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 2, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Village Attorney Nicholas Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, and Director of Finance Paul Mehring

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

1. Village Council & Committee of the Whole - Regular Meeting - July 12, 2021 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kozlowski

IV. MAYOR'S REPORT

1. Certificates of Recognition - Eagle Scouts **-**

   Mayor Schwantz recognized Scouts from Troops 188, 209 and 335 who achieved the highest rank of Eagle Scout.

2. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Wednesday, August 4: 7:30 PM - 9 PM
   Sounds of Summer - Allegro Community Chorus
   Fred P. Hall Amphitheater

   Friday, August 6: 6:30 PM
   Turtle Trek Race
   Twin Lakes

   Sunday, August 8: 8 AM - 1 PM
   Blood Drive
   Christ Lutheran Church

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:08 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:08 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighters Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 8, 2021 at Lamplighter Inn, 60 N. Bothwell Street **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented the Lamplighters Inn request for a waiver of the Village's Sound Amplification Ordinance; temporary closure of a

portion of Bothwell Street; and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License for the 'Pipes for Pits' event with partner Bomb Shell Bullies (Bully Breed Rescue), Sunday, August 8, 2021 from 3 to 6 PM. The closure of Bothwell Street would occur from approximately Noon to 7 PM on Sunday, August 8. Staff recommends action at the Village Council's discretion.

Lindsey Stucka, general manager for Lamplighters, explained the proposal with acoustic music for 2 hours.

Mayor Schwantz announced the multi-family proposal for N. Quentin has been formally withdrawn.

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

2. As Submitted **-**

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

In the absence of Chairman Kozlowski, Vice Chairman Brad Helms opened the Police Policy & Code Services Committee.

1. 1400 W. Algonquin Road (Council District: Two):

Motion was to approve Items A. and B.

Village Manager Reid Ottesen presented the Pride of Palatine's request for a minor Planned Development Amendment to amend their business plan to recognize the sale of package liquor in a convenience store from 8 AM to 10 PM, in conjunction with the associated B-4 liquor license requirements. Staff recommends approval of the Minor Amendment to the Planned Development Ordinances.

Brian Boylan of Pride of Palatine was present for questions.

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

A. Consider an Ordinance Approving a Minor Planned Development Amendment to Ordinances #O-87-15 and #O-61-16 to Amend the Business Plan to Allow Liquor Sales at The Pride of Palatine, 1400 W. Algonquin Road **- Approved** (Council District: Two)

B. Consider an Ordinance Increasing the Number of Class B-4 Liquor Licenses (Restaurant/Convenient Store with Package Liquor) by One for The Pride of Palatine, 1400 W. Algonquin Road **- Approved** (Council District: Two)

2. Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of the Groves of Hidden Creek Community and Condominium II **- Motion Carried by Voice Vote** (Council District: Four)

   Village Manager Reid Ottesen presented the Groves of Hidden Creek Community and Condominium II Home Owners' Association's request for the Village to establish and enforce the IL State Vehicle Code and the Village Code of Ordinances on all private streets and roads within the subdivision, including enforcement of Village vehicle sticker compliance, but excluding overnight parking restrictions. Staff recommends approval.

   In response to Councilman Lamerand, Ottesen stated yes, speeding, etc. will be enforced.

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

3. Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of Kingsbrooke of Palatine **- Motion Carried by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen explained the traffic agreement for Kingsbrooke of Palatine includes the enforcement of village sticker compliance and overnight parking restrictions from 1 AM to 6 AM. Staff recommends approval.

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

4. As Submitted **-**

   Nothing was submitted.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:16 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Property Located at 434 E. Palatine Road **- Adopted by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented the Petitioner's request for the Cook County Tax Classification (7c), referred to as Commercial Urban Relief Eligibility (CURE) facilitating the substantial rehabilitation of 434 E. Palatine Road. Staff recommends action at the discretion of the Council.

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

2. Consider an Ordinance Approving Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to Permit a Self-Storage Use at 1311-1329 N. Rand Road and to Allow Three Additional Outbuildings Within the Center **- Motion Carried by Voice Vote** (Council District: Four)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Planned Development Amendment to the Park Place Shopping Center, a Special Use for self-storage use (80,000 square foot U-Haul or other with Council approval), and approval to construct three additional outbuildings for future single-tenant/multi-tenant buildings, 8' wood fence and landscaping. The Plan Commission voted unanimously to approve the requested Planned Development Amendment. Staff recommends action at the Village Council's discretion.

   In response to Councilman Myslinski, Village Manager Reid Ottesen stated that additional parking will be made available on the north end of the center. If a different tenant comes forward, Council approval will be needed. The approval is for three out buildings in concept.

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

3. As Submitted **-**

   Nothing was submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:24 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Foundation Demolition and Site Restoration Agreement for the Property at 301 W. Johnson Street **- Approved by Voice Vote** (Council District: Two)

   Village Manager Reid Ottesen presented Kinsch's request for previously approved, but not utilized, Facade Improvement TIF funds be redirected toward the reimbursement of costs related to completion of the demolition and site restoration. Staff recommends action at the Village Council's discretion.

   In response to Councilman Helms, Ottesen stated that plans are to sell the property at which time Palatine would reconsider reimbursement.

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

2. As Submitted **-**

   Nothing was submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:27 PM

TIM MILLAR, CHAIRMAN

1. Palatine Road and Winston Drive Water Main (Council District: Three):

Motion was to approve Items A. and B.

Public Works Director Matt Barry explained the proposed 2021 water main replacement on Palatine Road, east of Winston Drive (west side was replaced in 2020) and added proposed water main on north frontage road and small extensions at Palatine and NW Highway and NW Highway and Hicks to provide access for landscape maintenance. Work is scheduled for August-October. Staff recommends awarding the contract for the Palatine Road & Winston Drive Water

Main Replacement and Extension Project to the low responsive bidder, Patnick Construction, Incorporated of Franklin Park, Illinois in the amount of $885,278.

Barry recommended authorizing the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project in the not-to-exceed amount of $43,260.

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

A. Consider a Motion to Award a Contract for the Palatine Road & Winston Drive Water Main Replacement & Extension Project **- Approved by Voice Vote** (Council District: Three)

B. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project **- Approved by Voice Vote**

2. As Submitted **-**

Nothing was submitted

F. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:29 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Approving the Village of Palatine's 2021 CDBG Action Plan **- Motion Carried by Voice Vote**

Ben Vyverberg explained, as a requirement of the Village's participation in the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) requires a Draft Action Plan be available for a 30-day public review and comment period which the Council opened on June 21, 2021. With no public comments submitted, it is now appropriate to complete the submission of the 2021 Action Plan. Staff recommends approval of an Ordinance adopting the Village of Palatine's CDBG 2021 Action Plan with an anticipated CDBG FY 2021 entitlement amount of $484,944, which represents a 6% decrease from last year.

