING ORGANIZATION:** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**PERSON:** Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.



**2. Cannabis Business Establishments Prohibited.** The following Adult-Use Cannabis Business Establishments are prohibited in the City/Village of \_\_\_\_\_. No person shall locate, operate, own, suffer, allow to be operated or aide, abet or assist in the operation within the City/Village of \_\_\_\_\_ of any of the following:

- Adult-Use Cannabis Craft Grower
- Adult-Use Cannabis Cultivation Center
- Adult-Use Cannabis Dispensing Organization
- Adult-Use Cannabis Infuser Organization or Infuser
- Adult-Use Cannabis Processing Organization or Processor
- Adult-Use Cannabis Transporting Organization or Transporter

**3. Public Nuisance Declared.** Operation of any prohibited Cannabis Business Establishment within the City/Village in violation of the provisions of this Article [Chapter] is hereby declared a public nuisance and shall be abated pursuant to all available remedies.

**4. Violations.** Violations of this Article [Chapter] may be enforced in accordance with the provisions of Article [Chapter] \_\_\_\_ of this Code.

**5. Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

**6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor/Village President

ATTEST:

\_\_\_\_\_  
City/Village Clerk





# Model Ordinance

## Municipal Cannabis Business Zoning

Attachment: Adult Use Cannabis Resources (Recreational Marijuana Manufacturing & Sales)



# MODEL ORDINANCE MUNICIPAL CANNABIS BUSINESS ZONING

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER \_\_ (ZONING TITLE, PURPOSE, DEFINITIONS), CHAPTER \_\_ (GENERAL ZONING PROVISIONS), CHAPTER \_\_ (COMMERCIAL DISTRICTS), AND CHAPTER \_\_ (INDUSTRIAL DISTRICTS) OF TITLE \_\_ (ZONING ORDINANCE) OF THE \_\_\_\_\_ MUNICIPAL CODE PERTAINING TO ADULT-USE CANNABIS

**WHEREAS**, the City/Village of \_\_\_\_\_, Illinois, has enacted Municipal Code Regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and

**WHEREAS**, the State of Illinois enacted the Cannabis Regulation and Tax Act (Act), which pertains to the possession, use, cultivation, transportation and dispensing of adult-use cannabis, which became effective June 25, 2019; and

**WHEREAS**, pursuant to the Act, the City/Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the City/Village deems sensitive; and

**WHEREAS**, on \_\_\_\_\_, the City Council/Village Board initiated an amendment to Title \_\_ (Zoning Ordinance) to review and consider additional amendments to further regulate adult-use cannabis facilities within the City/Village of \_\_\_\_\_; and

**WHEREAS**, the Planning and Zoning Commission/Zoning Board of Appeals conducted public hearings, as required by law, on \_\_\_\_\_ and \_\_\_\_\_, in regards to the proposed amendments to Title \_\_ (Zoning Ordinance) of the \_\_\_\_\_ Municipal Code pertaining to adult-use cannabis; and

**WHEREAS**, the Planning and Zoning Commission/Zoning Board of Appeals recommended approval of the proposed amendments to Title \_\_ (Zoning Ordinance) on \_\_\_\_\_.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City/Board of Trustees of the Village of \_\_\_\_\_ as follows:

**SECTION 1:** The recitals set forth above are incorporated herein.

**SECTION 2:** Chapter \_\_ (Zoning Title, Purpose, Definitions) of Title \_\_ (Zoning Ordinance) of the \_\_\_\_\_ Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:



\* \* \*

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT:

An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER:

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER:

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION:

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER:

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR:

A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:

An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.



\* \* \*

**SECTION 3:** Chapter \_\_ (General Zoning Provisions) of Title \_\_ (Zoning Ordinance) of the \_\_\_\_\_ Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

\* \* \*

**: ADULT-USE CANNABIS:**

1. Purpose and Applicability: It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the City/Village of \_\_\_\_\_. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

2. Conditional Use: Adult-Use Cannabis Business Establishment facilities, as defined herein, requiring approval of a conditional use in the respective districts in which they are requested shall be processed in accordance with Section \_\_\_\_ (Conditional Uses) of this Title and Section 3 (Adult-Use Cannabis Facility Components) as provided herein.

3. Adult-Use Cannabis Facility Components: In determining compliance with Section \_\_\_\_ (Conditional Uses) of this Title, the following components of the Adult-Use Cannabis Facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

3.1 Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.

3.2 Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.

3.3 Hours of operation and anticipated number of customers/employees.

3.4 Anticipated parking demand based on Section \_\_\_\_ and available private parking supply.

3.5 Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

3.6 Site design, including access points and internal site circulation.

3.7 Proposed signage plan.

3.8 Compliance with all requirements provided in Section 4 (Adult-Use Cannabis Craft Grower); Section 5 (Adult-Use Cannabis Cultivation Center); Section 6 (Adult-Use Cannabis Dispensing Organization); Section 7 (Adult-Use Cannabis Infuser Organization); Section 8 (Adult-Use Cannabis Processing Organization); or Section 9 (Adult-Use Cannabis Transporting Organization), as applicable.

3.8 Other criteria determined to be necessary to assess compliance with Section \_\_\_\_ (Conditional Uses) of this Title.



4. Adult-Use Cannabis Craft Grower: In those zoning districts in which an Adult-Use Cannabis Craft Grower may be located, the proposed facility must comply with the following:

4.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

4.2 Facility may not be located within 1,500 feet of the property line of a pre-existing property zoned or used for residential purposes.

4.3 Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4.4 For purposes of determining required parking, Adult-Use Cannabis Craft Grower shall be classified as “\_\_\_\_\_” per Section \_\_\_\_ (Schedule of Off-Street Parking Requirements: Industrial Uses), provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

4.5 Petitioner shall file an affidavit with the City/Village affirming compliance with Section \_\_\_\_ as provided herein and all other requirements of the Act.

5. Adult-Use Cannabis Cultivation Center: In those zoning districts in which an Adult-Use Cannabis Cultivation Center may be located, the proposed facility must comply with the following:

5.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

5.2 Facility may not be located within 1,500 feet of the property line of a pre-existing property zoned or used for residential purposes.

5.3 Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

5.4 For purposes of determining required parking, Adult-Use Cannabis Cultivation Centers shall be classified as “\_\_\_\_\_” per Section \_\_\_\_ (Schedule of Off-Street Parking Requirements: Industrial Uses), provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

5.5 Petitioner shall file an affidavit with the City/Village affirming compliance with Section \_\_\_\_ as provided herein and all other requirements of the Act.

6. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:

6.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

6.2 Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.



6.3 At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises other than as authorized in Section 6.5 below in the same tenant space.

6.4 Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

6.5 Facility may be issued a permit to host on-site consumption of cannabis if located in a freestanding structure occupied solely by the dispensing organization and smoke from the facility does not migrate into an enclosed area where smoking is prohibited. The security plan for the facility required by Section 10 (Additional Requirements) shall also reflect adequate provisions to respond to disruptive conduct and over-consumption. The on-site consumption permit shall be reviewed annually and may be suspended or revoked following notice and hearing as provided in Section \_\_\_\_ of the City/Village of Municipal Code.

6.6 For purposes of determining required parking, said facilities shall be classified as “\_\_\_\_\_” per Section \_\_\_\_ (Schedule of Off-Street Parking Requirements: Commercial Uses) of the City/Village of \_\_\_\_\_ Municipal Code, provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

6.7 Petitioner shall file an affidavit with the City affirming compliance with Section \_\_\_\_\_ as provided herein and all other requirements of the Act.

7. Adult-Use Cannabis Infuser Organization: In those zoning districts in which an Adult-Use Cannabis Infuser Organization may be located, the proposed facility must comply with the following:

7.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

7.2 Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

7.3 At least 75% of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

7.4 For purposes of determining required parking, said facilities shall be classified as “\_\_\_\_\_” per Section \_\_\_\_ (Schedule of Off-Street Parking Requirements: Commercial Uses) of the City/Village of \_\_\_\_\_ Municipal Code, provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

7.5 Petitioner shall file an affidavit with the City affirming compliance with Section \_\_\_\_\_ as provided herein and all other requirements of the Act.



