



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 3, 2019

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - August 19, 2019

IV. MAYOR'S REPORT

1. Presentation of the Village of Palatine's 2019 Hometown Pride Awards
2. 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 Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road (Council District: Three)
2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

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

3. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

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 (Council District: Two)
2. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

TIM MILLAR, CHAIRMAN

1. Verizon Wireless Small Cell Deployment:
 - A. Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless
 - B. Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless
2. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy
2. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019
2. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING



VIII. CONSENT AGENDA

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

1. Consider a Motion to Approve 2019 Warrant #17
2. Consider an Ordinance Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road (Council District: Three)
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 (Council District: Six)
4. Consider an Ordinance Granting Variations for the Square Footage of Two Freestanding Signs at 211-333 E. Northwest Highway (Council District: Six)
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 (Council District: Two)
6. Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless
7. Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless
8. Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy
9. Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

AUGUST 19, 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 Nicholas Standiford, 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 Sergeant Bruce Morris.

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 12, 2019
- Accepted

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

Minutes Acceptance: Minutes of Aug 19, 2019 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted -

Friday through Sunday, August 23, 24 & 25
Downtown Palatine Street Fest

Saturday August 24: 9AM
CycleFest
Towne Square

Sunday August 25: 9AM
Feet Fest Family Adventure Run 2019
Towne Square

Sunday August 25: 11:30AM
Sweet Pea Pet Parade
Towne Square

Friday-Sunday August 23-25
Mamma Mia!
Cutting Hall

Monday September 2nd
Labor Day - Village Offices are Closed

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

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

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

VI. COMMITTEE OF THE WHOLE**A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:01 PM**

BRAD HELMS, CHAIRMAN

1. Consider a Motion Granting Approvals, Including Waiver of Sound Amplification Ordinance and Closure of Station Street, for the C.A.T.I.F. 10th Anniversary Block Party on September 7, 2019 - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs presented *Celebrating All That Is*

Feminine's request for a waiver of the Village's Sound Amplification Ordinance for a live band and announcements (from 11 AM to 6 PM) and the temporary closure of Station Street, between Bothwell and Wilson Streets, from 6 AM to 8 PM for their 10th Anniversary celebration and block party. Staff recommends approval of the requested sound waiver and street closure with Lamplighters providing food and drinks.

Dina Wasmund Joerg, Palatine, CATIF Board member, stated that the event proceeds will go to Inverness based Arts Refreshing the Soul, A.R.T.S. which promotes the well-being of at-risk women and children with crafts, music, art therapy. The event will include carnival games, a fun house and dunk tank.

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

2. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the St. Theresa Bonfire on Saturday, September 7, 2019 - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs presented St. Theresa's request for a waiver of the Sound Amplification Ordinance for a DJ from 5 - 11 PM. for their bonfire and a back to school event on Saturday, September 7, 2019. Staff recommends approval.

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

3. As Submitted -

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:05 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider Review and Action Regarding Responses to the Request for Proposals for the Redevelopment of Properties Within the Village of Palatine's Downtown Tax Increment Financing District - **Motion Carried by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs explained that in response to late last year's RFP, the Village received seven proposals for the property bound by Slade Street, Smith Street, Greeley and the train station, 2.5 acres, primarily used for parking adjacent to BMO Harris whose parking lot is used by the business during the day and open to the public at night. The seven

proposals, all of which were primarily residential, ranged from a 2 & 3-story, 10-unit row-home development to a 7-story, 221 unit apartment development. The Village is focusing on the Village owned property as defined above. Some proposals went beyond those boundaries conceptually to include some adjacent properties.

Jacobs outlined the seven proposals submitted for consideration. One of the proposals submitted was from the owner of the adjacent property to the east (50 N. Brockway Street) who proposed pursuing discussions with the Village to determine if portions of his property could be incorporated into a redevelopment outside of the scope included in the Village's RFP. (See attachment 13065 in full minutes). Jacobs offered the following options for the Council:

1. direct staff to have further discussions with one of the proposed developers,
2. reject the proposals and direct staff to redesign the surface parking lot,
3. reject the proposals and direct staff to further discussions with the property owner to the east, to see how his property could be incorporated into a larger development, depending on a various components,
4. develop a new RFP

Councilman Helms referenced the traffic study which approved the larger proposal of 170 living units, suggesting a multi-pronged approach revisiting BMO Harris proposal, soliciting the visions from surrounding neighborhoods and particularly from the brownstone residents. Helms suggested considering entire area.

Mayor favored option 3, rejecting current proposals, being receptive to new proposals and new possibilities based on recent considerations, engaging BMO Harris in further conversations regarding parking needs and building configuration, giving another opportunity to work with the other respondents to consider combined visions and focus on parking potential.

Ottesen stated from a developer's perspective, the best response is a really quick yes, second best, or a really quick no. What came out of this process are the really good ideas. Since the adjacent property owner came forward and is willing to dialogue with other responders, it is best to explore all the options out there, meaning to reject all proposals and continue a dialog, possibly going in a different direction.

Councilman Helms, seconded by Mayor Schwantz, offered a substitute motion: to reject all proposals, to be receptive to new proposals and to continue dialog with adjacent property owner to the east.

Jacobs projected bringing this back to Council in the spring.

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

2. As Submitted -

Nothing was submitted.

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

7:19 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract with Dacra Tech, LLC for the Village's Citation and Adjudication Software Solution - **Approved by Voice Vote**

IT Director Larry Schroth explained that currently, the Village utilizes multiple systems to process adjudication and citations for various Departments. These systems include an older (15+ years) custom software to manage adjudication and a manual process for the Police Department (using Excel & Word for tracking citations). The custom software is no longer supported. The Village completed an RFP process, resulting in four proposals. Dacra Tech, LLC offered the best solution for the Village of Palatine. Staff recommends authorizing the Village Manager to enter into a contract with Dacra Tech, LLC for their citation and adjudication software solution. This will offer greater functionality in a three-year agreement with a termination clause in 90 days.

Councilman Helms stated that other communities have used this company, but if we go with this company, make the changes for 3 years, might we be stuck with them. Village Manager Reid Ottesen stated that in three years, if service, software, or price jacking occurs, we can exit and seek another company. This company is focused in Illinois.

Schroth stated that we control every aspect, and this company works closely with the state of Illinois to keep us abreast with changes in the Illinois law, as opposed to nationwide companies with a broader focus.

In response to Councilman Kozlowski, Schroth stated liability is covered and data is secure in the cloud, with Dacra data center.

Councilman Millar confirmed that we will have access to our own data.

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

2. As Submitted -

Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:25 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2019 Drainage Improvements Project - **Approved by Voice Vote**

Public Works Director Matt Barry explained as part of the annual budget, funding is set aside to address smaller, localized areas that experience flooding or drainage issues and is combined with the small diameter drainage program to solicit more bidders and benefit from economies of scale. Six bids were received, ranging from \$459,989 to \$199,631.91. Staff recommends awarding the 2019 Drainage Improvements Project to the low compliant bidder, Ganziano Sewer & Water, Inc. of Woodstock, in the amount of \$199,631.91.

In response to Councilman Myslinski, Barry stated that the principals were interviewed and he is confident in their ability and bonding.

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

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:26 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion Accepting the Village of Palatine's 2019 Mid-Year Financial Review and Concurring with Proposed Distribution of Excess Fund Balance -

Finance Director Paul Mehring presented the Mid-Year Review analyzing how the assumptions of last fall are working 9 months later and preparing for the upcoming annual budget process. The Village ended CY 2018 with \$24,884,277 in fund balance (reserves). After consideration of the planned use of reserves in the 2019 budget, there is an "available" reserve balance of \$24,500,862.

Staff recommends the Village Council receive and file the Village's Mid-Year Financial Report and approve the utilization of \$2,756,862 in "excess" reserve balance from 2018, plus \$100,000 of Economic Stabilization Reserves, plus \$150,000 of available Debt Service Fund Reserves to call and redeem the outstanding 2011A Bond Issue on December 1, 2019.

Revenues and expenditures are operating within expectations:

- Sales tax is within expectations with added performance of Studio 41.
- Income tax reflects the continued 5% Illinois reduction, the one-time windfall from Federal Tax Law changes; the full impact will be determined in another year.
- Telecommunications tax revenue continues to decline.

Key revenues (67% of total revenues) consist of Property Tax at 53.4%, Sales Tax at 49.0% and State Income Tax at 63.5% of total revenue. Other revenues are the Motor Fuel Tax, continuing to stagnate (but increased rate will be reflected in second half of year), and Construction activity, stabilized.

To date, 46% of budget is expended, as planned with no extraordinary changes. Personnel is 86.7% of total budget. Supplies and services, 48.3%. Again, we are tracking within or better than expectations with no extraordinary expenditures in the first months of 2019.

Village Manager Reid Ottesen expressed cautious optimism regarding Motor Fuel Tax which will be addressed when the ten year road program is discussed in September, with estimates from \$750,000 to just over a million dollars. Funding of roads is unknown. The State is unclear on funding procedures at this point. It is a wait and see approach.

Ottesen referenced the impact of the state's continued 5% reduction from the State -- a loss of \$300,000 over the year.

No pension reform is a sad state of affairs. There is some talk of consolidation of the funds taking some pressure off.

Ottesen went on to say there is a surplus this year of just under \$2,800,000. In the past we have made one-time capital investments, we have contributed (\$2.8 million) to pensions, or built up the stabilization fund. This year Mehring and Ottesen are recommending recalling 2011 bonds early at the end of this year and apply to Economic Stabilization Fund, Debt Service Fund Reserves-which would free up \$1,000,000 in debt service and saves \$200,000 in interest cost. Some would be earmarked for further public safety pension increases. To date in 2019, we have made \$601,000 in extra contributions to Public Safety Pensions.

Ottesen stated the Economic Stabilization Fund balance will be brought down to \$1,600,000 (policy calls for \$1 million), and he does not anticipate adverse impact from the State.

Ottesen reiterated his commitment to maintaining a stable economy.

We recommend placing this report on file with the approval of the allocation of the \$2,800,000.

2. Motion accepting 2019 Mid-Year Financial Review - **Motion Carried by Voice Vote**

Motion to accept First Half Budget Report and allocation of \$2,800,000.

Ottesen announced that Saturday morning, November 2nd will be the first budget hearing.

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

3. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2019 Budget (2nd Quarter Budget Adjustments) - **Motion Carried by Voice Vote**

Finance Director Paul Mehring explained the Department of Finance & Operations continues to monitor Village fiscal activities through quarterly budget reviews. This is done to identify potential problem areas and take corrective action at an early stage. The 2nd Quarter Budget Adjustments are made up of the following:

- \$635,059 - Budget Increase Using New Revenue Offsets;
- \$166,035 - Budget Increase Using Reserves and
- \$80,000 - Budget Decrease.

These changes increase the total Village-Wide 2019 budget in the amount of \$721,094. Staff recommends approving the 2nd Quarter Adjustments to the Calendar Year 2019 Budget.

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

4. As Submitted -

Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:40 PM*DOUG MYSLINSKI, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:40 PMReconvene the Village Council Meeting - **Motion Carried by Voice Vote**

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

VIII. CONSENT AGENDA

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

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2019 Warrant #16 - **Approved**
2. Consider a Motion Granting Approvals, Including Waiver of Sound Amplification Ordinance and Closure of Station Street, for the C.A.T.I.F. 10th Anniversary Block Party on September 7, 2019 - **Approved** (Council District: Six)
3. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the St. Theresa Bonfire on Saturday, September 7, 2019 - **Approved** (Council District: Six)
4. Consider a Motion Authorizing the Village Manager to Execute a Contract with Dacra Tech, LLC for the Village's Citation and Adjudication Software Solution - **Approved**
5. Consider a Motion to Award a Contract for the 2019 Drainage Improvements Project - **Approved**

Minutes Acceptance: Minutes of Aug 19, 2019 7:00 PM (APPROVAL OF MINUTES)

6. Consider a Motion Accepting the Village of Palatine's 2019 Mid-Year Financial Review and Concurring with Proposed Distribution of Excess Fund Balance -
7. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2019 Budget (2nd Quarter Budget Adjustments) - **Approved**

Ordinance #O-73-19

8. Consider a Resolution Releasing the Improvement Security for Nicole's Subdivision - **Adopted by Roll Call** (Council District: One)

Resolution R-28-19

IX. REPORTS OF STANDING COMMITTEE

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

7:41 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:41 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:41 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider Review and Action Regarding Responses to the Request for Proposals for the Redevelopment of Properties Within the Village of Palatine's Downtown Tax Increment Financing District - **Motion Carried by Roll Call** (Council District: Six)

The motion is to reject all proposals and to direct staff to have discussions with the property owner to the east to determine if a larger proposal can be achieved.

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

2. As Submitted -

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:42 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:42 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 7:42 PM

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:42 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:42 PM

1. CLOSED SESSION AS REQUIRED

No Closed Session requested.

2. As Submitted -

No Report

Minutes Acceptance: Minutes of Aug 19, 2019 7:00 PM (APPROVAL OF MINUTES)

XI. RECOGNITION OF AUDIENCE

No one came forward.

XII. ADJOURNMENT – Time: 7:42 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Aug 19, 2019 7:00 PM (APPROVAL OF MINUTES)

Presentation of the Village of Palatine's 2019 Hometown Pride Awards

BACKGROUND

For the past twenty-six years, the Village of Palatine has conducted a program designed to recognize the efforts of individuals, businesses, and organizations that have beautified their surroundings for the pleasure of our community. Once again, the "Hometown Pride Award" program was conducted in 2019.

KEY ISSUES

Twenty-seven nominations were received this year. Judges for the contest are members of the Village's Beautification Commission. Each entry was reviewed by the judges and the final recommendations were as follows:

Single-Family:

1st Place: 234 N. Plum Grove Road - Philip & Nathan Etter
2nd Place: 712 S. White Willow Bay - Dave & Laura Barnett
3rd Place: 120 S. Rohlwing Road - Dan & Gillian Hengels

Multi-Family:

1st Place: 162 S. Stonington Drive - Rich Scalzo
2nd Place: One Renaissance Place - Brendan Gillespie
3rd Place: 1147 N. Knollwood Drive - Mary Unsen

'Doors' of Palatine:

1st Place: 234 N. Plum Grove Road - Philip & Nathan Etter
2nd Place: 1147 N. Knollwood Drive - Mary Unsen
3rd Place: 852 N. Franklin Avenue - John Novak

Business

1st Place: 250 E. Wood Street - Palatine Park District
2nd Place: 110 N. Brockway Street - Emmett's Brewing Company
3rd Place: 311 E. Illinois Avenue - Ernie Loberg Construction

Subdivision Entrance or Cul-De-Sac Island:

1st Place: Bridge View West Homeowners Association- Ron Warnstedt
2nd Place: Plum Grove Hills IV Homeowners Association - Phil Dahlin

ALTERNATIVES

1. Award the 2019 Hometown Pride Awards.
2. Refer back to the Beautification Commission.

RECOMMENDATION

The Beautification Commission recommends the awards be presented to the selected winners.

REQUIRED ACTION

Presentation of the 2019 Hometown Pride Awards.

ATTACHMENTS:

- 2019 Hometown Pride Award Presentation

Village of Palatine

2019 Hometown Pride Awards

Awards in 5 Categories:

- Single Family Home
- Business
- Multi-Family
- Subdivision Entrance or Cul-De-Sac Island
- "Doors" of Palatine

Single Family – 3rd Place

120 S. Rohlwing Rd. – Dan & Gillian Hengels



Single Family – 2nd Place

712 S. White Willow Bay – Dave & Laura Barnett



Single Family – 1st Place

234 N. Plum Grove Rd. – Philip & Nathan Etter



Business – 3rd Place Ernie Loberg Construction



Business – 2nd Place Emmett's Brewing Company



Business – 1st Place Palatine Park District



Multi-Family – 3rd Place

1147 N. Knollwood Dr. – Mary Unsen



Multi-Family – 2nd Place One Renaissance Place



Multi-Family – 1st Place

162 S. Stonington Dr. – Rich Scalzo



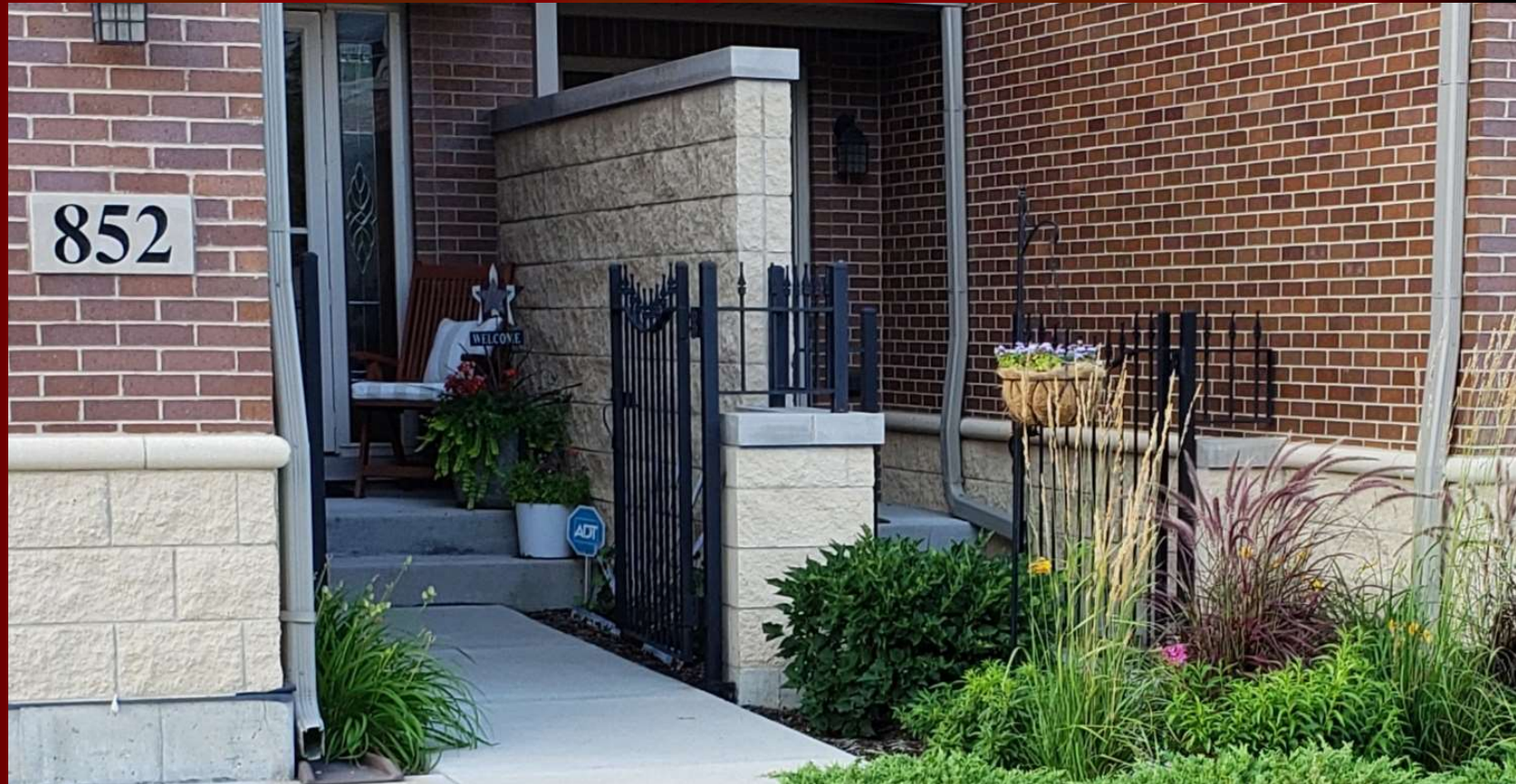
Subdivision or Cul-De-Sac – 2nd Place Plum Grove Hills IV



Subdivision or Cul-De-Sac – 1st Place Bridge View West Homeowners' Association



"Doors" of Palatine – 3rd Place 852 N. Franklin Av. – John Novak



"Doors" of Palatine – 2nd Place 1147 N. Knollwood Dr. – Mary Unsen



"Doors" of Palatine – 1st Place

234 N. Plum Grove Rd. – Philip & Nathan Etter



2019 Hometown Pride Awards

The Village of Palatine And Beautification Commission

Thank you for keeping Palatine beautiful!

Consider an Ordinance Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road

BACKGROUND:

The Petitioner has applied for a Planned Development Amendment to develop Lot 5 into a supplemental inventory car storage lot for the Napleton Subaru & Mazda dealerships. Therefore, the Petitioner is requesting approval of the following:

Planned Development Amendment to allow for the expansion of a new parking lot, with required landscaping and screening, on Lot 5 of Napleton Subdivision.

KEY ISSUES:

- The Napleton Final Planned Development and Subdivision were approved in August 2018. The Subaru and Mazda car dealerships and associated car wash are all under construction. The Petitioner is now requesting a Planned Development Amendment to expand the parking lot into Lot 5 (.66 acres). Lot 5 was initially contemplated as being maintained in its existing condition.
- The proposed parking lot provides 95 parking spaces. The parking area could only be accessed through the Napleton Subaru/Mazda properties (no access will be allowed from Old Hicks Road). Lot 5 has approximately 123 feet of frontage onto Old Hicks Road. The improvement plans indicate a solid 6-foot board on board fence and additional right-of-way landscaping on the Old Hicks Road side (east) of the fence. As was required for lots 3 and 4, there is a 50-foot right-of-way dedication for Lot 5, for Old Hicks Road.
- The limited parking lot use of Lot 5 is for the supplemental storage of inventory vehicles. Also, the parking lot is not open to the public and only Napleton employees would valet park the vehicles. The parking lot would contain tandem and triple-stacked vehicle parking storage. There are other nearby dealerships with similar parking lot configurations for the storage of inventory vehicles.
- Per the existing condition engineering plan sheet, Lot 5 appears to have been used as a staging area for fill, associated with the original Menard's development. In its present configuration, there is an existing 22-foot grade up toward the eastern side of the property.
- Per the Petitioner's submitted narrative, the supplemental car storage lot will be gated with security lights and only used during typical business hours, closed on Sunday.
- Per Village Code, the maximum footcandle limitation at the property line abutting multiple-family properties is 0.2 footcandles. The maximum footcandle limitation for single-family properties, also at the property line, including across the street, is 0.1 footcandles.

- This lot abuts the parking lots of the multi-family apartment buildings to the north and the rear yards of the single-family residential properties across the street to the east. The Palatine Township cemetery is located directly south of Lot 5. The multi-family residential parking lot immediately abuts the proposed parking lot. The closest apartment building to the north would be approximately 120 feet from the Lot 5 parking lot. Across Old Hicks Road, there are four R-2 single-family homes (Pinehurst Manor Unit 1), which all have rear yards facing Lot 5.
- While the existing landscaping and vegetation for Lot 5 were all likely volunteer trees and overgrowth, this lot does provide a buffer and screening from both Rand Road and the commercial uses. There is also an established hedge row on the east side of Old Hicks Road, which abuts the rear yards of the single-family lots across from Lot 5.
- The improvement plans level and grade the property for the parking lot and the storm water is managed through the detention basin directly west of the parking lot. The Planned Development contemplated future land uses in compliance with the B-5 zoning district use lists.
- As required, there is a 5-foot landscaped strip proposed for the north and south side of the parking lot. For the section along Old Hicks Road, an 8-foot landscaped strip is proposed. In addition to landscaping, the zoning ordinance requires solid effective screening along the north, south, and east sides of the property.
- The proposed plans maintain a five foot section of landscaping and screening, presently existing on the north and south sides of the subject lot. Additionally, the east side of the property will be screened with a solid 6-foot board on board fence, which will encompass the entire Old Hicks Road frontage and then wrap around to connect to the existing 8-foot chain link fence on the shared property line to the north.
- 4 parkway trees and 24 dwarf burning bushes (10 feet in height @ maturity) are proposed outside of the fence and adjacent to Old Hicks Road. The Planned Development will require that this screening is maintained for the entire duration of the development.

ALTERNATIVES:

1. Approve the Planned Development Amendment to the Napleton Planned Development to allow a parking lot expansion on Lot 5, with landscaping and screening at 1811 & 1911 N. Rand Road.
2. Do not approve the Planned Development Amendment to the Napleton Planned Development to allow a parking lot expansion on Lot 5, with landscaping and screening at 1811 & 1911 N. Rand Road.

RECOMMENDATION:

Public Hearing: Plan Commission - August 20, 2019
 Residents testifying: 3 - Noise impact, fencing/screening, lighting, car dealerships, pollution, and crime.
 Vote: The Plan Commission voted 8-0 to approve the Planned Development Amendment to the Napleton Planned development to allow the expansion of a parking lot, with screening and landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Planned Development Amendment for a parking lot expansion, with screening and landscaping, for the Napleton Planned Development at 1811 & 1911 N. Rand Road.

ATTACHMENTS:

- Aerial map - Napleton Planned Development
- ORD Planned Development Amendment - Napleton Lot 5
- EXHIBIT - Business plan and Lot 5 parking lot use narrative
- EXHIBIT - ENG plans - Lot 5 Plans - 081619
- ORD #O-96-18 - Napleton Final Planned Development
- Objector email - fencing question request - Napleton Lot 5
- Final Napleton site plan
- Napleton Final Plat
- Application
- DRAFT Plan Commission minutes - Napleton Lot 5 Planned Development Amendment
- Public Notice

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A
PLANNED DEVELOPMENT AMENDMENT FOR
NAPLETON AUTO GROUP AT 1811 & 1911 N. RAND ROAD**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on August 20, 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 Planned Development Amendment to permit a parking lot expansion, with landscaping and screening on Lot 5, on the following legally described property:

PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.

commonly known as 1811 and 1911 N. RAND ROAD (PIN # 02-02-402-011 & -013)

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 a Planned Development Amendment to permit a parking lot expansion on Lot 5, with landscaping and screening, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the Engineering plans prepared by Spaceco Inc., dated 6/12/2019, last revised 8/16/2019, and business/operations' plan for the parking lot dated August 15, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The final fencing and landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and include sufficient screening to comply with the Village Code requirements. The landscaping and screening surrounding the parking lot shall be maintained, in order to screen the commercial parking lot from the residential properties and in compliance with Code.
3. Review fees in the amount of total project improvement costs, as required by Code, shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
4. The final lighting and photometric plan shall be revised in a manner acceptable to the Village Engineer, in compliance with Code and with a specific focus to shield the residential properties from any glare, light spillage, or visual impact. This may also include specific light shields or hooding, as directed by the Village Engineer.

SECTION 2: That 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



110 W. Golf Road - Schaumburg - IL 60195

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

August 15, 2019

RE: Lot 5 development

Dear Sir,

Please be advise that we intend to improve lot 5 as a supplemental new car storage lot for our car dealerships. The lot is to be paved and gated with security lights. The vehicles will be valet parked by our staff. It will be used during our normal business hours as follows:

Monday to Friday: 8 AM to 9. PM
 Saturday 8 AM to 6 PM
 Sunday. Closed.

Since this lot is supplemental to our main lot, we anticipate that it will be not be full very often and lightly used.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Napleton", is written over a horizontal line.

Steve Napleton
 Chairman
 Steve Napleton Auto Group

LOT 5
ETON SUBDIV
PALATINE, ILLINOIS
PROJECT NO:8524.03

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, IL 60195

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DESCRIPTION: SEE SHEET TS1 FOR BENCHMARK INFORMATION

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

~~DESIGN ENGINEER~~

#	SHEET #	REMARKS	DATE
1	ALL	PER VILLAGE	06/12/19
2	4-7	PER VILLAGE	07/30/19
3	4-5,7	PER VILLAGE REVIEW	08/16/19

[illegible]

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

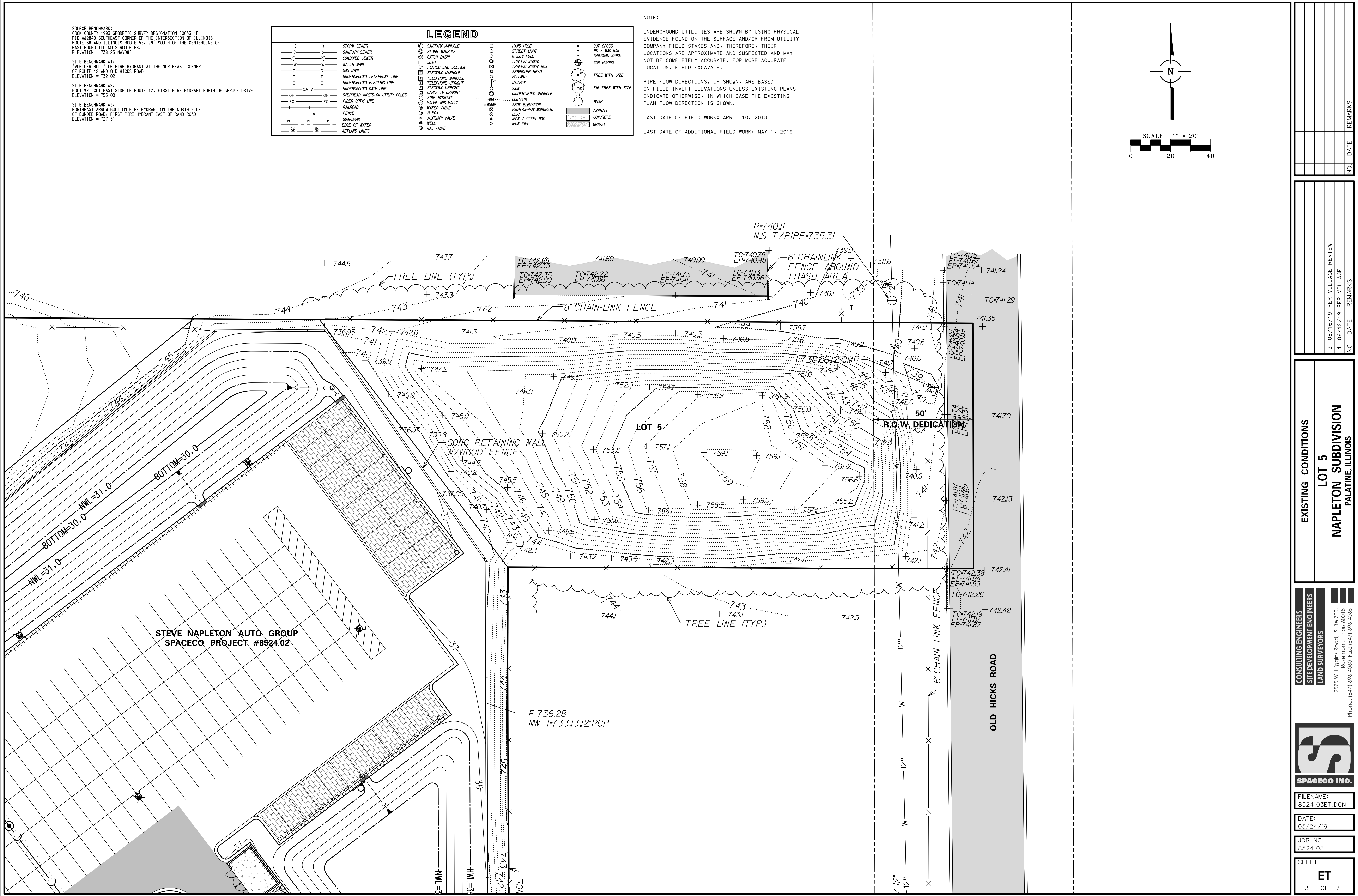
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



SHEET

C1

Attachment: EXHIBIT - ENG plans - Lot 5 Plans - 081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)



NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
1	06/12/19	PER VILLAGE

EXISTING CONDITIONS

LOT 5

NAPLETON SUBDIVISION

PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

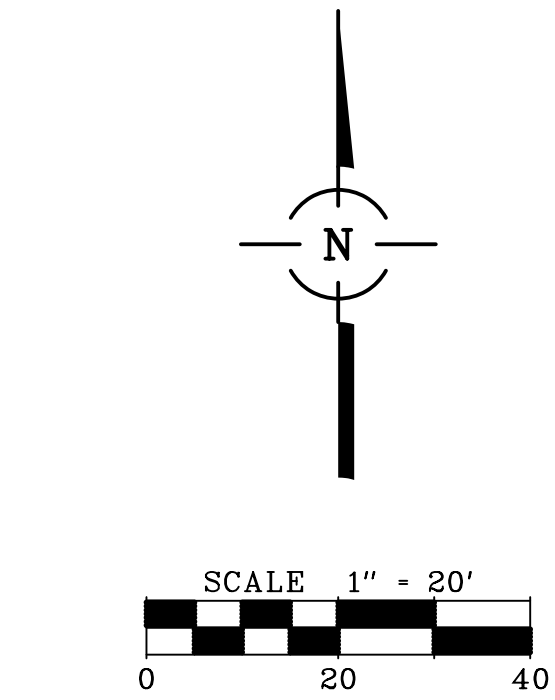
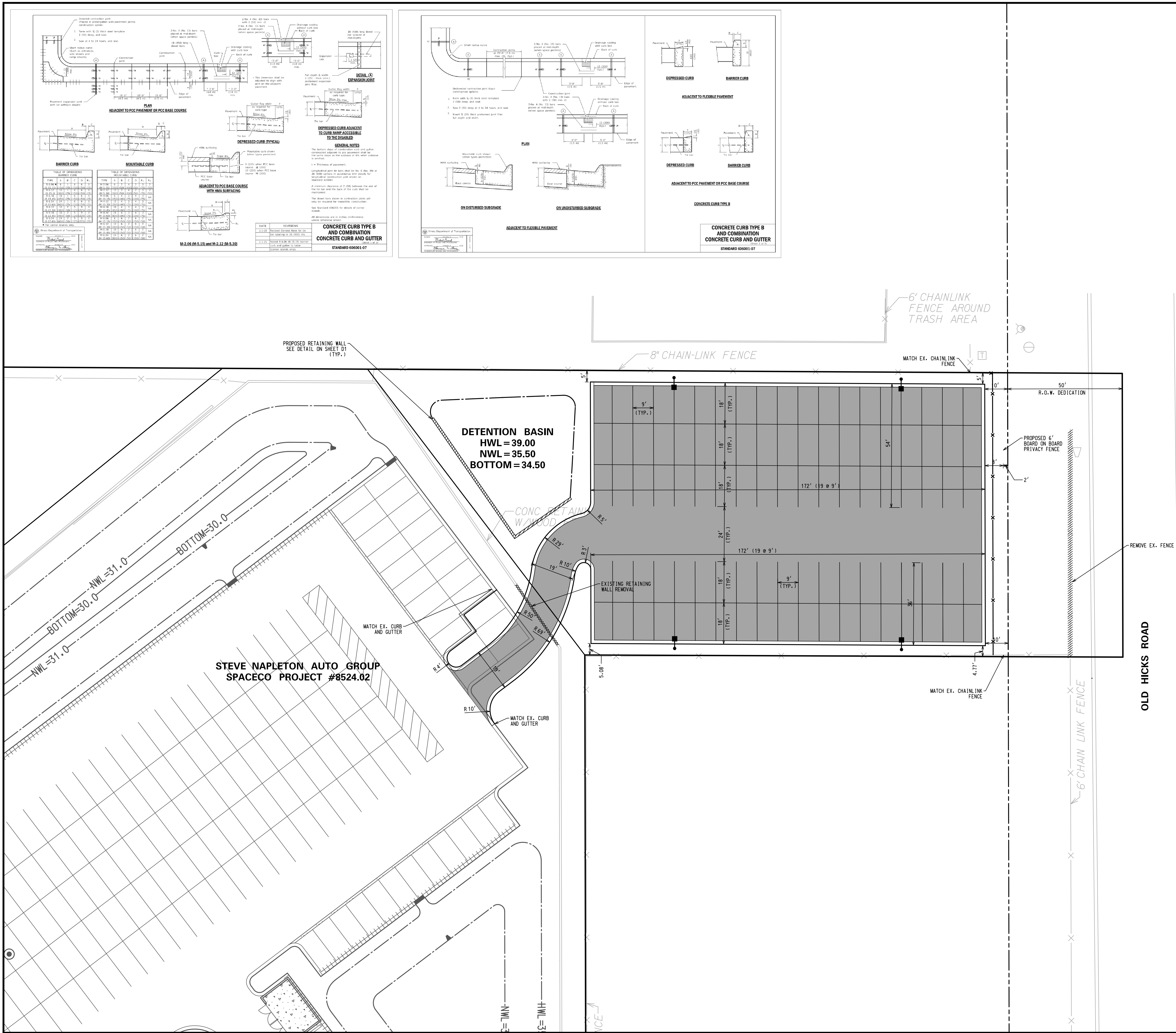
SPACECO INC.