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

2. As Submitted **-**

   Nothing was submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:29 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2021 Warrant #14 **- Approved**

2. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighters Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 8, 2021 at Lamplighter Inn, 60 N. Bothwell Street **- Approved** (Council District: Six)

3. Consider an Ordinance Approving a Minor Planned Development Amendment to Ordinances #O-87-15 and #O-61-16 to Amend the Business Plan to Allow Liquor Sales at The Pride of Palatine, 1400 W. Algonquin Road **- Approved** (Council District: Two)

   Ordinance #O-81-21

4. Consider an Ordinance Increasing the Number of Class B-4 Liquor Licenses (Restaurant/Convenient Store with Package Liquor) by One for The Pride of Palatine, 1400 W. Algonquin Road **- Approved** (Council District: Two)

   Ordinance #O-82-21

5. Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of the Groves of Hidden Creek Community and Condominium II **- Approved** (Council District: Four)

   Ordinance #O-83-21

6. Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of Kingsbrooke of Palatine **- Approved** (Council District: Three)

   Ordinance #O-84-21

7. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Property Located at 434 E. Palatine Road **- Adopted by Roll Call** (Council District: Six)

   Resolution #R-26-21

8. Consider an Ordinance Approving Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to Permit a Self-Storage Use at 1311-1329 N. Rand Road and to Allow Three Additional Outbuildings Within the Center **- Approved** (Council District: Four)

   Ordinance #O-85-21

9. Consider a Motion Authorizing the Village Manager to Execute a Foundation Demolition and Site Restoration Agreement for the Property at 301 W. Johnson Street **- Approved** (Council District: Two)

10. Consider a Motion to Award a Contract for the Palatine Road & Winston Drive Water Main Replacement & Extension Project **- Approved** (Council District: Three)

11. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project **- Approved**

12. Consider an Ordinance Approving the Village of Palatine's 2021 CDBG Action Plan **- Approved**

    Ordinance #O-86-21

13. Consider an Ordinance Granting a Minor Special Use to Allow a Shed at 1261 E. Dorothy Drive **- Approved** (Council District: Five)

    Ordinance #O-87-21

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 7:30 PM

1. As Submitted **-**

   No Report

B. VILLAGE CLERK – Time: 7:30 PM

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:31 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JULY 12, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Deputy Police Chief Bill Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

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

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - June 21, 2021 - **Accepted**

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

IV. MAYOR'S REPORT

1. Certificates of Recognition for Palatine Park District Lifeguards -

   Mayor Schwantz presented Certificates of Recognition to Lifeguards Sanjna Batra, Eli Sherman, Avery Monacella, and Delaney Morse for their actions to save the life of a young girl at Birchwood Pool last month. Palatine Park District Acquatics Manager Patrick Griffin and Superintendent of Recreation Donelda Danz showed their support.

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Wednesday July 14: 7PM-9PM
   Adult Battle of the Bands
   Fred P. Hall Amphitheater

   Friday July 16 & Saturday July 17
   Twinderella the Musical
   Cutting Hall Performing Arts Center

   Sunday July 18
   Blood Drive
   Saint Theresa Catholic Church

   Tuesday July 20: 5:30PM-8PM
   Palatine Township Senior Center Fundraiser
   Pinstripes South Barrington

   Friday July 23: 5PM-9PM
   Girls on the Town
   Downtown Palatine

   Saturday July 24: 9AM-Noon
   Electronics Recycling & Document Destruction Event
   Harper College

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:04 PM

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

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

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:05 PM

1. Consider an Ordinance Granting Special Uses and Variations to Permit a Drive-Through Restaurant and Electronic Message Board Sign at 1158 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Four)

   Planning & Zoning Director Ben Vyverberg presented Tore & Luke's request for:

- Special Use to permit a drive-through only restaurant; (no interior seating)
- Special Use to permit an electronic message board (EMB); and
- Variation to permit a freestanding sign of 110 square feet (maximum 100 square feet) on a lot with less than 300 feet of frontage and within 500 feet of another electronic message board.

   Vyverberg explained the Petitioner's proposal to relocate/reuse their existing sign from their current location. Neighboring businesses with conforming and non-conforming EMB signs approve of the proposed sign. The existing Tore and Luke's location is zoned Planned Development where EMB signs up to 120 square feet are allowed. The proposed location on Dundee Road is an approved EMB corridor and is zoned Planned Development, but follows the B-2 zoning district standards. Although exceeding the allowable square footage of 100 square feet, the ZBA voted unanimously to approve the Special Uses and Variations to Permit a Drive-thru Restaurant and EMB Sign. Staff concurs with the Special Use for the restaurant and recommends action at the Village Council's discretion for the Special Use and Variations for the EMB sign.

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

2. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One and Decreasing the Number of Class D-1 Liquor Licenses by One for J L's Pizza and Sports Bar at 19 N. Bothwell Street **- Motion Carried by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented Dave Gagner's request for a Class D (Restaurant) liquor license with earlier close times (12:00 AM on weekdays and 1:00 AM on weekends), replacing the Class D-1 License JL's Pizza and Sports Bar currently holds, effective July 1, 2021. Payment of $3,742 for a Class D license was received for the 2021/2022 year. Action is at the discretion of the Committee.

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

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

3. 365 W. Northwest Highway (Council District: Six):

The Motion was to approve items A. and B.

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit a new sports restaurant/bar and a Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces, identifying the non-conflicting hours of operation with other tenants in the center. The ZBA voted 6-1 to approve a Special Use and Variation to permit the restaurant/bar and staff concurs. The Petitioner is requesting a Class D (Restaurant) Liquor License. Action is at the discretion of the Committee.

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

A. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway **- Approved** (Council District: Six)

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Hot Pockets Sports Bar at 365 W. Northwest Highway **- Approved** (Council District: Six)

4. Consider an Ordinance Granting a Special Use to Permit a Fence at 1070 S. Brockway Street **- Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit a 5' fence in the rear yard abutting the side lot line of the front yard of an adjacent lot. The Petitioner received a Special Use for a setback reduction to complete a second story addition in 2020. The fence was a component of that request, but was not included in the Council's review as the Petitioner planned to revise the plan to address the concerns raised by their neighbors. With the neighbors' support for the revised landscaping in front of the fence along Bryant Avenue, the ZBA voted 5-3 to approve a Special Use for a fence. Staff recommends action at the Village Council's discretion.

Councilman Millar noted the policy issue of using a solid vinyl fence affecting sight lines and its appropriateness in the neighborhood; therefore, he voted no.

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

Councilman Myslinski asked about maintenance of fence and landscaping by current and future owners. Vyverberg confirmed.