8. Adult-Use Cannabis Processing Organization: In those zoning districts in which an Adult-Use Cannabis Processing Organization may be located, the proposed facility must comply with the following:

8.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

8.2 Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

8.3 At least 75% of the floor area of any tenant space occupied by a processing organization shall be devoted to the activities of the processing organization as authorized by the Act. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

8.4 For purposes of determining required parking, said facilities shall be classified as “\_\_\_\_\_” per Section \_\_\_\_\_ (Schedule of Off-Street Parking Requirements: Commercial Uses) of the City/Village of \_\_\_\_\_ Municipal Code, provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

8.5 Petitioner shall file an affidavit with the City affirming compliance with Section \_\_\_\_\_ as provided herein and all other requirements of the Act.

9. Adult-Use Cannabis Transporting Organization: In those zoning districts in which an Adult-Use Transporting Organization may be located, the proposed facility must comply with the following:

9.1 Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

9.2 Facility may not be located in a dwelling unit or within 250 feet of the property line of a pre-existing property zoned or used for residential purposes.

9.3 The transporting organization shall be the sole use of the tenant space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

9.4 For purposes of determining required parking, said facilities shall be classified as “\_\_\_\_\_” per Section \_\_\_\_\_ (Schedule of Off-Street Parking Requirements: \_\_\_\_\_) of the City/Village of \_\_\_\_\_ Municipal Code, provided, however, that the City/Village may require that additional parking be provided as a result of the analysis completed through Section \_\_\_\_\_ (Adult-Use Cannabis: Conditional Use) herein.

9.5 Petitioner shall file an affidavit with the City affirming compliance with Section \_\_\_\_\_ as provided herein and all other requirements of the Act.

10. Additional Requirements: Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the conditional use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the



floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.

11. Co-Location of Cannabis Business Establishments. The City/Village may approve the co-location of an Adult-Use Cannabis Dispensing Organization with an Adult-Use Cannabis Craft Grower Center or an Adult-Use Cannabis Infuser Organization, or both, subject to the provisions of the Act and the Conditional Use criteria within the City/Village of \_\_\_\_\_ Municipal Code. In a co-location, the floor space requirements of Section 6.3 and 7.3 shall not apply, but the co-located establishments shall be the sole use of the tenant space.

**SECTION 4:** Chapter \_\_ (Commercial Districts) of Title \_\_ (Zoning Ordinance) of the City/Village of \_\_\_\_\_ Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

**ARTICLE A. B-1 GENERAL COMMERCIAL DISTRICT**

\_\_\_\_\_: **PERMITTED USES:**

\* \* \*

\_\_\_\_\_: **CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section \_\_\_\_\_ and Chapter \_\_ of this Title, as appropriate:

\* \* \*

Adult-Use Cannabis Dispensing Organization.

**ARTICLE B. B-2. INTENSE COMMERCIAL DISTRICT**

\_\_\_\_\_: **PERMITTED USES:**

\* \* \*

\_\_\_\_\_: **CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section \_\_\_\_\_ and Chapter \_\_ of this Title, as appropriate:

\* \* \*

Adult-Use Cannabis Dispensing Organization.

Adult-Use Cannabis Infuser Organization.

Adult-Use Cannabis Processing Organization.

Adult-Use Cannabis Transporting Organization.

**SECTION 5:** Chapter \_\_ (Industrial Districts) of Title \_\_ (Zoning Ordinance) of the City/Village of \_\_\_\_\_ Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

**ARTICLE A. I-1 GENERAL INDUSTRIAL DISTRICT**

\_\_\_\_\_: **PERMITTED USES:**

\* \* \*

\_\_\_\_\_: **CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section \_\_\_\_\_ and Chapter \_\_ of this Title, as appropriate:

\* \* \*



Adult-Use Cannabis Craft Grower Organization.

Adult-Use Cannabis Dispensing Organization.

Adult-Use Cannabis Infuser Organization.

Adult-Use Cannabis Processing Organization.

Adult-Use Cannabis Transporting Organization.

## **ARTICLE B. I-2 HEAVY INDUSTRIAL DISTRICT**

### **\_\_\_\_\_: PERMITTED USES:**

\* \* \*

### **\_\_\_\_\_: CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section \_\_\_\_\_ and Chapter \_\_\_\_ of this Title, as appropriate:

\* \* \*

Adult-Use Cannabis Craft Grower Organization.

Adult-Use Cannabis Cultivation Organization.

Adult-Use Cannabis Dispensing Organization.

Adult-Use Cannabis Infuser Organization.

Adult-Use Cannabis Processing Organization.

Adult-Use Cannabis Transporting Organization.

**SECTION 6: Severability.** If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect upon its passage and approval as required by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor/Village President

ATTEST:

\_\_\_\_\_  
City/Village Clerk



# Model Ordinance

## Municipal Cannabis Retailers' Occupation Tax



**MODEL ORDINANCE  
MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE MUNICIPAL CODE  
OF THE CITY/VILLAGE OF \_\_\_\_\_  
BY THE ADDITION OF [ARTICLE/CHAPTER] \_\_\_\_\_  
IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX**

**WHEREAS**, the City/Village has the authority to adopt ordinances and to promulgate rules and regulations [that pertain to its government and affairs and] that protect the public health, safety and welfare of its citizens; and

**WHEREAS**, this Ordinance is adopted pursuant to the provisions of the Illinois Municipal Cannabis Retailers' Occupation Tax Law, 65 ILCS 5/11-8-22 *et seq.* (Act); and

**WHEREAS**, this Ordinance is intended to impose the tax authorized by the Act providing for a municipal cannabis retailers' occupation tax which will be collected by the Illinois Department of Revenue;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City/ Board of Trustees of the Village of \_\_\_\_\_ as follows:

**SECTION 1. Recitals.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2. Adoption of Tax.** Chapter \_\_\_\_ of the Municipal Code of the City/Village of \_\_\_\_\_ shall be amended by the addition of [Article/Chapter] \_\_\_\_ that will read as follows:

**ARTICLE [CHAPTER] \_\_\_\_ Municipal Cannabis Retailers' Occupation Tax.**

**1. Tax imposed; Rate.**

(a) A tax is hereby imposed upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Pilot Program Act, at retail in the City/Village at the rate of 3% of the gross receipts from these sales made in the course of that business.

(b) The imposition of this tax is in accordance with the provisions of Sections 8-11-22, of the Illinois Municipal Code (65 ILCS 5/8-11-22).

**2. Collection of tax by retailers.**



(a) The tax imposed by this Ordinance shall be remitted by such retailer to the Illinois Department of Revenue (Department). Any tax required to be collected pursuant to or as authorized by this Ordinance and any such tax collected by such retailer and required to be remitted to the Department shall constitute a debt owed by the retailer to the State. Retailers may reimburse themselves for their seller's tax liability hereunder by separately stating that tax as an additional charge, which charge may be stated in combination, in a single amount, with any State tax that sellers are required to collect.

(b) The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department. The Department shall have full power to administer and enforce the provisions of this article.

**3. Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

**4. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law, provided, however, that the tax provided for herein shall take effect for all sales on or after the first day of January, 2020. Copies of this Ordinance shall be certified and sent to the Illinois Department of Revenue prior to September 30, 2019.

[NOTE: Any new ordinance or amendment to an existing ordinance can take effect only on September 1. To be effective September 1, an ordinance must be adopted and filed with the Department of Revenue by June 1.]

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

\_\_\_\_\_  
Mayor/Village President

ATTEST:

\_\_\_\_\_  
City/Village Clerk



# Disclaimers & Referrals

Attachment: Adult\_Use\_Cannabis\_Resources (Recreational Marijuana Manufacturing & Sales)



IML has assembled these resources for your municipality's consideration. It is strongly recommended that you consult with your municipal attorney or other qualified counsel prior to considering or adopting any of the model ordinances. The model ordinances are being provided as a reference for use in drafting an ordinance for your community. The model ordinances may require adaptation and modification to conform to your community's determinations and specific code provisions.