FILENAME:
8524.03E.T.DGN

DATE:
05/24/19

JOB NO.
8524.03

SHEET
ET
3 OF 7



- LEGEND**
- ASPHALT PAVEMENT
 - PITCH-IN CURB & GUTTER
 - 2' WIDE EDGE GRIND W/ 2" ASPHALT OVERLAY
 - PROPOSED 6' BOARD ON BOARD PRIVACY FENCE
 - DEPRESSED CURB & GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED LIGHT POLE (25' HEIGHT)

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBS AND GUTTERS ARE B6.12 PITCH-OUT UNLESS OTHERWISE NOTED.
 3. SEE SHEET TS1 FOR PAVEMENT SECTION DETAILS.
 4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
2	07/30/19	PER VILLAGE
1	06/12/19	PER VILLAGE

GEOMETRIC PLAN
LOT 5
NAPLETON SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

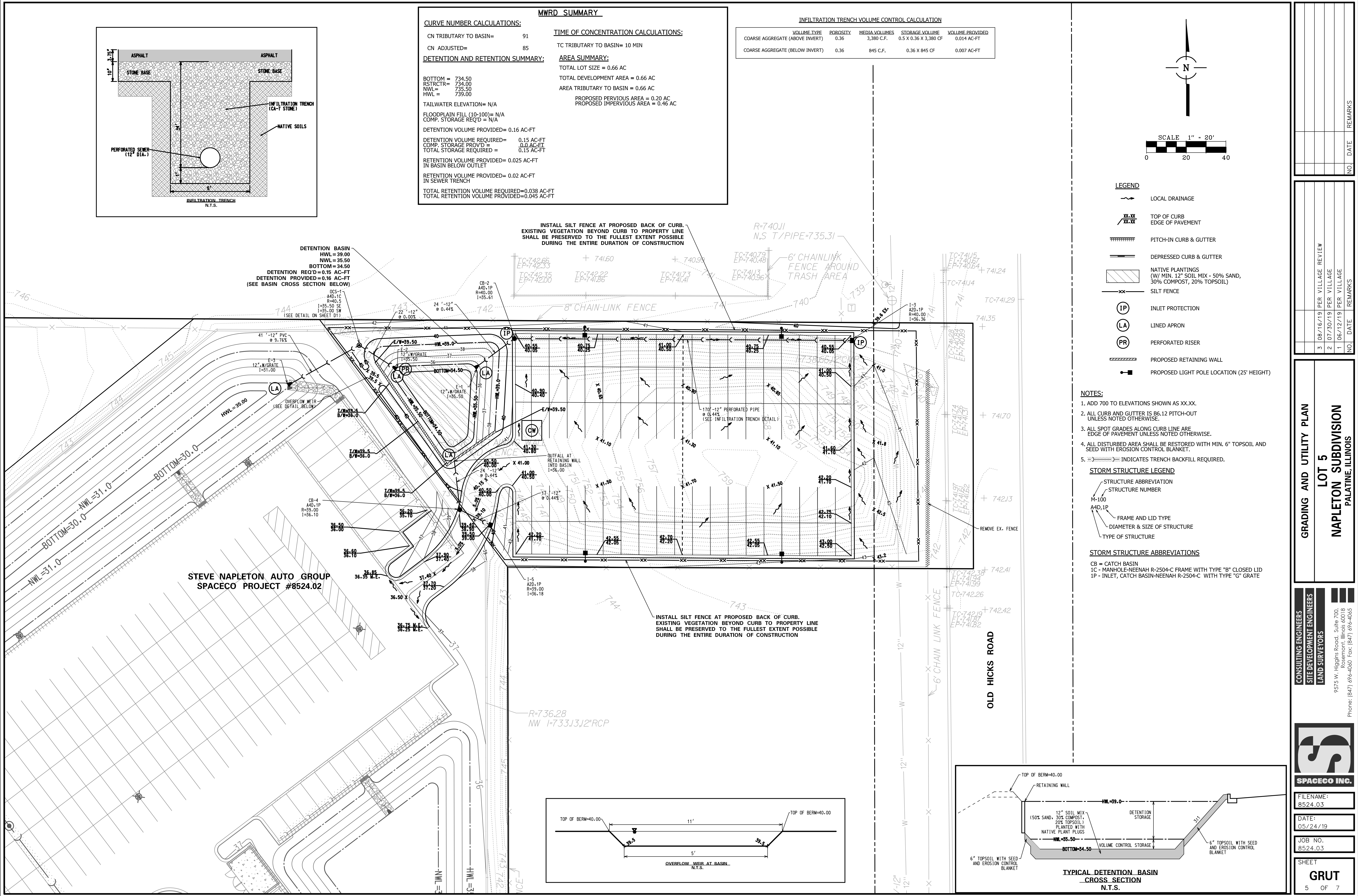


FILENAME:
8524.03

DATE:
05/24/19

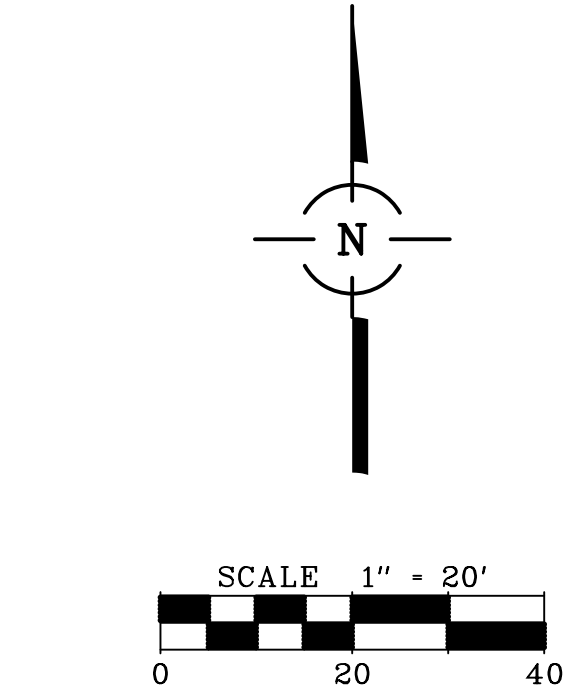
JOB NO.
8524.03

SHEET
GM
4 OF 7



CURVE NUMBER CALCULATIONS:	
CN TRIBUTARY TO BASIN=	91
CN ADJUSTED=	85
DETECTION AND RETENTION SUMMARY:	
BOTTOM =	734.50
RSTRCTR =	734.00
NWL =	735.50
HWL =	739.00
TAILWATER ELEVATION=	N/A
FLOODPLAIN FILL (10-100)=	N/A
COMP. STORAGE REQ'D =	N/A
DETECTION VOLUME PROVIDED=	0.16 AC-FT
DETECTION VOLUME REQUIRED=	0.15 AC-FT
COMP. STORAGE PROVIDED =	0.0 AC-FT
TOTAL STORAGE REQUIRED =	0.15 AC-FT
RETENTION VOLUME PROVIDED=	0.025 AC-FT
RETENTION VOLUME REQUIRED=	0.025 AC-FT
IN BASIN BELOW OUTLET	
RETENTION VOLUME PROVIDED=	0.02 AC-FT
IN SEWER TRENCH	
TOTAL RETENTION VOLUME REQUIRED=	0.038 AC-FT
TOTAL RETENTION VOLUME PROVIDED=	0.045 AC-FT

INFILTRATION TRENCH VOLUME CONTROL CALCULATION				
VOLUME TYPE	POROSITY	MEDIA VOLUMES	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36	3,380 C.F.	0.5 X 0.36 X 3,380 CF	0.014 AC-FT
COARSE AGGREGATE (BELOW INVERT)	0.36	845 C.F.	0.36 X 845 CF	0.007 AC-FT



LEGEND	
	LOCAL DRAINAGE
	TOP OF CURB EDGE OF PAVEMENT
	PITCH-IN CURB & GUTTER
	DEPRESSED CURB & GUTTER
	NATIVE PLANTINGS (W/ MIN. 12" SOIL MIX - 50% SAND, 30% COMPOST, 20% TOPSOIL)
	SILT FENCE
	INLET PROTECTION
	LINED APRON
	PERFORATED RISER
	PROPOSED RETAINING WALL
	PROPOSED LIGHT POLE LOCATION (25' HEIGHT)

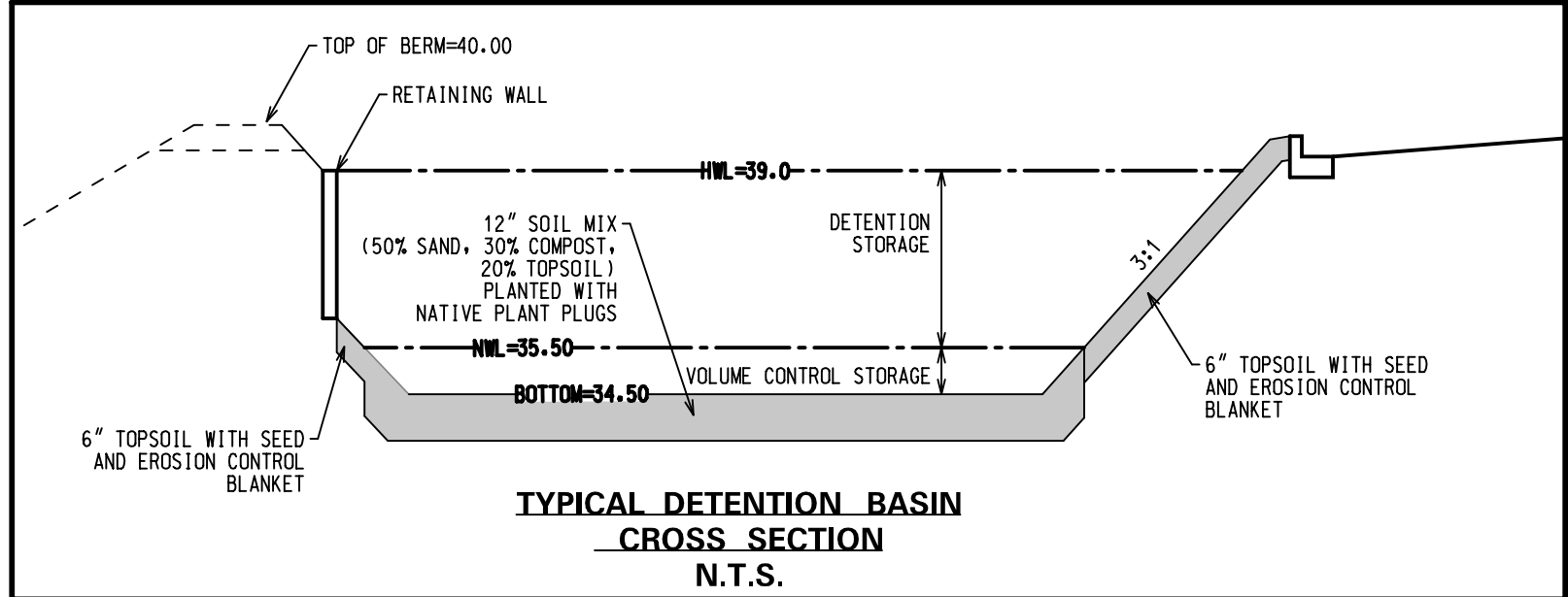
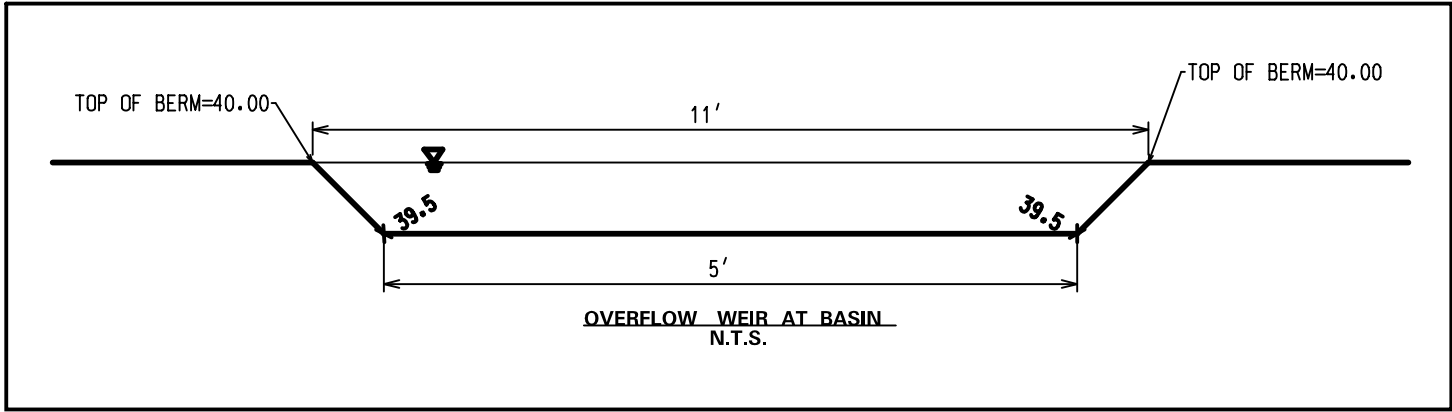
- NOTES:
1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
 2. ALL CURB AND GUTTER IS B6.12 PITCH-OUT UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 4. ALL DISTURBED AREA SHALL BE RESTORED WITH MIN. 6" TOPSOIL AND SEED WITH EROSION CONTROL BLANKET.
 5. INDICATES TRENCH BACKFILL REQUIRED.

STORM STRUCTURE LEGEND

	STRUCTURE ABBREVIATION
	STRUCTURE NUMBER
	FRAME AND LID TYPE
	DIAMETER & SIZE OF STRUCTURE
	TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

CB = CATCH BASIN
1C = MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
1P = INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE



GRADING AND UTILITY PLAN

LOT 5

NAPLETON SUBDIVISION

PALATINE, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,

Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.03

DATE: 05/24/19

JOB NO. 8524.03

SHEET GRUT

5 OF 7

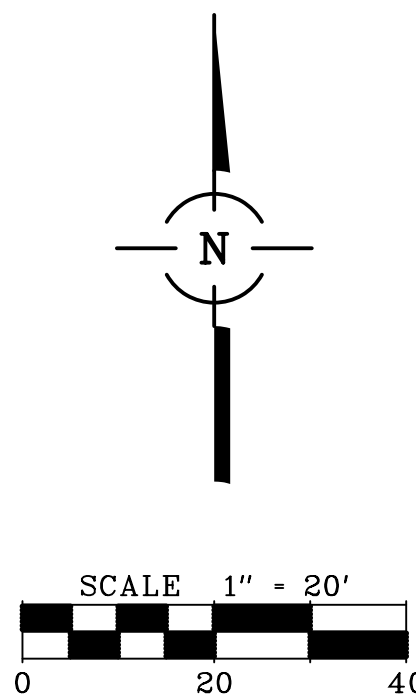
3 08/16/19 PER VILLAGE REVIEW

2 07/30/19 PER VILLAGE

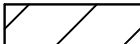
1 06/12/19 PER VILLAGE

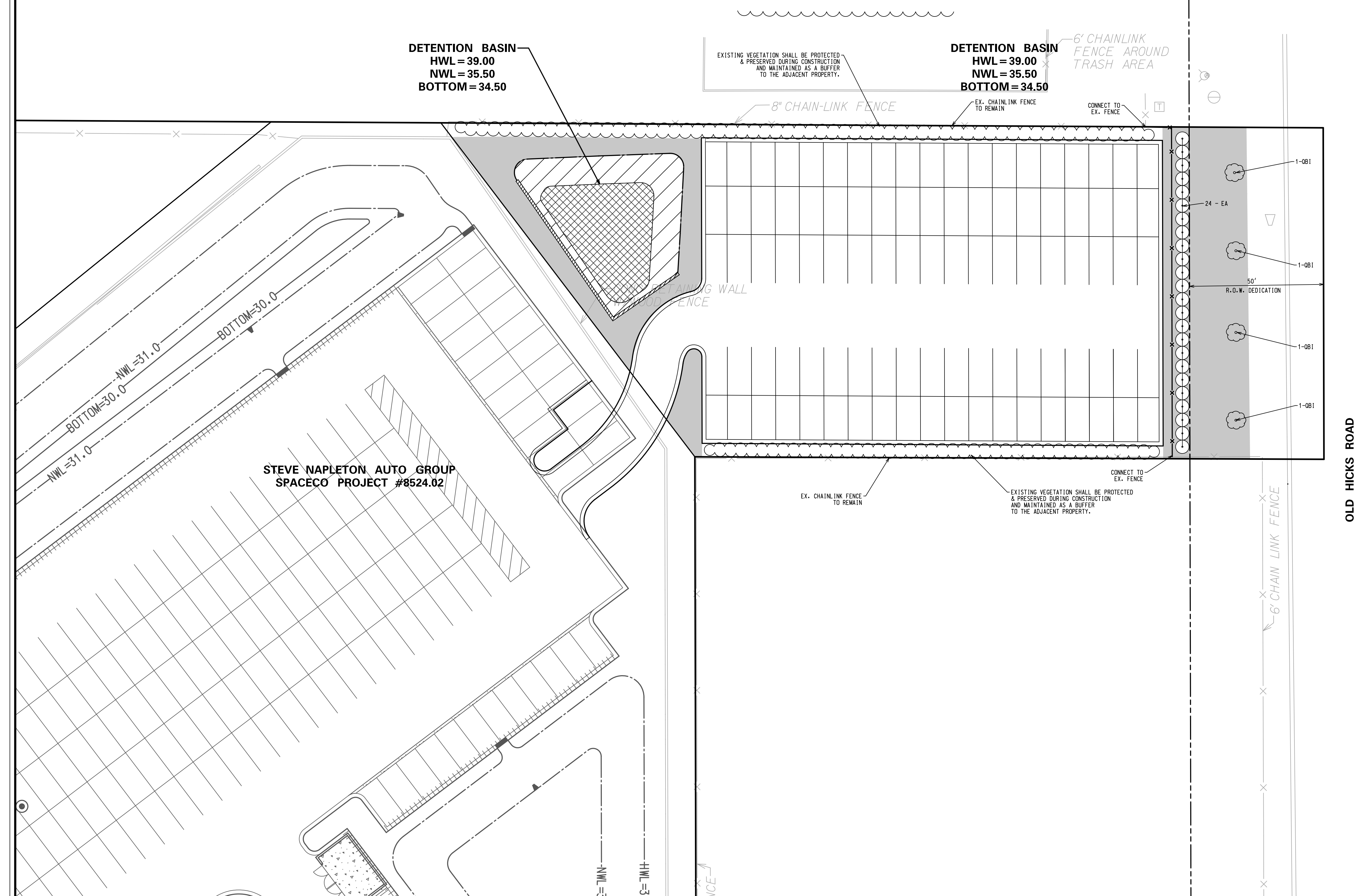
NO. DATE REMARKS

Sym.	Botanical Name	Common Name	Qty.	Size	Cond.
Shade Trees					
QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	4	3"	B & B
Deciduous Shrubs					
EA	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	24	36"	B & B



LEGEND

- | | |
|---|--|
|  | STORMWATER SEED MIX
AS SUPPLIED BY CARDNO NATIVE PLANT NURSERY
(DETENTION AREAS BELOW NWL) |
|  | ECO-PRAIRIE SEED MIX
AS SUPPLIED BY CARDNO NATIVE PLANT NURSERY
(BETWEEN NWL & HWL) |
|  | TURF GRASS SEED
WITH EROSION CONTROL BLANKET |
|  | SHADE TREE |
|  | DECIDUOUS SHRUB |
|  | PROPOSED RETAINING WALL |
|  | PROPOSED 6' BOARD ON BOARD
PRIVACY FENCE |



LANDSCAPE PLAN

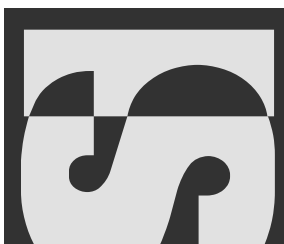
LOT 5

PALATINE, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

**SPACECO INC.**

FILENAME:
8524.03

DATE:
05/24/19

JOB NO.
8524.03

SHEET

LS

7 OF 7

ORDINANCE NO. O-96-18

**ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT
FOR NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD**

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 20, 2018

ORDINANCE NO. 0-96-18

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR
NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on August 7, 2018 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 and Final Planned Development to permit approval of a 5-lot commercial development, with two auto dealerships, and a car wash on the following legally described property:

PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.

commonly known as 1775-1815 N. RAND ROAD (PIN # 02-02-402-011 & -013)

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 a Preliminary and Final Planned Development to permit a 5-lot commercial development, with two auto dealerships and a car wash, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to engineering plans prepared by Spaceco. Inc, initially prepared on 06/01/18, the architectural and sign plans by Simon Design Group, initially prepared on 06/06/18 and last revised on 07/09/18, excepted as may be changed to comply with

Village Codes or Ordinances or otherwise amended by conditions following.

2. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
3. The final signs plans shall be revised in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain or public walk shall be revised to avoid this conflict.
4. All future uses shall follow the B-5 district use lists. A separate business and maintenance plan for the 3.88 acre parcel on the northern edge of the property shall be revised in a manner acceptable to the Village of Palatine. This should include the interim maintenance of the property and future compliance with Village Codes, related to any reuse of the property.
5. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional parkway trees and landscaping.
6. The final engineering plans, prepared by SPACECO, initially dated 06/01/18, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineers Estimate of Probable Cost. The revised engineering plans should also properly address any required abandonment of the utilities, resulting from the demolished buildings.
7. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
8. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
9. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
10. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.

11. Plan review fees shall be submitted in a manner acceptable to the Village.

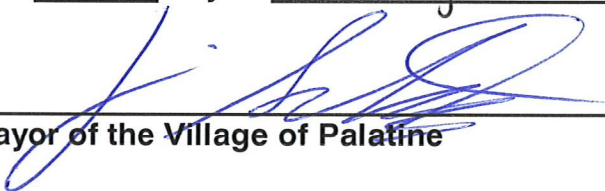
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 20 day of August, 2018

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

APPROVED by me this 20 day of August, 2018

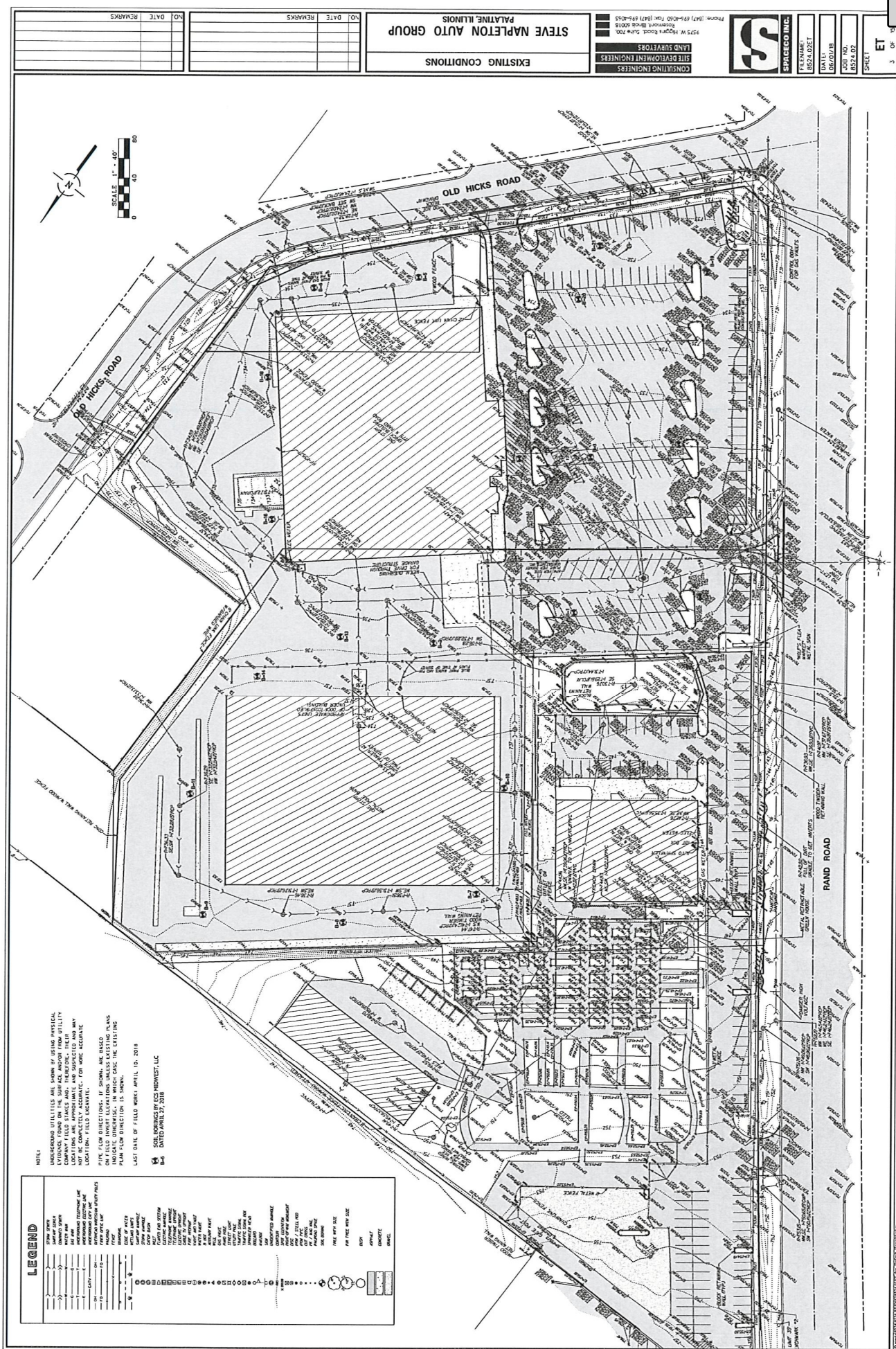


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 20 day of August, 2018



Village Clerk



Packet Pg. 55



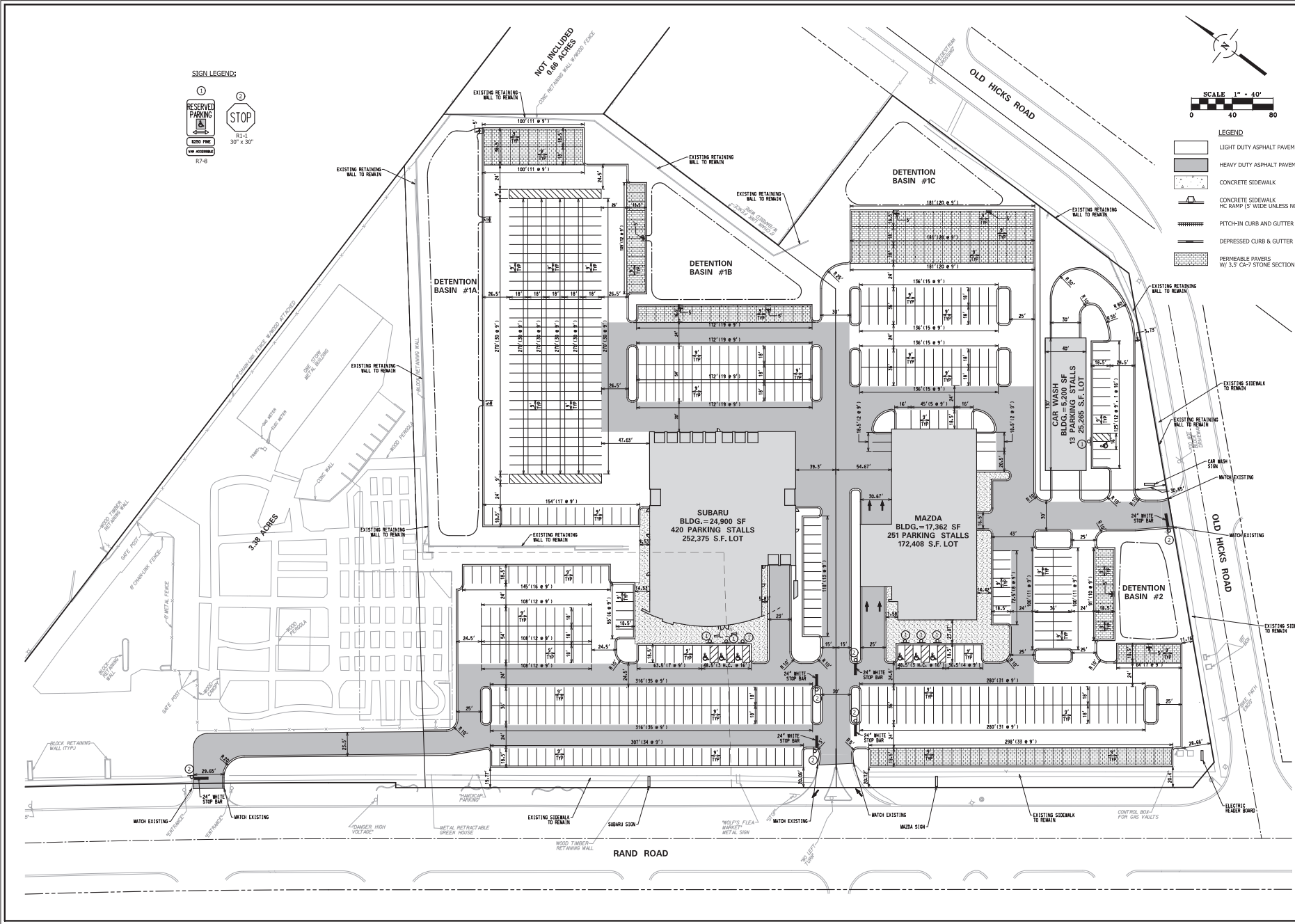
Ben Vyverberg

Subject: FW: Napleton

From: Chris Tondola
Sent: Thursday, August 15, 2019 9:49 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Napleton