In response to Mayor Schwantz, Councilman Millar stated his vote against this item should not remove this item from the Consent Agenda.

RESULT:	**MOTION CARRIED BY VOICE VOTE [6 TO 1]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

5. Consider an Ordinance Amending the Village of Palatine's Traffic Code Section 18-81 Prohibited Places to Remove Parking Restrictions Along a Portion of Carpenter Drive **- Motion Carried by Voice Vote** (Council District: Four)

   Village Manager Reid Ottesen reported on the last Traffic Engineering Committee meeting, where the Village of Palatine and the Park District agreed parking restrictions on the 1000 Block of E. Carpenter Drive, in front of Sycamore Park are unnecessary. The Traffic Engineering Committee voted unanimously to remove the current parking restriction and to allow parking in front of and across the street from Sycamore Park. Staff recommends removing the parking restriction.

   In response to Councilman Solberg, Ottesen stated the Village looked at it as traffic engineering, did not talk with residents in the area. Currently no parking is available for sports in the park and the additional parking will be monitored.

   Councilman Kozlowski asked about liability for car damage.

   Councilman Solberg asked why, historically parking was restricted.

   Public Works Director Matt Barry stated there was no history regarding the prohibition. Solberg added that parking is available at Jane Adams School and that parking will remain prohibited on the north side of the street.

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

6. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:20 PM

1. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and an Ordinance Approving a Planned Development Amendment for a 3-Lot Commercial Subdivision at 700-790 W. Euclid Avenue (Regency Plaza) **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Planned Development Amendment and a Preliminary and Final Plat of Subdivision to subdivide the existing Regency Plaza shopping center, currently one lot, into three separate lots: Lot 1 to include the existing multi-tenant shopping center, Lot 2 to include the vacant, former restaurant building and its associated parking lot, and Lot 3 to include the existing Fifth Third Bank and its associated parking lot. A cross access/parking easement between the three lots is required as a condition of approval. The Plan Commission voted unanimously to approve the requested Subdivision and Planned Development Amendment, and staff concurs.

   Councilman Solberg confirmed that all cross easements remain in place.

   In response to Councilman Millar, Village Manager Reid Ottesen explained the angles in the parking lot for the bank and restaurant are to meet parking requirements.

   Councilman Lamerand was assured that there is no pending plan at this time.

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

2. Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road **- Adopted by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for approval of a Plat of Resubdivision at 761 E. Dundee Road which does not change or impact the underlying Planned Development for the property. Petitioner plans to subdivide the Aldi supermarket building pad, access and parking easement agreement remains in place. All of the existing conditions and requirements remain active and in place. Staff recommends approval of the resolution granting a final resubdivision at Deer Grove Centre at 761 E. Dundee Road.

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

3. Consider an Ordinance Approving a Minor Planned Development Amendment Recognizing a New Montessori School Operator at 12 S. Linden Avenue **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the Montessori Academy of Illinois, Ltd.'s request to operate a new Montessori School at 12 S. Linden Avenue with the required Minor Planned Development Amendment recognizing a new operator. Staff recommends approval of the Minor Planned Development Ordinance for the new operator of the Montessori School at 12 S. Linden Avenue. Vyverberg noted parking condition and traffic pattern.

   Charlene Alderete, Director, addressed the Council.

   Councilman Helms encouraged the director to personally contact neighbors regarding her plans.

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

4. As Submitted **-**

   Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:28 PM

1. 2021 Water System Interconnect (Council District: Two):

The motion was to approve Items A., B., and C.

Public Works Director Matt Barry reported The Villages of Palatine and Hoffman Estates conducted a Phase I engineering study to evaluate the water distribution systems of both Villages for installation of an emergency water interconnection. This study identified a mutually beneficial connection alternative.

Easements were obtained from the Little City property to accommodate this improvement. The interconnection when constructed could provide emergency water flows between the two Villages ranging from 1.4 to 2.2 million gallons per day. The construction was divided into two projects: Staff recommends to award the contract for the 2021 Water System Interconnect-Booster Station and Water Main Project to Mauro Sewer Construction, Incorporated of Des Plaines, Illinois in the amount of $1,149,779. Funds in the amount of $1,200,000 have been

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appropriated in the 2021 Capital Improvement Budget to accommodate this project. Per the terms of the intergovernmental agreement dated June 23, 2020, the Village of Hoffman Estates will reimburse the Village of Palatine 50% of all construction and construction engineering costs (approximately $600,000). The Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $300,000). Staff recommends awarding the contract for the 2021 Water System Interconnect-Booster Station Procurement Project to EFI-Solutions, Incorporated of Centralia, Illinois in the amount of $249,380.

Staff recommends authorizing the Village Manager to execute the proposal from Baxter & Woodman, Incorporated for Construction Engineering Services for the 2021 Water System Interconnect Project in the not-to-exceed amount of $88,150.

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

A. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station and Water Main Project **- Approved by Voice Vote** (Council District: Two)

B. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station Procurement Project **- Approved by Voice Vote** (Council District: Two)

C. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2021 Water System Interconnect Project **- Approved by Voice Vote** (Council District: Two)

2. Consider a Motion to Approve Change Order #1 for the 2021 Sidewalk Replacement Program **- Approved by Voice Vote** (Council District: Two)

   Village Manager Reid Ottesen recommended a change order #1 for the Sidewalk Replacement Program to complete the multi-use bicycle trail connection at Algonquin and Roselle Roads, and since a lower bid was received today, Ottesen requested a substitute motion to complete the bike path project with the lowest compliant bidder in an amount not to exceed $35,592.

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

3. As Submitted **-**

   Nothing was submitted.

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

1. Consider a Motion to Establish a Lead Water Service Line Replacement Cost Sharing Program **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported that the Village of Palatine received a grant from the Northwest Water Commission in the amount of $582,000. $282,000 of the grant funds were allocated for water system improvements and technology upgrades. The remaining $300,000 was identified for a lead service line replacement program. With 310 homes identified with lead service, Staff proposes the Village will cover 100% of the cost to replace the lead service line from the water main to the water shut off valve, and 2/3 of the cost from the b-box to the house. The homeowner would be reimbursed after the work is completed.

   Should a resident wish to increase the size of their water service for a reason other than a code requirement, the incremental cost of the larger water service pipe would be ineligible for reimbursement. The Village intends on soliciting prices from area contractors and pre-qualifying them to assist in contractor selection and initial pricing for residents. The estimated total cost to replace a lead water service is $10,000.

   This program is recommended to start as a first come, first serve program. Staff will report to the Village Council the extent of participation and any potential revisions for 2022 as part of the 2022 budget process. Staff recommends establishing a Lead Service Line Replacement Program.