It is further recommended that local law enforcement officials discuss the mandated expungements with your municipality's retained attorney or other qualified counsel, as well as the state's attorney's office in your county to gain a full understanding of the issue and process and to be in compliance with what may be complicated expungement provisions. IML shall not provide direction or counsel on this aspect of the new law, due to the myriad factors that could impact each municipality differently.

### **State Agency Contacts**

#### Illinois Department of Agriculture

Website: <https://www2.illinois.gov/sites/agr/Pages/default.aspx>

Phone: (217) 785-4789

#### Illinois Department of Financial and Professional Regulation

Website: <https://www.idfpr.com/profs/adultusecan.asp>

Phone: (888) 473-4858

Email: [FPR.AdultUseCannabis@illinois.gov](mailto:FPR.AdultUseCannabis@illinois.gov)

#### Illinois Department of Public Health

Website: [www.dph.illinois.gov](http://www.dph.illinois.gov)

Phone: (217) 782-4977

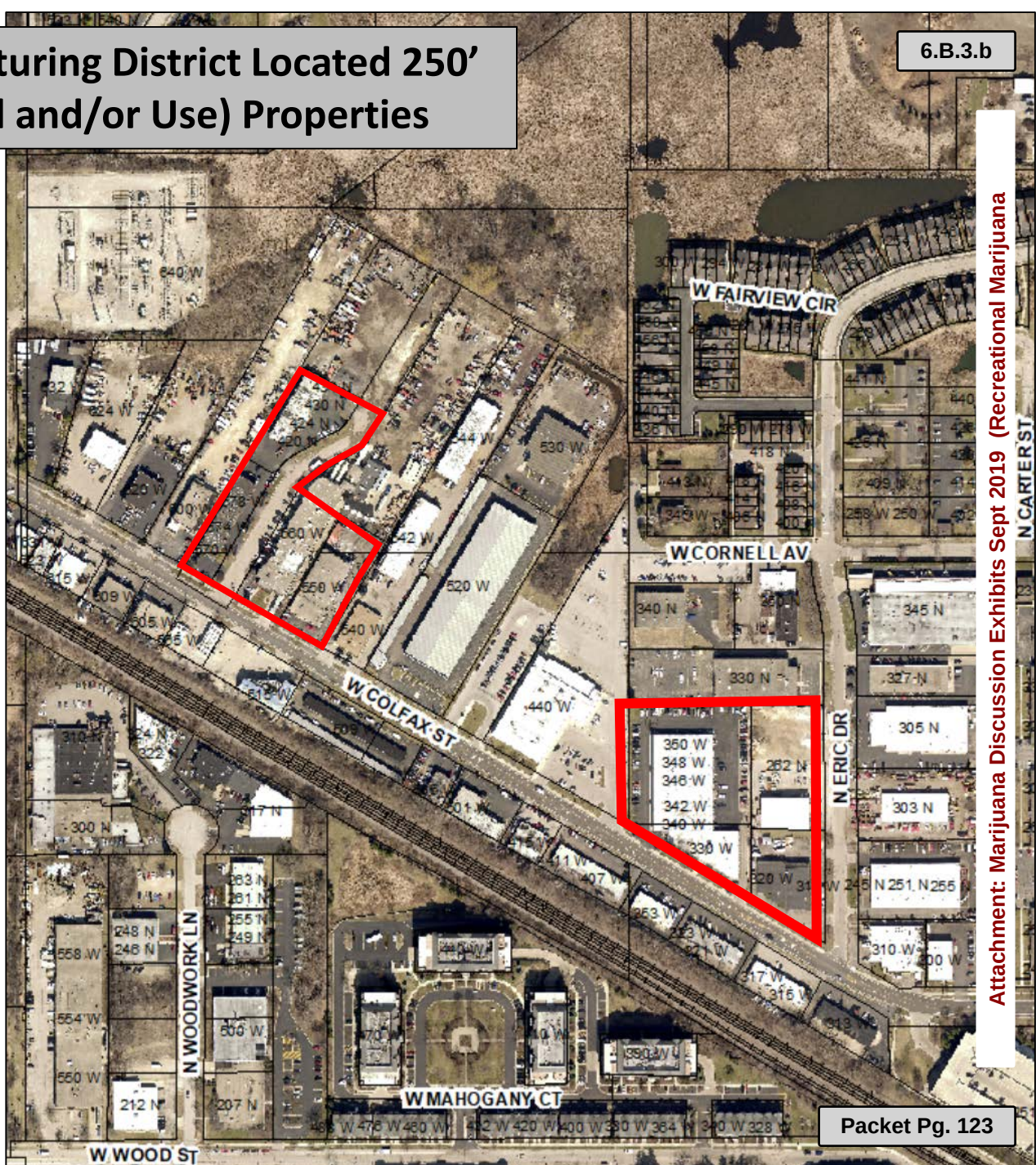
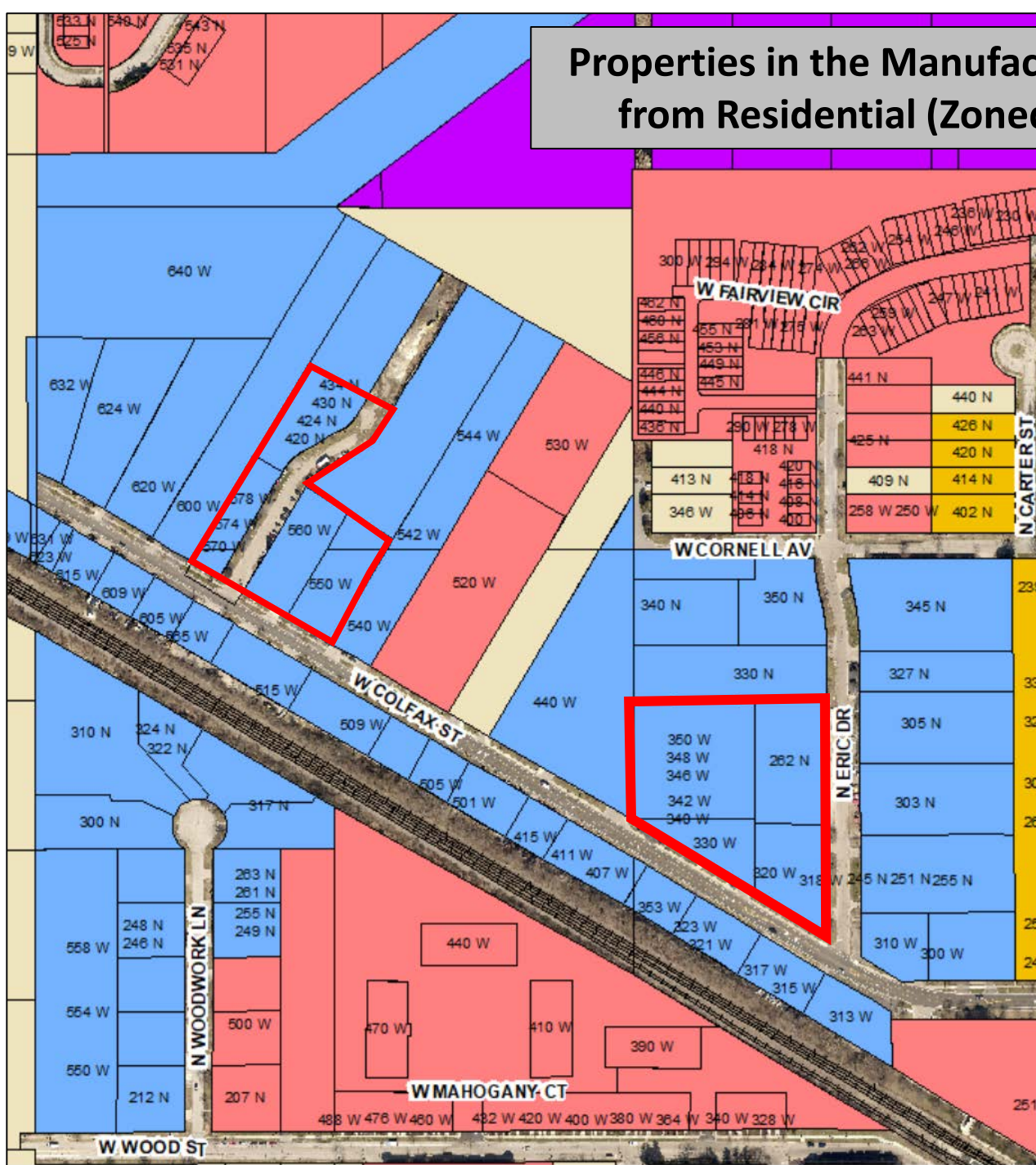
These contacts are likely to be expanded and updated as additional agency resources are made available.