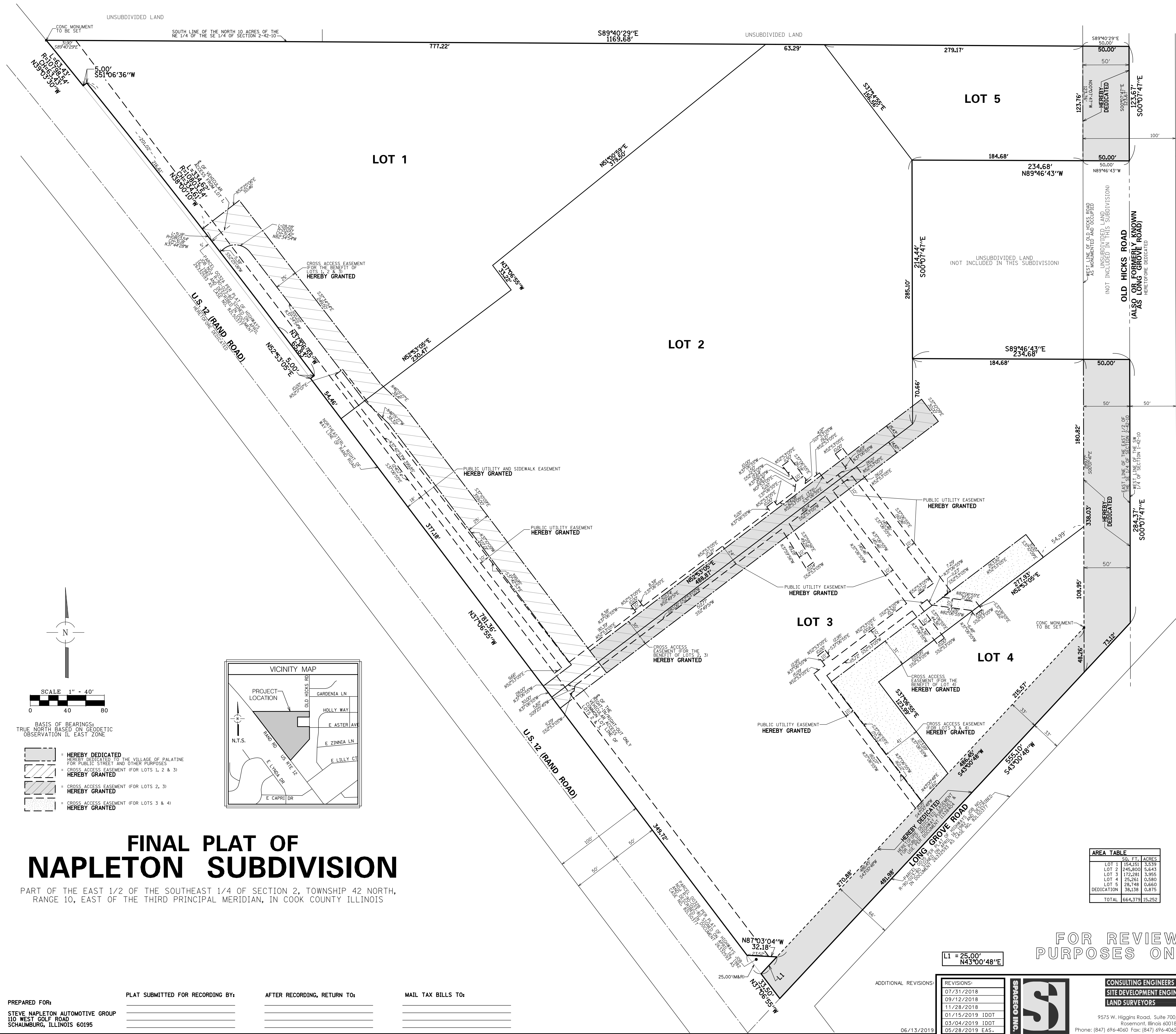
Just to recap our conversation, they need to erect tall sound deadening fencing between the lot and our neighborhood.

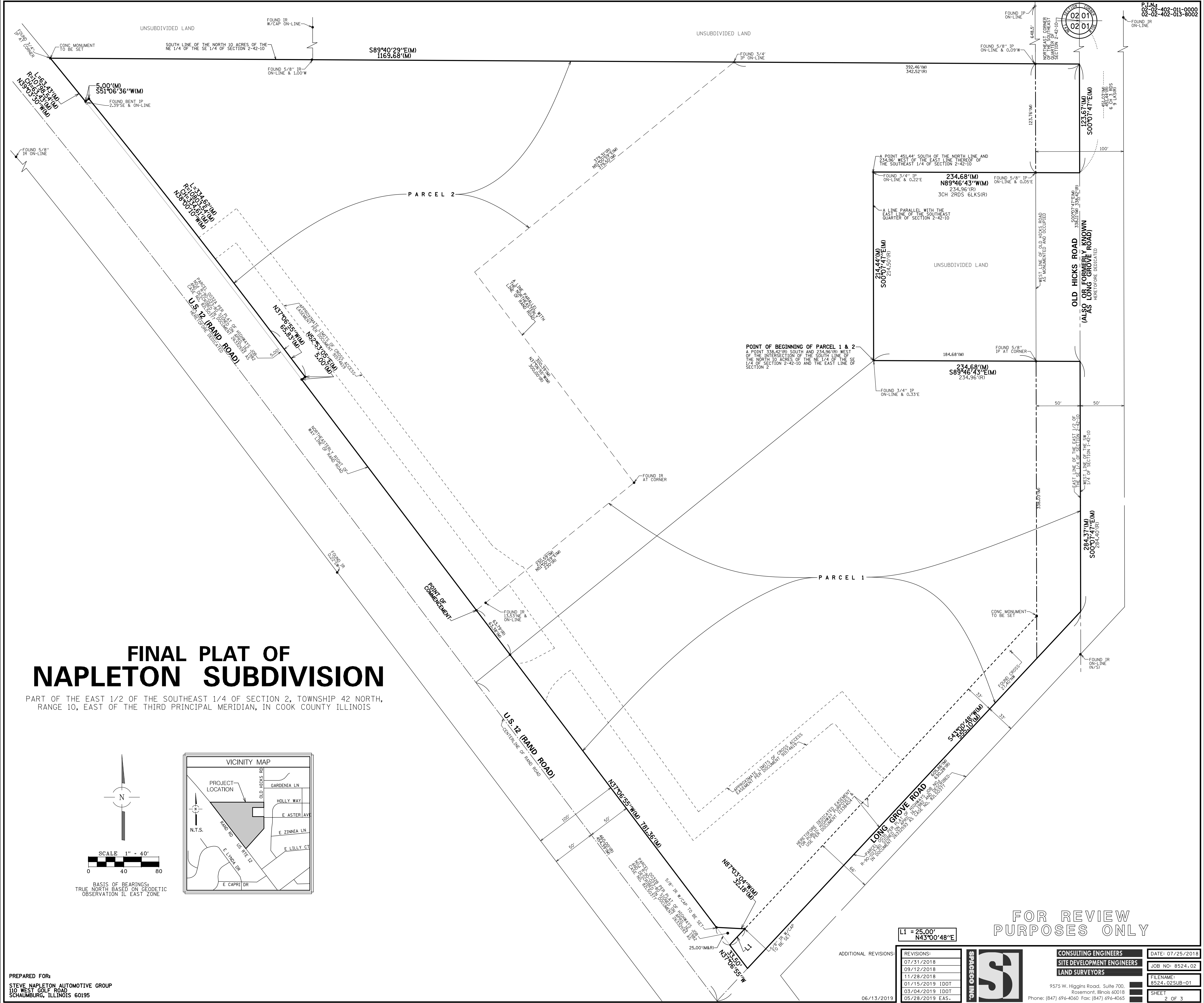
Attachment: Objector email - fencing question request - Napleton Lot 5 (1811 & 1911 N. Rand Road - Napleton PD Amendment)



Attachment: Final Napleton site plan (1811 & 1911 N. Rand Road - Napleton PD Amendment)

GEOMETRIC SITE PLAN	
STEVE NAPLETON AUTO GROUP	
PALATINE, ILLINOIS	
CONSULTING ENGINEERS	STEVE NAPLETON AUTO GROUP
LAND SURVEYORS	9575 W. Higgins Road, Suite 700, Downers Grove, IL 60130 Phone: (630) 484-4000 Fax: (630) 594-4000
FILENAME:	8524.02DM
DATE:	06/01/18
JOB NO.	8524.02
SHEET	GM
	5 OF 15





FINAL PLAT OF NAPLETON SUBDIVISION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

P.L.N.
02-02-402-011-0000
02-02-402-013-8002

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____ AND
_____, TITLE _____

WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF)

THE UNDERSIGNED, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDS' OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20 _____,

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY _____

PRINTED NAME AND TITLE

ATTEST _____

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS) SS
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY: ILLINOIS PROFESSIONAL ENGINEER

BY: OWNER OR ATTORNEY

COOK COUNTY CLERK'S CERTIFICATE

PLAN COMMISSION

STATE OF ILLINOIS) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____ CHAIRMAN

ATTEST: _____ SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS, REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____ VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____ VILLAGE COLLECTOR

VILLAGE OF PALATINE EASEMENT:

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTION SHALL NOT BE PLACED OVER THE GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT", WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE GRANTOR, AND OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE, AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREINAFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS "UTILITY EASEMENT", "UTILITY AND DRAINAGE EASEMENT", OR "UTILITY AND LANDSCAPING EASEMENT", WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S FACILITIES, WHICH SHALL GENERALLY BY LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES, BY GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEE'S.

GAS:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENT" AREAS, STREET, ALLEYS AND OTHER PUBLIC WAYS, AND SHALL BE USED FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SUCH EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SUCH EASEMENTS, WHETHER OR NOT CONTIGUOUS THEREOF, NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREET, ALLEYS OR PUBLIC WAYS OR PLACES, ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION:

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS, IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT", WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS LOCATED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS, NO PERMANENT BUILDINGS OR RIGHTS, SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BY SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

SIDEWALK EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED OVER, UPON, THROUGH, ACROSS AND UNDER ALL AREAS HEREON PLATTED AND DESIGNATED AS "SIDEWALK EASEMENT" IN FAVOR OF THE VILLAGE OF PALATINE AND ITS GRANTEE'S, SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, REPAIRING, INSPECTING, MAINTAINING SIDEWALK ON ALL OR ANY PART OF SAID DESIGNATED SIDEWALK EASEMENT. THE SAID SIDEWALK EASEMENT INDICATED SHALL BE PERPETUAL.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT HEREBY RESERVED AND GRANTED TO THE OWNERS, THEIR INVITEES, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR THE BENEFIT OF THE LOTS AS DESIGNATED OVER AND ACROSS THE AREA LABELED "CROSS ACCESS EASEMENT", SAID EASEMENT SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS, EASEMENTS, ACCESS DRIVEWAYS", "STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

1. THERE SHALL BE, AT MOST ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS FROM THE COMMON LOT LINES OF LOTS 2 AND 3 TO US 12 (RAND ROAD), AS SHOWN HEREIN.

2. THERE SHALL BE, AT MOST ONE (1) VEHICULAR ACCESS FROM LOT 1 TO US 12 (RAND ROAD), AS SHOWN HEREIN, IF AND WHEN LOT 1 REDEVELOPS, AN ENGINEERING SUBMITTAL SHALL BE MADE TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN ORDER FOR ACCESS AND SAFETY TO BE REVIEWED GIVEN THE PROPOSED LAND USE OF THE DEVELOPMENT, REGARDLESS OF IF WORK WITHIN THE STATE RIGHT OF WAY IS PROPOSED.

3. ALL OTHER VEHICULAR ACCESS SHALL BE VIA INTERNAL CIRCULATION.

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

DATE: _____, 20 _____.

STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11311869) IN COOK COUNTY, ILLINOIS EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82LS0377; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHWESTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHWESTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES 242.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHWESTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF RAND ROAD (U.S. ROUTE 12), SOUTH OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TAKEN AS A TRACT:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS).

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHWESTERLY 230 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHWESTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES 242.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS).

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 664,379 SQUARE FEET OR 15.252 ACRES, MORE OR LESS.

I FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703000441, MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID FIRM.

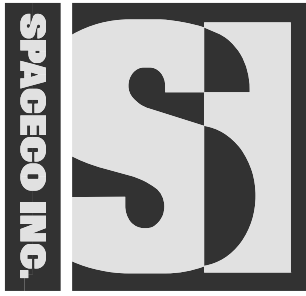
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE, A VILLAGE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20 _____ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S., No. 035-3540
LICENSE EXPIRES: 11-30-2020
jpc@jpcsurveying.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)
SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM,
NUMBER 184-00157

ADDITIONAL REVISIONS:

REVISIONS:
07/31/2018
09/12/2018
11/28/2018
01/15/2019 IDOT
03/04/2019 IDOT
05/28/2019 EAS.



CONSULTING ENGINEERS	DATE: 07/25/2018
SITE DEVELOPMENT ENGINEERS	JOB NO: 8524.02
LAND SURVEYORS	FILENAME: 8524.02SUB-01
	SHEET 3 OF 3

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60195

FOR REVIEW
PURPOSES ONLY

06/13/2019

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

Department of Planning & Zoning

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

www.palatine.il.us

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): ROD SALES, INC. dba Napleton's
ARLINGTON HEIGHTS MAZDA + SUBARU
- Authorized Agent of Petitioner (if different):
Name: MEGAN S ROCHÉ
Address: 920 N. YORK Rd. Hinsdale, IL 60521
Telephone No. 312-335-0044 Business No. 3
Relationship to Petitioner: ATTORNEY
- Property Interest of Petitioner(s): OWNER
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1811-1911 N. RAND Rd., Palatine, IL 60074
- All existing land use(s) on the property are: VACANT/COMMERCIAL
- The proposed use(s) on the property, if this petition is approved is (are): Proposed part
lot w/ required landscaping + screening.
- Current zoning of property: Planned Unit
Development / B-5

Attachment: Application (1811 & 1911 N. Rand Road - Napleton PD Amendment)

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

See Answer Attached.

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

See Answer to # 8 attached.

10. 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.

Previously provided to Village.

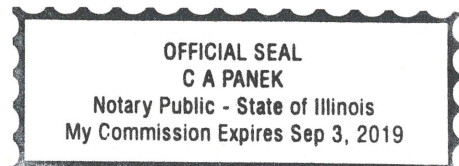
11. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 8/6/19

[Signature]
Signature

SUBSCRIBED AND SWORN to before me this 6th day of August
2019.

[Signature]
Notary Public



ATTACHMENT TO PLANNED DEVELOPMENT AMENDMENT

8: The approved Planned Development plan per Ordinance No O-96-18 addresses future uses for the 3.88 acre parcel on the northern edge of the property. Petitioner has petitioned the Village to approve a proposed parking lot on Lot 5, which is less than 1 acre of the 3.88 acre parcel, with the required landscaping and screen/fence abutting the north residential properties. It will be accessed through the main dealership parking lot, not Old Hicks Road. It will be used during the normal hours of the business. This use is within the B-5 district use lists.

2. 1811 & 1911 N. Rand Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 5, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Final Plat of Subdivision
5. Engineering Plans
6. Napleton Lot 5 Narrative dated 8/15/2019
7. Email regarding petition dated 8/15/19

Sworn in Petitioner:

Ms. Megan Rosche - Attorney for Petitioner

Mr. Michael Mondus - SpaceCo Engineering

Ms. Rosche stated they are requesting a Planned Development Amendment explaining last year they filed for Preliminary and Final Planned Development for a new car dealership that was approved. She spoke to the current construction that is underway. Ms. Rosche explained Lot 5 was always planned for future development. She further explained this request would be to take the current lot that is covered in trees and vegetation and replace with 95 additional parking spaces for use by the car dealership. She stated the lot would be gated and lighted. Ms. Rosche acknowledged the regulations for lighting and screening. She spoke to the location and surrounding properties. Ms. Rosche stated they will keep some vegetation pursuant to the Village.

Mr. Hansen asked about Lot 4 which is overgrown.

Mr. Mondus referred to the overall landscaping plan and explained Lot 4 is part of the carwash. He explained the overgrown area is Lot 5.

Discussion on Lot 5 location.

Mr. Mondus stated he believes it was the dump when they built the Menards.

Mr. Kolososki asked if the lights will be on 24 hours.

Ms. Rosche explained the hours of operation are Monday-Friday 8am-9pm, Saturday 8am-6pm and closed on Sunday.

Mr. Hansen asked if there would be security lighting.

Mr. Mondus explained the current lighting at the dealerships would be extended onto Lot 5.

Ms. Rosche stated there will be 6-foot tall board-on-board fence. She further explained it will be gated with no entrance off of Old Hicks Road.

Mr. Fedota asked if there were screening requirements in the original plan along

Old Hicks Road.

Mr. Mondus explained in the original Planned Development the agreement was to keep the fence that was existing along the Menards property line. He further explained during demo they realized the fence was not supported properly and created a safety issue. Mr. Mondus stated they have been working with staff on a solution and the current plan is to replace with board-on-board fencing per Village approval.

Mr. Fedota asked if the fence will continue along Old Hicks Road.

Mr. Mondus explained it will tie into the cemetery fencing showing the location on site plan slide. He pointed out there is extensive vegetation on both sides of the road.

Mr. Kolososki asked if they will keep the vegetation bordering Old Hicks Road.

Mr. Mondus explained the frontage will need to be cut down for grading but they will plant parkway trees and dedicate the right of way. He further explained they are installing fencing with bushes in front to offer screening.

Mr. Friedman asked if the detention basin is specifically for the paved area.

Mr. Mondus answered it is just for this lot.

Mr. Bettenhausen asked if the lot will only be used during normal business hours.

Ms. Rosche explained the lot will be used to store overflow cars and only accessible to employees.

Mr. Bettenhausen clarified there will be security lighting through the night.

Ms. Rosche stated it will have the same lighting as the rest of dealership and it's gated.

Discussion on dealerships lighting.

Mr. Mondus stated he thinks there will be security lighting overnight.

Discussion on lighting foot candles.

Chairman Dwyer asked to make a note to address the lighting at the Economic Development Committee.

Ms. Rivard pointed out there is a condition to address the lighting.

Mr. Fedota asked if there will be outdoor paging speakers in this area.

Ms. Rosche stated there will not be any additional speakers other than what was already approved.

Ms. Rivard gave a brief overview of the request explaining the proposed lot will provide 95 parking spaces with access only through the car dealership. She stated the plans call for a new 6-foot tall board-on-board fence along Old Hicks Road and will keep the existing landscaping to the north and south. She spoke to the proposed new parkway trees and bushes. Ms. Rivard stated it will be gated, have security lights and only be accessible to employees. She spoke to the surrounding properties and explained the required landscaping and buffer.

Chairman Dwyer read into record an email that was submitted to Staff.

Sworn in Ms. Deborah Lustyk 1830 N. Laurel Drive

Ms. Lustyk stated the back of her property faces Old Hicks Road so she has a clear view to construction site and is having issues with the dust coming into her house. She spoke to Menard's privacy fence that was taken down and expressed concern of safety with the new driveway. She spoke to the current crime issues in the area and stated she thinks this will add more crime to the area.

Discussion on access to the Lot being only internal.

Ms. Lustyk asked if there will be a privacy fence.

Ms. Rivard explained the chain-link fence will be replaced with a board-on-board fence.

Ms. Lustyk spoke to her concerns with the construction.

Ms. Rivard explained they can further discuss her construction concerns after the meeting but they are not part of this request.

Ms. Lustyk clarified where the Lot will be located.

Ms. Rivard explained the location referring to site plan slides repeating there is no entrance off of Old Hicks Road.

Ms. Lustyk expressed safety concerns with car theft.

Chairman Dwyer pointed out there will already be car parking explaining this is just additional.

Ms. Lustyk stated she thinks it should be located somewhere other than backing to a residential area.

Sworn in Ms. Eleonora Ekberg 727 E. Rand Grove Lane

Ms. Ekberg spoke to neighboring towns and their business growth pointing out Palatine has many car dealerships. She stated the area has many families and elderly that needs protection pointing out the area has a lot of criminals. She expressed concern with pollution from car dealerships.

Chairman Dwyer explained her concerns are important but are not related to the proposal and pointed out the dealership will help people by creating sales tax and jobs.

Ms. Ekberg she disagreed with Chairman Dwyer pointing out the other towns has closed their dealerships. She expressed concern with the property values going down.

Chairman Dwyer explained without a licensed appraiser the board cannot accept testimony on property values.

Discussion on dealership causing more crime.

Chairman Dwyer repeated the testimony is not related to the current petition.

Sworn in Mr. Manjit Singh Grewal 1836 N. Laurel Drive

Mr. Grewal stated he has lived in his home for 27 years and have seen the property change multiple times. He expressed his concern with the appearance of the construction and with lighting and noise pollution. He asked about the buildings being built and what they will be used for.

Chairman Dwyer pointed out the buildings are the dealership that is already approved and is outside of the scope of this hearing.

Mr. Noonan explained that was passed over a year ago.

Mr. Grewal expressed concern about the lighting on Lot 5.

Chairman Dwyer explained the difference in lighting during operation and security lighting after hours pointing out the Village has code requirements that will need to be followed.

Mr. Grewal expressed concern with the dealership.

Mr. Noonan asked about the noise when Menard's diesel trucks dropped off lumber pointing out their hours are longer than the dealership.

Mr. Grewal answered yes but it became white noise and since they closed it has been quiet. He pointed out Menards had a fence and asked about the proposed fence.

Ms. Rivard explained they are proposing a board-on-board fence.

STAFF RECOMMENDATION:

The proposed limited use of Lot 5 for the periodic storage of vehicles is not inconsistent with the approved Napleton Planned Development. Also, the parking lot is not open to the public and may only be accessed through the existing parking lots of the commercial developments. Notwithstanding its lack of development, this lot previously maintained a commercial planned development designation and was also included in the Napleton Planned Development. The parking lot with landscaping and screening should further buffer the residential properties from the commercial developments on Rand Road. Therefore, Staff recommends approval of the Planned Development Amendment, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Spaceco Inc., dated 06/12/2019, last revised 08/16/2019, and business/operations' plan for the parking lot dated August 15, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The final fencing and landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and include sufficient screening to comply with Section 7.04 (g) of the Village of Palatine Zoning Ordinance. The landscaping and screening surrounding the parking shall be maintained, in order to screen the commercial parking lot from the residential properties and in satisfaction of Section 7.04 (f) and (g) of the Zoning Ordinance.
3. Review fees in the amount of total project improvement costs, as required by Code, shall be submitted in a manner acceptable to the Director of Planning and

Zoning and Village Engineer.

4. The final lighting and photometric plan shall be revised in a manner acceptable to the Village Engineer, in compliance with Code and with a specific focus to shield the residential properties from any glare, light spillage, or visual impact. This may also include specific light shields or hooding, as directed by the Village Engineer.

Mr. Noonan asked if they wanted to build a paint shop would they need relief. Ms. Rivard explained any changes to the Planned Development would likely need additional zoning review.

Mr. Fedota asked about the screening limitation on height of fencing. Ms. Rivard explained it is height based on the zoning district.

Mr. Hansen asked Ms. Rosche if she can and will comply with Staff's 4 conditions. Ms. Rosche answered yes.

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

Chairman Dwyer pointed out residents have concerns with dealership in general but that's already been approved and outside of the scope of discussion.

Mr. Fedota pointed out this space is more secure than the regular area being used for inventory overflow storage and will be locked with fencing all around. He stated it is just an extension of what is already approved.

Mr. Friedman stated he thinks Staff has an opportunity and obligation to make sure lighting and screening is appropriate which will address the residents concern.

Mr. Fedota spoke to the concerns of the paging system which will not be part of this request.

Mr. Noonan made a motion to approve subject to staff's conditions; seconded by Mr. Friedman.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 9, 2019.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, August 20, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. **Planned Development Amendment to allow for the construction of a new parking lot, with required landscaping and screening.** The property is commonly known as 1811 and 1911 N. Rand Road (02-02-402-011 and 02-02-402-013).

This proposal would allow for the construction of a new parking lot for the storage of vehicles, with its only access from the dealerships on Rand Road onto a vacant lot backing onto Old Hicks Road. The proposed lot is not open to the public and may only be accessed from through the existing dealerships on Rand Road. The above petition has been filed by Megan Roche, representing ROTO Sales, Inc. (d/b/a Napleton Subaru and Mazda) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-48 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of August 2019.
Published in Daily Herald
August 5, 2019 (4529860)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992

Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05-AUG-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

Danula Baltz
Authorized Agent

Control # 4529860

Attachment: Public Notice (1811 & 1911 N. Rand Road - Napleton PD Amendment)

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

BACKGROUND:

The Petitioner is proposing to operate a fitness/health club known as Planet Fitness. Therefore, the Petitioner is requesting approval of the following:

1. **Special Use to permit a health club greater than 3,000 square feet; and**
2. **Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces.**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains the Palatine Plaza shopping center. The shopping center is approximately 137,157 square feet and contains various retail, business, and restaurant uses.
- The proposed tenant space is approximately 19,000 square feet and includes a portion of the former Hobby Lobby space.
- Planet Fitness offers a 24/7 fitness and health club facility including ancillary services such as tanning, hydromassage, red light therapy, and some retail items (water, fitness drinks, and apparel).
- The proposed hours of operation are 24 hours a day, 7 days a week. The peak hours of operation are 4 - 10 PM Monday - Friday and 9 AM - 12 PM on Saturday and Sunday.
- The average daily attendance is 500-750 members. There would be 14 employees, with 4 employees on-site for each shift. The facility will be fully staffed during all hours.
- There are 562 existing parking spaces and 492 parking spaces are required for the existing uses. The parking requirement for the proposed use is based on 30% of the maximum occupancy.
- Based upon Planet Fitness's egress plan and occupant load, 100 parking spaces are required. Currently, the shopping center is over parked by 70 parking spaces; therefore, a Variation of 30 parking spaces is required.

Business	Parking Requirement	Square footage	Total Required spaces
Proposed Planet Fitness	30% of maximum occupancy	18,840 sq. ft.	100
Medical office	1/300 sq. ft.	7,628 sq. ft.	25
Brown's Chicken	1 per 2.5 seats	1,825 sq. ft. (22	18

	(1/100 sq. ft.)	seats)	
Retail	1/300 sq. ft.	124,269 sq. ft.	415
Dairy Queen	1/100 sq. ft.	1,850 sq. ft.	19
Subway	1/100 sq. ft.	1,495 sq. ft.	15
Total square footage	137,157 sq. ft.	Total req. parking	592
Total parking provided			562 parking spaces total (Variation of 30 parking spaces)

- The Petitioner's business plan and justification indicate that the parking needs are clustered at particular times during the day and not in continual use throughout their hours of operation.
- Also, the required parking variation is a reflection of how the Zoning Ordinance regulates parking for health clubs, as an assembly use. Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to accommodate this use

ALTERNATIVES:

1. Approve the Special Use and Variation to allow a health club (Planet Fitness).
2. Do not approve the Special Use and Variation to allow a health club (Planet Fitness).

RECOMMENDATION:

Public Hearing: Plan Commission - August 20, 2019
Residents testifying: None
Vote: The Plan Commission voted 8-0 to approve the request for the Special Use and Variation to permit a health club (Planet Fitness). Staff concurs with the recommendation to approve the Special Use and Variation.

ACTION REQUIRED:

A motion to approve a Special Use and Variation (parking) for the Planet Fitness health club at 223 E. Northwest Highway.

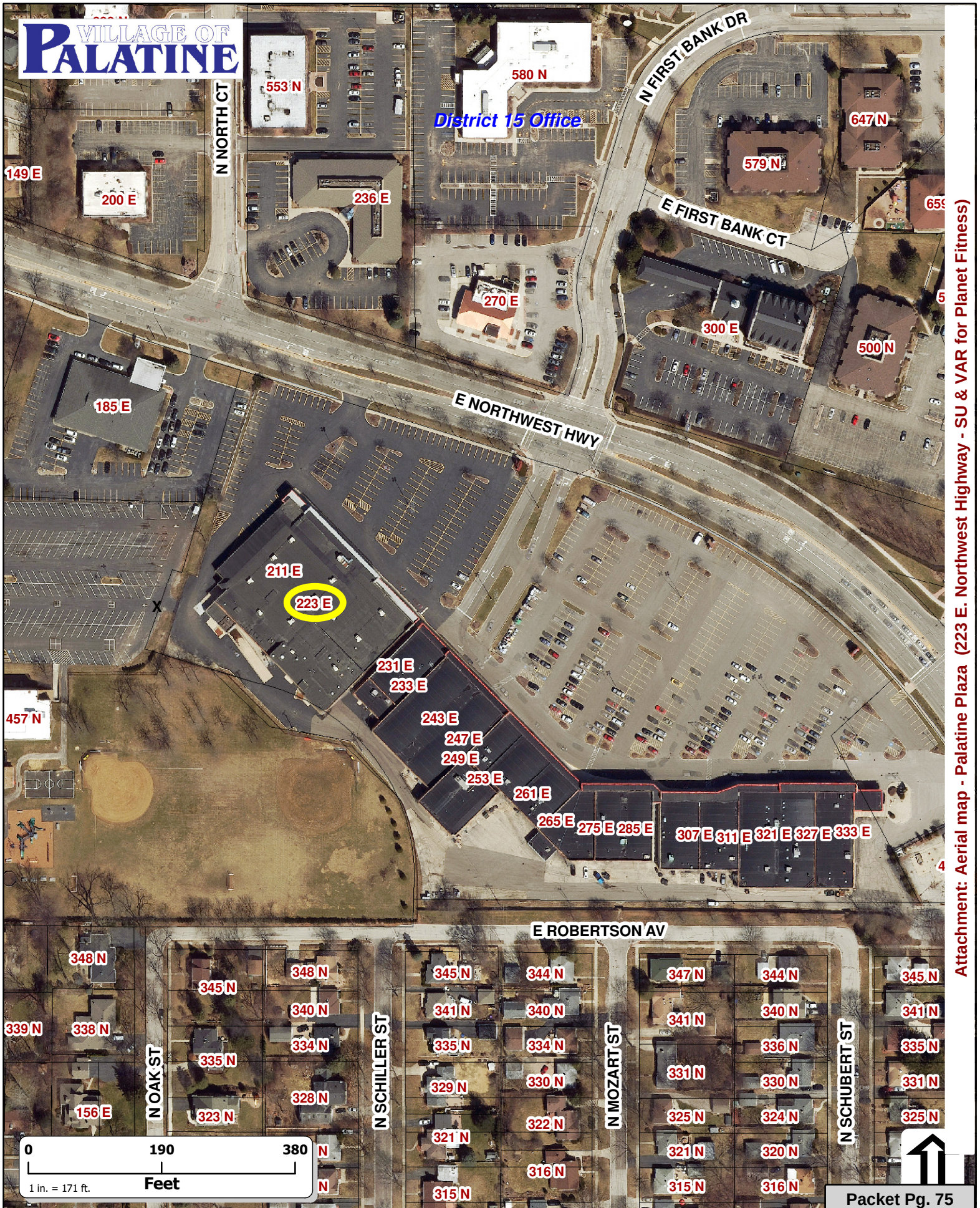
ATTACHMENTS:

- Aerial map - Palatine Plaza
- ORD SU VAR 223 E. Northwest Highway
- EXHIBIT - Floor plan
- EXHIBIT - Planet Fitness Business Plan

- Palatine Plaza Plat of Survey
- Palatine Plaza Site Plan
- Planet Fitness Application
- 08-20-19 ZBA Minutes - 223 E. Northwest Highway
- Public Notice

223 E. Northwest Highway

6.B.1.a



ORDINANCE NO. _____

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

WHEREAS, pursuant to a petition and public hearing on August 20, 2019, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance and Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

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

Attachment: ORD SU VAR 223 E. Northwest Highway (223 E. Northwest Highway - SU & VAR for Planet Fitness)

Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning.

ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 223 E. Northwest Highway (02-14-101-009).

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

SECTION 1: Special Use to permit health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance and Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the floor plan prepared by RGLA Solutions, Inc., dated 07/10/2019, and the business plan submitted by the Petitioner, Michael Ng (Planet Fitness), except such plans may be changed to conform to Village Codes and Ordinances.

2. The parking variation is granted to the Subject Property, in consideration of the floorplan, business plan, and site plan for Planet Fitness. If the Subject Business is sold or transferred or used in a different manner, additional Village review will be required.

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

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

PASSED: This _____ day of _____, 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

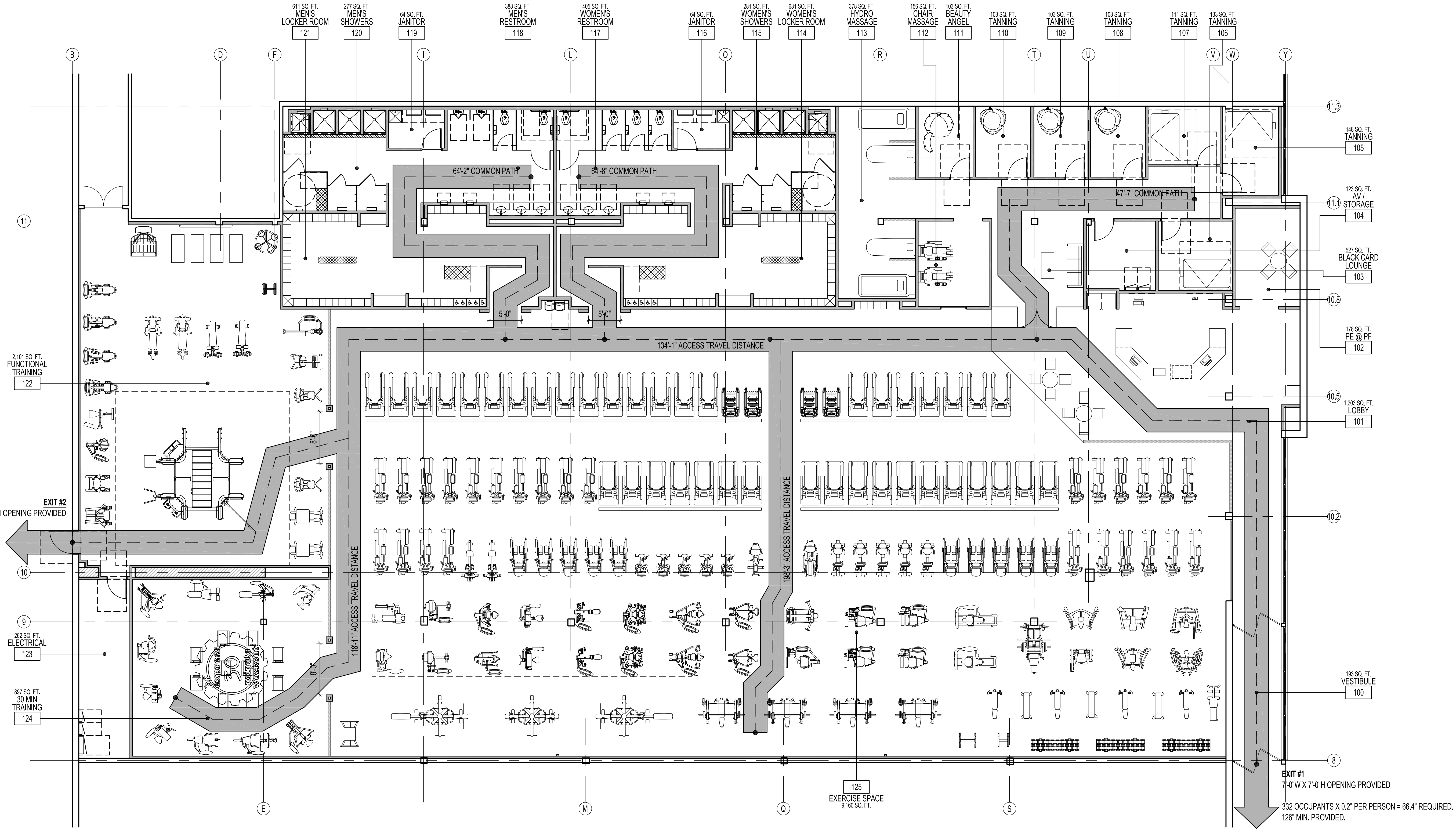
Village Clerk

OCCUPANCY LOAD CALCULATIONS			
GROSS AREA:	18,760 SQ.FT.		
FITNESS AREA:	12,158 SQ.FT. / 50 SQ.FT. PER PERSON =	244	
LOCKER / SHOWER AREA:	2,594 SQ.FT. / 50 SQ.FT. PER PERSON =	52	
BUSINESS AREA:	3,246 SQ.FT. / 100 SQ.FT. PER PERSON =	33	
STORAGE AREA:	762 SQ.FT. / 300 SQ.FT. PER PERSON =	3	
TOTAL OCCUPANCY:		332 PERSONS	
PLUMBING OCCUPANCY LOAD CALCULATIONS			
GROSS AREA:	18,760 SQ.FT.		
FITNESS AREA:	12,158 SQ.FT. / 50 SQ.FT. PER PERSON =	244	
LOCKER / SHOWER AREA:	2,594 SQ.FT. / 50 SQ.FT. PER PERSON =	52	
BUSINESS AREA:	3,246 SQ.FT. / 200 SQ.FT. PER PERSON =	17	
STORAGE AREA:	762 SQ.FT. / 400 SQ.FT. PER PERSON =	2	
TOTAL OCCUPANCY:		315 PERSONS PER	
		ILLINOIS PLUMBING CODE	

NOTE:
MINIMUM CLEARANCE BETWEEN ALL EQUIPMENT ON EXIT
ACCESS ROUTES TO BE 44" CLEAR, TYPICAL.

NOTE:
MAXIMUM TOTAL TRAVEL DISTANCE TO ONE EXIT POINT TO NOT
EXCEED 250'-0"

NOTE:
MAXIMUM COMMON PATH OF TRAVEL DISTANCE FROM ANY ONE
POINT TO NOT EXCEED 75'-0"



robert g. lyon + associates, inc.
retail architecture
5100 River Road, Ste 125
Schiller Park, IL 60176
p: 847.671.7452
f: 847.671.4200
www.rgla.com

THE ABOVE DRAWINGS AND SPECIFICATIONS AND DESIGN AND CONSTRUCTION OF THE PROJECT ARE THE SOLE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO THE JUDICIAL AND ARBITRATION JURISDICTION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS OR FOR ANY OTHER LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS OR FOR ANY OTHER LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS OR FOR ANY OTHER LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE PROJECT.

PLANET FITNESS
PALATINE
223 E NORTHWEST HWY
PALATINE, IL 60067

ACCESSIBLE EGRESS
PLAN

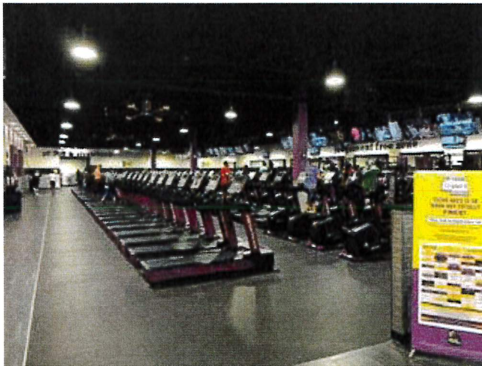
DRAWN BY
JY
CHECKED BY
MS
JOB NUMBER
19112
SHEET NAME
A1.0



SCALE
1/8"=1'-0"

Palatine Planet Fitness

- **Description:** 24-hour fitness/health facility which includes tanning, hydromassage, and some retail
- **Membership Structure;** \$10/monthly for base membership or \$21.99/monthly Black Card amenity membership (includes unlimited use of the amenities and guest passes)
- **Gym Layout:** Cardio/Strength/Free-weight areas, 30 Minute Circuit training, and stretching
- **Additional Services:** Tanning, Hydromassage lounges and beds, Massage Chairs, Red-Light Therapy
- **Retail Sales:** Water, Fitness Drinks, PF apparel

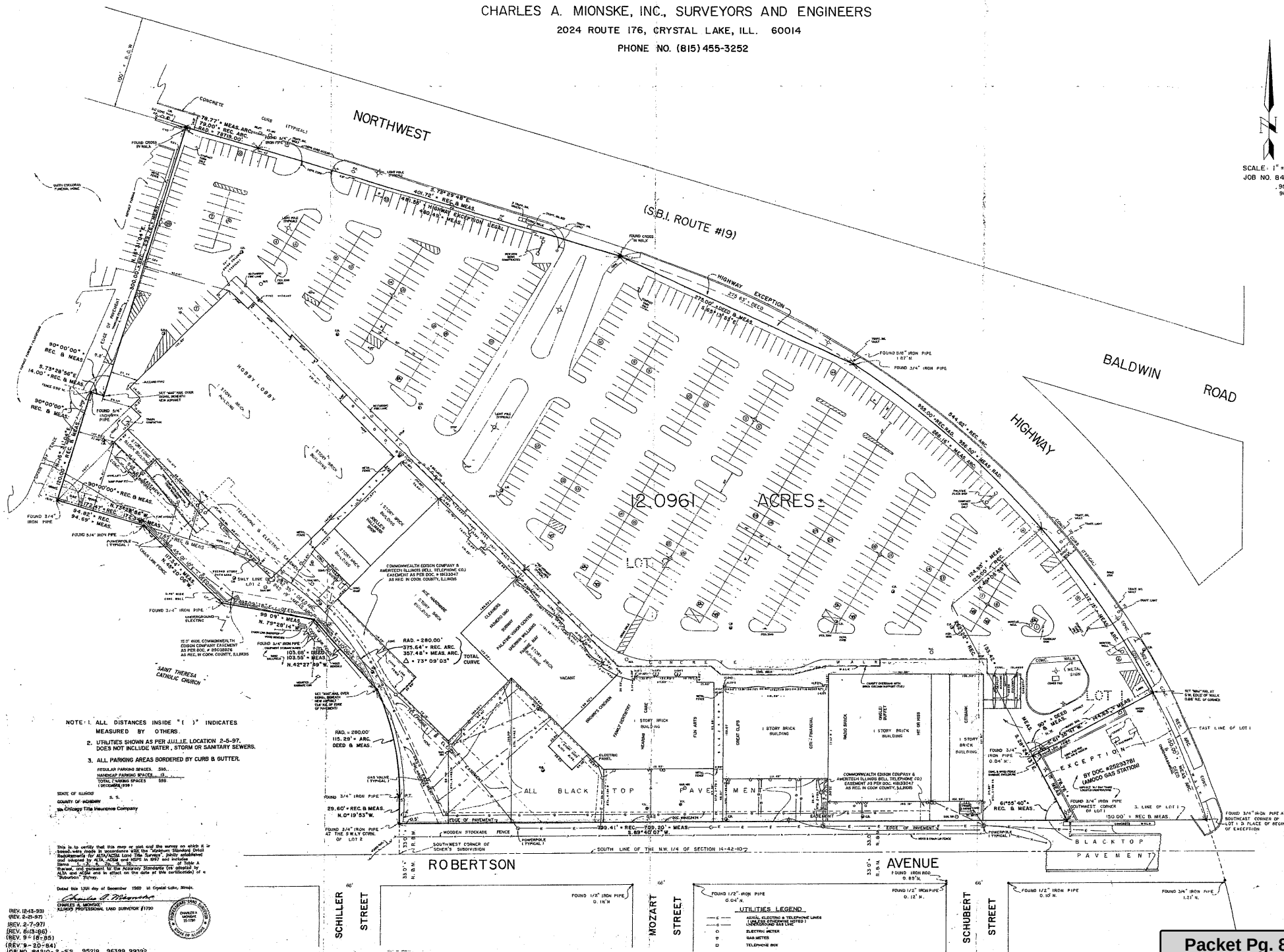


- **Hours of Operation:** 24/7 (fully staffed)
- **Employees:** 14 employees; 4 on site during shifts
- **Peak Hours:** Mon-Thurs 3:30 to 10:00 pm Fri-Sun 9:00-12:00 pm
- **Daily Attendance:** 500-750 members
- **Personal Training:** Training is free to our members for equipment use
- **Gym Mantra:** Judgement Free Zone

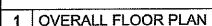
CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS

2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014

PHONE NO. (815) 455-3252



Attachment: Palatine Plaza Plat of Survey (223 E. Northwest Highway - SU & VAR for Planet Fitness)



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

[illegible]

- (2) EXISTING STRUCTURAL COLUMN
- (3) EXISTING DOOR AND KNOWLEDGE TO REMOVE NO CHANGE
- (4) EXISTING SHOWER DOIT TO REMAIN
- (5) EXISTING CASE WORK, CHANGING TO BE REPLACED WITH NEW CASE WORK TO MATCH EXISTING THICKNESS, ADJUST ALL EXISTING CASE TO OPEN UP TO ALLOW FOR NEW CASE WORK
- (6) DOING 2" W/ALLER FROM WALL RAILS AND RAILCOSTLY EQUIPMENT - NEW TO MATCH EXISTING
- (7) SET WATER LOCATION, G.E. TO DO WORK WITH NEW PLUMBING PERMIT - PERMIT TO REMOVE EXISTING TO REMOVE, IMPROVE AND THEN TRYING TO REMOVE EXISTING IMPROVED DOIT TO 4" ABOVE CEILING, GO TO 7" IF NEW 1" NUMBER IS REQUIRED.
- (8) NEW DOOR WITH NEW STEEL LINER, SEE 2-1-1
- (9) NEW DOOR WITH NEW DOOR AND DOOR FRAME
- (10) NEW, CEILING, LIGHTS, ETC. DOORS ARE NOT EXISTING WORK BE EXISTING NO CHANGE
- (11) EXISTING DOOR FRAME ADJUST TO REMAIN.
- (12) EXISTING ROOF FRAM TO UNCHANGED/NO TO REMAIN
- (13) EXISTING INTERIOR BE STAYING AND DO FRAM AND ROOF ENTRY DOORS, GO TO VERTICAL DETAIL FOR BUILDING DEPARTMENT FOR NEW BUILDING APPROVALS

6" METAL STUD EXTENDED TO UNDER SIDE OF ROOF (OR MEZANINE) STRUCTURE ABOVE. APPROXIMATE CEILING HEIGHT 3'-6". FULL DENSITY 5/8" OFFSHORE BOARD PAID ON BOTH FACES TO DECK. FINISH IS FULL METAL. FULL DENSITY 5/8" OFFSHORE FIBER-GLASS BATT INSULATION (2IC-5).

810 ALTERNATE #2: GC TO PROVIDE SECURITY FENCE THE ENTIRE PERIMETER WALL.

GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING AND PROVIDING LIGHT GAUGE FORMING SHEET DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OF MATERIALS. MATERIALS TO BE COMPLETED BY A LICENSED INDIVIDUAL. GC TO REMOVE PORTION OF CEILING AS REQUIRED TO INSTALL DEMISING WALL AND REPLACE WHEN COMPLETED.

[illegible]

SL	DESCRIPTION	QUANTITY	REMARKS
41	3'-4"		(3) 15" x 10" x 1/2" LUMBER, 100% W/ 17" S AND/OR BOULTS, 1" AROUND OVER 18" IN 75% OF 50-51% REQUIRED (2)

Diagram illustrating a 3-bend pipe with a break neck over a nonpressurized filler. The diagram shows a vertical pipe section with a break neck over a nonpressurized filler. The pipe is labeled "3-BEND PIPE EACH SIDE" and "BREAK NECK OVER NON-PRESSURIZED FILLER". The break neck is labeled "1/4\" IN. DIA. SIDE OF METAL STOP" and "POSITIVE STOP FRONT". The break neck is shown with a "1/4\" IN. DIA. SIDE OF METAL STOP" and "POSITIVE STOP FRONT". The break neck is shown with a "1/4\" IN. DIA. SIDE OF METAL STOP" and "POSITIVE STOP FRONT".

the first two years after the onset of symptoms. The mean age at onset was 46 years (range 20-65). The mean duration of illness was 10 years (range 1-25).

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner KR	Zoning Case # 19-41
	Filing Fee \$898 + \$60	Notification Deadline
	ZBA Public Hearing Date PC 8/20/19	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	PLNTF Holdings, Inc dba Planet Fitness			
	Subject Property Address 223 East Northwest Highway, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Michael Ng / PLNTF Holdings, Inc			
	Address		City/State/Zip Code	
	6400 Shafer Court, Suite 250 Rosemont, IL 60018			
	Telephone	Fax	Email	
	714-495-0049		michael.ng@plntfholdings.com	
	Relationship to Petitioner (contractor, architect, etc.) Senior Director of Design & Construction			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Retail		Retail		Fitness Center
Generally describe your request:				
Former Hobby Lobby converting to a Fitness Center with exercise equipment and tanning.				

Attachment: Planet Fitness Application (223 E. Northwest Highway - SU & VAR for Planet Fitness)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. The use is deemed necessary for the public convenience at that location
Our studies and analytics show a demand for the fitness in or about this location. It is based on population, median age, distance to nearby clubs.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
Our staff are trained endlessly on member experience and safety. We provide security cameras through out the space and parking lot.

3. The use will not cause substantial injury to nearby property values
Our franchise agreement requires updates to our corporate means and methods that includes equipment, finishes, and signage.
Our intent is to improve the value of the space with our brand.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance
Our business prevents all of the above from happening as a result of our training, our franchise requirements and our partner agreements. We propose to bring stability and a safe place for our members and the community.

VARIATION



Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

Per attached

2. That the plight of the owner is due to unique circumstances

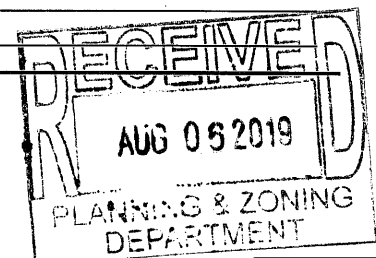
Per attached

3. That the variation, if granted, will not alter the essential character of the locality

Per attached

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values



1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

The increase of online sales and shift in retail spending habits that has occurred since the 2008 recession has resulted in a shift in tenancy at shopping centers from more traditional retailers to service and experience based operations throughout the United States. Palatine Plaza is no exception, with a solid mix of service tenants and traditional retailers. The addition of Planet Fitness to Palatine Plaza will help fill a portion of the former Hobby Lobby that has been vacant since May 2016. The additional regular visitors to the center will help sustain the other tenants at the center and increase sales by the traditional retailers.

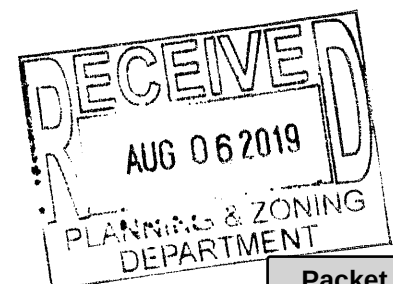
Traditional B-2 zoning requires a special use for the fitness use, but as the consumers taste shifts and retail purchases are occurring more frequently online, fitness and service uses are becoming commonplace in spaces that once housed traditional retail. In order to fill the long vacant former Hobby Lobby and assist the many local and national tenants at Palatine Plaza, we request that the Village approve the Parking Variance and Special Use.

2. That the plight of the owner is due to unique circumstances

Palatine Plaza is the largest unified shopping center on Northwest Highway. With most traditional soft goods retail moving to Dundee Road, securing a traditional retail tenant for the former Hobby Lobby has been a challenge. Most retailers prefer to be in close proximity to other similar retailers, so the demand for large box space in Palatine Plaza from traditional retail users has been limited. The unique location of Palatine Plaza makes it ideal for an everyday traffic generator like Planet Fitness, in close proximity to population density and along a major traffic arterial carrying people to and from work. Palatine Plaza's unique location coupled with the large vacant space make it unique and more difficult to re-tenant in today's retail environment.

3. That the variation, if granted, will not alter the essential character of the locality

Service uses are already common along Northwest Highway. The Village has approved similar Special Use and Parking Variances other fitness users in similar shopping centers elsewhere in Palatine. Planet Fitness' intended use is in character with a typical retail shopping center along Northwest Highway. Further, Planet Fitness will have the highest demand for parking in the early morning, lunch and evening hours. At these times, some of the other Tenants in the shopping center will be closed or using less parking, so we believe the parking will be more than adequate for all the tenants in the Shopping Center. Further, the neighboring tenant, Pete N' Macs, typically uses less than 10 parking spaces during operation. Most of Pete N' Macs visitors are short term drop offs and pickups, allowing for additional available parking to the Planet Fitness customers.



III. PUBLIC HEARINGS

1. 223 E. Northwest Highway

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 5, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Palatine Plaza Plat of Survey
5. Palatine Plaza Site Plan
6. Floor Plan
7. Business Plan

Sworn in Petitioner: Mr. Michael Ng - Planet Fitness

Dave Heidke - Architect

Ninos Oshana - General Contractor (Stages Construction)

Albert Barr - Planet Fitness Construction Team member

Charlie Margosian and Charlie Margosian Sr. - Landlords

Mr. Ng stated they are proposing to open Planet Fitness in a portion of the former Hobby Lobby space. He explained it is a 18,840 sq. ft. tenant improvement project with no exterior facade work. Mr. Ng stated Planet Fitness offers traditional weights and black card amenity which includes tanning, hydro massage, massage chairs, and an open seating lounge area. He explained they are a 24/7 operating fitness center. He spoke to the parking and neighboring tenants referring to the site plan slide to show location. Mr. Ng stated Planet Fitness promotes health and wellness and they would like to be part of the Palatine community. He stated they have over 1,800 locations throughout the US and over 45 in the Chicagoland area.

Mr. Hansen asked if they would fill the entire remaining space.

Mr. Ng explained they are taking a portion of it.

Mr. Hansen clarified there would still be vacancy.

Mr. Ng answered yes.

Mr. Ng spoke to the typical fitness center layout referring to the floor plan slide. He spoke to the location and proposed signage referring to the existing condition slides.

Mr. Hansen asked if there would be an exterior change for the tenant that fills the remaining space.

Mr. Margosian stated Mr. Hansen is correct explaining they haven't determined

who the third tenant will be. He further explained there will be a new entrance for the remaining 15,000 sq. ft space to the east but work will be held off until they have a tenant.

Mr. Kolososki asked if the name will be on the façade.

Mr. Ng answered yes there will be exterior signage on both the building and pylon signage visible to Northwest Highway.

Mr. Friedman asked if the pylon is part of the center's existing signage.

Mr. Ng answered yes.

Mr. Margosian explained the signage is part of another zoning variance request that was reviewed by the ZBA.

Mr. Kolososki what is max number of people in gym.

Mr. Ng stated he doesn't have an exact number but peak hours are weekdays early morning and early evenings to late evenings. He added weekend peak hours are early mornings. Mr. Ng explained they are projecting somewhere between 500-700 members but not at one time.

Mr. Kolososki asked what the approximate number of members is at one time.

Mr. Ng explained it is difficult to answer and varies by seasons.

Chairman Dwyer asked if they have experience from other locations.

Mr. Ng explained it is approximately 200-300 at peak hours.

Mr. Hansen asked how many go to gym at 2 a.m.

Mr. Ng pointed out the club is always staffed by a minimum of 4 staff for safety. He explained the attendance varies by locations but average is approximately 25-50.

Mr. Margosian stated they have been the owner of Palatine Plaza since 1998. He spoke to the vacancy since Hobby Lobby left 3 years ago. He further explained they have been working with Planet Fitness for some time and feels they will be a good fit being a low cost option but their facilities are nice and clean.

Mr. Hansen asked if the gym will sell anything.

Mr. Ng answered yes explaining they will have a small portion of retail including apparel, workout gear, tanning lotions and drinks.

Mr. Hansen clarified they will generate sales tax.

Mr. Ng answered yes.

Mr. Friedman pointed out the limited parking on that side of the center and asked if the peak hours of the gym the reason why it will work is.

Mr. Margosian explained they considered many factors one being peak operations. He explained it doesn't tend to be as busy with many of the sections. He further explained it is a nice compliment with the pet resorts model since they use a small portion of the parking because people drop dogs off and are not

there for long periods of time so these spots are available for gym.

Mr. Fedota asked if there is a plan if the gym starts to utilize the spots designated for the pet resort.

Mr. Margosian stated there is no formal plan but will listen to suggestions. He explained the other tenant isn't concerned but if there is an issue they will address it.

Mr. Fedota asked what type of tenant they are looking at for the other third of the space.

Mr. Margosian explained they have no firm prospects but would be nice to get a retail use to compliment some of the service uses. He pointed out retail users for large tenant spaces are few and far between.

Mr. Bettenhausen asked if the lot striping will remain the same.

Mr. Margosian answered yes that's the plan.

Mr. Margosian Sr. stated they have owned the center since 1998 and visits it frequently and has never seen the parking at that end filled.

Sworn in staff: Ms. Katie Rivard

Ms. Rivard gave a brief overview of request explaining Planet Fitness is proposing an 18,000 sq. ft. fitness center in the Palatine Plaza. She spoke to the hours of operations with their peak hours being from 4pm-10pm Monday-Friday and 9am-12pm Saturday and Sunday. Ms. Rivard spoke to the parking requirements and the variation of 30 spaces requested. She pointed out the third tenant space is accounted for in the parking calculation.

Mr. Fedota clarified the space is considered assembly use.

Ms. Rivard answered yes.

Mr. Hansen stated he visited the center at 4:00 p.m. and the lot had 2 vehicles in it which included his own.

STAFF RECOMMENDATIONS:

The proposed health club is occupying a portion of the former Hobby Lobby space in the Palatine Plaza shopping center. This use is compatible with the other retail, service, and restaurant uses that presently occupy the shopping center. While a Variation for 30 parking spaces is required, the Petitioner's business plan and justification indicate that the frequency and need for parking is clustered at particular times during the day, as opposed to a continual use throughout their hours of operation. Also, the required parking variation is also a reflection of how the Zoning Ordinance regulates parking for health clubs, as an assembly use. The required parking takes must provide parking for 30% of the maximum capacity of the tenant space, as determined by the Life Safety Code.

Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to

accommodate

this use. The proposed use should complement the surrounding uses and properties and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan prepared by RGLA Solutions, Inc., dated 07/10/2019, and the business plan submitted by the Petitioner, Michael Ng (Planet Fitness), except such plans may be changed to conform to Village Codes and Ordinances.
2. The parking variation is granted to the Subject Property, in consideration of the floorplan, business plan, and site plan for Planet Fitness. If the Subject Business is sold or transferred or used in a different manner, additional Village review will be required.

Mr. Hansen asked the Petitioner can he and will he comply with the conditions. Mr. Ng answered yes to the best of his knowledge.

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

DISCUSSION:

Mr. Noonan made a motion to approve subject staff's conditions; seconded by Mr. Kolososki.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 3, 2019.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, August 20, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance; and,
2. Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

The property is commonly known as 223 E. Northwest Highway (PIN #s 02-14-101-009).

This Petitioner is requesting to operate a health club known as Planet Fitness in a portion of the former Hobby Lobby space.

The above petition has been filed by Michael Ng (PLNTE Holdings, Inc.), and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-41 VILLAGE OF PALATINE

Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of August 2019.

Published in Daily Herald
August 5, 2019 (4529859)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992

Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05-AUG-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

Laula Baltz

Control # 4529859

Attachment: Public Notice (223 E. Northwest Highway - SU & VAR for Planet Fitness)

Consider an Ordinance Granting Variations for the Square Footage of Two Freestanding Signs at 211-333 E. Northwest Highway

BACKGROUND:

The Petitioner is requesting to add five new tenant panels to the existing three existing freestanding signs. Therefore, the Petitioner is requesting:

Variation for a freestanding sign (main entrance sign) to be 160 square feet instead of the maximum allowed 120 square feet.

Variation permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance sign).

Variation for a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and contains the existing Palatine Plaza shopping center. The property is approximately 12 acres.
- There are approximately 23 tenant spaces in the plaza. A portion of the former Hobby Lobby space was subsequently divided and is now occupied by Pete & Mac's. The developer's intention to further divide the remaining space into 2 tenant spaces.
- This Subject shopping center has approximately 1,266 linear feet of frontage along Northwest Highway. The spacing for the existing signs are currently more than 250 feet apart, which meets the Code requirements for spacing, when multiple signs are provided.
- There are 3 existing freestanding signs and complies with the total number of freestanding signs permitted by Code.
- The Petitioner is proposing to add three tenant panels the Main Drive Pylon and Middle Pylon. The signs have previously received zoning relief. Below outlines what was previously approved and what is being requested.

Sign	Existing Condition	Proposed	Existing Relief
Main Drive Pylon	120 square feet; 4 tenant panels; Tenant panels exceed 1/3 of total sign	<u>160 square feet; 8 tenant panels;</u> <u>Increase tenant panel percentage</u>	Per #O-177-97, 120 square feet; 4 tenant panels; Tenant panels to exceed 1/3 total gross surface area
Large Pylon to East	145 square feet; Tenant panels exceed	<u>No changes, as part of this review</u>	Per #O-130-05, 145 square feet

	1/3 of total sign		
Small Pylon	80 square feet; Tenant panels exceed 1/3 of total sign	<u>110 square feet;</u> <u>12 tenant panels</u>	Zoning Code amendment

- Following the ZBA meeting, and in response to line of sight questions from Staff, the Petitioner eliminated 1 tenant panel (20 square feet) on the main drive pylon sign. This will maintain a view through the sign and provides a similar visibility to the existing sign. The Petitioner intends to relocate the 20-foot tenant panel to the eastern most sign. While Staff is support of this change, the relocation of the tenant panel will require an additional notice and Public Hearing. This component will come back through the zoning process in the future.

ALTERNATIVES:

1. Approve the Variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and Variation for a freestanding sign (middle sign) to be 110 square feet.
2. Do not approve Variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and Variation for a freestanding sign (middle sign) to be 110 square feet.

RECOMMENDATION:

Public Hearing: ZBA meeting - July 23, 2019
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 5-0-1 (with one abstention). Staff recommends approval of the revised signage proposal (subject to the additional notice/review process required for the proposed alternate signage plan).

ACTION REQUIRED:

A motion to approve the ordinance granting variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and variation for a freestanding sign (middle sign) to be 110 square feet.