   In response to Councilman Helms, Ottesen clarified that the Village would cover 2/3 of the cost from b-box to the house; that the Village could replace taps from main to b-box all at once. The Village could encourage neighbors to work together and pre-qualify contractors. The Village will monitor and encourage participation. Additional funds may need to be appropriated.

   Public Works Director Matt Barry confirmed that testing shows no danger of lead content in water service to the 310 homes.

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

2. As Submitted **-**

   Nothing was submitted.

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E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:38 PM

1. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen reported that two additional vehicles were identified for disposal and recommended an ordinance authorizing the Village Manager to dispose of these vehicles through an internal bid/auction process.

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

2. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:39 PM

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:39 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, 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.

Item #13 was replaced in Committee by a substitute motion to approve change order #1 to the Sidewalk Replacement Program in an amount not to exceed $35,592.

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

1. Consider a Motion to Approve 2021 Warrant #13 **- Approved**

2. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One and Decreasing the Number of Class D-1 Liquor Licenses by One for J L's Pizza and Sports Bar at 19 N. Bothwell Street **- Approved** (Council District: Six)

   Ordinance #O-70-21

3. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-71-21

4. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Hot Pockets Sports Bar at 365 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-72-21

5. Consider an Ordinance Granting a Special Use to Permit a Fence at 1070 S. Brockway Street **- Approved** (Council District: Two)

   Ordinance #O-73-21

6. Consider an Ordinance Amending the Village of Palatine's Traffic Code Section 18-81 Prohibited Places to Remove Parking Restrictions Along a Portion of Carpenter Drive **- Approved** (Council District: Four)

   Ordinance #O-74-21

7. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and an Ordinance Approving a Planned Development Amendment for a 3-Lot Commercial Subdivision at 700-790 W. Euclid Avenue (Regency Plaza) **- Approved** (Council District: Two)

   Resolution #R-23-21
   Ordinance #O-75-21

8. Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road **- Adopted by Roll Call** (Council District: Three)

   Resolution #R-24-21

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9. Consider an Ordinance Approving a Minor Planned Development Amendment Recognizing a New Montessori School Operator at 12 S. Linden Avenue **- Approved** (Council District: Six)

   Ordinance #O-76-21

10. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station and Water Main Project **- Approved** (Council District: Two)

11. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station Procurement Project **- Approved** (Council District: Two)

12. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2021 Water System Interconnect Project **- Approved** (Council District: Two)

13. Consider a Motion to Approve Change Order #1 for the 2021 Sidewalk Replacement Program **- Approved** (Council District: Two)

14. Consider a Motion to Establish a Lead Water Service Line Replacement Cost Sharing Program **- Approved**

15. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment **- Approved**

    Ordinance #O-77-21

16. Consider an Ordinance Authorizing the Village Manager to Execute a Quit Claim Deed for Property Located South of 330 S. Brockway Street **- Approved** (Council District: Six)

    Ordinance #O-78-21

17. Consider a Resolution Reducing the Ayreshire Planned Development Security Deposit **- Adopted by Roll Call** (Council District: Three)

    Resolution #R-25-21

18. Consider an Ordinance Transferring the Existing Special Use for the Bendita Cocina Restaurant at 16 S. Bothwell Street **- Approved** (Council District: Two)

    Ordinance #O-79-21

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

B. BUSINESS FINANCE & BUDGET COMMITTEE

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

1. Consider an Ordinance Granting Special Uses and Variations to Permit a Drive-Through Restaurant and Electronic Message Board Sign at 1158 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Four)

   This item was discussed earlier this evening in the Police Policy & Code Services Committee.

   Councilman Kozlowski confirmed that petitioner is fully aware of the road construction in the area.

   Ordinance #O-80-21

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

2. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

   Village Manager Reid Ottesen reported on CDBG Phase 2 being reopened for applications until July 31.

B. VILLAGE CLERK

1. As Submitted -

   No Report

C. VILLAGE ATTORNEY

1. As Submitted -

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:43 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:43 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:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jul 12, 2021 7:00 PM (APPROVAL OF MINUTES)

Certificates of Recognition - Eagle Scouts

BACKGROUND: The Rank of Eagle Scout is the highest honor a Boy Scout can obtain. This rank, achieved by only 4% of all Scouts, has been earned by more than a million people since its inception in 1911. The Rank of Eagle Scout is awarded to Scouts who consistently perform to the best of their personal ability, exceeding expectations at every step.

The following local Scouts are receiving Certificates of Recognition for attaining this prestigious honor during the past year:

Troop 188: Scoutmaster Stephen Corcoran
Ryan Kurrie
Daniel Nass

Troop 209: Scoutmaster Mike Blanck
Ian Cameron
Shravan Arun
Daniel Narey
Chris Buchalo
Harmon Bhasin

Troop 335: Scoutmaster Kenneth Russell
Alexander Cooper

Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighters Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 8, 2021 at Lamplighter Inn, 60 N. Bothwell Street

BACKGROUND:
Bomb Shell Bullies (Bully Breed Rescue) is partnering with Lamplighters Inn, 60 N. Bothwell, for the 'Pipes for Pits' event on Sunday, August 8, 2021. To proceed with the proposed event, the Petitioners are requesting approval of the following:

- **Waiver of the Village's Sound Amplification Ordinance;**
- **Temporary Closure of a Portion of Bothwell Street; and**
- **Temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021 (from 3 to 6 PM).**

KEY ISSUES:

- The proposed event would be held from 3 to 6 PM on Sunday, August 8, 2021 on the east side of Lamplighter Inn (within Bothwell Street, between Wilson and Station Streets). The closure of Bothwell Street would occur from approximately Noon to 7:30 PM on Sunday, August 8.

- The proposed event will include one food truck, amplified sound from an acoustic music player using one speaker and a microphone, and alcohol sales by Lamplighter Inn.

- The Council has previously approved other similar events at Lamplighter Inn.

ALTERNATIVES:

1. Approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

2. Do not approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

RECOMMENDATION:
Staff recommends action at the Village Council’s discretion.