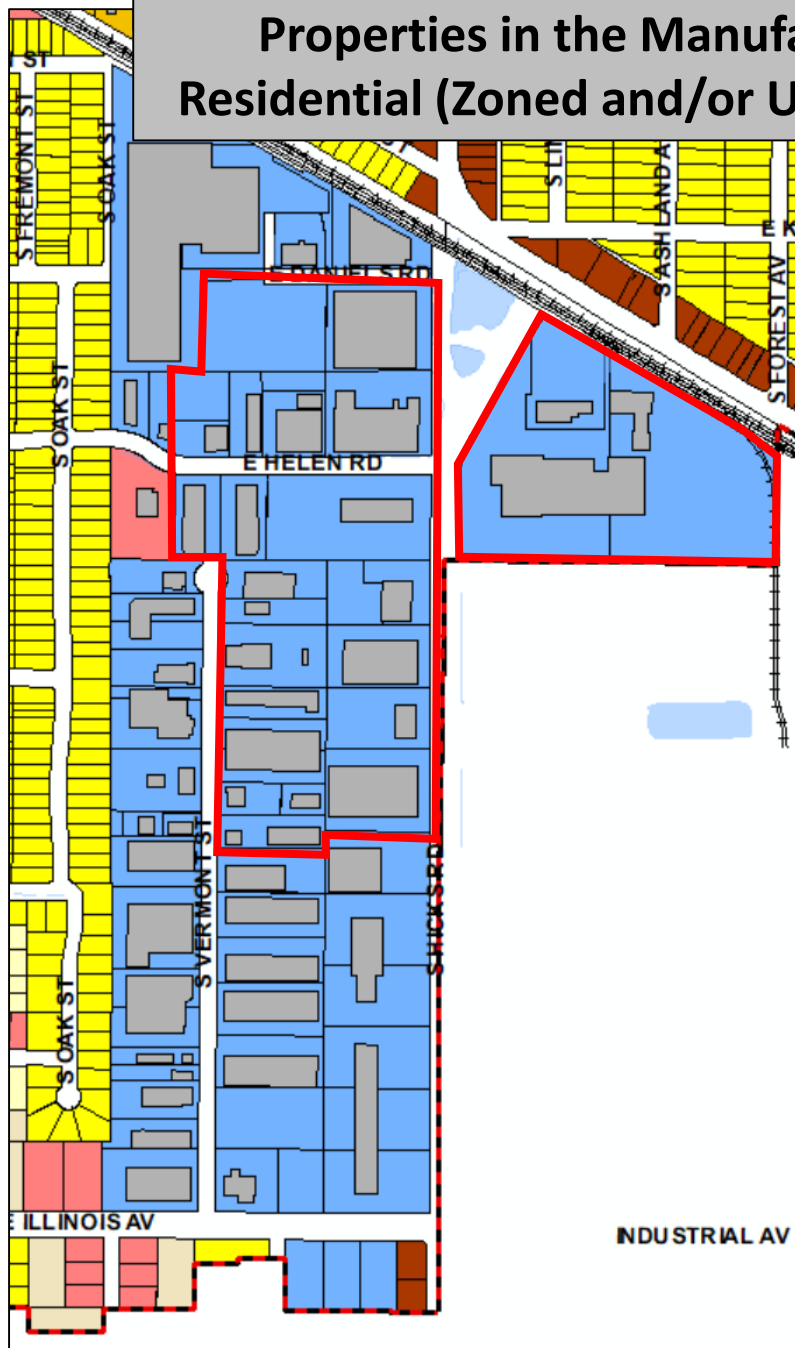


Properties in the Manufacturing District Located 250' from Residential (Zoned and/or Use) Properties





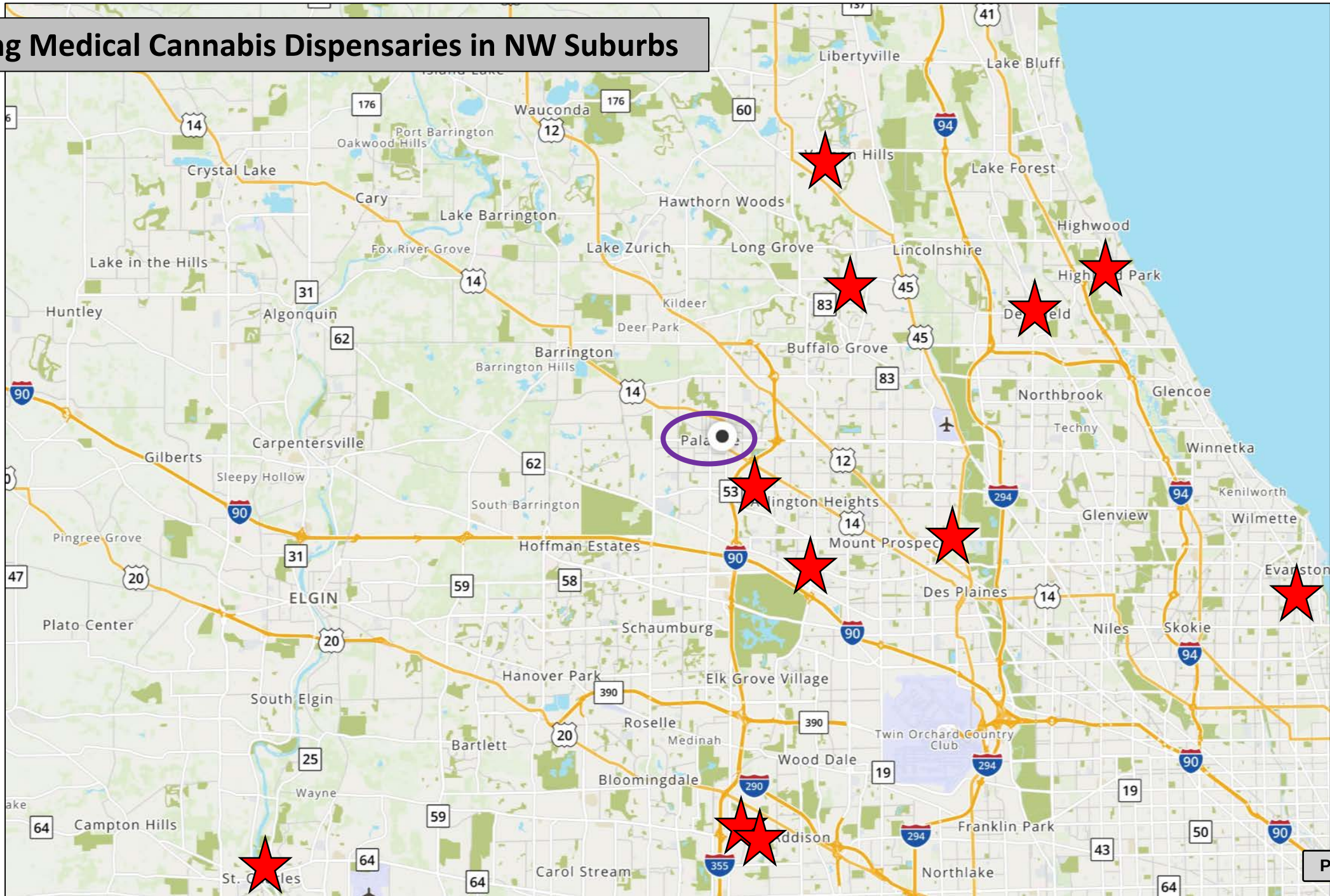
**Properties in the Manufacturing District Located 250 Feet from Residential (Zoned and/or Use) Properties and 1,500 Feet from School**