ATTACHMENTS:

- Aerial map Palatine Plaza
- ORD VAR 211-333 E. Northwest Hwy
- EXHIBIT - REVISED sign elevations
- Plat / Site Plan
- Revised pylon sign elevation - eastern - future zoning relief
- Application

- ORD #O-177-97
- Draft ZBA Minutes 7-23-19
- Public Notice

Palatine Plaza

6.B.2.a



ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIATIONS
211-333 E. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on July 23, 2019, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation for a freestanding sign (main entrance sign) to be 160 square feet instead of the maximum allowed 120 square feet pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation # O-177-97 (allowing 120 square feet instead of the 100 square feet permitted), Variation permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance sign) pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation #O-177-97 (permitted tenant panels to exceed 1/3 of the sign) and Variation for a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described

Attachment: ORD VAR 211-333 E. Northwest Hwy (211-333 E. Northwest Highway - VAR Signs)

as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning.

ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 239 E Northwest Highway (02-14-101-009-0000)

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

SECTION 1: A Variation for a freestanding sign (main entrance sign) to be 160 square feet instead of the maximum allowed 120 square feet pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation # O-177-97 (allowing 120 square feet instead of the 100 square feet permitted), Variation permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance

sign) pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation #O-177-97 (permitted tenant panels to exceed 1/3 of the sign) and Variation for a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Variations shall substantially conform to the revised sign elevation plans submitted by the Petitioner on 8/26/19 except to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2019

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

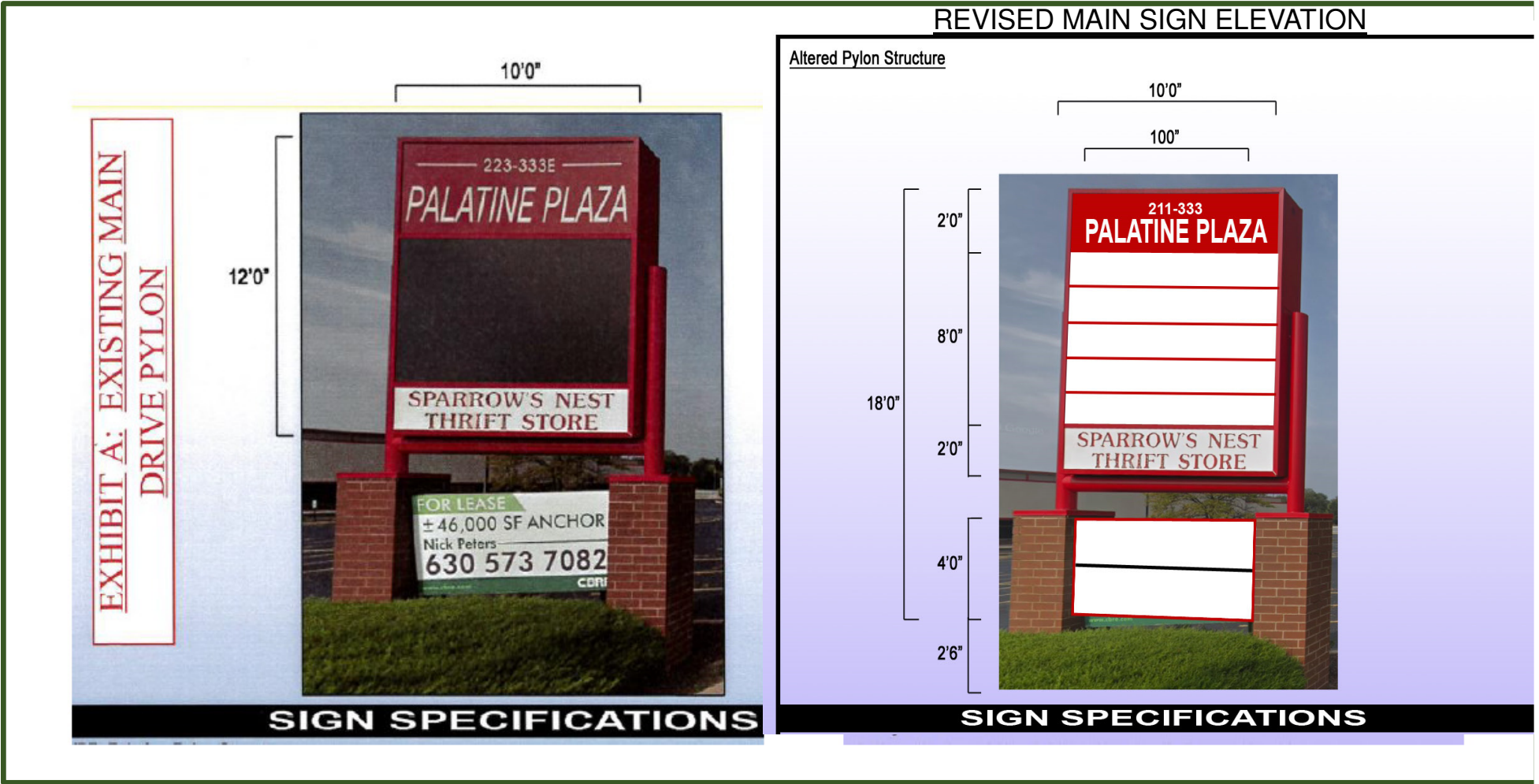
APPROVED by me this _____ day of _____, 2019

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2019

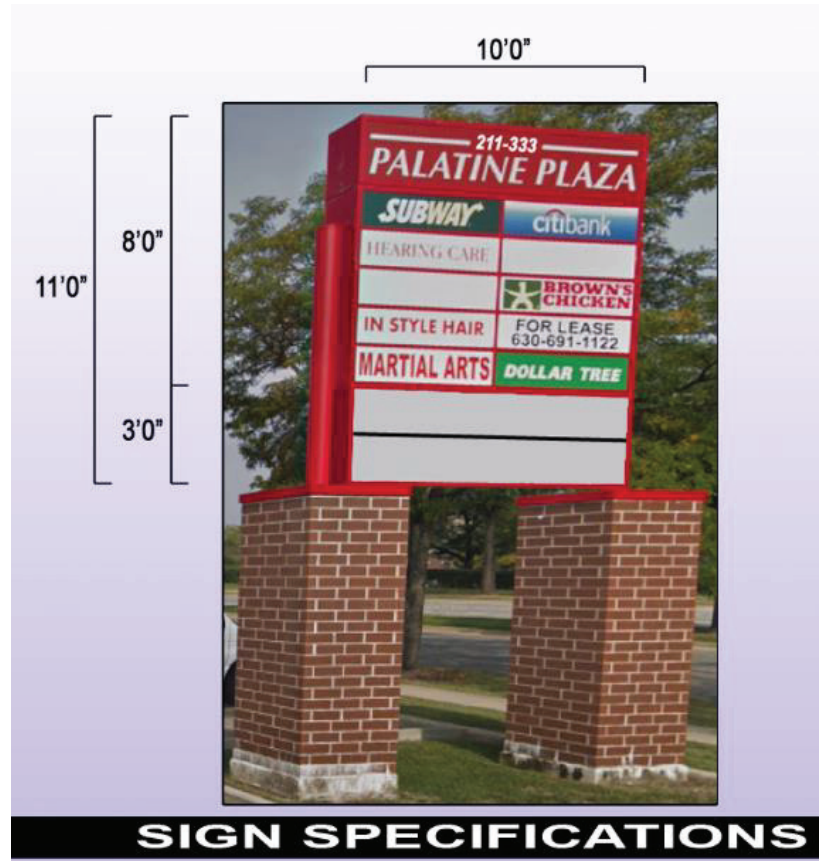
Village Clerk

211-333 E. Northwest Highway – Main Sign



Attachment: EXHIBIT - REVISED sign elevations (211-333 E. Northwest Highway - VAR Signs)

Middle Pylon



- Variation for a freestanding sign to be 110 square feet instead of the permitted 60 square feet of gross surface area pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance.

Large Pylon to East – No Changes



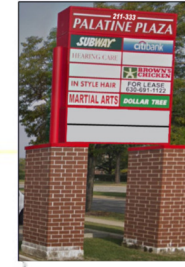
PLAT OF SURVEY

CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS

2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014

PHONE NO. (815) 455-3252

SHEET 2 OF



Main Drive Pylon

Middle Pylon

Large Pylon

295 Feet

260 Feet

12.0961 ACRES

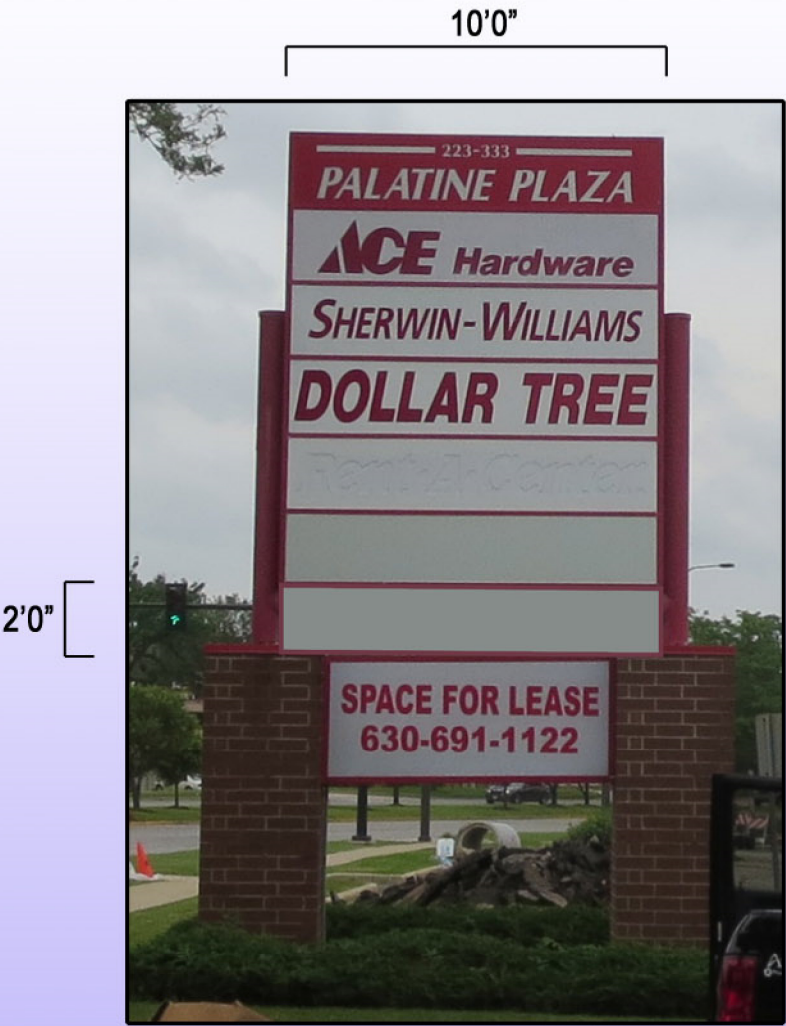
SCALE: 1" = 30'
JOB NO. 84210-1
3529
90339

HICKS (S.B.I. ROUTE #53) ROAD

Attachment: Plat / Site Plan (211-333 E. Northwest Highway - VAR Signs)



2404 SPRING RIDGE DR
SPRING GROVE, IL. 6008
PHONE: 815-675-6750



Palatine Plaza

Client

Palatine, IL

Location

Landlord

Cole

Designer

Drawing

8-26-19

Date

X

Customer Approval

These plans are the exclusive property of Rainbow Signs Inc. and are the re of the original work of its employees. They are submitted to your comp for the sole purpose of your consideration of whether to purchase these pla to purchase from Rainbow Signs Inc. a sign manufactured according to the plans. Distribution or exhibition of these plans to anyone other than emplo of your company, or use of these plans to construct a sign similar to the one embodied here in, is expressly forbidden. In the event that such exhibition occurs, Rainbow Signs Inc. expects to be reimbursed \$2,000 in compensation for time and effort entailed in creating

SIGN SPECIFICATIONS

TYPE: Altered Pylon Structure
TYPE: Single Face Illuminated Sign Cabinet - New Acrylic Faces w/Graphics

ALL MOUNTS ARE CONCEALED & NON-CORROSIVE
ALL LETTERS ARE U.L. APPROVED

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner LYN BREMANIS	Zoning Case # 19-25
	Filing Fee \$779	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Palatine LLC / Highland Management Associates, Inc.			
	Subject Property Address 211 - 333 E. Northwest Highway, Palatine, IL			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☒ Variation Sign Variance to 8.03 (d) 1 (b) and (c)			
	Existing Zoning District B-2	Existing Land Use Retail Shopping Center	Proposed Land Use Retail Shopping Center	
Generally describe your request: Petitioner is requesting to reconfigure the large pylon sign at the monumental entrance to the shopping center, decreasing the size of the existing "Palatine Plaza" lettering at the top of the sign from the current size and reconfiguring the remainder of the sign to include additional sign panels. Petitioner further requests the addition of two new signage panels to the base of the sign totaling 50 square feet of signage. Petitioner is further requesting the to reconfigure the smallest pylon sign to eliminate the words Palatine Plaza and address and wishes to replace with a tenant name / tenant signage. Petitioner is also requesting an addition to the smallest pylon sign of panels totaling 30 square of signage at the bottom.				

Attachment: Application (211-333 E. Northwest Highway - VAR Signs)



VARIATION

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

Please see attached

2. That the plight of the owner is due to unique circumstances

Please see attached

3. That the variation, if granted, will not alter the essential character of the locality

Please see attached

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
 - b. A unique hardship for the property not generally applicable to other properties in the same zoning district
 - c. The request is not based on a desire to make more money out of the property
 - d. The petitioner has not created the alleged hardship for the property
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values
-
-
-

REQUEST FOR VARIATION TO SECTION 8.03 (D) PARAGRAPH 1 (B) AND (C)

Petitioner, Palatine LLC, is the owner of Palatine Plaza located at 211-333 E. Northwest Highway, Palatine, IL (the "Shopping Center" or the "Property").

The Petitioner respectfully requests a variation from the Village of Palatine to allow Petitioner to reconfigure two (2) of the three (3) existing pylon signs at the Shopping Center.

Pylon Sign at Monumental Drive (Please see Exhibits A and B for Diagrams):

Petitioner is requesting to reconfigure the existing sign panels, reducing the size of the panel containing "Palatine Plaza" and the address of the Shopping Center, thereby allowing space for additional Tenant signage within the existing footprint on the sign. Petitioner is further requesting to add 50 square feet of signage at the base of the sign to allow for additional Tenant panels.

Pylon Sign on Northwest Highway (Please see Exhibits C and D for Diagrams):

Petitioner is requesting to eliminate the name and address from this sign and replace such panel with Tenant names. Petitioner further requests to add 30 square feet of signage which would allow petitioner to increase the size of Tenant panels or display additional tenant names on this pylon sign.

Petitioner Justification:

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

The increase of online sales and shift in retail spending habits that has occurred since the 2008 recession has resulted in a situation of distress amongst traditional retailers and retail shopping centers throughout the United States. The competition amongst properties for tenants is more intense than it has ever been in the 21 years Palatine LLC has owned the Shopping Center. The former Hobby Lobby space (46,175 square feet, 34% of Property's rentable area) has been vacant at the Property since May 2016, with very few interested potential tenants. The Landlord successfully leased 12,220 square feet to Pete N' Macs with the help of a Special Use from the Village of Palatine, however that tenant will not begin generating rental income until mid-2019 due to rent concessions. Further, the costs associated with this transaction required an investment by the Landlord in excess of \$800,000. The former Alexian Brothers (7,628 square feet) at the Property has been vacant since late 2011. Altogether the Property is currently over 38 percent vacant. The Property and the tenants at the Property were further negatively impacted by the financial troubles of Ace Hardware. The Petitioner was able to retain Mutual Ace Hardware as a new Ace Hardware operator for that space, but had to make significant rental concessions to induce Mutual to take the space, which is around 10,000 square feet larger than the current prototype for Ace Hardware. Additionally, the Petitioner suffered a significant loss of income during the time period that Palatine Ace was suffering financially and unable to make its rent, common area maintenance and real estate tax payments.

The primary objection of potential Tenants for the former Hobby Lobby space and other spaces at the Shopping Center is the distance from Northwest Highway, and the resultant hindrance to visibility of their store front signage. The addition of space on the pylon signs would allow potential tenants to be represented on street front signage and help to combat the perception of limited visibility. In addition, the space formerly occupied by Hobby Lobby is likely to be split into 3 smaller spaces. If Petitioner split the existing available signage into 3 smaller panels, the resultant panels on the sign would be considered quite small and inadequate for an anchor tenant. The additional signage square footage will allow Petitioner to offer larger sign panels to potential tenants for the Hobby Lobby space as well as other vacancies.

The property is further challenged by the trend amongst larger retailers to locate with other similar retailers. In the case of Palatine, this means larger retail tenants tend to seek space near their competitors amongst the new product along Dundee Road instead of along the older Northwest Highway corridor. With a dearth of options (many of which are in Lake County with lower real estate taxes), Palatine Plaza struggles to compete for new tenants. Again, additional signage and street presence would serve to help attract new tenants to the Property and the corridor.

The Petitioner has been taking several steps to combat the market conditions, which include; aggressively marketing the vacancies to non-traditional and traditional retail users; reinvesting in the Property (parking lot and drainage improvements and repaving in 2016-2017 at a cost of over \$500,000, a new roof on the Hobby Lobby in 2019 at a cost of over \$250,000 and the aforementioned \$800,000 investment in demising the old Hobby Lobby space for Pete and Macs). The Petitioner would like to further invest in the Property by reconfiguring these pylon signs and is requesting the variance to help aide in attracting new tenants to the vacancies.

That the plight of the owner is due to unique circumstances

As previously mentioned, as the largest unified shopping center on Northwest Highway by rentable square footage, Palatine Plaza is facing unique challenges to attract larger tenants. The unique characteristics and the trends among retailers make this particular location more difficult to market than many competing properties. While the property benefits from the fact that Landlord has not built outlots in front of the main building to enhance Landlord's yields, it has been challenged by the distance from the road and decreased visibility of storefront signage. The installation of the additional panels on the signs will allow more prominent and visible signage for potential tenants near to the road.

Further Considerations

Petitioner does not believe the requested changes will fundamentally alter the overall appearance of the Shopping Center or the signs. The current signs are lower than the allowed 25 foot height limit, and will remain at their current height. The new sign panels will be lower than the existing panels and placed in such a manner that they will not impact visibility or hamper traffic flow.

The Property has the words "Palatine Plaza" and the address displayed on all three of the existing pylon signs, despite the fact that the Property very clearly presents as a unified shopping center. The request to remove the name of the center and address from the middle sign (with such information to remain on two of the signs) should not hamper consumers ability to locate the shopping center by name or address. This will allow Petitioner to add the much needed additional tenant signage without increasing the height of this sign or changing the fundamental appearance of the sign.

The Property and businesses in the Shopping Center have been suffering as a result of the general retail environment, the relocation of Hobby Lobby and the economic woes of Palatine Ace. Our hope is that offering additional prominent signage at the road will help attract new tenants to serve as anchors and also help the existing businesses within Palatine Plaza.

ORDINANCE NO. 0-177-97**AN ORDINANCE
GRANTING SIGN VARIATIONS
PALATINE PLAZA**

WHEREAS, pursuant to a petition and public hearing on October 18, 1997, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings relative to a request to construct two (2) freestanding signs 120 square feet in area, instead of the maximum permitted, a variation to permit four (4) tenant panels on the freestanding signs, a variation to permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding signs pursuant to Sec. 8.03 (c)(1) of the Palatine Zoning Ordinance; and a variation of .5 square feet to permit 1.5 square feet of attached signage per one (1) lineal foot of tenant space frontage instead of the maximum permitted one (1) lineal foot of frontage, pursuant to Sec. 8.03(c) (2) of the Palatine Zoning Ordinance, on the following legally described property:

See legal description attached hereto as Exhibit "A"
commonly known as 223-333 (odd) E. Northwest Highway (Palatine Plaza).

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 a Variation to construct two (2) freestanding signs 120 square feet in area, instead of the maximum permitted, a variation to permit four (4) tenant panels on the freestanding signs, a variation to permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding signs pursuant to Sec. 8.03 (c)(1) of the Palatine Zoning Ordinance, and a variation of .5 square feet to permit 1.5 square feet of attached signage per one (1) lineal foot of tenant space frontage instead of the maximum permitted one (1) lineal foot of frontage, pursuant to Sec. 8.03(c) (2) of the Palatine Zoning Ordinance, be granted subject to the following conditions:

1. The freestanding signs shall be constructed to substantially conform to the Structural Plan Designed by Rainbow signs dated 9/6/97, except as such plans may be changed to conform to Village codes and ordinances, and to the following conditions.
2. The petitioner shall construct public sidewalks along Northwest Highway in a manner acceptable to the Village by June 1, 1998.
3. The petitioner shall repair the wooden rear fence adjacent to Palatine Plaza in a manner acceptable to the Village of Palatine, by June 1, 1998.

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

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

PASSED: This 10 day of November, 1997

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

APPROVED by me this 10 day of November, 1997


Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
10 day of November, 1997


Village Clerk

Attachment: ORD #O-177-97 (211-333 E. Northwest Highway - VAR Signs)

2. 211-333 E. Northwest Highway

Notice was published in the Daily Herald on July 8, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Palatine Plaza Site Plan
4. Plat of Survey
5. Sign Elevations
6. Ordinance #0-177-97- existing signage relief
7. Public Notice

Sworn in the petitioner: Mr. Charles Margosian Jr. Highland Management Associates owners and managers of Palatine Plaza 623 Prairie Ave Naperville, IL

Mr. Margosian stated they have owned the center since 1998 and are asking for a variance to change 2 of 3 pylon signs. He explained on one sign they would like to make the centers name smaller allowing for more tenant names to be displayed on one of the signs and adding more panels to the other. He stated online retail has made it difficult to find tenants speaking to the vacancies including the old Hobby Lobby space. Mr. Margosian stated he has heard objections from tenants that the center sits too far from Northwest Hwy. for attached signage so they would like more signage closer to road and by adding the additional panels this will help do so. He pointed out tenants require less space so by dividing tenant space requires more signage. Mr. Margosian pointed out as part of the deal with Amita health care they have to give part of the Hobby Lobby sign area to them so 2 panels already taken by them and Pete and Macs. He explained the tenants complain they can't be seen on the other sign and that it looks small so adding the additional panels makes it look proportional. Mr. Margosian spoke to the centers uniqueness with them being the largest unified center on Northwest Hwy. comparing them to the centers on Dundee and their signage. He stated they are not increasing height of the sign and are staying within the existing framework.

Mr. Cavanaugh asked if there will now be 23 panels with the request.
Mr. Margosian answered yes.

Mr. Cavanaugh asked if there are 23 tenant spaces currently.
Mr. Margosian stated there are more.

Mr. Cavanaugh clarified even with the variance some spaces will not be on the monuments.
Mr. Margosian answered yes.

Mr. Larson asked if this will be enough with splitting the Hobby Lobby.

Mr. Margosian answered yes explaining they hope to split into 3.

Mr. Larson asked if there will be any lighting changes.

Mr. Margosian answered no it will continue to be back lit.

Ms. Bremanis gave a brief overview of the request stating the property is zoned B2 and is approx. 12 acres in size. She stated there will be approx. 23 tenant spaces in plaza if they continue to spit Hobby Lobby. She spoke to the size of the frontage and stated the signs are appropriately spaced and meet code. She explained the center is looking to change 2 of the 3 sign referring to the sign elevation slides and the site plan slide to show location. Ms. Bremanis referred to the Plaza comparison slide to show similar centers. She explained the difference if they are all planned developments so the signage rules are specific to the planned development. She stated Community Services and Engineering reviewed and had no concerns. Ms. Bremanis referred to the slides to show existing conditions.

Mr. Cavanaugh referred to the plaza comparison slide asking if the plazas allow EMBs.

Ms. Bremanis stated their signs are not EMBs.

Discussion on the similarities and differences in the plazas.

Mr. Pirog asked if the other plazas have variations.

Ms. Bremanis explained they went through the planned development process and the regulations are specific to their site.

Mr. Pirog pointed out Deer Grove has double the signage.

Ms. Bremanis answered correct.

Mr. Cavanaugh clarified all that is being reviewed is the square footage not the number of panels.

Ms. Bremanis stated correct.

STAFF RECOMMENDATION:

The Petitioner is requesting additional tenant panels to two of the three existing freestanding signs. While the height and width of the signs will not be changing, the square footage of the signs is increasing and requires zoning relief. Also, by maintaining the signs bulk standards (height and width), the overall impact of the additional sign size should not alter the essential character of the shopping center. In addition, the main sign is further decreasing the size of the center name panel, which also requires a variation.

Palatine Plaza is unique in that most shopping centers of this size have separate sign plans specific to the center through the Planned Development process. Also, at its farthest, Palatine Plaza is set back approximately 415 feet from the Northwest Highway property line. In addition, the previous Hobby Lobby tenant space has been split into 3 separate spaces, which increases the number of tenants in the plaza to 23 units.

Therefore, Staff recommends approval of the proposed signs, subject to the following condition:

1. The Variations shall substantially conform to the sign elevation plans submitted by the Petitioner on 5/24/19 except to conform to Village Codes and Ordinances.

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

Mr. Dittrich made a motion to approve subject staff's conditions; seconded by Mr. Luszczak

DELIBERATIONS:

Mr. Dittrich pointed out they are doing what they need to do to move ahead with the new retail space. He spoke to the unique circumstances of being so far from Northwest Hwy. and the size of the old Hobby Lobby and makes sense that they need more sign space. He spoke to the similar plazas pointing out the request is not overly excessive and meets the standards so calls a motion to approve.

Mr. Luszczak agreed with Mr. Dittrich pointing out the sign dimensions are staying the same so adding panels due to splitting up the tenant spaces makes sense.

Mr. Larson pointed out they are not changing the structure or the lighting of the signs so won't impact the surrounding areas.

Mr. Larson summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 5, 2019.

RESULT:	RECOMMENDED TO APPROVE [5 TO 0]
MOVER:	James Dittrich, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Luszczak, Cavanaugh, Dittrich, Pirog
ABSENT:	Roth-Wurster, McGinn
RECUSED:	Wood

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 23, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation for a freestanding sign (main entrance sign) to be 180 square feet instead of the maximum allowed 120 square feet pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation # O-177-97 (allowing 120 square feet instead of the 100 square feet permitted).
Variation permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance sign) pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance and Variation # O-177-97 (permitted tenant panels to exceed 1/3 of the sign).
Variation for a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area pursuant to Sec. 8.03 (d)(1) of the Palatine Zoning Ordinance.
 The property is commonly known as 211-333 E. Northwest Highway (02-14-101-009).
 The Petitioner is requesting to add tenant panels to two of the three existing freestanding signs.
 The above petition has been filed by Highland Management Associates, INC. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-25
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 8th day of July, 2019
 Published in Daily Herald
 July 8, 2019 (4528174)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08-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 # 4528174

Attachment: Public Notice (211-333 E. Northwest Highway - VAR Signs)

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

BACKGROUND:

In August of this year, the Village Council awarded a contract to Gerardi Sewer and Water Company, Incorporated of Addison, Illinois for construction of the 2019 Water Main Replacement Project. Work is tentatively scheduled to commence in September with construction to be substantially completed by November.

KEY ISSUES:

- Utilizing Construction Engineering Services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during a construction project with various locations and multiple crews.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA, Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute the proposal from BLA, Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project.

BUDGET IMPACT:

Funding is available in the Water Fund of the 2019 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from BLA Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project in the not-to-exceed amount of \$57,587.

ATTACHMENTS:

- Palatine_2019 Water Main Replacement_Phase III propsal (draft)



August 12, 2019

George Ruppert
Village Engineer
Village of Palatine
148 East Illinois Street
Palatine, IL 60067

RE: Phase III Engineering Proposal (Construction Resident Engineer)
2019 Water Main Replacement (Mallard Dr., Eaton Ct., Wood St., Alex St.)

Dear Mr. Ruppert,

Thank you for giving us the opportunity to assist the Village of Palatine on your 2019 Watermain Replacement Project. We are looking forward to working with you on the construction aspect of this project.

Attached is an estimate reflecting costs to provide part time phase III engineering services for your review and approval. We will plan on using Scott Pippen as the resident engineer for the project. Scott will be on site on a part time basis, and take a proactive role in working with the, contractor and the residents along each street to ensure that communication with home owners remains a priority. Scott will be assisted at times by a construction inspector who will perform some of the daily documentation and inspection duties.

In order to keep the costs low, we have not provided costs for materials quality assurance. The hot mix and PC concrete quantities are low and should not require independent verification at the plant if the contractor is following the proper quality control practices. If required, we can provide QA for the asphalt patching in the contract. SEECO Engineering would be subcontracted to perform this function.

Scope of work is proposed as follows; BLA will make periodic visits to the site during construction at the request of the client and attend site meetings as requested by the client. This is not intended to be full time construction observation. The Engineer shall visit the site at intervals appropriate to the various elements of construction or as otherwise agreed by the Owner and Engineer in writing, to become generally familiar with the progress and quality of the Work completed, and to determine if the Work is being performed in conformance with contract documents, however the Engineer shall not be present for continuous onsite inspection.

Mr. George Ruppert
 Village of Palatine
 2019 Watermain Replacement
 August 12, 2019
 Page 2

On the basis of onsite observations as an Engineer, the Engineer shall keep the Owner informed of the progress and quality of the work, and shall endeavor to guard the Owner against defects and deficiencies in the work. (More extensive site representation may be agreed to as an Additional Service, as described above). The Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and responsibility under the Contract for Construction.

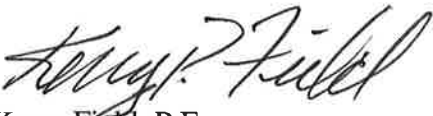
The Engineer shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Engineer shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

We appreciate the opportunity to work with you on this project and are looking forward to a timely completion this season. Your review and approval of our proposal is appreciated. If you have any questions or need additional information, please do not hesitate to contact me at 630-688-0942 or email to kfield@bla-inc.com.

Sincerely,

BLA, INC.


 Dan Bruckelmeyer, P.E.
 President/Chief Executive Officer


 Kerry Field, P.E.
 Vice President
 Director of Construction Engineering

ACCEPTANCE:

Village of Palatine

BY: _____

TITLE: _____

DATE: _____

Village of Palatine - 2018 Water Main replacement - Cost Estimate

TITLE	RATE	HOURS	COST \$
Principal	\$ 70.00		\$ -
Dir. of Constr. Engineering	\$ 75.00	16	\$ 1,200.00
Resident Engineer 1	\$ 45.26	440	\$ 19,914.40
Public Information Coord.	\$ 30.65	16	\$ 490.40
Total =			\$ 21,604.80

Multiplier = 2.5

Construction Engineering = \$ 54,012.00

Direct costs - vehicle's - 55 days @ \$65/day = \$ 3,575.00

Direct Cost - SEECO Engr. - Materials QA (*) = \$ -

TOTAL COST = \$ 57,587.00

(*) Can be added upon request

Village of Palatine
Request for Proposal
BLA, Inc.

Projected Monthly Manpower Schedule

Month Number		1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Hours
		2019														
BBLA, Inc.	Month of	01/10/18	02/01/18	03/01/18	04/01/18	05/01/18	06/01/18	07/01/18	08/01/18	09/01/18	10/01/18	11/01/18	12/01/18	01/01/19	02/01/19	
	Principal								4	4	4	4				0
	Director of Const Eng (PM)								40	120	120	120	40			16
	Resident Engineer (RE)															440
	Construction Engineer								4	4	4	4				0
	Public Info Officer															16
																0
																0
	Totals	0	0	0	0	0	0	0	48	128	128	304	472	472	0	472
	Cummulative Manhours	0	0	0	0	0	0	0	48	176	304	472	472	472	472	
	Multiplier	0.0000														
	Vehicle Days															55
DIRECT COSTS																
	Vehicle Costs	Days		Total		Days		Days		Days		Days		Days		Normal Work Week: Days/Month
	Phone/Radio	\$65.00 /Day		55		0 Mo		\$		-		-		-		8 hrs/day
	Printing	\$ 1.00 each		0 Mo		\$		-		-		-		-		9 hrs/day
	Web Site Establishment	\$ 1.00 each		0 Mo		\$		-		-		-		-		9 hrs/day + 2 Saturdays.
		\$ 1.00 each		0 Mo		\$		-		-		-		-		10 hrs /day
		\$ 1.00 each		0 Mo		\$		-		-		-		-		10 hrs/day + Sat.
		\$ 1.00 each		0 Mo		\$		-		-		-		-		224

Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless

BACKGROUND:

On April 1, 2019, the Village Council approved amendments to Chapter 20 of the Village's Code of Ordinances to incorporate the 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.