ACTION REQUIRED:

A motion to approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

ATTACHMENTS:

- Pipes for Pits 2021

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

1

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
Pipes for Pits

Exact Address of Event
60 N. Bothwell St. Palatine, IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
8/8/21	3-6pm	3 hours

Phone number/website for publication	Estimated attendance	Last years actual attendance
847-991-2420	75-100ppl	Could not have last year

Describe the event's community and/or cultural benefit
A Fundraiser where all proceeds go to Bomb Shell Bullies (Bully Breed Rescue)

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization
Lamplighter Inn

Conta[redacted]

Sponsoring Organization Address [redacted]

City [redacted] Zip [redacted]

Phone Number [redacted] E-Mail [redacted] Website [redacted]

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator [redacted] E-mail [redacted]

Organizer/Coordinator Address [redacted] City [redacted] Zi[redacted]

Phone Number [redacted] Cell Phone Number [redacted] ax Number

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact [redacted] E-mail [redacted]

Emergency Contact Address [redacted] City [redacted] Zi[redacted]

Cell Phone Number [redacted] Fax Number

Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk? Below are some foods exempt from a permit (not all are listed): -Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.) -Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (ie. apples, bananas, etc.) QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.	☑ Yes ☐ No	If yes, how may vendors? 1 food truck Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9090. Please see application for full details on what is required.
Are you erecting either: **(1)** tent(s) larger than 20'x40' (or 800 sq. ft.) or **(2)** that accommodates more than 100 people or **(3)** temporary structure(s) (ie. stage) taller than 2' in height or **(4)** that will be equipped with temporary electrical power?	☐ Yes ☑ No	If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.
Are you serving alcoholic beverages at your event?	☑ Yes ☐ No	Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9031.
Will the event include a Race/Walk or Parade?	☐ Yes ☑ No	If yes, you must complete, Page 3, Section 1.
Will electronic sound amplification equipment or a public address system be used at the event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 2.
Are you utilizing any public parking lots, Village streets or other Village property for your event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 7/19/2021

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

SECTION 1: RACE/WALK, PARADE INFORMATION ☐ Not Applicable

Starting Location	Ending Location
Approximate Number of Attendees (runners/marchers)	Approximate Number of Vehicles (cars/floats)
Location of Assemble (Registration)	Location of Personal Vehicle Parking

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)
3 - 6pm

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

Describe the sound system(s)
It is one speaker and a microphone

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:
It may be turned down.

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

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION ☐ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
East side of Lamps	8/8/21	3-6pm	8/8/21	7:30pm

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

Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
Lamplighter Inn Tavern and Grille

Name of Event
Pipes For Pits

Date(s) of Event
8/8/21

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

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

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

Lindsey B Stucka
SIGNATURE

Lindsey B Stucka	General Manager	7/19/21
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/18/2020

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

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

PRODUCER
Serpe Insurance Agency
2538 N Lincoln Ave
Chicago IL 60614

CONTACT NAME: Richard Serpe
PHONE (A/C, No, Ext): (773) 871-0827 FAX (A/C, No): (773) 871-2976
E-MAIL ADDRESS: richards@serpeinsurance.com / elbav@serpeinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Badger Mutual Insurance Company	13420
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Bellanca Inc,
DBA: Lamplighter Inn
60 N Bothwell St
Palatine IL 60067-5002

COVERAGES CERTIFICATE NUMBER: 2020-2021 - MASTER REVISION NUMBER:

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

SR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	Y		0070535460	12/30/2020	12/30/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			0070535460	12/30/2020	12/30/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	LIQUOR LIABILITY	Y		0070535460	12/30/2020	12/30/2021	Combined Single Limit	$1,000,000

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

The Village of Palatine and it's elected and appointed officials, employees and agents are listed as Additional Insureds.

CERTIFICATE HOLDER

Village of Palatine
200 E. Wood St
Palatine IL 60067

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Elba Lyden

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Attachment: Pipes for Pits 2021 (Lamplighter Pipes for Pits Event - August 8, 2021)

Consider an Ordinance Approving a Minor Planned Development Amendment to Ordinances #O-87-15 and #O-61-16 to Amend the Business Plan to Allow Liquor Sales at The Pride of Palatine, 1400 W. Algonquin Road

BACKGROUND:
The Petitioner is requesting to amend the existing business plan for the Pride of Palatine Planned Development to allow the sale of package liquor in the existing store. Therefore, the Petitioner is requesting the following:

> **Minor Planned Development Amendment to amend the business plan for the Pride of Palatine to recognize the sale of package liquor, in conjunction with the associated B-4 liquor license requirements.**

KEY ISSUES:

- The Subject Property, zoned Planned Development, was approved in 2015 for a gas station and Convenience Store, including a restaurant. In 2016 Special Uses for a drive-thru and car wash were approved.
- The Petitioner is requesting to sell packaged liquor in the convenience store, which requires a Minor Planned Development Amendment. The Village Council recently approved the creation of a new Class B-4 liquor license, which allows limited package sales, under specific criteria. This establishment meets those criteria. If approved the establishment will be required to follow all regulations associated with a Class B-4 liquor license.
- The convenience store is open 24 hours a day however; per the license, liquor sales will only occur, between the hours of 8 AM and 10 PM.
- The floor plan shows the locations of the liquor display total 106 square feet which is approximately 2.2% (maximum of 10% required) of the total square footage of 4,800 square feet (minimum 4,000 square feet required).
- Staff also sent a courtesy notice to all of the required properties advising of the requested Minor Planned Development. All of the other aspects of the Planned Development and requirements remain in place.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-87-15.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-87-15.

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Planned Development Ordinances #O-87-15 and #O-61-16.

ACTION REQUIRED:
A motion to approve the Minor Amendment to Planned Development Ordinances #O-87-15 and #O-61-16 at 1400 W. Algonquin Road.

ATTACHMENTS:

- Aerial Map
- ORD Minor PD Amendment 1400 W Algonquin Rd
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Site Plan
- ORD - O-61-16 - Pride of Palatine
- O-87-15

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

1400 W. Algonquin Road



Attachment: Aerial Map (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
A MINOR PLANNED DEVELOPMENT AMENDMEN FOR PLANNED DEVELOPMENT ORDINANCES #O-87-15 AND #O-61-16
FOR 1400 W. ALGONQUIN ROAD

WHEREAS, pursuant to the Village Council review at the August 2, 2021 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to allow a business plan amendment to include the sale of package liquor, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance and the applicable liquor license classification, as more fully described in the revisions overview and plans attached hereto, on the following legally described property, as also identified on the attached Plat of Survey:

Lot One and Lot Two in Archo's Subdivision being a resubdivision of part of Lots 3 and 4 in Homeier's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Archo's Subdivision recorded December 27, 1996 as Document No. 96975766 situated in Cook County and the State of Illinois; except that part conveyed to the Illinois Department of Transportation by Case No. 991-50017
Lot 4 in Homeire's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois except that part bounded and described as follows: Beginning at the Northeast corner of Lot 4; thence West along the Northline of Lot 4 a distance of 5 feet to a point; thence Southeasterly along a straight line, which is 5 feet West of and parallel with the East line of Lot 4 a distance of 196.73 feet to a point; thence Southwesterly line of said lot, said point being 75 feet Northwesterly of the Southeast corner of said lot; thence Northwesterly a distance of 234.57 feet to a point on said Southwesterly line of said lot, distance 360 feet Northwesterly of said Southeast corner; thence Southeasterly along said Southwesterly lot line to said Southeast corner; thence North along the East line of Lot 4 to the point of beginning, excepting