Existing Medical Cannabis Dispensaries in NW Suburbs

6.B.3.b



Attachment: Marijuana Discussion Exhibits Sept 2019 (Recreational Marijuana)



# **Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance on September 20, 2019 for Midtown Athletic Club's 'Summer Concert & Food Truck' Event at 1760 N. Hicks Road**

## **BACKGROUND:**

Midtown Athletic Club is hosting a Concert & Food Truck event, for their members and their guests, on Friday, September 20, 2019. In conjunction with their event they are requesting approval of the following:

Waiver of the Village's Sound Amplification Ordinance for a live band and announcements on Friday, September 20 from 7 - 9 PM.

## **KEY ISSUES:**

The Midtown Athletic Club Food & Truck event details are as follows:

- Friday, September 20 from 7 - 9 PM;
- Food (one food truck) and drink specials will be available for purchase.
- Estimated attendance of 100; and
- Band will play on the pool deck.

## **ALTERNATIVES:**

1. Approve the Midtown Athletic Club Concert & Food Truck event.
2. Do not approve the event.

## **RECOMMENDATION:**

Action is at the discretion of the Village Council.

## **ACTION REQUIRED:**

A motion to approve the waiver of the Village's Sound Amplification Ordinance for Midtown Athletic Club's Food & Truck Event on September 20, 2019.



## **Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Garcia's Mexican Food Co. (D/B/A El Rancho Alegre) at 1160 E. Dundee Road**

**BACKGROUND:** On August 5, 2019 the Village Council approved a request for an Amended Special Use for Garcia's Mexican Food Co. (d/b/a El Rancho Alegre) located at 1160 E. Dundee Road. Owner, Azucena Garcia Zetina, wishes to apply for a Class D (Restaurant) Liquor License. Hours of operation are Monday - Thursday 10 AM - 10 PM and Friday - Sunday 9 AM - 10 PM.

### **KEY ISSUES:**

- Increase Class D (Restaurant) Liquor License by one.

### **ALTERNATIVES:**

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

**RECOMMENDATION:** Action is at the discretion of the Committee.

**ACTION REQUIRED:** Action is at the discretion of the Committee.



# **Consider an Ordinance Transferring Special Use Ordinance #O-162-05 to Allow the Continued Operation of the Existing Papa John's Pizza at 859 N. Quentin Road**

## **3BACKGROUND:**

The Subject Property contains the existing Papa John's restaurant. Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC) are requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Therefore, the Petitioners are requesting approval of the following:

**Transfer of Special Use Ordinance #O-162-05 to Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC) to permit the continued operation of a restaurant at 859 N. Quentin Road**

## **KEY ISSUES:**

- A Special Use for the existing restaurant was originally approved in 2005.
- The Petitioner is not proposing any changes to the business operations or floor plan.
- Any future changes in the seating, floor plan, or operations will require an additional Village review.

## **ALTERNATIVES:**

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

## **RECOMMENDATION:**

Staff recommends approval of the Special Use Transfer at 859 N. Quentin Road.

## **ACTION REQUIRED:**

A motion transferring Special Use Ordinance #O-162-05 to Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC) to permit the continued operation as a restaurant at 859 N. Quentin Road.

## **ATTACHMENTS:**

- Aerial map - 859 N. Quentin Road
- ORD SU Transfer - 859 N. Quentin Road
- ORD SU - #O-162-05 - 859 N. Quentin Road
- Application



# 859 N. Quentin Road

8.3.a





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TRANSFERRING  
SPECIAL USE ORDINANCE #O-162-05  
859 E. QUENTIN ROAD**

WHEREAS, Ordinance #O-162-05 granted a Special Use for a restaurant on the property commonly known as 859 N. Quentin 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 September 9, 2019 to review a request by Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC) that the Special Use be transferred to permit the continued operation of a restaurant with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC) 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-162-05 is hereby transferred to Thirumalai Satish and Anand Shanmugam (Yas Partners Pal, LLC), to permit the continued operation of a restaurant, subject to the following conditions:

**SECTION 2:** All conditions of Special Use Ordinance #O-162-05 shall remain in full force and effect.

DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2019

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk  
this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Village Clerk

Attachment: ORD SU Transfer - 859 N. Quentin Road (859 N. Quentin Road - SU Transfer for Papa John's (CA))



**ORDINANCE NO. 0-162-05**

**ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT  
859 N. QUENTIN ROAD - PAPA JOHN'S PIZZA (CASE NO. 05-99)**

Attachment: ORD SU - #O-162-05 - 859 N. Quentin Road (859 N. Quentin Road - SU Transfer for Papa John's (CA))



**ORDINANCE NO. 0-162-05****AN ORDINANCE  
GRANTING A SPECIAL USE FOR A RESTAURANT  
859 N. QUENTIN ROAD (PAPA JOHN'S PIZZA) (CASE NO. 05-99)**

**WHEREAS** pursuant to a petition and public hearing, held on August 23, 2005 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use to permit a restaurant (Papa John's), pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance. The proposal would allow a Papa John's Restaurant to occupy a tenant space in Quentin Corners Plaza, on the following legally described property:

**Parcel 1:** Lot 1 in Quentin Corners, being a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:** Perpetual non-exclusive easement for pedestrian and vehicular ingress, egress, passage and parking by pedestrians and motor vehicles created by Covenants Conditions Restrictions and Reciprocal Rights Agreement dated October 3, 1990 and recorded October 10, 1990 as Document 90496059 over and across those parts of the shopping center property as are from time to time improved for use as roadways, parking spaces and pedestrian walks.



**Parcel 3:** Landscape easement in, under, over and across Lot 2, 10 feet in width extending along the Southerly, Easterly, Northerly and Westerly boundaries of Lot 2 created by Covenants, Conditions, Restrictions and Reciprocal Rights Agreement dated October 3, 1990 and recorded October 10, 1990 as document 90496059.

**Parcel 4:** A non-exclusive, perpetual easement over, under and across the easement area for the purpose of installing, maintaining, repairing, replacing and using an 18 inch storm water drainage facility and related appurtenances, fixtures and equipment together with the right of access as created by the Easement Agreement made by and between American National Bank and Trust Company of Chicago as trustee under Trust Number 111962-01 and Palatine Lake Park Estates Homeowners Association dated October 29, 1990 and recorded February 27, 1991 as Document 91088921 over, under and across the following described property: That part of Block 6 in Lake Park Estates being a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian according to the plat thereof recorded March 29, 1955 as Document 16188452, and that part of vacated Pine Drive in said Lake Park Estates, as vacated by ordinance Number 0-29-85 and recorded as Document 85124404, described as follows: Commencing at the Northeast corner of Lot 1 in Quentin Corners, being a subdivision of part of the West 1/2 of the Southwest 1/4 of said Section 10 according to the plat thereof recorded March 23, 1988 as Document 88120312; thence South 57 degrees, 25 minutes, 09 seconds West along said Northerly line a distance of 10.22 feet; thence North 20 degrees, 42 minutes, 49 seconds West 69.94 feet; thence North 64 degrees 09 minutes 22 seconds East 10.04 feet; thence South 20 degrees, 42 minutes, 49 seconds East 68.73 feet to the place of beginning; said parcel of land herein described contains 0.016 acre, more or less; all in Cook County, Illinois.

commonly known as 859 N. Quentin Road (PIN #02-10-306-020).