KEY ISSUES:

- Verizon Wireless has approached the Village to enter into a Small Wireless Communications Facilities Master License Agreement.
- The agreement 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. Installed antennas and associated elements would be limited to no more than six cubic feet in volume. All other wireless equipment attached directly to a utility pole associated with an antenna would be limited to no more than 25 cubic feet in volume.
- Before installing any equipment on Village-owned or Verizon owned poles, Verizon will be required to submit an application to the Village for review and approval.
- 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.

ALTERNATIVES:

1. Authorize the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless as the State of Illinois Small Wireless Facilities Deployment Act requires the Village to cooperate with this request.

ACTION REQUIRED:

A motion to authorize the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless.

ATTACHMENTS:

- Master License Agreement

SMALL WIRELESS COMMUNICATIONS FACILITIES MASTER LICENSE AGREEMENT

THIS SMALL WIRELESS COMMUNICATIONS FACILITIES MASTER LICENSE AGREEMENT ("Agreement") is entered into this ____ day of _____, 20____ ("Effective Date"), by and between the Village of Palatine ("Village"), and Chicago SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon"). Village and Verizon are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

In consideration of the covenants of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree as follows:

1. Grant. Subject to Laws (defined in Section 17) and this Agreement, Village grants Verizon a nonexclusive license to (i) access, use and occupy the Village's ROW (as defined below), for the installation, construction, use, maintenance, operation, repair, modification, replacement and upgrade of equipment ("Equipment") that enables wireless communications ("Verizon's Use"); (ii) use and/or replace Village owned or controlled poles (set forth on the attached Exhibit A) ("Village Poles") for Verizon's Use in accordance with a Village Pole License (defined in Section 4(a)); and (iii) install and/or replace Verizon owned poles for Verizon's Use. For purposes of this Agreement, the ROW means the surface of, and the space above and below, any public street or similar infrastructure (e.g., freeway, bridge, tunnel, etc.) and the associated rights-of-way over which the Village exercises any rights, management or control ("ROW"). Equipment includes Small Wireless Facilities, which shall mean a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cutoff switch, and vertical cable runs for the connection of power and other services.
2. Term of Agreement. The term of this Agreement shall be for 15 years beginning on the Effective Date (the "Term"). Unless either Party provides written notice to the other Party at least ninety 90 days prior to expiration of the Term that such Party will not renew the Term, the Term will automatically renew for 3 additional 5 year period. After the expiration of this Agreement, it shall apply to all Pole Licenses entered into hereunder until the expiration or termination of such Pole Licenses. After expiration or earlier termination of this Agreement, its terms shall

continue to apply to any existing Equipment in the ROW until Verizon's right to have such Equipment in the ROW terminates or expires.

3. Fees. Verizon shall pay to the Village the Fees and costs set forth in the "Fee Schedule" attached hereto and made a part hereof as Exhibit B. Verizon shall pay the one-time application fee with submission of the Village Pole Application. Verizon shall pay the initial recurring fee on or before the commencement date and pay subsequent recurring fees on or before each anniversary of the Commencement Date. Before any recurring fees are paid, Village shall provide Verizon a completed, current Internal Revenue Service Form W-9 and state and local withholding forms if required. Verizon may make payments by check made out to the Village and sent to the following address or through electronic transfer subject to the Village's approval and necessary bank routing instructions.

Village of Palatine
Finance Department
200 E. Wood Street, Palatine, IL 60067

4. Village Poles.
 - a. Prior to installing any Equipment on a Village owned or controlled pole or a new Verizon owned pole, Verizon shall file a village pole application with the Village in the form produced by the Village from time to time ("Pole Application") for one or more poles. Within 60 days of receipt, the Village shall, in writing, approve or reject the Pole Application, otherwise the Pole Application shall be deemed accepted. If the Village timely rejects the Pole Application, the review period will be suspended until Verizon cures the non-compliance. Upon acceptance or approval, a Village Pole Application shall be deemed to be a Village pole license for that particular pole ("Pole License"). Upon receipt of a Village Pole Application from Village, then, within 30 days after receiving A Village Pole Application, the Village shall determine whether the Village Pole Application is complete and notify the Verizon. If a Village Pole Application is materially incomplete, the Village shall specifically identify the missing information and the timeframes to process the Village Pole Application set forth in this Section 4(a) shall restart.
 - b. Village may reject a Pole Application for any reason which it is legally allowed to reject a Pole Application, including but not limited to one or more of the following reasons, which must be stated in the rejection: (i) concerns about structural capacity, safety, reliability, or generally applicable engineering practices; (ii) the Pole Application is incomplete; (iii) the proposed Equipment exceeds the parameters of a Small Wireless Facility under applicable Law (defined in Section 17); (iv) the design documents attached to the Pole Application do not comply with this Agreement or with the Village's pole attachment laws for traffic light poles, show interference with the Village's

public safety radio system, traffic signal light system, or other communications components, or do not comply with the Design Criteria; or (v) the Pole Application does not include a load bearing study.

- c. Any aesthetic or other design criteria for Small Wireless Facilities and poles upon which Small Wireless Facilities are attached (collectively, the "Design Criteria") which are adopted by the Village shall only apply if the criteria are published in advance of a Small Wireless Facility application. If pole reinforcement or replacement is necessary, Verizon shall provide engineering design and specification drawings demonstrating the proposed alteration to the pole. Changes made to the Village's Design Criteria shall not be imposed or otherwise applied retroactively unless required by Laws.
- d. Verizon shall pay for any electricity service for Small Wireless Facilities.
- e. The term of each Pole License shall be 5 years with renewals governed in accordance with 50 ILCS 840/15(d)(13).
- f. This Agreement including any and all Pole Licenses may be terminated prior to the expiration of their term: (i) by either Party upon written notice to the other Party, if such other Party fails to comply with this Agreement and the party has failed to initiate a cure within 60 days after receipt of written notice; or by Verizon in the event that Verizon fails to timely obtain, maintain, or is not satisfied with any governmental approval applicable to Verizon.
- g. Following expiration or earlier termination of any Agreement or Pole License, Verizon shall remove all Equipment from the Village owned or controlled poles and, other than reasonable wear and tear, repair and restore the Village owned or controlled poles and the ROW to its prior condition, unless the Village authorized otherwise. In the event that Verizon removes any Village poles pursuant to this Agreement, the Village shall retain ownership of any poles Verizon or its contractor removes, and shall provide directions to Verizon for their reuse or disposal. Upon termination Verizon shall be responsible for returning all equipment to the Village Public Works Facility.
- h. In the event a pole application seeks to replace a Village Pole, Verizon must execute a separate pole replacement agreement with the Village prior to any construction.

5. Permits/Municipal Code.

- a. Village shall not require an application, approval, or permit, or require any fees or other charges, from Verizon, for: (i) routine maintenance; (ii) the replacement of wireless with wireless facilities that are substantially similar,

the same size, or smaller if Verizon notifies Village at least 10 days prior to the planned replacement and includes equipment specifications for the replacement of equipment consistent with the requirements of this Agreement; or the installation, placement, maintenance, operation, or replacement of Small Wireless Facilities that are suspended on cables that are strung between existing utility poles in compliance with applicable safety codes, provided this provision does not authorize such facilities to be suspended from municipal electric lines, if any.

- b. A Small Wireless Facility that is not operated for a continuous period of 12 months shall be considered abandoned and Verizon may, upon request of Village, remove the Small Wireless Facility within 90 days after receipt of written notice from Village notifying Verizon of the abandonment and requesting its removal. If the Small Wireless Facility is not removed within 90 days of such notice, Village may remove or cause the removal of such facility and charge said costs to the Verizon. Verizon shall provide written notice to Village of any sale or transfer of small wireless facilities not less than 30 days prior to such transfer and said notice shall include the name and contact information of the new wireless provider. At any time Verizon abandons use of a Small Cell Wireless Facility, it shall provide notice to the Village within 30 days of abandonment.

6. Interference.

- a. In accordance with 50 ILCS 835, Verizon will not cause harmful interference to Village traffic, public safety or other communications signal equipment in the ROW. Village agrees that Village will not cause interference to Verizon's Equipment or Verizon's Use.
- b. If interference occurs, the non-interfering Party shall notify the interfering Party via telephone to Verizon's Network Operations Center at (800) 621-2622) or to Village at (847-358-5200), and the parties shall work together to cure the interference as soon as commercially possible.

7. Make-Ready Work.

- a. Village shall not require more make-ready work than required to meet applicable codes or industry standards. Make-ready work may include work needed to accommodate additional public safety communications needs that are identified in a documented and approved plan for the deployment of public safety equipment as specified and included in an existing or preliminary Village or public service agency plan. Fees for make-ready work, including any Village utility pole attachment, shall not exceed actual costs or the amount charged to communications service providers for similar work and shall not include any consultants' fees or expenses for Village utility poles that do not

support aerial facilities used to provide communications services or electric service.

Any make-ready work, including pole replacements, shall be performed by Verizon or its qualified contractor unless otherwise agreed by the parties.

8. Maintenance and Modifications. Verizon shall keep and maintain all Equipment in commercially reasonable condition and in accordance with any applicable standard maintenance requirements of Village. Verizon may conduct testing and maintenance activities, and repair and replace damaged or malfunctioning Equipment between the hours of 7:30 a.m. and 5:00 p.m., however, this time limitation shall not apply (i) in the event of an emergency or (ii) where Verizon obtains permission from the Village.

Except as otherwise set forth in this Agreement, Verizon shall obtain all required permits and prior approvals from the Village for all other work. The parties agree that any replacement Village Poles should be maintained in accordance with the Maintenance and License Agreement for Pole Replacement in Village Right of Way Agreement dated ____/____/____.

9. Removal and Relocation. No later than 180 days after receipt of written notice from Village, Verizon shall remove and may relocate the Equipment to an alternative location made available by Village due to: (i) construction, expansion, repair, relocation, or maintenance of a street or other public improvement project; or (ii) maintenance, upgrade, expansion, replacement, or relocation of Village traffic light poles and/or traffic signal light system; or (iii) permanent closure of a street or sale of Village property. The Village shall require removal or relocation only if necessary. If Verizon fails to remove or relocate any Equipment within 180 days, Village shall be entitled to remove the Equipment at Verizon's expense. The Parties shall cooperate to the extent possible to assure continuity of service during any relocation. Village shall use best efforts to provide a reasonably equivalent location that affords Verizon substantially similar engineering objectives.
10. Indemnity/Damages. Verizon shall indemnify, defend and hold the Village, its employees, officers, elected officials, agents and contractors (the "Indemnified Parties") harmless from and against all injury, loss, damage, liability, costs or expenses arising from any third party claims to the extent caused by Verizon's Use or Verizon's breach of this Agreement. Verizon's indemnity shall not apply to any liability resulting from the negligence or willful misconduct of the Village or other Indemnified Party. Verizon shall not settle any claim without reasonable consent of the Village, unless the settlement (i) will be fully funded by Verizon, and (ii) does not contain an admission of liability or wrongdoing by any Indemnified Party. Neither party will be liable under this Agreement for consequential, special, punitive or indirect damages, whether under theory of

contract, tort (including negligence), strict liability, or otherwise. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

11. Insurance.

- a. Verizon and its subcontractors shall carry the following insurance: (i) commercial general liability insurance in an amount of \$3,000,000 per occurrence and \$4,000,000 general aggregate and which provides coverage for bodily injury, death, damage to or destruction of property of others, including loss of use thereof, and including products and completed operations; (ii) Workers' Compensation Insurance as required by law; and (iii) employers' liability insurance in an amount of \$500,000 bodily injury each accident, \$500,000 per each employee, and \$500,000 per policy limit.
 - b. The insurance coverages identified in this Section: (i) except the workers' compensation insurance, shall include the Village as an additional insured as their interests may appear under this Agreement; (ii) will be primary and noncontributory with respect to any self-insurance or other insurance maintained by the Village; (iii) contain a waiver of subrogation for the Village's benefit; and (iv) will be obtained from insurance carriers having an A.M Best rating of at least A-
- VII.
- c. Verizon shall provide the Village with a Certificate of Insurance and a blanket additional insured endorsement to provide evidence of insurance. Verizon will provide the Village with thirty (30) days prior written notice of cancellation upon receipt of notice thereof from its insurer(s).

12. Assignment. Verizon may not assign this Agreement, any Pole License, and/or related permits to any entity without prior written consent of the Village. An assignment (i) to an affiliated entity of Verizon, (ii) as required by law, or (iii) to an entity that acquires all or substantially all of Verizon's assets shall not constitute an assignment under this Section.

13. Notices. Notices required by this Agreement may be given by registered or certified mail by depositing the same in the United States mail or with a commercial courier. Unless either party notifies the other of a change of address, notices shall be delivered as follows:

If to Village:

Village of Palatine
200 E. Wood

With a copy to:

Village of Palatine
200 E. Wood

Palatine, IL 60067
Attn: Village Manager

Palatine, IL 60067
Attn: Village Clerk's Office

If to Verizon:

With a copy to:

Chicago SMSA Limited Partnership
d/b/a Verizon Wireless
Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Chicago SMSA Limited Partnership
d/b/a Verizon Wireless 180
1515 E. Woodfield Road
10th Floor
Attention: Legal Department

Notices shall be deemed effective upon delivery or refusal of delivery.

14. Taxes. If Village is required by Law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a "Tax") from Verizon with respect to the transactions contemplated by this Agreement, then Village shall bill such Tax to Verizon in the manner and for the amount required by Law. Verizon shall pay such billed amount of Tax to Village, and Village shall remit such Tax to the appropriate tax authorities as required by Law. Verizon shall have no obligation to pay any Tax for which Verizon is exempt. Otherwise, Verizon shall be responsible for paying all Taxes that are the legal responsibility of Verizon under Laws.
15. Laws. The Parties shall comply with applicable laws including, without limitation, regulations and judicial decisions, Federal Communications regulations and order and the Illinois Small Wireless Facilities Deployment Act (50 ILCS 835) ("Law" or "Laws").
16. Miscellaneous. This Agreement shall be governed by the laws of the State of Illinois and all other applicable Laws. The provisions of this Agreement may be waived or modified only by written agreement signed by both parties. This Agreement may be executed in counterparts. A scanned or electronic copy shall have the same legal effect as an original signed version. If one or more provisions in this Agreement is found to be invalid, illegal or otherwise unenforceable, all other provisions will remain unaffected and shall be deemed to be in full force and effect and the Parties shall amend this Agreement, if needed to effect the original intent of the Parties. Neither Party shall be responsible for delays in the performance of its obligations caused by events beyond the Party's reasonable control. As to the subject matter hereof, this Agreement is the complete agreement of the Parties. The Parties represent and warrant that the individuals executing this Agreement are duly authorized.

[Remainder of page intentionally left blank; signature page to follow.]

IN WITNESS WHEREOF, the Parties have executed, or caused their respective duly authorized representatives to execute, this Agreement as of the day and year listed below.

VILLAGE OF [VILLAGE]

Chicago SMSA Limited Partnership

(Signature)

(Signature)

Printed Name:

Printed Name: James R. Martin

Title:

Title: Director, Network Field Engineering

Date:

Date: 8/8/19

APPROVED AS TO FORM:

Village Attorney

Attachment: Master License Agreement (Verizon Wireless Master License Agreement)

EXHIBIT B
FEE SCHEDULE

1. One-Time Application Fee: Village may charge an application fee which shall not exceed the maximum amount allowable under Laws.
2. Village-Pole Recurring Fee: \$200.00 per Village pole per year.
 - a. For purposes of determining the total annual fee applicable to a Village Pole License for a partial calendar year in which the Commencement Date occurs in a month other than January, the total fee will be a pro-rated amount equal to the product obtained by multiplying 1/12th of the annual fee by the number of months remaining in such year.
3. Make-Ready Costs: To be determined for each Village Pole in accordance with Section 7.
4. Except as provided in this Fee Schedule, the Village shall not require any other or additional recurring fees, costs, or charges of any kind.

EXHIBIT C
Sample Form of Application for Village Pole License

Attachment: Master License Agreement (Verizon Wireless Master License Agreement)

Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless

BACKGROUND:

On April 1, 2019, the Village Council approved amendments to Chapter 20 of the Village's Code of Ordinances to incorporate the 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.

KEY ISSUES:

- Verizon Wireless has approached the Village to enter into a Pole Replacement Maintenance and License Agreement.
- This agreement 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 subsequently.
- In the event a pole is damaged or knocked down, Verizon would repair or replace the pole at their cost.
- This approach reduces the number of above ground appurtenances in the right of way as it provides an alternate for stand-alone small cell equipment on individual poles in the right of way. State law allows for stand-alone poles.

ALTERNATIVES:

1. Authorize the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.

ACTION REQUIRED:

A motion to authorize the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.

ATTACHMENTS:

- Pole Replacement Agreement
- Small Cell

MAINTENANCE AND LICENSE AGREEMENT FOR POLE REPLACEMENT IN
VILLAGE RIGHT OF WAY

THIS AGREEMENT (the "Agreement") entered into as of the ____ day of _____ 2019 (the "Effective Date") by and between the Village of Palatine, with its principal offices at 200 E. Wood Street, Palatine, Illinois 60067 ("Village") and CHICAGO SMSA LIMITED PARTNERSHIP, an Illinois limited partnership d/b/a VERIZON WIRELESS with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404) ("Verizon"). VILLAGE and VERIZON are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

RECITALS

- A. Verizon has been granted the right to replace certain existing street light poles owned by the Village with a new street light poles which will be owned by Village ("Pole"), at the locations identified, and pursuant to the plans attached hereto as Exhibit A.
- B. Village will own and Verizon will maintain the Pole and use the Pole for installation and operation of its small wireless facility.

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, and the above recitals which are by this reference incorporated herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties hereto, the parties hereto agree as follows:

1. INSTALLATION AND MAINTENANCE OF POLE. Verizon shall have the right to remove certain existing Village-owned street light poles and reinstall in its place a replacement Pole, all as pursuant to the plans and specifications attached hereto as Exhibit A. Village will own the Pole and Verizon shall use the Pole for the installation, operation and maintenance of a small wireless facility, pursuant to the plans attached hereto as Exhibit A. Verizon shall install and maintain the Pole at its sole cost and expense and in a manner consistent with Village standards. Upon removal of the existing Village-owned street light pole, Verizon shall deliver said pole to the Village's Department of Public Works in a substantially similar condition as it was in prior to its removal. Village shall be provided a Bill of Sale for all poles installed pursuant to this Agreement.
2. INSTALLATION OF STREET LIGHT. Verizon shall install on the Pole, on behalf of Village, a street light ("Street Light") pursuant to the plans attached hereto as Exhibit A. Verizon shall pay for the cost of the initial installation of the Street Light on the Pole. Village reserves the right to access to the Pole for installation, maintenance, repair or replacement of the Street Light.

3. DAMAGE TO POLE. In the event the Pole is damaged or knocked down such that it requires repair or replacement, Verizon shall repair or replace the Pole at Verizon's sole cost and expense and provide the Village with a date certain for replacement of the Pole but which shall be not greater than 30 days from the date of removal. Upon receipt of notice that the Pole requires replacement, Verizon shall replace the Pole with a new Pole of the same specifications as set forth on Exhibit A subject to the review and approval by Village prior to any installation. If the approved Pole is damaged beyond repair and a replacement Pole is not available, Verizon shall submit drawings for a replacement Pole for review and approval by the Village, prior to any installation. In the event the Village installs a temporary pole, Verizon shall be permitted to replace the temporary pole with a new Pole once such a Pole becomes available, subject to the terms of this Agreement. Furthermore, in the event the Village is required to install a full replacement pole, due to Verizon's failure to do so, the Village shall be entitled to invoice Verizon and Verizon agrees to pay the full cost of the installation.
4. ELECTRICAL. Verizon shall be solely responsible for the cost of electricity used by all facilities on the Pole. Verizon will be responsible for establishing its own account with Com Ed. Verizon or Com Ed shall not be allowed to place individual meters on any pole.
5. TERM. The term of this Agreement shall be coterminous with the Master License Agreement between Verizon and Village dated _____, 2019. Provided however, the Village shall have the right to terminate this Agreement upon 30 days notice to Verizon if deemed necessary by the Village.
6. ACCESS. Village agrees that Verizon, its employees and/or agents shall have access to the Pole Monday through Friday from 7:30 a.m. – 5:00 p.m. for maintenance and repair of the Pole, including testing of the radio frequency coverage of the area. Any access or work on the Pole shall not commence until approved in writing by the Village.
7. INDEMNIFICATION. Subject to Paragraph 9, below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the acts or omissions of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

8. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraph 7, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

9. INSURANCE.

A. Required Coverages and Limits. Verizon shall secure and maintain the following liability insurance policies insuring the utility as named insured and naming the Village, and its elected and appointed officers, officials, agents, and employees as additional insureds on the policies listed in subsection (A)(1) and (A)(2) of this section:

1. Commercial general liability insurance, including premises-operations, explosion, collapse, and underground hazard (commonly referred to as "X," "C," and "U" coverages) and products-completed operations coverage with limits not less than:
 - a. Five million dollars for bodily injury or death to each person,
 - b. Five million dollars for property damage resulting from any one accident, and
 - c. Five million dollars for all other types of liability;
2. Automobile liability for owned, non-owned and hired vehicles with a combined single limit of one million dollars for personal injury and property damage for each accident;
3. Worker's compensation with statutory limits; and
4. Employer's liability insurance with limits of not less than one million dollars per employee and per accident.

If Verizon is not providing such insurance to protect the contractors and subcontractors performing the work, then such contractors and subcontractors shall comply with this section.

- B. Excess or Umbrella Policies. The coverages required by this section may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.
- C. Copies Required. Verizon shall provide copies of any of the policies required by this section to the Village within ten days following receipt of a written request therefor from the Village.

- D. Maintenance and Renewal of Required Coverages. The insurance policies required by this section shall contain the following endorsement:

"It is hereby understood and agreed that this policy may not be canceled nor the intention not to renew be stated until thirty (30) days after receipt by the Village, by registered mail or certified mail, return receipt requested, of a written notice addressed to the Village Manager of such intent to cancel or not to renew."

Within ten days after receipt by the Village of said notice, and in no event later than ten days prior to said cancellation, Verizon shall obtain and furnish to the Village evidence of replacement insurance policies meeting the requirements of this section.

- E. Insurance Companies. All insurance provided pursuant to this section shall be affected under valid and enforceable policies, issued by insurers legally able to conduct business with the licensee in the State of Illinois. All insurance carriers and surplus line carriers shall be rated "A-" or better and of a class size "X" or higher by A.M. Best Company.

10. REMOVAL. Upon the expiration or within 90 days of the earlier termination of this Agreement, Verizon shall remove its equipment from the Pole(s)

11. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between the Village and Verizon and that no verbal or oral agreements, promises or understandings shall be binding upon either the Village or Verizon in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity.

12. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Illinois.

13. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

VILLAGE: VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
ATTN: Village Manager

VERIZON:
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

14. ASSIGNMENT. This Agreement is assignable only upon the receipt of written consent by the non-assigning Party. Any purported assignment in violation of this paragraph is null and void.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed, or caused their respective duly authorized representatives to execute, this Agreement as of the day and year listed below.

VILLAGE OF [VILLAGE]

Chicago SMSA Limited Partnership

(Signature)

(Signature)

Printed Name:
Title:
Date:

Printed Name: James R. Martin
Title: Director, Network Field Engineering
Date: 8/9/19

Attachment: Pole Replacement Agreement (Verizon Wireless Pole Replacement Agreement)

EXHIBIT A

(See attached Plans)

Attachment: Small Cell (Verizon Wireless Pole Replacement Agreement)

Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy

BACKGROUND:

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 to be 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.

KEY ISSUES:

- The Village's street system has an average PCI rating of 74.25 for 2019.
- At 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. This begins putting these segments in the poor category of streets.
- Construction costs have averaged 3.5% increases per year for the last 20 years, competing against advancing the inventory condition.
- The Village has managed to maintain a status quo in street ratings due to significant influx of grant dollars which cannot be counted on for future investments.
- Adjustments in the Motor Fuel Tax (MFT) collected and distributed by the State as well as 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.

ALTERNATIVES:

1. Approve a proposed funding strategy which allocates an increase of a minimum of \$1 million per year. \$750,000 would be allocated toward the contractual resurfacing program, \$150,000 would be directed towards contractual reconstructions, and \$100,000 would be in expanded funds to the Public Works Operating Budget starting in 2020 for in house resurfacing and milling/paving.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the 10-year road maintenance and improvement plan as proposed.

ACTION REQUIRED:

A motion to approve the 10-year road maintenance and improvement plan with the associated funding strategy.

ATTACHMENTS:

- Road Program Final 2
- Road Program Memo - Tables

**Village of Palatine - Department of Public Works
Memorandum**

To: Reid Ottesen, Village Manager
From: Matt Barry, Director of Public Works
Subject: 10-year Road Maintenance and Investment Program
Date: August 28, 2019

History:

Each year, the Village invests millions of tax dollars in the maintenance and improvement of our street system. This investment includes:

- Resurfacing
- Road Rehabilitation/Reconstruction
- Installation of integral curb and concrete edging
- Microsurfacing
- Milling and Paving
- Crackfilling
- Winter maintenance including snow and ice control and pot hole patching

As part of our infrastructure management efforts, the Village utilizes a system to evaluate and monitor overall road conditions. The PAVER system is used to quantify the condition of the street system using a scoring system from 0-100 with a newly resurfaced street to be considered a 100 Pavement Condition Index (PCI) rating and a completely failed road as a 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. This rating system helps drive investment decisions in the annual capital budget process.

Present Condition:

The current PAVER system average is 74.25. Our early indication for our system average would be approximately 74.00 for 2020 based upon this summer's evaluations that are now in our final review. At current funding levels and with rising costs of construction (3.5% average annual increase) we would anticipate the average rating dropping to 70 over the next decade. At the current maintenance and funding approach, more than 25 streets will fall below our target floor of 50 on their PCI scoring.

The Village has managed to maintain the average rating in the mid-70's over the past several years due to significant influx in grant dollars. These funds paid for

the resurfacing of Colfax Street, Plum Grove Road and Smith Street. All of these roads would have been competing for the same dollars that resurface our residential streets. Additionally, the Village has expanded in-house milling and paving program.

Despite the grants and expanded milling and paving, we have only maintained a status quo.

While the system average has stayed the same, the number of streets approaching resurfacing needs has grown to the point where that more than half of the inventory is in the lowest category considered acceptable with a PCI range between 50-69.

This concern has been raised as part of the past four budget presentations and with a diminishing pool of grant funds, the time has come to identify permanent funding sources to address the infrastructure needs.

Proposed Improvements:

Staff has identified the following goals and strategies to address our road needs and priorities:

- Eliminate Resurfacing Backlog (Streets below a 50 PCI)
- System Average between 75-80 PCI
- Expansion of Road Reconstruction
- Resurface 6+ miles per year up from 5 miles
- Resurface Main/Collector Road at, or before, 60 PCI up from 50 PCI
- Diversify Road Conditions equally between Good, Very Good, Excellent
- Concrete Edging Program Complete in 10-years or less
- Integral Curb Program Complete in 10-years or less
- Expand In-House Capabilities
 - Paving Equipment Expansion (Roller in 2019 and Paver in 2020)
 - Resurface Streets with Concrete Edging In-house when they become in need of maintenance
 - Increase Operating Program to fully fund 3 rounds of milling & paving

Funding Recommendation

In order to achieve the goals and priorities, a revised funding strategy is needed. We anticipate the need for up to \$1.25 million in additional annual revenues.

In the short term, a \$1 million increase would be allocated as follows:

- \$750,000 would be allocated toward the contractual resurfacing program,
- \$150,000 would be directed towards contractual reconstructions, and
- \$100,000 would be in expanded funds to the Public Works Operating Budget starting in 2020 for in-house resurfacing and milling/paving.

Early indications show MFT increases between \$900,000 and \$1.2 million per year so this strategy can be revisited and updated after at least one years of receipts are available.

References:

As follows, I provide for your consideration:

1. List of Streets without Concrete edging - \$2.016M of resurfacing of these streets remains in present value.
2. List of Streets with Integral Curb - \$1.402M of resurfacing of these streets remains in present value.
3. Tabulation of Proposed Funding Values

If additional information or discussion would be helpful, please feel free to let me know.