Attachment: ORD Minor PD Amendment 1400 W Algonquin Rd (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

therefrom that part taken by the Department of Transportation of the State of Illinois recorded January 27, 1999 as Document 99090884, described as follows:

Beginning at the Northeast corner of the above described tract as monumented and occupied (found 1/2" iron pipe 0.22 feet North, 0.52 feet East) said point being on the existing Westerly right of way line of Roselle Road; thence along an assumed bearing of South 00 degrees 03 minutes 56 seconds West a distance of 116.72 feet along the East line of the above described tract and along the said existing Westerly right of way line of Roselle Road; thence South 70 degrees 55 minutes 29 seconds West 62.75 feet along the Southeasterly line of aforesaid Lot 4 to the most Southerly corner thereof, said point being on the existing Northerly right of way line of Algonquin Road; thence North 60 degrees 36 minutes 13 seconds West 183.92 feet along said Northerly right of way line and along the Southwesterly line of said Lot 4; thence North 31 degrees 43 minutes 49 seconds East 31.14 feet to a point on a 3,093.18 foot radius curve, the center of circle of said curve bears North 33 degrees 33 minutes 27 seconds East from said point; thence Southeasterly along said curve 151.23 feet, central angle 02 degrees 48 minutes 04 seconds to a point on a 40.00 foot radius curve, the center of circle of said curve bears North 30 degrees 21 minutes 13 seconds East from said point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence Easterly along said curve 83.70 feet, central angle 119 degrees 52 minutes 59 seconds to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence North 01 degrees 36 minutes 39 seconds East 66.86 feet to a point on the North line of the above described tract; thence South 89 degrees 40 minutes 58 seconds East 13.20 feet along said North line to the point of beginning.

commonly known as 1400 W. Algonquin Road, PIN 02-33-100-028-0000.

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:

SECTION 1: That Minor Planned Development Amendment to allow a business plan amendment to allow the sale of package liquor, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance and the applicable liquor license classification is hereby granted, subject to the following conditions:

1. **The Minor Amendment shall substantially conform to the revised business**

Attachment: ORD Minor PD Amendment 1400 W Algonquin Rd (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

operations and floor plan submitted by the Petitioner, attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.

2. **All other conditions and requirements of Ordinances #O-61-16 and #O-87-15, as amended, shall remain in full force and effect.**

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

PASSED: This ____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD Minor PD Amendment 1400 W Algonquin Rd (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

The PRIDE Stores, Inc.
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 791-8282
F: (630) 791-8283

June 24, 2021

Village of Palatine
Dept. of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339

RE: Special Use Application
SUPPLEMENT LETTER

To Whom it May Concern:

This letter is intended to accompany and supplement a Special Use Application submitted by The PRIDE Stores, Inc. ("Petitioner") dated June 24, 2021.

PETITIONER JUSTIFICATION

The use requested by Petitioner is limited solely to the addition of packaged beer, wine and liquor for resale to patrons of the convenience store currently open and operating at the subject location. Petitioner's intent is to increase the public convenience of the location by offering a wide selection of additional products to patrons at competitive prices.

The use is in conjunction with the submission of a liquor license application dated June 9, 2021, and as such, shall be operated in accordance with applicable law regarding the sale of alcoholic beverages. The Petitioner operates multiple locations offering alcohol for retail purchase. In an effort to protect the public health, safety and welfare, each location utilizes a verifone commander point-of-sale scanner, and each sale of any alcoholic beverage requires an electronic scan of a purchaser's ID to verify a legal purchase.

Further, we do not believe that the use will cause substantial injury to nearby property values. The use will not entail any additional construction or change to the architectural design of the subject property.

BUSINESS PLAN

The PRIDE Stores, Inc. seeks to generate income by providing communities with a true "one-stop" convenient marketplace with a wide selection of products. The added

Attachment: EXHIBIT - Business Plan (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

The PRIDE Stores, Inc.
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 791-8282
F: (630) 791-8283

amenity and convenience of a selection of beers, wines or spirits to any location generally contributes to the increase in sales across-the-board. The PRIDE Stores, Inc. currently operates a total of fifteen gasoline stations/convenience stores. Presuming that the Petitioner's request is approved, the Subject Location would be the thirteenth store to offer alcoholic beverages for retail purchase.

The convenience store at the Subject Location is currently open 24 hours a day, 7 days a week. We would, of course, limit the sale of alcohol to hours prescribed by village ordinance. We do not anticipate any substantial change in the number of employees assuming that the special use application is approved. We are currently understaffed at the location. Ideally, we would seek to employ sixteen-eighteen employees at the Subject Location, but we currently have a total of ten employees. The turnover rate for employees in the industry is high, and is subject to change at a moment's notice.