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

**SECTION 1:** That a Special Use to permit a restaurant (Papa John's), pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:



# 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)

Business Owner(s):

Thirumalai Satish &  
Anand Shanmugam

Subject Property Address:

859 N Quentin Rd, Palatine

The owner(s) listed above are requesting that Special Use Ordinance # 0-162-05 be transferred from Jaman & Muge Bonatsiz to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No changes

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



# Consider a Resolution Reducing the Arcadia West Planned Development Letter of Credit

## BACKGROUND:

On May 31, 2017, the Village Council accepted a Planned Development Security Deposit in the amount of \$100,000 to ensure the completion of the 12 homes at Arcadia West. Ten of the homes are completed and have received Final Certificates of Occupancy. Therefore, the Petitioner is seeking approval of the following:

### **Authorization to reduce the Arcadia West Planned Development Security Deposit**

## ANALYSIS:

- The Petitioner has completed the construction of 10 out of the 12 homes at Arcadia West Subdivision. All 10 of homes have received Final Certificates of Occupancy.
- The eleventh home is nearing completion and construction has not begun on the twelfth lot. Lot 12 is now owned by District 211 and will be constructed as part of their school program. The Planned Development Security Deposit would retain \$20,000 and maintain the required \$10,000/lot security for the final two homes.
- The Village also maintains \$113,908 for the Public Improvement Security, which will not be further reduced until all of the Public Improvements are completed, inspected, and accepted by the Village. The one-year maintenance period has not commenced for this subdivision.

## ALTERNATIVES:

1. Authorize the reduction of the Planned Development Letter of Credit for Arcadia West
2. Do not authorize the reduction of the Planned Development Letter of Credit for Arcadia West Subdivision.

## RECOMMENDATION:

Staff recommends approving the reduction of the Planned Development Letter of Credit for Arcadia West Subdivision.

## ACTION REQUIRED:

Motion to approve a resolution granting the reduction of \$80,000 of the Planned Development Letter of Credit for Arcadia West Subdivision.

## ATTACHMENTS:

- Aerial map - Arcadia West Subdivision
- RES - Arcadia West LC reduction
- ORD Arcadia West Planned Development



# Arcadia West Subdivision





RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR ARCADIA  
WEST SUBDIVISION PURSUANT TO THE VILLAGE OF PALATINE  
MUNICIPAL CODE, APPENDIX A, COMPREHENSIVE ZONING  
ORDINANCE SECTION 13.07**

**WHEREAS, on the 31st day of May, 2017, KF Walter Inc., for good and valuable consideration agreed to complete the construction of 12 new single-family homes in the Arcadia West Subdivision, pursuant to Planned Development Ordinance #O-148-16; and**

**WHEREAS, pursuant to Section 13.07 of Appendix A of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the completion of the project improvements; and**

**WHEREAS, in the matter of Arcadia West Subdivision located on S. Stegen Street and W. Michigan Avenue a cash deposit was deposited with the Village of Palatine on the 31<sup>st</sup> day of May, 2017; and**

**WHEREAS, ten of the single-family homes are complete and have received Village of Palatine Final Certificates of Occupancy.**



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

**SECTION 1:** Preliminary approval pursuant to the Palatine Municipal Code, Appendix A Section 13.07 be and is hereby granted for the project improvements having a value of \$80,000.

**SECTION 2:** The letter of credit is hereby reduced to \$20,000 to ensure the completion of the homes on Lots 3 and 12.

PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTESTED and FILED in the Office  
of the Village Clerk this \_\_\_\_\_  
day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Village Clerk



**ORDINANCE NO. 0-148-16**

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT  
APPROVAL FOR THE ARCADIA WEST SUBDIVISION**

Attachment: ORD Arcadia West Planned Development (Planned Development LoC Reduction - Arcadia West (CA))

Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on December 12, 2016



ORDINANCE NO. 0-148-16

**AN ORDINANCE GRANTING  
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR  
306 W. MICHIGAN AVENUE AND THE TWO VACANT AND UNIMPROVED LOTS  
DIRECTLY WEST OF 306 W. MICHIGAN AVENUE, NOT INCLUDING THE  
PROPERTY LOCATED AT 350 W. MICHIGAN AVENUE, AND 358 W. MICHIGAN  
AVENUE  
(CASE NO. (16-49))**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on October 18, 2016 and 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 report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit a 12-lot single-family residential development, on the following legally described property:

**PARCEL 1:**

**LOTS 2 (EXCEPT THE WEST 100.00 FEET OF THE SOUTH 200.00 FEET THEREOF) IN AMBER'S SUBDIVISION OF THE WEST ½ OF LOT 5 IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**LOT 3 (EXCEPT THE EAST ½ THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**commonly known as 306 W. Michigan Avenue and the two vacant and unimproved lots directly west of 306 W. Michigan Avenue, not including the property located at 350 W. Michigan Avenue, and 358 W. Michigan Avenue - PIN: # 02-22-406-060; 061; 063; and 024.**

**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:

**SECTION 1:** That Preliminary and Final Planned Development approval to permit a 12 lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Spies and Associates dated 5/1/16 last revised 9/1/16 except as such plans may be changed to conform to Village Codes and Ordinances and shall be revised in a manner acceptable to the Village Engineer, including the sanitary sewer length reductions to limit the impact to the driveway at 325 W. Michigan Avenue and to avoid redundancy in the northeast portion of the proposed development.
2. All setbacks and bulk restrictions of the Village's R-1B zoning classification shall apply.
3. A Homeowner's Association shall be created for the ongoing maintenance of the detention area. This HOA shall also include Lot 12. The declarations shall be written in a manner acceptable to the Village Attorney.
4. The existing sanitary sewer service lines for 285 and 301 W. Michigan Ave. shall be connected to the new sanitary sewer main. The existing sewerage ejector for 285 W. Michigan located approximately 10-feet south of the right-of-way line shall be removed and the new service line connected to the existing gravity line from the home. The 6-inch sewer line from the east entering into the sanitary sewer manhole located in front of 325 W. Michigan Ave. shall be plugged in a manner acceptable to the Village Engineer.
5. A letter of credit shall be submitted based upon the Engineer's Estimate of Cost and in a manner acceptable to the Village Engineer.
6. A Planned Development letter of credit in the amount of \$100,000 shall be submitted.
7. Review fees in the amount of \$23,411.08 shall be submitted.
8. MWRD, IEPA, NPDES permits shall be submitted. A USACOE permit shall be submitted if required.
9. The final engineering plans and Engineers Estimate of Probable Cost shall be revised to include the required curbing along 350 W. Michigan Avenue. The developer shall install the required curbing across the frontage of 350



W. Michigan Avenue in a manner acceptable to the Director of Public Works. The Village shall reimburse the developer for the installation of the curbing in the right-of-way along the frontage of 350 W. Michigan Avenue. Reimbursement will be based upon pre-approved cost and shall not exceed the amount indicated on the Engineer's Estimate of Probable Cost.

10. In conjunction with the required installation of the sidewalk along Lot 12, the Engineering Plans shall be revised in a manner acceptable to the Village Engineer, in order to accommodate the drainage from the culvert and drainage from the north side of Michigan Avenue to drain north through Lot 12. The 50 year old CMP shall be replaced across the street, including the upsizing the pipe to a 15-inch pipe in a manner acceptable to the Village Engineer.
11. The Final Landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning, with an emphasis on providing additional screening for the properties on the south side of W. Michigan Avenue, subject to the written approval of the respective property owner(s) to allow the landscaping or screening to be installed on private property.
12. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Stegen Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.
13. As part of the implementation of the Final Planned Development, the Village Manager may recommend additional parking and traffic controls to the Village Council, including the elimination of parking on the south side of W. Michigan Avenue, subject to the completion of the required street improvements on the north side of W. Michigan Avenue and the submission of the necessary application from the residents on the south side of W. Michigan Avenue.
14. Village Council review and approval of the proposed residence on Lot 12 is required, prior to the issuance of a building permit.
15. The ditch line along the south side of Michigan Avenue disturbed with construction of the sanitary shall be regraded to include a 5-foot area at 4% from the edge of pavement, side slopes no greater than 3:1, at least 1% longitudinal slope, and a flow line of at least 1-foot in width. Driveway



culverts impacted in the above-referenced area shall be replaced with at least 10-inch diameter pipe, extend at least 3'-from the edge of driveway, and include a flared end section.