Concrete Edging Costs

rev. 08/12/2019

ASPHALT SURFACED STREETS

Branch ID	Section ID	Street Name	From	To	Council District	Section Length (FT)	Section Width (FT)	Section True Area (SF)	PCI PROJECTIONS (JUL 2011)					Estimated Feet Of Edging Required	Year Edging Installed
									April 2012	April 2013	April 2014	April 2014	April 2016		
BENTO	009	BENTON STREET	ILLINOIS AVENUE	WILMETTE AVENUE	2	644	20	12,880	73	72	71	70	70	1,288	
BENTO	010	BENTON STREET	WILMETTE AVENUE	BENTON COURT	2	432	22	9,504	79	77	75	74	72	864	
BROCK	001	BROCKWAY STREET	NORTHWEST HIGHWAY	COMFORT STREET	6	1,038	22	22,836	58	57	55	52	50	2,076	
BROCK	007	BROCKWAY STREET	GILBERT ROAD	MICHIGAN AVENUE	2	650	25	16,520	78	76	75	73	72	1,300	
BROCK	008	BROCKWAY STREET	MICHIGAN AVENUE	ILLINOIS AVENUE	2	633	18	11,394	57	55	52	48	45	1,266	
CLYDE	005	CLYDE STREET	GLENCOE ROAD	KENILWORTH AVENUE	1	642	24	15,948	60	58	55	53	50	1,284	
COOLI	001	COOLIDGE AVENUE	DEAD END NORTH	MYRTLE STREET	1	660	19.5	12,870	66	65	64	62	61	1,320	
CORNE	003	CORNELL AVENUE	CHESTNUT STREET	SMITH STREET	2	1,291	25	30,239	74	73	72	72	71	2,582	
CRESC	006	CRESCENT AVENUE	KENILWORTH AVENUE	DORSET AVENUE	2	1,295	18	23,654	66	65	64	62	61	2,590	
DANIE	003	DANIELS ROAD	ELM STREET	CEDAR STREET	2	1,300	21	27,300	72	71	70	69	69	2,600	
DOERD	001	DOE ROAD	DUNDEE ROAD	NORTHWEST HIGHWAY	1	1,211	21	25,431	76	74	73	72	72	2,422	
ECHOW	001	W. ECHO LANE	QUENTIN ROAD	VILLAGE LIMITS EAST	3	400	35	14,000	95	92	89	86	83	800	
EGLAD	001	E. GLADE AVENUE	PLUM GROVE ROAD	OAK STREET	2	1,149	20	22,980	66	65	64	62	61	2,298	
ELLIS	001	ELLIS STREET	QUENTIN ROAD	DEAD END WEST	2	1,215	17	19,960	68	68	68	68	68	2,430	
ELMST	002	ELM STREET	KENILWORTH AVENUE	HELEN ROAD	2	984	22	21,648	73	71	71	70	69	1,988	
ELMW	001	WEST ELM STREET	COVE DRIVE	COOLIDGE AVENUE	1	454	19	8,626	63	61	59	57	55	908	
FRANK	003	FRANKLIN AVENUE	ALVA STREET	COLFAX STREET	1	864	21	18,819	72	71	70	70	69	1,728	
GILBE	001	GILBERT ROAD	BROCKWAY STREET	PLUM GROVE ROAD	2	637	16	10,562	80	78	76	75	73	1,274	
HALE	004	HALE STREET	HELEN ROAD	GILBERT ROAD	2	1,809	23	41,607	55	52	48	45	40	3,618	
HARRI	004	HARRISON STREET	GLENCOE AVENUE	KENILWORTH AVENUE	1	630	20	12,600	76	74	73	72	71	1,280	
HELEN	001	HELEN ROAD	QUENTIN ROAD	ELM STREET	2	1,334	24	32,016	71	70	70	69	69	2,688	
HELEN	002	HELEN ROAD	ELM STREET	CEDAR STREET	2	1,325	21	27,825	70	70	69	69	68	2,650	
LENRD	001	W. LEONARD ROAD	QUENTIN ROAD	CRESCENT AVENUE	2	594	19	11,286	68	68	68	68	68	1,188	
LEONA	001	S. LEONARD ROAD	PALATINE ROAD	STONEBRIDGE COURT	6	1,196	23	27,508	67	66	65	64	62	2,392	
LOUIS	001	LOUISE LANE	DUNDEE ROAD	DEAD END SOUTH	3	910	15	13,650	89	86	83	81	78	1,820	
MAPLA	001	MAPLE AVENUE	POPLAR STREET	MYRTLE R.O.W. END OF CURB	1	800	21	16,800	73	72	71	70	70	1,600	
MARTI	001	MARTIN DRIVE	NORTHWEST HIGHWAY	VILLAGE LIMITS NORTH	2	157	21	3,297	95	92	89	86	83	314	
MICHI	001	MICHIGAN AVENUE	CEDAR STREET	SALT CREEK BRIDGE	2	1,310	20	26,200	75	74	72	71	70	2,620	
MICHI	002	MICHIGAN AVENUE	SALT CREEK BRIDGE	PLUM GROVE ROAD	2	1,298	22	28,556	76	74	73	72	71	2,596	
NORST	003	NORTH STREET	FOREST AVENUE	GROVE AVENUE	1	300	25	7,500	76	75	73	72	71	600	
OLIVE	001	OLIVE STREET	DEAD END WEST	WILKE ROAD	5	1,464	20	29,280	64	63	61	59	57	2,928	
POPLA	001	POPLAR STREET	DEAD END WEST	PALOS AVENUE	1	180	18	3,510	8	0	0	0	0	360	
POPLA	003	POPLAR STREET	DEER AVENUE	PARK AVENUE	1	270	20	5,535	71	70	70	69	69	540	
PORTA	001	PORTAGE AVENUE	DUNDEE ROAD	NORTH STREET	1	467	23	11,225	73	71	71	70	69	934	
ROSE	006A	ROSE STREET	HELEN ROAD	W. GLADE ROAD	2	974	21	27,174	73	71	71	70	69	1,948	
SMITH	010	SMITH STREET	DEAD END NORTH	BRYANT AVENUE	2	800	20.5	16,400	66	65	64	62	61	1,600	
WARRE	001	WARREN AVENUE	DEAD END NORTH	NORTHWEST HIGHWAY	5	2,872	21	60,312	48	44	40	35	30	5,744	
WCENT	001	WEST CENTER ROAD	QUENTIN ROAD	CUL-DE-SAC EAST	1	2,338	21	49,098	68	67	67	66	66	4,676	
WILLA	001	WILLIAMS AVENUE	DEAD END NORTH	NORTHWEST HIGHWAY	5	2,475	21	51,975	67	66	65	64	62	4,950	
WILMT	001	WILMETTE AVENUE	PLUM GROVE ROAD	VILLAGE LIMITS EAST	2	1,100	20	22,000	72	71	70	69	69	2,200	
WINNE	002	WINNETKA STREET	PALOS AVENUE	DEER AVENUE	1	375	21	8,219	73	71	71	70	69	750	

147,606 feet
295,212 FT of Edging

7.67 Miles

213,938 Feet Completed
72.47% % Completed
4,700 Feet to be completed in 2019
80,954 Feet remaining after 2019
\$2,016,564 Cost to Complete after 2019
(used 2017 Actual Costs \$24.91)

Attachment: Road Program Memo - Tables (Ten Year Road Program)

INTEGRAL CURB COSTS

PALATINE STREETS

rev. 08/11/2019

Page 1 of 1

6.E.1.b

Branch ID	Section ID	Street Name	From	To	Section Length (FT)	Section Area (SF)	Curb Amount (multiplier)	Curb Length (FT)	2018 Cost(\$/ft)	Year Integral Curb Replaced	Actual Curb Length (FT)	Actual Cost (\$)	\$/FT	Total Resurface Cost (\$)	\$/SF
BENTO	004	BENTON STREET	COMFORT LANE	COLFAX STREET	1,119	25,737	1.00	1,119	\$44,122						
BENTO	005	BENTON STREET	COLFAX STREET	PALATINE ROAD	1,629	37,467	1.00	1,629	\$64,231						
BOTHW	001	BOTHWELL STREET	SHERMAN STREET	COLFAX STREET	777	17,094	2.00	1,554	\$61,274						
BOTHW	005	BOTHWELL STREET	PALATINE ROAD	HELEN ROAD	2,100	46,200	1.25	2,625	\$103,504						
BROCK	002	BROCKWAY STREET	COMFORT STREET	COLFAX STREET	1,469	32,318	2.00	2,938	\$115,845						
BROCK	004	BROCKWAY STREET	WOOD STREET	UNION PACIFIC RAILROAD	430	21,500	1.00	430	\$16,955						
CHARL	001	CHARLOTTE STREET	COMFORT STREET	ROBERTSON STREET	327	7,194	2.00	654	\$25,787						
COMFO	001	COMFORT STREET	SMITH STREET	PLUM GROVE ROAD	1,303	28,666	2.00	2,606	\$102,755						
EASY	002	EASY STREET	COMFORT STREET	ROBERTSON STREET	326	7,172	2.00	652	\$25,708						
FREMO	002	FREMONT STREET	SHERMAN STREET	COLFAX STREET	602	13,244	2.00	1,204	\$47,474						
GLENC	001	GLENCOE STREET	GLENWOOD STREET	NORTHWEST HIGHWAY	624	14,352	2.00	1,248	\$49,209						
GREEL	000	GREELEY STREET	WILSON STREET	SLADE STREET	343	7,546	1.00	343	\$13,524						
GREEL	004	GREELEY STREET	DANIELS ROAD	BROCKWAY STREET	462	10,164	1.50	693	\$27,325						
HALE	001	HALE STREET	DEAD END NORTH	COLFAX STREET	851	20,424	1.00	851	\$33,555						
HALE	002	HALE STREET	COLFAX STREET	PALATINE ROAD	1,622	37,306	1.00	1,622	\$63,955						
KERWO	001	KERWOOD STREET	PALATINE ROAD	PARALLEL STREET	891	19,602	1.25	1,114	\$43,915						
OKST	005	OAK STREET	DANIELS ROAD	HELEN ROAD	660	15,180	1.00	660	\$26,024						
PARAL	002	PARALLEL STREET	END OF NEW STREET	NORTHWEST HIGHWAY	991	21,802	1.00	991	\$39,075						
RICHM	001	RICHMOND STREET	BROCKWAY STREET	PLUM GROVE ROAD	654	14,388	2.00	1,308	\$51,574						
ROBER	001	ROBERTSON STREET	SMITH STREET	PLUM GROVE ROAD	1,303	28,666	2.00	2,606	\$102,755						
SHERM	001	SHERMAN STREET	BROCKWAY STREET	PLUM GROVE ROAD	655	14,410	2.00	1,310	\$51,653						
SLADE	001	SLADE STREET	CEDAR STREET	SMITH STREET	1,324	31,776	2.00	2,648	\$104,411						
SLADE	005	SLADE STREET	PLUM GROVE ROAD	OAK STREET	1,325	29,150	1.00	1,325	\$52,245						
WASHI	001	WASHINGTON STREET	GREELEY STREET	PLUM GROVE ROAD	1,086	21,720	1.00	1,086	\$42,821						
WILSO	008	WILSON STREET	PLUM GROVE ROAD	BENTON STREET	658	15,792	1.00	658	\$25,945						
WOOD	006	WOOD STREET	SMITH STREET	PLUM GROVE ROAD	1,329	30,567	1.75	2,326	\$91,704						
62	Sections				54,573		Feet		\$1,585,746	Cost to Complete	36,386	\$734,728.00	\$19.14	\$1,402,709.98	
29	Section left				10.34		Miles	40,217 Feet 7.62 Miles				52.38%			

47.1% Complete
52.9% Remaining

Attachment: Road Program Memo - Tables (Ten Year Road Program)

2019 PROPOSED FIVE YEAR FUNDING LEVELS

YEAR	RESURFACING DOLLARS	COLLECTOR / REHABILITATION DOLLARS	RECONSTRUCTION DOLLARS	TOTALS
2019	\$1,548,660	\$450,000	\$575,000	\$2,573,660
2020	\$1,681,435	\$400,000	\$700,000	\$2,781,435
2021	\$1,780,755	\$350,000	\$400,000	\$2,530,755
2022	\$1,786,875	\$500,000	\$675,000	\$2,961,875
2023	\$1,651,525	\$500,000	\$500,000	\$2,651,525

PROPOSED FIVE YEAR FUNDING LEVELS
WITH RESULTING IMPACT

YEAR	FUNDING LEVEL	STREETS UNDER 50	STREETS RESURFACED (Appendix A)	STREET RECONST. REHAB
2019	\$2,573,660	11	26	1
2020	\$2,781,435	14	23	2
2021	\$2,530,755	25	36	1
2022	\$2,961,875	24	24	1
2023	\$2,651,525	21	21	2

2020 PROPOSED FIVE YEAR FUNDING LEVELS

YEAR	RESURFACING DOLLARS*	COLLECTOR / REHABILITATION DOLLARS	RECONSTRUCTION DOLLARS	TOTALS
2020	\$2,431,435	\$400,000	\$850,000	\$3,681,435
2021	\$2,530,755	\$350,000	\$550,000	\$3,430,755
2022	\$2,536,875	\$500,000	\$825,000	\$3,861,875
2023	\$2,401,525	\$500,000	\$650,000	\$3,551,525
2024	\$2,655,435	\$500,000	\$650,000	\$3,805,435

PROPOSED FIVE YEAR FUNDING LEVELS
WITH RESULTING IMPACT

YEAR	FUNDING LEVEL	STREETS UNDER 50	STREETS RESURFACED (Appendix A)	STREET RECONST. REHAB
2020	\$3,681,435	14	43	2
2021	\$3,430,755	7	56	2
2022	\$3,861,875	0	44	2
2023	\$3,551,525	0	41	2
2024	\$3,805,435	0	43	2

Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019

BACKGROUND: Each year the Palatine Police Department recommends hours for Trick or Treating on Halloween, a time when local ghosts and goblins traditionally travel door to door for treats.

KEY ISSUES: Trick or Treat Hours from 3 - 7 PM on Thursday, October 31, 2019 would appear to be appropriate.

ALTERNATIVES:

1. Approve the Resolution.
2. Do not approval the Resolution.

RECOMMENDATION:

At the discretion of the Village Council.

ACTION REQUIRED:

At the discretion of the Village Council.

ATTACHMENTS:

- Halloween-Trick or Treat Hours

RESOLUTION NO. _____

ESTABLISHING HALLOWEEN TRICK OR TREAT HOURS

WHEREAS, certain ghosts and goblins have petitioned the Village of Palatine for numerous block parties within the Village; and

WHEREAS, certain ghosts and goblins propose door-to-door spine-tingling events; and

WHEREAS, the prolongation of such events may unduly stress the residents of the Village of Palatine.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine, that all ghosts and goblins should display compassion by limiting their eerie appearances to the hours from 3:00 P.M. to 7:00 P.M. on Halloween Day, Thursday, October 31, 2019.

DATED: September 3, 2019

Mayor of the Village of Palatine

ATTEST:

Village Clerk

Attachment: Halloween-Trick or Treat Hours (Trick or Treat Hours 2019)

Consider a Motion to Approve 2019 Warrant #17

8.1

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 17 having been approved by the Village Council on 09/03/2019 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	138,448.25	-	56,836.15	-	195,284.40
CDBG Fund	210	143,804.96	-	-	-	143,804.96
Downtown TIF Fund	233	7,200.00	-	-	-	7,200.00
Capital Equipment Fund	401	1,162.50	-	-	-	1,162.50
Capital Improvements Fund	402	23,994.36	-	-	-	23,994.36
Water Fund	605	32,231.37	-	-	-	32,231.37
Sewer Fund	610	2,730.71	-	-	-	2,730.71
Parking Fund	620	3,689.18	-	-	-	3,689.18
Health Insurance Fund	701	13,301.31	-	-	-	13,301.31
Liability Insurance Fund	702	8,341.25	-	-	-	8,341.25
Fleet Services Fund	710	32,431.12	-	-	-	32,431.12
Total Report		407,335.01	-	56,836.15	-	464,171.16

ATTACHMENTS:

- Warrant #17



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4516 - Advance Auto Parts									
4051918623461	Parts - M-11	Open		07/05/2019	08/04/2019	08/26/2019			224.
4051918648924	Credit Memo	Open		07/05/2019	08/04/2019	08/26/2019			(125.4
4051920049756	Credit Memo	Open		07/19/2019	09/08/2019	08/26/2019			(61.5
4051920549961	Parts - T-449	Open		07/24/2019	08/23/2019	08/26/2019			14.
4051920740095	Parts - STOCK	Open		07/26/2019	08/25/2019	08/26/2019			25.
4051921140260	Parts - T-463	Open		07/30/2019	08/29/2019	08/26/2019			10.
4051921224266	Parts - T-402	Open		07/31/2019	08/30/2019	08/26/2019			1.
4051921940669	Parts - STOCK	Open		08/07/2019	09/06/2019	08/01/2019			51.
4051921940695	Parts - C-346	Open		08/07/2019	09/06/2019	08/26/2019			25.
4051922040748	Credit Memo	Open		08/08/2019	09/06/2019	08/26/2019			(19.1
4051922140815	Parts - C-359	Open		08/09/2019	09/08/2019	08/26/2019			117.
4051922524713	Parts - PT-418	Open		08/13/2019	09/12/2019	08/26/2019			8.
4051922524714	Parts - STOCK	Open		08/13/2019	09/12/2019	08/26/2019			43.
4051922924841	Parts - T-380	Open		08/17/2019	09/16/2019	08/26/2019			9.
Vendor 4516 - Advance Auto Parts Totals						Invoices	14		\$326.
Vendor 3788 - Advanced Disposal									
F40000033832	Waste Disposal	Open		07/31/2019	08/30/2019	08/21/2019			1,068.
Vendor 3788 - Advanced Disposal Totals						Invoices	1		\$1,068.
Vendor 4913 - Advanced Public Safety, LLC									
248435	Epson Squad Printer Ribbons	Open		08/15/2019	09/14/2019	08/23/2019			73.
Vendor 4913 - Advanced Public Safety, LLC Totals						Invoices	1		\$73.
Vendor 1180 - Advanced Valve Technologies LLC									
SIN004355	Insert Valves	Open		12/31/2018	08/20/2019	08/16/2019			18,502.
Vendor 1180 - Advanced Valve Technologies LLC Totals						Invoices	1		\$18,502.
Vendor 1437 - Ahlgrim Family Funeral Services									
2019-00000848	Transport to Medical Examiners Office (19-11819)	Open		08/08/2019	09/04/2019	08/23/2019			275.
Vendor 1437 - Ahlgrim Family Funeral Services Totals						Invoices	1		\$275.
Vendor 1759 - Air One Equipment, Inc.									
147205	LED Light	Open		08/13/2019	09/12/2019	08/12/2019			298.
147339	Task Force Tips	Open		08/16/2019	09/15/2019	08/19/2019			143.
Vendor 1759 - Air One Equipment, Inc. Totals						Invoices	2		\$442.
Vendor 2213 - Al Piemontes Arlington Hts Ford									
872920	Parts - T-463	Open		08/01/2019	08/31/2019	08/26/2019			173.
Vendor 2213 - Al Piemontes Arlington Hts Ford Totals						Invoices	1		\$173.
Vendor 2496 - Altorfer Industries, Inc									

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
P54C0145834	Parts - E-603	Open		04/04/2019	08/04/2019	08/26/2019			69.
			Vendor 2496 - Altorfer Industries, Inc Totals			Invoices	1		\$69.
Vendor 2491 - Anderson Pest Solutions									
5307298	818 W Lucas Ave	Open		08/09/2019	09/09/2019	08/13/2019			115.
			Vendor 2491 - Anderson Pest Solutions Totals			Invoices	1		\$115.
Vendor 4387 - Animal Care Equipment & Services									
74650	Animal Control Unit Equipment	Open		08/21/2019	09/10/2019	08/23/2019			307.
			Vendor 4387 - Animal Care Equipment & Services Totals			Invoices	1		\$307.
Vendor 1443 - Arlington Power Equipment									
828788	Saw Repair	Open		08/15/2019	09/14/2019	08/19/2019			40.
828348	Hand Sprayer and Line	Open		08/12/2019	09/11/2019	08/22/2019			104.
827089	Parts - PT-057	Open		08/02/2019	09/01/2019	08/26/2019			122.
827203	Parts - PT-61	Open		08/03/2019	09/02/2019	08/26/2019			45.
827779	Parts - PT-88	Open		08/07/2019	09/06/2019	08/26/2019			6.
828599	Parts - PT-048	Open		08/13/2019	09/12/2019	08/26/2019			30.
			Vendor 1443 - Arlington Power Equipment Totals			Invoices	6		\$349.
Vendor 2322 - Arrow Road Construction Company									
20107	Binder and Surface for Hot Paving	Open		08/08/2019	09/07/2019	08/21/2019			583.
20147	Binder and Surface for Hot Paving	Open		08/09/2019	09/08/2019	08/21/2019			164.
20184	Binder and Surface for Hot Paving	Open		08/12/2019	09/11/2019	08/21/2019			592.
20271	Binder and Surface for Hot Paving	Open		08/15/2019	09/14/2019	08/21/2019			269.
20295	Binder and Surface for Hot Paving	Open		08/16/2019	09/15/2019	08/21/2019			942.
			Vendor 2322 - Arrow Road Construction Company Totals			Invoices	5		\$2,552.
Vendor 4802 - Atlas Bobcat, LLC									
BG4137	Parts - PT-419	Open		06/08/2019	08/01/2019	08/26/2019			41.
			Vendor 4802 - Atlas Bobcat, LLC Totals			Invoices	1		\$41.
Vendor 4455 - AutoZone Parts Inc									
2567881019	Parts - T-375	Open		08/06/2019	09/05/2019	08/01/2019			66.
2567881256	Parts - T-375	Open		08/06/2019	09/05/2019	08/01/2019			20.
2567881776	Parts - T-375	Open		08/07/2019	09/06/2019	08/26/2019			137.
			Vendor 4455 - AutoZone Parts Inc Totals			Invoices	3		\$225.
Vendor 4583 - Benistar/Hartford - 6795									
09012019	2019 Retiree Health Insurance Premiums (Benistar-September 2019)	Open		08/01/2019	09/03/2019	08/16/2019			7,301.
			Vendor 4583 - Benistar/Hartford - 6795 Totals			Invoices	1		\$7,301.
Vendor 1101 - Beverly Materials LLC									

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
242857	Wash Stone-WMB Restoration Repair	Open		08/10/2019	09/09/2019	08/22/2019			332.
Vendor 1101 - Beverly Materials LLC Totals									Invoices 1 \$332.
Vendor 2976 - Bill Huffman Landscape Services									
HUFF8-12-19 2	Paver/ Wall Repair-759 E. Morris, Glade & Bothwell, & Smith St	Open		08/12/2019	09/11/2019	08/22/2019			250.
HUFF8-12-19	Accent Brick Replacement-Corner of Plum Grove and Palatine Roads	Open		08/12/2019	09/11/2019	08/16/2019			7,200.
Vendor 2976 - Bill Huffman Landscape Services Totals									Invoices 2 \$7,450.
Vendor 4912 - Blue to Gold, LLC									
LIB-IGS0001	Advanced Search & Seizure Training (Heuertz)	Open		08/16/2019	09/15/2019	08/23/2019			279.
Vendor 4912 - Blue to Gold, LLC Totals									Invoices 1 \$279.
Vendor 1722 - Bollinger Lach & Associates Inc									
19743-6	Palatine Road Resurfacing Phase I Engineering Services	Open		07/31/2019	08/30/2019	08/22/2019			2,504.
Vendor 1722 - Bollinger Lach & Associates Inc Totals									Invoices 1 \$2,504.
Vendor 1492 - Bound Tree Medical LLC									
083292207	Medical Equipment	Open		07/31/2019	08/30/2019	08/12/2019			52.
Vendor 1492 - Bound Tree Medical LLC Totals									Invoices 1 \$52.
Vendor 3146 - Boundless Network Inc									
I357984	Public Works Coordinator Uniforms - Hrycko	Open		08/09/2019	09/08/2019	08/16/2019			596.
Vendor 3146 - Boundless Network Inc Totals									Invoices 1 \$596.
Vendor 4915 - Evelyn K Bermanis									
551-11-1-8566	2019 APA-IL State Conference	Open		08/27/2019	08/27/2019	08/27/2019			175.
Vendor 4915 - Evelyn K Bermanis Totals									Invoices 1 \$175.
Vendor 3403 - Call One									
2019-00000839	Landline Phone Service	Open		08/15/2019	09/01/2019	08/13/2019			1,492.
Vendor 3403 - Call One Totals									Invoices 1 \$1,492.
Vendor 2095 - Cannon Cochran Mgmnt Services Inc									
0120852	2019 Claims Administration Fees	Open		06/18/2019	08/21/2019	08/21/2019			8,341.
Vendor 2095 - Cannon Cochran Mgmnt Services Inc Totals									Invoices 1 \$8,341.
Vendor 2555 - Chicago Parts & Sound									
1-0090535	Parts - C-365	Open		08/06/2019	09/05/2019	08/12/2019			12.
Vendor 2555 - Chicago Parts & Sound Totals									Invoices 1 \$12.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3033 - Comcast Cable									
PW 8-19	Backup Internet Connections	Open		08/02/2019	08/30/2019	08/13/2019			226.
PD19-AUG	Monthly Cable Equipment/Service Fees	Open		08/04/2019	09/01/2019	08/23/2019			18.
Vendor 3033 - Comcast Cable Totals							Invoices	2	\$245.
Vendor 2741 - Conserv FS									
777002308	Forward Fuel Purchases	Open		08/13/2019	09/12/2019	08/26/2019			15,422.
Vendor 2741 - Conserv FS Totals							Invoices	1	\$15,422.
Vendor 3706 - Constellation NewEnergy Inc									
15303754201	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		07/22/2019	09/06/2019	08/13/2019			98.
15327638601	Electricity-550 N. Smith Street Well 7 Pump Station	Open		07/22/2019	09/06/2019	08/14/2019			96.
15336280101	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		07/22/2019	09/06/2019	08/13/2019			30.
15336429401	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		07/22/2019	09/06/2019	08/13/2019			27.
Vendor 3706 - Constellation NewEnergy Inc Totals							Invoices	4	\$253.
Vendor 3840 - Crown Trophy									
14193	Retirement Plaque - A. Bonneville	Open		08/14/2019	08/19/2019	08/23/2019			93.
Vendor 3840 - Crown Trophy Totals							Invoices	1	\$93.
Vendor 3852 - De Lage Landen Public Finance									
64483377	Sharp Copier Lease	Open		07/29/2019	09/12/2019	07/30/2019			621.
64607439	Samsung Copier Lease	Open		08/10/2019	09/01/2019	08/21/2019			1,058.
Vendor 3852 - De Lage Landen Public Finance Totals							Invoices	2	\$1,679.
Vendor 4781 - Document Imaging Services, LLC									
1498	Toner	Open		08/12/2019	09/11/2019	08/13/2019			218.
1500	Toner	Open		08/12/2019	09/11/2019	08/13/2019			168.
1502	Toner	Open		08/12/2019	09/11/2019	08/13/2019			119.
1511	Toner	Open		08/16/2019	09/15/2019	08/13/2019			476.
Vendor 4781 - Document Imaging Services, LLC Totals							Invoices	4	\$981.
Vendor 1728 - Doland Engineering, LLC									
19-8873	Pressure Zone Revisions Part C Construction Engineering	Open		08/09/2019	09/08/2019	08/07/2019			11,332.
Vendor 1728 - Doland Engineering, LLC Totals							Invoices	1	\$11,332.
Vendor 4870 - Stanley D Dolecki									
2019-00000403	Private Storm Sewer Reimbursement Program-145 N. Linden Avenue	Open		04/30/2019	08/27/2019	05/02/2019			2,500.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	4870 - Stanley D Dolecki Totals		Invoices	1		\$2,500.
Vendor 2786 - EJ Equipment Inc									
P19210	Fill Hose	Open		08/16/2019	09/15/2019	08/27/2019			106.
			Vendor	2786 - EJ Equipment Inc Totals		Invoices	1		\$106.
Vendor 2195 - FMP									
162-023526	Parts - STOCK	Open		08/06/2019	09/05/2019	08/12/2019			345.
			Vendor	2195 - FMP Totals		Invoices	1		\$345.
Vendor 2839 - Fred Pryor Seminars									
25873926	Mistake-Free Grammar & Proofreading - Rodriguez	Open		08/01/2019	08/31/2019	08/28/2019			99.
			Vendor	2839 - Fred Pryor Seminars Totals		Invoices	1		\$99.
Vendor 4392 - Anthony Garcia									
NWBOCA8/13-AG	NWBOCA Training-Code Enforcement Best Practices	Open		08/13/2019	08/27/2019	08/27/2019			15.
			Vendor	4392 - Anthony Garcia Totals		Invoices	1		\$15.
Vendor 3075 - Gateway Palatine LLC									
September 2019	Parking Agreement - September	Open		08/16/2019	09/04/2019	08/16/2019			2,460.
			Vendor	3075 - Gateway Palatine LLC Totals		Invoices	1		\$2,460.
Vendor 1667 - Gilio Landscape Contractors									
8324	344 N Fremont St	Open		08/07/2019	09/07/2019	08/13/2019			100.
8325	344 N Fremont St	Open		08/07/2019	09/07/2019	08/13/2019			100.
8327	1223 W Dundee Rd	Open		08/10/2019	09/10/2019	08/13/2019			60.
8328	1488 Poplar St	Open		08/10/2019	09/10/2019	08/13/2019			60.
8329	1151 W Palatine Rd	Open		08/10/2019	09/10/2019	08/13/2019			100.
8330	1147 W Palatine Rd	Open		08/10/2019	09/10/2019	08/13/2019			100.
8331	7 N Northwest Hwy	Open		08/10/2019	09/10/2019	08/13/2019			60.
8332	570 N Smith St	Open		08/10/2019	09/10/2019	08/13/2019			60.
8333	570 N Smith St	Open		08/10/2019	09/10/2019	08/13/2019			60.
8339	568 S Oak St	Open		08/18/2019	09/17/2019	08/27/2019			60.
			Vendor	1667 - Gilio Landscape Contractors Totals		Invoices	10		\$760.
Vendor 2281 - Grainger									
9256156796	Wall Switch Key	Open		08/07/2019	09/06/2019	08/22/2019			6.
9257293234	PH Paper Hydrion Dispenser	Open		08/08/2019	09/07/2019	08/22/2019			13.
9257597568	SP Motor and V-Belt Pulley	Open		08/08/2019	09/07/2019	08/22/2019			126.
			Vendor	2281 - Grainger Totals		Invoices	3		\$146.
Vendor 4753 - Granicus LLC									

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
116233	Civic Streaming & Agenda & Minutes Renewal	Open		08/01/2019	08/31/2019	08/13/2019			1,540.
Vendor 4753 - Granicus Llc Totals									\$1,540.
Vendor 3441 - Patrick M Gratziana									
082319-Gratziana	Street Fest WalmartSupplies	Open		08/28/2019	08/28/2019	08/28/2019			58.
BassetGratziana	Street Fest Basset Training	Open		08/28/2019	08/28/2019	08/28/2019			13.
Vendor 3441 - Patrick M Gratziana Totals									\$72.
Vendor 4541 - Great Lakes Coca-Cola Distribution LLC									
1296203748	2019 Streetfest - Pop & Water Order	Open		08/15/2019	09/05/2019	08/20/2019			4,735.
Vendor 4541 - Great Lakes Coca-Cola Distribution LLC Totals									\$4,735.
Vendor 1638 - H & H Electric Co.									
33436	Ground Fault Repair-1323 E. Sanborn Dr	Open		07/31/2019	08/30/2019	08/22/2019			2,887.
33439	Ground Fault Repairs-856 E. Pratt Dr	Open		07/31/2019	08/30/2019	08/22/2019			2,509.
33440	Ground Fault Repairs-1325 N. Sanborn Dr	Open		07/31/2019	08/30/2019	08/22/2019			773.
33441	Ground Fault Repairs-1348 W. Deer Ct	Open		07/31/2019	08/30/2019	08/22/2019			584.
33437	Street Light Cable and Pole Replacement-Rohlwing and Tahoe	Open		07/31/2019	08/30/2019	08/22/2019			6,083.
Vendor 1638 - H & H Electric Co. Totals									\$12,837.
Vendor 2917 - Home Depot Credit Services									
4021769	Station 81 Supplies	Open		08/17/2019	09/16/2019	08/19/2019			25.
8011514	Compound	Open		08/13/2019	09/12/2019	08/22/2019			7.
8581841	Pliers and 60W LED 4 Pack	Open		08/13/2019	09/12/2019	08/22/2019			55.
5010581	Mortar Mix	Open		08/06/2019	09/05/2019	08/12/2019			124.
Vendor 2917 - Home Depot Credit Services Totals									\$213.
Vendor 3037 - IACE									
IACE9/11/19	IACE Quarterly Training Session 9/11/19	Open		08/27/2019	08/27/2019	08/27/2019			400.
Vendor 3037 - IACE Totals									\$400.
Vendor 4595 - Identity Automation LP									
INV-03293	2fa software renewal	Open		08/07/2019	09/06/2019	08/07/2019			7,380.
Vendor 4595 - Identity Automation LP Totals									\$7,380.
Vendor 3687 - Illinois Homicide Investigators Association									
2019-00000847	ILHIA Conference Registration Fee x 11	Open		07/29/2019	09/04/2019	08/23/2019			2,475.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary List

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3687 - Illinois Homicide Investigators Association Totals									Invoices 1 \$2,475.
Vendor 1604 - Illinois State Police									
PD19-1570-JUL	Fingerprinting for Liquor Licensing (1570)	Open		07/31/2019	08/30/2019	08/23/2019			28.
July 2019	Background Checks	Open		08/01/2019	09/01/2019	08/12/2019			113.
Vendor 1604 - Illinois State Police Totals									Invoices 2 \$141.
Vendor 1725 - Interstate Battery Systems									
50108603	Parts - STOCK	Open		08/13/2019	09/12/2019	08/26/2019			387.
Vendor 1725 - Interstate Battery Systems Totals									Invoices 1 \$387.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers									
0000410694	Mortise Cylinder & Rekey Cylinder in Shop-Parking Deck	Open		08/08/2019	09/07/2019	08/12/2019			179.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers Totals									Invoices 1 \$179.
Vendor 4842 - Jeffery Jauch									
NWBOCA8/13-JJ	NWBOCA Training 8/13/19	Open		08/13/2019	08/27/2019	08/27/2019			15.
Clothing8/20-JJ	Clothing reimb - shoes	Open		08/20/2019	08/27/2019	08/27/2019			63.
Vendor 4842 - Jeffery Jauch Totals									Invoices 2 \$78.
Vendor 2695 - JG Uniforms Inc									
58627	Misc Uniform/Equipment Items (Forshall)	Open		08/07/2019	09/06/2019	08/12/2019			32.
58634	Misc Uniform/Equipment Items (#241 & #242 Badges)	Open		08/07/2019	09/06/2019	08/12/2019			407.
Vendor 2695 - JG Uniforms Inc Totals									Invoices 2 \$439.
Vendor 3869 - John Nelson Architect Inc									
JN08/26/19	Plan review svcs 8/14/19 - 8/23/19	Open		08/26/2019	08/27/2019	08/27/2019			2,100.
Vendor 3869 - John Nelson Architect Inc Totals									Invoices 1 \$2,100.
Vendor 3631 - Johnson Controls Security Solutions LLC									
32820854	Alarm Monitoring-250 W Illinois Ave	Open		07/13/2019	08/01/2019	08/15/2019			65.
32820889	Alarm Monitoring-1475 N Hicks Rd	Open		07/13/2019	08/01/2019	08/15/2019			65.
Vendor 3631 - Johnson Controls Security Solutions LLC Totals									Invoices 2 \$131.
Vendor 2268 - Journal & Topics Newspapers									
181282	StreetFest Advertising	Open		08/14/2019	09/14/2019	08/23/2019			214.
Vendor 2268 - Journal & Topics Newspapers Totals									Invoices 1 \$214.
Vendor 3289 - JRB Software Limited									