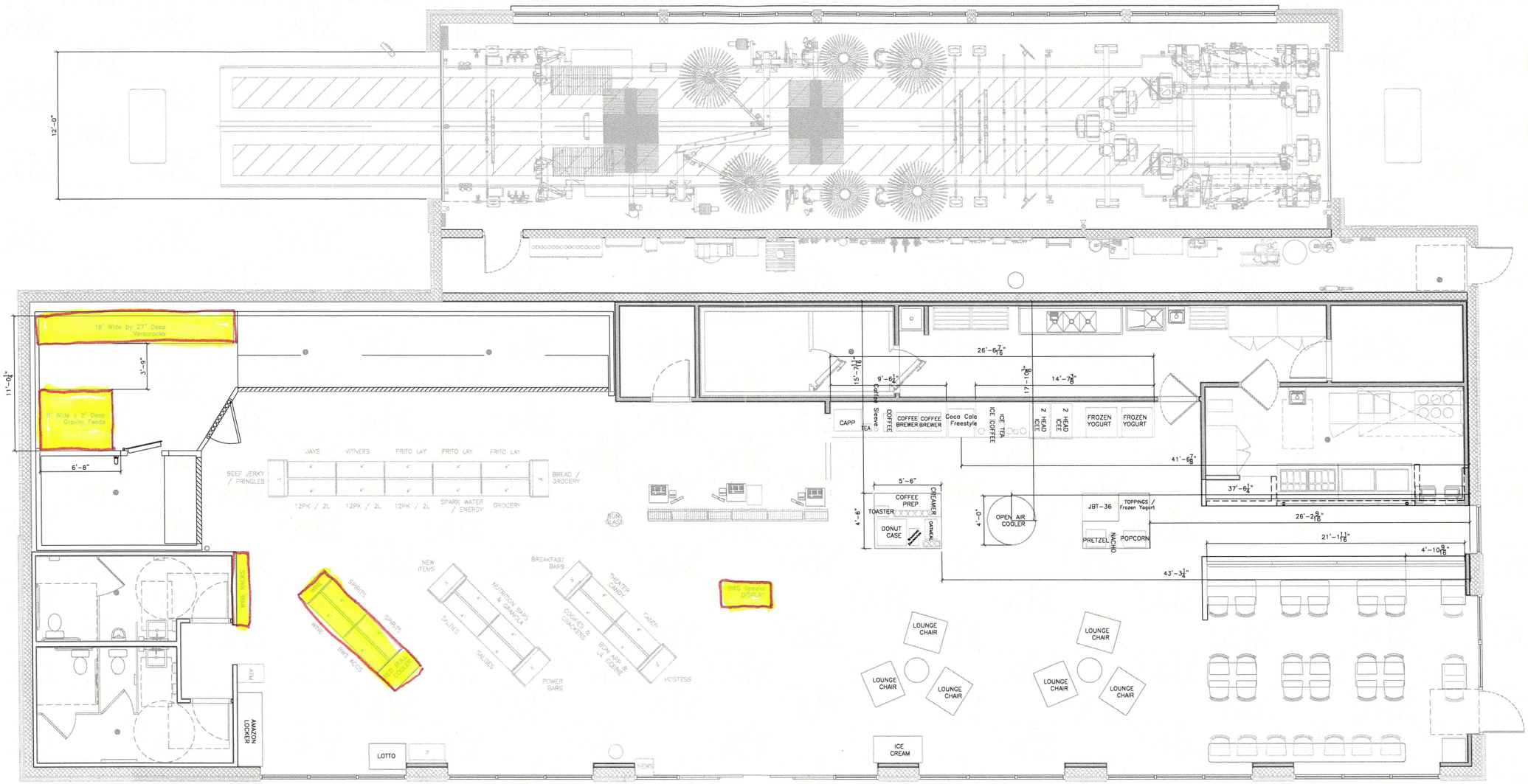
We respectfully request approval of the Special Use Application. Please do not hesitate to contact the undersigned for additional information. I appreciate your time and consideration.

Sincerely,

Brian G. Boylan
Corporate Counsel

BGB/bb
Encl.

Attachment: EXHIBIT - Business Plan (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)



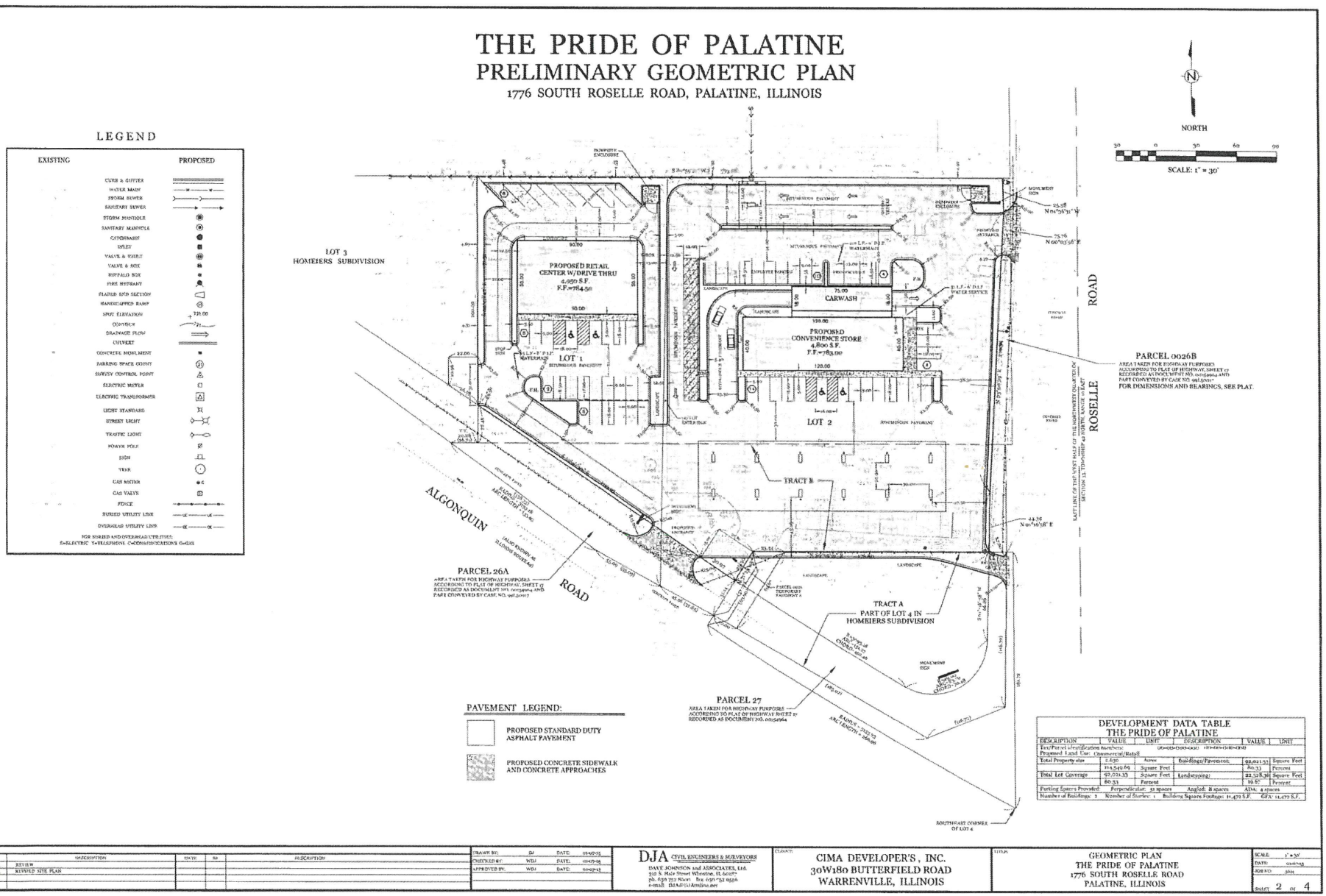
BEER, WINE, SPIRITS DISPLAYS = 106 SF

Beer Cave Racks = 66SF
Wine Wall = 6 SF
Floor Racks = 26 SF
Special Display = 8 SF

01 - C-STORE PLAN
3/16" = 1'-0"

Attachment: EXHIBIT - Floor Plan (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

THE PRIDE OF PALATINE
PRELIMINARY GEOMETRIC PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-07-15	D.J.	REVISED			
04-17-15	D.J.	REVISED SITE PLAN			

DRAWN BY: DJ DATE: 01-06-15
CHECKED BY: WDJ DATE: 01-07-15
APPROVED BY: WDJ DATE: 01-07-15

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph. 630 752 8600 fax. 630 752 8686
e-mail: DJA@DJAmhse.net