16. The final architectural plans shall be revised in a manner acceptable to the Director of Community Services and Village Manager with additional architectural elements for lots 1 & 11 to include a minimum of 50% masonry or natural materials, varying rooflines, building depths and inclusion of windows. Additionally, consideration shall be given of garage orientation facing W. Michigan Avenue with driveway access to Stegen Street.

**SECTION 2:** That the petition for preliminary planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

**SECTION 3:** This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 12<sup>th</sup> day of December, 2016

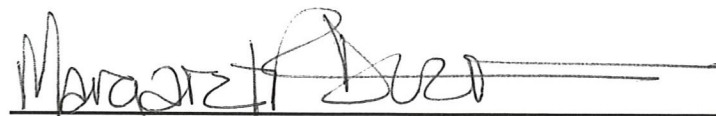
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 12<sup>th</sup> day of December, 2016

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 12<sup>th</sup> day of December, 2016

  
\_\_\_\_\_  
Village Clerk

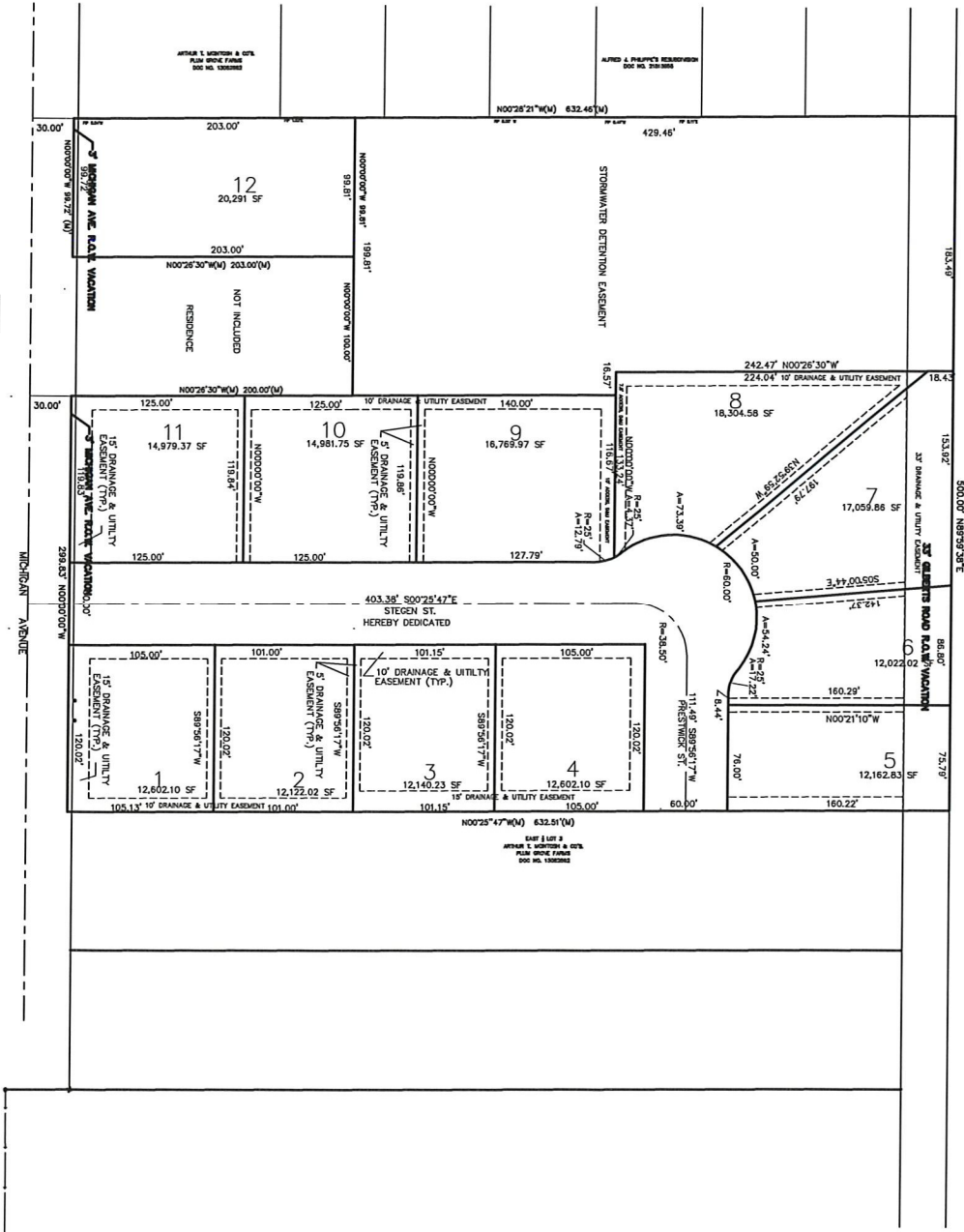


# PLAT OF SUBDIVISION

MORRISON SURVEYING CO., INC.

2710 N. IL. ST. #2, MORTON, ILLINOIS 60140

ARCADIA WEST SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE WEST 100.00 FEET THEREOF) OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEER CRAWFORD TOWNSHIP, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEER CRAWFORD TOWNSHIP, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEER CRAWFORD TOWNSHIP, ILLINOIS.



**SPLES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004  
PH 847.577.8808 FAX 847.577.0229

## REVISIONS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 4451

SCALE: 1"=40'

DATE: 05-01-16

FINAL PLAT OF SUBDIVISION  
ARCADIA WEST SUBDIVISION

SHEET NO. 1

OF 2 SHEETS



# Consider an Ordinance Approving a Preliminary Planned Development to Permit a 26-Unit Townhome Development at 1150 W. Euclid Avenue

## BACKGROUND:

The Subject Property, containing 4.75 acres, consists of the vacant former NTS (National Technical Systems) testing and supply-chain building and parking lot. The Petitioner and contract purchaser is proposing to demolish the existing structure and construct a new 26-unit residential townhouse development. Therefore, the Petitioner is requesting approval of the following:

**Preliminary Planned Development to permit a 26-unit residential townhouse development.**

## KEY ISSUES:

- The Subject Property, zoned Planned Development, was initially developed for Fluke Manufacturing in August 1984. It was subsequently acquired and operated by Trace Labs in 2015. Trace Labs was acquired by National Testing Services, which ultimately relocated and ceased its operations at this location.

### *Zoning, Site Design, and Traffic Study:*

- The Petitioner submitted a Preliminary Planned Development application in September 2018 and had an initial Public Hearing before the Plan Commission in March 2019 at which time the Plan Commission recommended denial of the project. Subsequent to the Public Hearing, the Petitioner withdrew the initial application and reapplied with a revised plan. Another Public Hearing was held before the Plan Commission in August 6, 2019.
- The current plan proposes 26 townhome units, in 5 buildings (2 6-unit, 1 5-unit; 2 4-unit), with a gross density of 5.5 units/acre. The initial plan proposed 30 townhome units, in 7 buildings (1 6-unit, 2 5-unit; 2 4-unit; 2 3-unit buildings), with a gross density of 6.32 units/acre.
- Access is provided through a private road using the existing Euclid Avenue curb cut. The roadway is 28 feet wide (back-to-back) and complies with the minimum design standards for private streets.
- The proposed units include 2-car garages and driveway aprons, with 2 additional parking spaces. From the initial plan, the driveway lengths were increased to 22 feet deep from 20 feet. There are 13 designated guest spaces (10 perpendicular spaces and 3 on-street spaces) for a total parking ratio of 4.5 spaces/unit.
- The end units of Buildings 1 & 2 (east side of the property) are set back a minimum 45 feet from the eastern property line and the interior units would have



a 61-foot setback from the eastern property line. The initial plan proposed a 30-foot setback, with proposed patios being setback 13 feet from the eastern property line. The Peregrine Lake Estates West buildings directly abutting the eastern property line are set back 25-27 feet and the decks are set back 13 feet from the property line. For reference, the current NTS building is set back approximately 100 feet from the eastern property line.