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
15507	JRButils for AD Annual Registration	Open		08/13/2019	09/12/2019	08/13/2019			200.
Vendor 3289 - JRB Software Limited Totals									Invoices 1 \$200.
Vendor 3357 - KONE Inc									
1157843727	Elevator Repair-Parking Deck Tower 2	Open		08/13/2019	09/12/2019	08/22/2019			565.
Vendor 3357 - KONE Inc Totals									Invoices 1 \$565.
Vendor 4246 - Michael J Kowalczyk									
PWBRMK082319	Boot Reimbursement	Open		08/23/2019	08/30/2019	08/28/2019			250.
Vendor 4246 - Michael J Kowalczyk Totals									Invoices 1 \$250.
Vendor 2561 - Major Case Assistance Team									
2019-00000845	2019-2020 Annual Dues	Open		08/13/2019	09/12/2019	08/23/2019			3,000.
Vendor 2561 - Major Case Assistance Team Totals									Invoices 1 \$3,000.
Vendor 4138 - McDonald's #87									
Reissue - 08756	Prisoner Meals - December	Open		01/15/2019	08/28/2019	08/28/2019			80.
08762	Prisoner Meals (June)	Open		08/15/2019	09/03/2019	08/23/2019			13.
08763	Prisoner Meals (July)	Open		08/15/2019	09/03/2019	08/23/2019			50.
Vendor 4138 - McDonald's #87 Totals									Invoices 3 \$144.
Vendor 4600 - Meridian IT Inc									
457499	Reporting and Support Services: Commvault Licenses	Open		09/01/2019	08/31/2019	08/21/2019			556.
Vendor 4600 - Meridian IT Inc Totals									Invoices 1 \$556.
Vendor 1118 - Mid American Water Of Wauconda Inc									
210527W-1	Utility System Supplies	Open		07/31/2019	08/30/2019	08/22/2019			434.
Vendor 1118 - Mid American Water Of Wauconda Inc Totals									Invoices 1 \$434.
Vendor 2386 - MJ Sports									
16518	Stough - Logos	Open		08/13/2019	09/12/2019	08/27/2019			26.
16519	Zimmerman Logos for shirts	Open		08/13/2019	09/12/2019	08/27/2019			27.
16520	Toby Roberts - logos	Open		08/13/2019	09/12/2019	08/27/2019			43.
Vendor 2386 - MJ Sports Totals									Invoices 3 \$97.
Vendor 4907 - Mutual Ace Hardware									
000327	Station 85 Supplies	Open		08/04/2019	09/03/2019	08/27/2019			18.
Vendor 4907 - Mutual Ace Hardware Totals									Invoices 1 \$18.
Vendor 2360 - Napa Of Palatine									
4460-238757	Parts - T-332	Open		07/19/2019	08/18/2019	08/26/2019			15.
4460-240738	Parts - PT-116	Open		08/01/2019	08/31/2019	08/26/2019			36.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
4460-241414	Parts - STOCK	Open		08/06/2019	09/05/2019	08/26/2019			11.
4460-241492	Parts - STOCK	Open		08/07/2019	09/06/2019	08/12/2019			58.
			Vendor	2360 - Napa Of Palatine Totals			Invoices	4	\$123.
Vendor 2616 - Nicor Gas									
37917400006-7/19	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		07/19/2019	09/04/2019	08/15/2019			37.
19505219626-7/19	Natural Gas-251 W. Colfax Street Parking Deck	Open		07/25/2019	09/10/2019	08/15/2019			113.
46007255576-7/19	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		07/25/2019	09/10/2019	08/15/2019			35.
70018165616-7/19	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		07/25/2019	09/10/2019	08/15/2019			36.
83980510966-7/19	Natural Gas-550 N. Smith Street Well 7 Generator	Open		07/25/2019	09/10/2019	08/15/2019			35.
25623386239-7/19	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		07/26/2019	09/10/2019	08/15/2019			38.
66457600006-7/19	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		07/26/2019	09/10/2019	08/15/2019			43.
68017400000-7/19	Natural Gas-137 W. Wood Street Train Station	Open		07/26/2019	09/10/2019	08/15/2019			142.
88271305703-7/19	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		07/29/2019	09/13/2019	08/15/2019			119.
36756460568-7/19	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		07/30/2019	09/16/2019	08/15/2019			110.
88097600006-7/19	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		07/31/2019	09/17/2019	08/15/2019			47.
			Vendor	2616 - Nicor Gas Totals			Invoices	11	\$758.
Vendor 1413 - Northwest Central Dispatch Syst									
8797	Member Assessment Fee's (September)	Open		08/01/2019	09/01/2019	08/23/2019			58,278.
			Vendor	1413 - Northwest Central Dispatch Syst Totals			Invoices	1	\$58,278.
Vendor 2224 - Northwest Community Hospital-EMS									
2019-00000838	ImageTrend Connect Conference	Open		08/08/2019	09/07/2019	08/12/2019			80.
			Vendor	2224 - Northwest Community Hospital-EMS Totals			Invoices	1	\$80.
Vendor 2577 - Northwestern University									
14196	Police Staff & Command School - Online Course Fee (Calanca)	Open		07/27/2019	09/03/2019	08/23/2019			4,000.
			Vendor	2577 - Northwestern University Totals			Invoices	1	\$4,000.
Vendor 1214 - On Time Embroidery Inc.									
64883	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			59.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
65305	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			94.
65330	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			149.
O65678	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			47.
OE65167	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			487.
OES65226	Clothing	Open		08/13/2019	09/12/2019	08/12/2019			127.
			Vendor	1214 - On Time Embroidery Inc. Totals			Invoices	6	\$966.
Vendor 2572 - Paddock Publications, Inc									
4529859	PZB - 223 E. Northwest Highway	Open		08/10/2019	09/10/2019	08/20/2019			66.
4529860	PZB - 1811 & 1911 N. Rand Road	Open		08/10/2019	09/10/2019	08/20/2019			63.
			Vendor	2572 - Paddock Publications, Inc Totals			Invoices	2	\$129.
Vendor 1784 - Parent Petroleum									
1290037	Operating Supplies Lubricants & Additives - STOCK	Open		08/01/2019	08/31/2019	08/26/2019			2,023.
			Vendor	1784 - Parent Petroleum Totals			Invoices	1	\$2,023.
Vendor 3366 - Kellie A Poliquin									
2019-00000851	StreetFest Supplies	Open		08/26/2019	09/03/2019	08/23/2019			129.
			Vendor	3366 - Kellie A Poliquin Totals			Invoices	1	\$129.
Vendor 2913 - Presenta Plaque									
24665	Pre-Assembled Award Pocket Plaques (2 Cases)	Open		08/07/2019	09/06/2019	08/23/2019			283.
			Vendor	2913 - Presenta Plaque Totals			Invoices	1	\$283.
Vendor 1944 - Quill Corporation									
9296417	Office supplies	Open		08/07/2019	09/06/2019	08/27/2019			139.
9505937	Paper	Open		08/15/2019	09/14/2019	08/27/2019			168.
			Vendor	1944 - Quill Corporation Totals			Invoices	2	\$307.
Vendor 4664 - Patricia M Raupp									
2019-00000846	Food & Refreshments for Police Test Volunteers	Open		08/19/2019	09/02/2019	08/23/2019			163.
			Vendor	4664 - Patricia M Raupp Totals			Invoices	1	\$163.
Vendor 4446 - RMC Imaging Inc									
2152	ViewScan Digital Reader Maintenance and Support	Open		06/17/2019	08/31/2019	08/21/2019			745.
			Vendor	4446 - RMC Imaging Inc Totals			Invoices	1	\$745.
Vendor 4689 - Roesner Trucking Inc									
6723	Trucking Cartage for Hauling Asphalt	Open		07/31/2019	08/30/2019	08/21/2019			2,278.
			Vendor	4689 - Roesner Trucking Inc Totals			Invoices	1	\$2,278.

Attachment: Warrant #17 (Warrant # 17)



8.1.a

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
I644904	Decorative Sign Poles-Village Hall	Open		08/02/2019	09/01/2019	08/21/2019			680.
			Vendor 2138 - Tapco Inc Totals			Invoices	1		\$680.
Vendor 4667 - Tec Tools Inc									
08081926521	Pentagon Socket	Open		08/08/2019	09/07/2019	08/22/2019			38.
			Vendor 4667 - Tec Tools Inc Totals			Invoices	1		\$38.
Vendor 2545 - Terrace Supply Co									
70448781	Oxygen	Open		08/13/2019	09/12/2019	08/12/2019			174.
			Vendor 2545 - Terrace Supply Co Totals			Invoices	1		\$174.
Vendor 4166 - The Horton Group Inc									
53155	2019 Health Ins. Management Consulting (July-August 2019 Horton)	Open		08/08/2019	08/20/2019	08/08/2019			6,000.
			Vendor 4166 - The Horton Group Inc Totals			Invoices	1		\$6,000.
Vendor 1199 - Thompson Elevator Inspection Service Inc									
19-2549	35 S Baybrook elevator plan review	Open		08/07/2019	09/07/2019	08/13/2019			75.
19-2600	78 elevator insp/1 elevator reinsp	Open		08/13/2019	09/12/2019	08/27/2019			3,002.
			Vendor 1199 - Thompson Elevator Inspection Service Inc Totals			Invoices	2		\$3,077.
Vendor 1700 - Traffic Control & Protection, Inc									
101678	Type 1 Barricades	Open		08/07/2019	09/06/2019	08/21/2019			3,920.
			Vendor 1700 - Traffic Control & Protection, Inc Totals			Invoices	1		\$3,920.
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-JUL-19	Online Investigative Search Engine Monthly Usage Fee (July)	Open		08/01/2019	09/15/2019	08/23/2019			131.
			Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals			Invoices	1		\$131.
Vendor 4403 - Tyler Technologies Inc									
025-268003	Energov Project	Open		07/31/2019	09/14/2019	08/07/2019			1,162.
			Vendor 4403 - Tyler Technologies Inc Totals			Invoices	1		\$1,162.
Vendor 3157 - UniFirst Corporation									
061 1223015	Shop Rags/Carpets	Open		08/12/2019	09/11/2019	08/01/2019			58.
061 1223137	Shop Rags/Carpets	Open		08/12/2019	09/11/2019	08/01/2019			81.
			Vendor 3157 - UniFirst Corporation Totals			Invoices	2		\$140.
Vendor 2501 - United Parcel Service									
0000X6A670329	shipping	Open		08/10/2019	09/09/2019	08/12/2019			9.
			Vendor 2501 - United Parcel Service Totals			Invoices	1		\$9.
Vendor 3709 - Verizon Wireless									

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
9835139063	Cellular In-Vehicle	Open		08/01/2019	08/24/2019	08/13/2019			1,800.
9836026628	Cellular Usage	Open		08/12/2019	09/04/2019	08/21/2019			1,587.
			Vendor 3709 - Verizon Wireless Totals	Invoices			2		\$3,388.
Vendor 4527 - Vicarious Productions Inc									
4132-3	2019 Fall Newsletter 3rd Installment	Open		08/19/2019	09/13/2019	08/19/2019			1,500.
			Vendor 4527 - Vicarious Productions Inc Totals	Invoices			1		\$1,500.
Vendor 3020 - Village of Palatine Petty Cash									
2019-00000852	J. Ferraro - August Peer Jury Hearing Expenses	Open		08/21/2019	09/03/2019	08/27/2019			57.
2019-00000853	W. Leyden - Dept Business Cards (Vistaprint)	Open		08/22/2019	09/03/2019	08/27/2019			16.
2019-00000856	J. Schlee - Water for CPU Street Fest Booth (Mariano's)	Open		08/22/2019	09/03/2019	08/27/2019			26.
2019-00000854	J. DeLuca - Pistol Skill Development Course	Open		08/15/2019	09/03/2019	08/27/2019			60.
2019-00000855	T. Gulisano - Refreshments for Police Interviews (Costco)	Open		08/19/2019	09/03/2019	08/27/2019			28.
			Vendor 3020 - Village of Palatine Petty Cash Totals	Invoices			5		\$188.
Vendor 3902 - Waist Up Imprinted Sportswear									
9502	Streetfest T-shirts	Open		07/02/2019	08/02/2019	08/23/2019			2,574.
			Vendor 3902 - Waist Up Imprinted Sportswear Totals	Invoices			1		\$2,574.
Vendor 2258 - Wickstrom Ford Lincoln Mercury									
709946	Repairs & Maintenance - T-444	Open		07/25/2019	08/24/2019	08/26/2019			580.
714082	Repairs & Maintenance - T-445	Open		08/05/2019	09/04/2019	08/26/2019			62.
714121	Repairs & Maintenance - T-463	Open		08/05/2019	09/04/2019	08/26/2019			29.
714366	Repairs & Maintenance - T-452	Open		08/06/2019	09/05/2019	08/26/2019			27.
714637	Repairs & Maintenance - T-435	Open		08/07/2019	09/06/2019	08/26/2019			27.
146653	Parts - C-359	Open		08/12/2019	09/11/2019	08/26/2019			104.
715445	Repairs & Maintenance - T-432	Open		08/12/2019	09/11/2019	08/26/2019			27.
715462	Repairs & Maintenance - T-434	Open		08/12/2019	09/11/2019	08/26/2019			27.
146729	Parts - C-359	Open		08/14/2019	09/13/2019	08/26/2019			104.
716676	Repairs & Maintenance - T-429	Open		08/17/2019	09/16/2019	08/26/2019			27.
			Vendor 2258 - Wickstrom Ford Lincoln Mercury Totals	Invoices			10		\$1,016.
Vendor 1919 - Zoll Medical Corporation									
2914173	ECG Cable	Open		08/05/2019	09/04/2019	08/12/2019			140.
			Vendor 1919 - Zoll Medical Corporation Totals	Invoices			1		\$140.
Vendor Christine Blodgett									
VS #08377	Refund - Duplicate VS	Open		08/19/2019	08/19/2019	08/19/2019			10.

Attachment: Warrant #17 (Warrant # 17)



Invoice Due Date Range 08/01/19 - 09/17/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor Christine Blodgett Totals						Invoices	1		\$10.
Vendor Shawn Bork 2019-00000897	19-13615 - Charge does not qualify for Admin Tow fee	Open		08/28/2019	09/03/2019	08/28/2019			500.
Vendor Shawn Bork Totals						Invoices	1		\$500.
Vendor Brookside 885 LLC 2019-00000844	release pub imp bond Brookside 885 Inc/ Nicole Sub	Open		08/22/2019	08/22/2019	08/22/2019			1,850.
Vendor Brookside 885 LLC Totals						Invoices	1		\$1,850.
Vendor Jian Chai VS #35050	Refund - New Resident Late Fee Removal & Cost Code Change	Open		08/19/2019	08/19/2019	08/19/2019			35.
Vendor Jian Chai Totals						Invoices	1		\$35.
Vendor Jae Jin Chung VS #29689	Refund - Senior Discount	Open		08/19/2019	08/19/2019	08/19/2019			24.
Vendor Jae Jin Chung Totals						Invoices	1		\$24.
Vendor Ranee Cox VS #35112	Refund - Car Replacement VS Transfer	Open		08/19/2019	08/19/2019	08/19/2019			50.
Vendor Ranee Cox Totals						Invoices	1		\$50.
Vendor Terry Mansfield VS #37162	Refund - Senior Discount	Open		08/19/2019	08/19/2019	08/19/2019			24.
Vendor Terry Mansfield Totals						Invoices	1		\$24.
Vendor Phil Olson VS #35030	Refund - New Vehicle Late Fee Removal	Open		08/19/2019	08/19/2019	08/19/2019			20.
Vendor Phil Olson Totals						Invoices	1		\$20.
Vendor John Vigna 2019-00000857	Ticket P2855215 was Voided (Error in Issuing)	Open		08/27/2019	09/03/2019	08/27/2019			75.
Vendor John Vigna Totals						Invoices	1		\$75.
Grand Totals						Invoices	216		\$407,335.

Attachment: Warrant #17 (Warrant # 17)



Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4909 - American Mobile Staging Inc									
Streetfe081619-2	Streetfest Staging	Paid by Check #251443		08/16/2019	08/16/2019	08/16/2019		08/16/2019	6,350.
Vendor 4909 - American Mobile Staging Inc Totals						Invoices	1		\$6,350.
Grand Totals						Invoices	1		\$6,350.

Attachment: Warrant #17 (Warrant # 17)



Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1249 - Lakeshore Beverage									
Streetfest081619	Beer Delivery	Paid by Check #251444		08/16/2019	08/16/2019	08/16/2019		08/16/2019	50,486.
Vendor 1249 - Lakeshore Beverage Totals						Invoices	1		\$50,486.
Grand Totals						Invoices	1		\$50,486.

Attachment: Warrant #17 (Warrant # 17)

Consider an Ordinance Granting a Planned Development Amendment for the Napleton Planned Development at 1811 & 1911 N. Rand Road

BACKGROUND:

The Petitioner has applied for a Planned Development Amendment to develop Lot 5 into a supplemental inventory car storage lot for the Napleton Subaru & Mazda dealerships. Therefore, the Petitioner is requesting approval of the following:

Planned Development Amendment to allow for the expansion of a new parking lot, with required landscaping and screening, on Lot 5 of Napleton Subdivision.

KEY ISSUES:

- The Napleton Final Planned Development and Subdivision were approved in August 2018. The Subaru and Mazda car dealerships and associated car wash are all under construction. The Petitioner is now requesting a Planned Development Amendment to expand the parking lot into Lot 5 (.66 acres). Lot 5 was initially contemplated as being maintained in its existing condition.
- The proposed parking lot provides 95 parking spaces. The parking area could only be accessed through the Napleton Subaru/Mazda properties (no access will be allowed from Old Hicks Road). Lot 5 has approximately 123 feet of frontage onto Old Hicks Road. The improvement plans indicate a solid 6-foot board on board fence and additional right-of-way landscaping on the Old Hicks Road side (east) of the fence. As was required for lots 3 and 4, there is a 50-foot right-of-way dedication for Lot 5, for Old Hicks Road.
- The limited parking lot use of Lot 5 is for the supplemental storage of inventory vehicles. Also, the parking lot is not open to the public and only Napleton employees would valet park the vehicles. The parking lot would contain tandem and triple-stacked vehicle parking storage. There are other nearby dealerships with similar parking lot configurations for the storage of inventory vehicles.
- Per the existing condition engineering plan sheet, Lot 5 appears to have been used as a staging area for fill, associated with the original Menard's development. In its present configuration, there is an existing 22-foot grade up toward the eastern side of the property.
- Per the Petitioner's submitted narrative, the supplemental car storage lot will be gated with security lights and only used during typical business hours, closed on Sunday.
- Per Village Code, the maximum footcandle limitation at the property line abutting multiple-family properties is 0.2 footcandles. The maximum footcandle limitation for single-family properties, also at the property line, including across the street, is 0.1 footcandles.

- This lot abuts the parking lots of the multi-family apartment buildings to the north and the rear yards of the single-family residential properties across the street to the east. The Palatine Township cemetery is located directly south of Lot 5. The multi-family residential parking lot immediately abuts the proposed parking lot. The closest apartment building to the north would be approximately 120 feet from the Lot 5 parking lot. Across Old Hicks Road, there are four R-2 single-family homes (Pinehurst Manor Unit 1), which all have rear yards facing Lot 5.
- While the existing landscaping and vegetation for Lot 5 were all likely volunteer trees and overgrowth, this lot does provide a buffer and screening from both Rand Road and the commercial uses. There is also an established hedge row on the east side of Old Hicks Road, which abuts the rear yards of the single-family lots across from Lot 5.
- The improvement plans level and grade the property for the parking lot and the storm water is managed through the detention basin directly west of the parking lot. The Planned Development contemplated future land uses in compliance with the B-5 zoning district use lists.
- As required, there is a 5-foot landscaped strip proposed for the north and south side of the parking lot. For the section along Old Hicks Road, an 8-foot landscaped strip is proposed. In addition to landscaping, the zoning ordinance requires solid effective screening along the north, south, and east sides of the property.
- The proposed plans maintain a five foot section of landscaping and screening, presently existing on the north and south sides of the subject lot. Additionally, the east side of the property will be screened with a solid 6-foot board on board fence, which will encompass the entire Old Hicks Road frontage and then wrap around to connect to the existing 8-foot chain link fence on the shared property line to the north.
- 4 parkway trees and 24 dwarf burning bushes (10 feet in height @ maturity) are proposed outside of the fence and adjacent to Old Hicks Road. The Planned Development will require that this screening is maintained for the entire duration of the development.

ALTERNATIVES:

1. Approve the Planned Development Amendment to the Napleton Planned Development to allow a parking lot expansion on Lot 5, with landscaping and screening at 1811 & 1911 N. Rand Road.
2. Do not approve the Planned Development Amendment to the Napleton Planned Development to allow a parking lot expansion on Lot 5, with landscaping and screening at 1811 & 1911 N. Rand Road.

RECOMMENDATION:

Public Hearing: Plan Commission - August 20, 2019
Residents testifying: 3 - Noise impact, fencing/screening, lighting, car dealerships, pollution, and crime.
Vote: The Plan Commission voted 8-0 to approve the Planned Development Amendment to the Napleton Planned development to allow the expansion of a parking lot, with screening and landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Planned Development Amendment for a parking lot expansion, with screening and landscaping, for the Napleton Planned Development at 1811 & 1911 N. Rand Road.

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

BACKGROUND:

The Petitioner is proposing to operate a fitness/health club known as Planet Fitness. Therefore, the Petitioner is requesting approval of the following:

1. **Special Use to permit a health club greater than 3,000 square feet; and**
2. **Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces.**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains the Palatine Plaza shopping center. The shopping center is approximately 137,157 square feet and contains various retail, business, and restaurant uses.
- The proposed tenant space is approximately 19,000 square feet and includes a portion of the former Hobby Lobby space.
- Planet Fitness offers a 24/7 fitness and health club facility including ancillary services such as tanning, hydromassage, red light therapy, and some retail items (water, fitness drinks, and apparel).
- The proposed hours of operation are 24 hours a day, 7 days a week. The peak hours of operation are 4 - 10 PM Monday - Friday and 9 AM - 12 PM on Saturday and Sunday.
- The average daily attendance is 500-750 members. There would be 14 employees, with 4 employees on-site for each shift. The facility will be fully staffed during all hours.
- There are 562 existing parking spaces and 492 parking spaces are required for the existing uses. The parking requirement for the proposed use is based on 30% of the maximum occupancy.
- Based upon Planet Fitness's egress plan and occupant load, 100 parking spaces are required. Currently, the shopping center is over parked by 70 parking spaces; therefore, a Variation of 30 parking spaces is required.

Business	Parking Requirement	Square footage	Total Required spaces
Proposed Planet Fitness	30% of maximum occupancy	18,840 sq. ft.	100
Medical office	1/300 sq. ft.	7,628 sq. ft.	25
Brown's Chicken	1 per 2.5 seats	1,825 sq. ft. (22	18

	(1/100 sq. ft.)	seats)	
Retail	1/300 sq. ft.	124,269 sq. ft.	415
Dairy Queen	1/100 sq. ft.	1,850 sq. ft.	19
Subway	1/100 sq. ft.	1,495 sq. ft.	15
Total square footage	137,157 sq. ft.	Total req. parking	592
Total parking provided			562 parking spaces total (Variation of 30 parking spaces)

- The Petitioner's business plan and justification indicate that the parking needs are clustered at particular times during the day and not in continual use throughout their hours of operation.
- Also, the required parking variation is a reflection of how the Zoning Ordinance regulates parking for health clubs, as an assembly use. Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to accommodate this use

ALTERNATIVES:

1. Approve the Special Use and Variation to allow a health club (Planet Fitness).
2. Do not approve the Special Use and Variation to allow a health club (Planet Fitness).

RECOMMENDATION:

Public Hearing: Plan Commission - August 20, 2019
 Residents testifying: None
 Vote: The Plan Commission voted 8-0 to approve the request for the Special Use and Variation to permit a health club (Planet Fitness). Staff concurs with the recommendation to approve the Special Use and Variation.

ACTION REQUIRED:

A motion to approve a Special Use and Variation (parking) for the Planet Fitness health club at 223 E. Northwest Highway.

Consider an Ordinance Granting Variations for the Square Footage of Two Freestanding Signs at 211-333 E. Northwest Highway

BACKGROUND:

The Petitioner is requesting to add five new tenant panels to the existing three existing freestanding signs. Therefore, the Petitioner is requesting:

Variation for a freestanding sign (main entrance sign) to be 160 square feet instead of the maximum allowed 120 square feet.

Variation permit tenant panels to exceed 1/3 of the total gross surface area of the freestanding sign (main entrance sign).

Variation for a freestanding sign (middle sign) to be 110 square feet instead of the maximum allowed 60 square feet of gross surface area.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and contains the existing Palatine Plaza shopping center. The property is approximately 12 acres.
- There are approximately 23 tenant spaces in the plaza. A portion of the former Hobby Lobby space was subsequently divided and is now occupied by Pete & Mac's. The developer's intention to further divide the remaining space into 2 tenant spaces.
- This Subject shopping center has approximately 1,266 linear feet of frontage along Northwest Highway. The spacing for the existing signs are currently more than 250 feet apart, which meets the Code requirements for spacing, when multiple signs are provided.
- There are 3 existing freestanding signs and complies with the total number of freestanding signs permitted by Code.
- The Petitioner is proposing to add three tenant panels the Main Drive Pylon and Middle Pylon. The signs have previously received zoning relief. Below outlines what was previously approved and what is being requested.

Sign	Existing Condition	Proposed	Existing Relief
Main Drive Pylon	120 square feet; 4 tenant panels; Tenant panels exceed 1/3 of total sign	<u>160 square feet; 8 tenant panels;</u> <u>Increase tenant panel percentage</u>	Per #O-177-97, 120 square feet; 4 tenant panels; Tenant panels to exceed 1/3 total gross surface area
Large Pylon to East	145 square feet; Tenant panels exceed	<u>No changes, as part of this review</u>	Per #O-130-05, 145 square feet

	1/3 of total sign		
Small Pylon	80 square feet; Tenant panels exceed 1/3 of total sign	<u>110 square feet;</u> <u>12 tenant panels</u>	

- Following the ZBA meeting, and in response to line of sight questions from Staff, the Petitioner eliminated 1 tenant panel (20 square feet) on the main drive pylon sign. This will maintain a view through the sign and provides a similar visibility to the existing sign. The Petitioner intends to relocate the 20-foot tenant panel to the eastern most sign. While Staff is support of this change, the relocation of the tenant panel will require an additional notice and Public Hearing. This component will come back through the zoning process in the future.

ALTERNATIVES:

1. Approve the Variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and Variation for a freestanding sign (middle sign) to be 110 square feet.
2. Do not approve Variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and Variation for a freestanding sign (middle sign) to be 110 square feet.

RECOMMENDATION:

Public Hearing: ZBA meeting - July 23, 2019
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 5-0-1 (with one abstention). Staff recommends approval of the revised signage proposal (subject to the additional notice/review process required for the proposed alternate signage plan).

ACTION REQUIRED:

A motion to approve the ordinance granting variations for a freestanding sign (main entrance sign) to be 160 square feet along with tenant panels to exceed 1/3 of the total gross surface area and variation for a freestanding sign (middle sign) to be 110 square feet.

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

BACKGROUND:

In August of this year, the Village Council awarded a contract to Gerardi Sewer and Water Company, Incorporated of Addison, Illinois for construction of the 2019 Water Main Replacement Project. Work is tentatively scheduled to commence in September with construction to be substantially completed by November.

KEY ISSUES:

- Utilizing Construction Engineering Services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during a construction project with various locations and multiple crews.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA, Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute the proposal from BLA, Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project.

BUDGET IMPACT:

Funding is available in the Water Fund of the 2019 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from BLA Incorporated for Construction Engineering Services for the 2019 Water Main Replacement Project in the not-to-exceed amount of \$57,587.

Consider a Motion Authorizing the Village Manager to Execute a Master License Agreement with Verizon Wireless

BACKGROUND:

On April 1, 2019, the Village Council approved amendments to Chapter 20 of the Village's Code of Ordinances to incorporate the 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.

KEY ISSUES:

- Verizon Wireless has approached the Village to enter into a Small Wireless Communications Facilities Master License Agreement.
- The agreement 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. Installed antennas and associated elements would be limited to no more than six cubic feet in volume. All other wireless equipment attached directly to a utility pole associated with an antenna would be limited to no more than 25 cubic feet in volume.
- Before installing any equipment on Village-owned or Verizon owned poles, Verizon will be required to submit an application to the Village for review and approval.
- 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.

ALTERNATIVES:

1. Authorize the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless as the State of Illinois Small Wireless Facilities Deployment Act requires the Village to cooperate with this request.

ACTION REQUIRED:

A motion to authorize the Village Manager to execute a Small Wireless Communications Facilities Master License Agreement with Verizon Wireless.

Consider a Motion Authorizing the Village Manager to Execute a Pole Replacement Agreement with Verizon Wireless

BACKGROUND:

On April 1, 2019, the Village Council approved amendments to Chapter 20 of the Village's Code of Ordinances to incorporate the 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.

KEY ISSUES:

- Verizon Wireless has approached the Village to enter into a Pole Replacement Maintenance and License Agreement.
- This agreement 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 subsequently.
- In the event a pole is damaged or knocked down, Verizon would repair or replace the pole at their cost.
- This approach reduces the number of above ground appurtenances in the right of way as it provides an alternate for stand-alone small cell equipment on individual poles in the right of way. State law allows for stand-alone poles.

ALTERNATIVES:

1. Authorize the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.

ACTION REQUIRED:

A motion to authorize the Village Manager to execute a Pole Replacement Maintenance and License Agreement with Verizon Wireless.

Consider a Motion to Approve a Ten Year Road Maintenance and Improvement Program with an Associated Funding Strategy

BACKGROUND:

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 to be 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.

KEY ISSUES:

- The Village's street system has an average PCI rating of 74.25 for 2019.
- At 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. This begins putting these segments in the poor category of streets.
- Construction costs have averaged 3.5% increases per year for the last 20 years, competing against advancing the inventory condition.
- The Village has managed to maintain a status quo in street ratings due to significant influx of grant dollars which cannot be counted on for future investments.
- Adjustments in the Motor Fuel Tax (MFT) collected and distributed by the State as well as 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.

ALTERNATIVES:

1. Approve a proposed funding strategy which allocates an increase of a minimum of \$1 million per year. \$750,000 would be allocated toward the contractual resurfacing program, \$150,000 would be directed towards contractual reconstructions, and \$100,000 would be in expanded funds to the Public Works Operating Budget starting in 2020 for in house resurfacing and milling/paving.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the 10-year road maintenance and improvement plan as proposed.

ACTION REQUIRED:

A motion to approve the 10-year road maintenance and improvement plan with the associated funding strategy.

Consider a Resolution Recommending Halloween Trick or Treat Hours for October 31, 2019

BACKGROUND: Each year the Palatine Police Department recommends hours for Trick or Treating on Halloween, a time when local ghosts and goblins traditionally travel door to door for treats.

KEY ISSUES: Trick or Treat Hours from 3 - 7 PM on Thursday, October 31, 2019 would appear to be appropriate.

ALTERNATIVES:

1. Approve the Resolution.
2. Do not approval the Resolution.

RECOMMENDATION:

At the discretion of the Village Council.

ACTION REQUIRED:

At the discretion of the Village Council.