- The chart below compares the densities and parking ratios of the proposed development and the Peregrine Lake Estates townhouse portions only:

|                                   | <b>Acres</b> | <b>Number of Units</b> | <b>Gross Density (units/acre)</b> | <b>Parking Ratio (spaces/unit)</b> |
|-----------------------------------|--------------|------------------------|-----------------------------------|------------------------------------|
| <b>Lexington Lakes (proposed)</b> | 4.75 acres   | 26                     | 5.5 units/acre                    | 4.5 spaces/unit                    |
| Lexington Lakes (initial)         | 4.75 acres   | 30                     | 6.32 units/acre                   | 4.9 spaces/unit                    |
| Peregrine Lake Estates East       | 6.487 acres  | 32                     | 6.487 units/acre                  | 4.8 spaces/unit                    |
| Peregrine Lake Estates West       | 3.87 acres   | 28                     | 7.23 units/acre                   | 4.4 spaces/unit                    |

- The submitted KLOA traffic study estimates 186 daily two-way trips (weekday and weekend) for the development. For the previous uses (Trace Labs - CTS - 12,800 SF office uses), the ITE estimated daily 2-way trips for to be 144 trips. The AM peak hour is 7:15 AM - 8:15 AM, with the PM peak hour being 4:45 PM - 5:45 PM. The overall LOS for this intersection is rated as B/A for weekday/weekend AM/PM peak hours. The southbound leg is rated as an LOS of D in the AM hours. The study concludes that the development will not significantly impact the intersection or the development's traffic generation.

### **Architecture**

- The peak height of the structures is 32 feet (2 stories). The maximum peak height allowed in the R-3 Multi-Family district is 50 feet and the maximum peak height in the R-2 Single-Family district is 35 feet. The Peregrine Lake Estates West buildings (directly east of the Subject Property) have a peak height of 35 feet. The proposed building materials were revised to include first floor brick elevations on all 4 sides, vinyl horizontal siding, and vinyl vertical board and batten siding on all elevations.
- The Petitioner indicates the development is designed for active adults/empty nesters and the plans offer 2 different unit types, with optional floor plan



variations. The proposed end unit options include a 3-bedroom, 2.5-bath main floor master bedroom plan with an open great room and den and a 3-bedroom, 2.5 bath second floor master bedroom. The interior units are 3-bedroom, 2.5-bath second floor master bedroom unit.

### ***Engineering***

- Utilities exist in the area and the development will connect and extend to those services. The property grades south to north toward Peregrine Lake detention basin. The proposed storm water management plans include one detention basin on the north side of the property (.30-ac). There is also a 50-foot wetlands buffer shown. The closest unit is approximately 25 feet from the buffer area. The site grades north to south with an approximately 10-foot grade down to the bottom of the basin. A sidewalk exists along the Euclid Avenue frontage and a new limited sidewalk will be installed in sections of the development.
- The maintenance of the detention basin and volume control will be the responsibility of the Homeowner's Association. All of the site utilities serve only this development. All detention basin maintenance will be the responsibility of the HOA and shall be documented in the homeowner documents accordingly.
- The Wetland Delineation Report dated 01/10/2019, indicates that the off-site wetland may require a 50-foot buffer. The wetland buffer may be varied to a minimum of the greater of one-half the required buffer width, with ultimate review and approval from MWRD. There is also a 20-foot storm sanitary sewer easement running along the wetland buffer on the north side of the property.
- The development includes 4 retaining walls. The two retaining walls on the west side of the property are approximately 2 and 3 feet tall and 140 feet long. The total grade differential is approximately 5 feet (bottom of wall to top of wall). The Petitioner increased the setbacks of the retaining walls. The retaining wall closest to Building 2 is set back approximately 20 feet from the townhomes. The retaining wall closest to Building 3 is set back approximately 8 feet.

### ***Signage, Landscaping, and Fencing***

- The proposal includes 1 monument sign located at the southeast corner of the entrance. The sign is approximately 14'-10" long x 4'-9" tall (approximately 70 square feet).
- The Tree Preservation plan indicates that approximately 95% (165 of the 173) of the existing trees will be removed. The proposed landscaping throughout the development includes foundation plantings, ornamental trees, and a mixture of deciduous and evergreen shrubs, ornamental grasses, and perennials.



Additionally, the landscaping plan indicates several existing deciduous and evergreen trees and several new deciduous and evergreen trees will be planted on the eastern property line to provide additional buffering between the development and Peregrine Lake Estates.

- The detention basin will include native plantings that are able to withstand both periods of wet and dry times. The maintenance of the detention basin would be the responsibility of the HOA.
- The proposal includes 6-foot high, 16-foot long solid, vinyl fences between the patios of the interior units. Additionally, the Petitioner is proposing a 6-foot high, 235-foot long solid, vinyl fence will run parallel to Euclid Avenue beginning east of the monument sign and ending at the eastern property line.

### ***Project Review Summary***

From the initial plan submission, the Petitioner has made several improvements to the proposal. While many of the changes were items previously requested and recommended by Staff, the revisions now warrant a neutral Staff recommendation.

- **Future Land Use Map** - The Future Land Use map indicates that a continued business use is appropriate for the Subject Property. This reflects both the historical use of the subject property and the initial land use plan for the area. The Petitioner's transmittal letter dated February 11, 2019 requests Village Council consideration of an amendment to the Comprehensive Plan from a business use to a single-family attached use. Staff believe the future land use remains viable given the recent acquisition and investment in the adjacent Weber Stephens property. Through discussions with representatives of the subject property's current owner, they have indicated that the current building is not viable due to condition. From a staff perspective the condition does not drive the underlying land use.
- **Landscaping and fencing** - The initial and revised landscape plans do not include additional foundation plantings as previously recommended by Staff. The initial landscape plan redistributed landscaping on the east side, at the expense of unit and foundation plantings within the site. Additionally, the 6 initially proposed parkway trees were removed due to the Cook County Transportation and Highway Department's requirements, proximate to the signalized intersection. While the landscaping plan will remain a component of final review, Staff is recommending that the 6 trees be redistributed within the site and that additional unit and foundation plantings be added, as was initially proposed. Also, the site plan identified a 235-foot vinyl fence along Euclid Avenue. Several Plan Commissioners noted that the fence is out of character and unlike any other fencing in the area. Staff is recommending that any fencing along the Euclid Avenue frontage be of a comparable wrought-iron style fencing material to Peregrine Lake West. The proposed plans do not include a fence along the eastern property line (Peregrine Lake West). While there were some residents



that requested the fence at the Public Hearing, there were other Peregrine Lake West residents who do not want a fence (email attached) between the developments.

### **RECOMMENDATION:**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing:       | Plan Commission - August 6, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Residents testifying: | 3 residents testified. Residents discussed a fence along the eastern property line. Additional questions were raised about drainage and land use.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Vote:                 | The Plan Commission voted 7-2 to approve the request for land use amendment and Preliminary Planned Development, with additional clarification on Condition #11 - if the lift station capacity is not sufficient it would have to be addressed at the Petitioner's sole expense. Based upon the site plan and architectural plan changes, Staff acknowledges that any change in land use such as this is a policy decision to be made by the Village Council and not staff nor the Plan Commission. As such, related to the proposals, action is at the Village Council's discretion. |

### **ACTION REQUIRED:**

Action is at the discretion of the Committee related to the proposed Preliminary Planned Development for a 26-unit townhome development at 1150 W. Euclid Avenue.