CLIENT: CIMA DEVELOPER'S, INC.
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

TITLE: GEOMETRIC PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

SCALE: 1"=30'
DATE: 01-07-15
JOB NO: 3644
SHEET 2 OF 4

Attachment: Site Plan (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

ORDINANCE NO. 0-61-16

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT VACANT PROPERTY NEAR THE NORTHWEST CORNER OF ROSELLE AND ALGONQUIN ROADS – 1776 S. ROSELLE ROAD (CASE NO. 16-20)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 16, 2016

ORDINANCE NO. 0-61-16

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT
VACANT PROPERTY NEAR THE NORTHWEST CORNER OF
ROSELLE AND ALGONQUIN ROADS - 1776 S. ROSELLE ROAD (CASE NO. 16-20)

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on May 3, 2016 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Planned Development Amendment to permit a new multi-tenant commercial strip center and a new multi-tenant gas station, on the following legally described property:

Lot One and Lot Two in Archo's Subdivision being a resubdivision of part of Lots 3 and 4 in Homeier's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Archo's Subdivision recorded December 27, 1996 as Document No. 96975766 situated in Cook County and the State of Illinois; except that part conveyed to the Illinois Department of Transportation by Case No. 99L50017

Lot 4 in Homeire's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois except that part bounded and described as follows: Beginning at the Northeast corner of Lot 4; thence West along the Northline of Lot 4 a distance of 5 feet to a point; thence Southeasterly along a straight line, which is 5 feet West of and parallel with the East line of Lot 4 a distance of 196.73 feet to a point; thence Southwesterly line of said lot, said point being 75 feet Northwesterly of the Southeast corner of said lot; thence Northwesterly a distance of 234.57 feet to a point on said Southwesterly line of said lot, distance 360 feet Northwesterly of said Southeast corner; thence Southeasterly along said Southwesterly lot line to said Southeast corner; thence North along the East line of Lot 4 to the point of beginning, excepting therefrom that part taken by the Department of Transportation of the State of Illinois recorded January 27, 1999 as Document 99090884, described as follows:

Beginning at the Northeast corner of the above described tract as monumented and occupied (found ½" iron pipe 0.22 feet North, 0.52 feet East) said point being on the existing Westerly right of way line of Roselle Road; thence along an assumed bearing of South 00 degrees 03 minutes 56 seconds West a distance of 116.72 feet along the East line of the above described tract

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

and along the said existing Westerly right of way line of Roselle Road; thence South 70 degrees 55 minutes 29 seconds West 62.75 feet along the Southeasterly line of aforesaid Lot 4 to the most Southerly corner thereof, said point being on the existing Northerly right of way line of Algonquin Road; thence North 60 degrees 36 minutes 13 seconds West 183.92 feet along said Northerly right of way line and along the Southwesterly line of said Lot 4; thence North 31 degrees 43 minutes 49 seconds East 31.14 feet to a point on a 3,093.18 foot radius curve, the center of circle of said curve bears North 33 degrees 33 minutes 27 seconds East from said point; thence Southeasterly along said curve 151.23 feet, central angle 02 degrees 48 minutes 04 seconds to a point on a 40.00 foot radius curve, the center of circle of said curve bears North 30 degrees 21 minutes 13 seconds East from said point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence Easterly along said curve 83.70 feet, central angle 119 degrees 52 minutes 59 seconds to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence North 01 degrees 36 minutes 39 seconds East 66.86 feet to a point on the North line of the above described tract; thence South 89 degrees 40 minutes 58 seconds East 13.20 feet along said North line to the point of beginning.

commonly known as 1776 S. Roselle Road (aka the vacant property near the northwest corner of Roselle and Algonquin Roads). PIN # 02-33-100-018, 026, and 027

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 new multi-tenant commercial strip center and a new multi-tenant gas station and automobile laundry is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the Engineering plans prepared by DJA Civil Engineers and the Architectural plans prepared by Arch7, except as such shall be changed to conform to Village Codes and Ordinances, attached hereto.
2. The final sign plan will be submitted in a manner acceptable to the Village of Palatine and should conform to the B -2 Regulations.
3. On site traffic control measures and signage shall be provided in a manner acceptable to the Village Engineer.

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

4. All future uses shall conform to the B -2 use list standards. The operator of the gas station use, approved per Planned Development Ordinance #O-87-15, shall substantially conform to the Pride of Palatine business plan, Engineering plans prepared by DJA Civil Engineers, and the Architectural plans prepared by Arch7obtain, except as such may be changed to conform to Village Codes and Ordinances.
5. The final landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include the removal of any Bradford Pears (not a permitted tree species) from the Plan.
6. A MWRD, CCHD and IDOT permit shall be submitted in a manner acceptable to the Village Engineer.
7. A Letter of Credit in the amount of $685,753.75 shall be submitted.
8. Review fees in the amount of $21,819.44 shall be submitted.

SECTION 2: That a copy of the report of the hearing and 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 16th day of May, 2016

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

APPROVED by me this 16th day of May, 2016

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 16th day of May, 2016

Village Clerk

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

THE PRIDE OF PALATINE
EXISTING CONDITIONS PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS

LEGEND

EXISTING	PROPOSED
CURB & GUTTER	
STORM SEWER	
SANITARY SEWER	
STORM MANHOLE	
SANITARY MANHOLE	
CATCHBASIN	
INLET	
VALVE & VAULT	
VALVE & BOX	
HYDRANT	
FLARED END SECTION	
HANDICAPPED RAMP	
SPOT ELEVATION	
CONTOUR	
DRAINAGE FLOW	
CULVERT	
CONCRETE MONUMENT	
PARKING SPACE COUNT	
SURVEY CONTROL POINT	
ELECTRIC METER	
ELECTRIC TRANSFORMER	
LIGHT STANDARD	
STREET LIGHT	
TRAFFIC LIGHT	
POWER POLE	
SIGN	
TREE	
GAS HEATER	
GAS VALVE	
FENCE	
BURIED UTILITY LINE	
OVERHEAD UTILITY LINE	

ELECTRIC, TELEPHONE, CABLE TELEVISION, GAS

NO.	DESCRIPTION	DATE	BY
1	REVISED SITE PLAN	11/22/21	DJA

DRAWN BY: DJA
CHECKED BY: MDM
APPROVED BY: MDM

DJA CIVIL ENGINEERS & SURVEYORS
1500 Iroquois Avenue, Suite 201, Naperville, IL 60563
333 S. Ellis Street Wheaton, IL 60187
Ph: 630 778 9586 Fax: 630 757 9586
e-mail: dja@dja-ltd.com

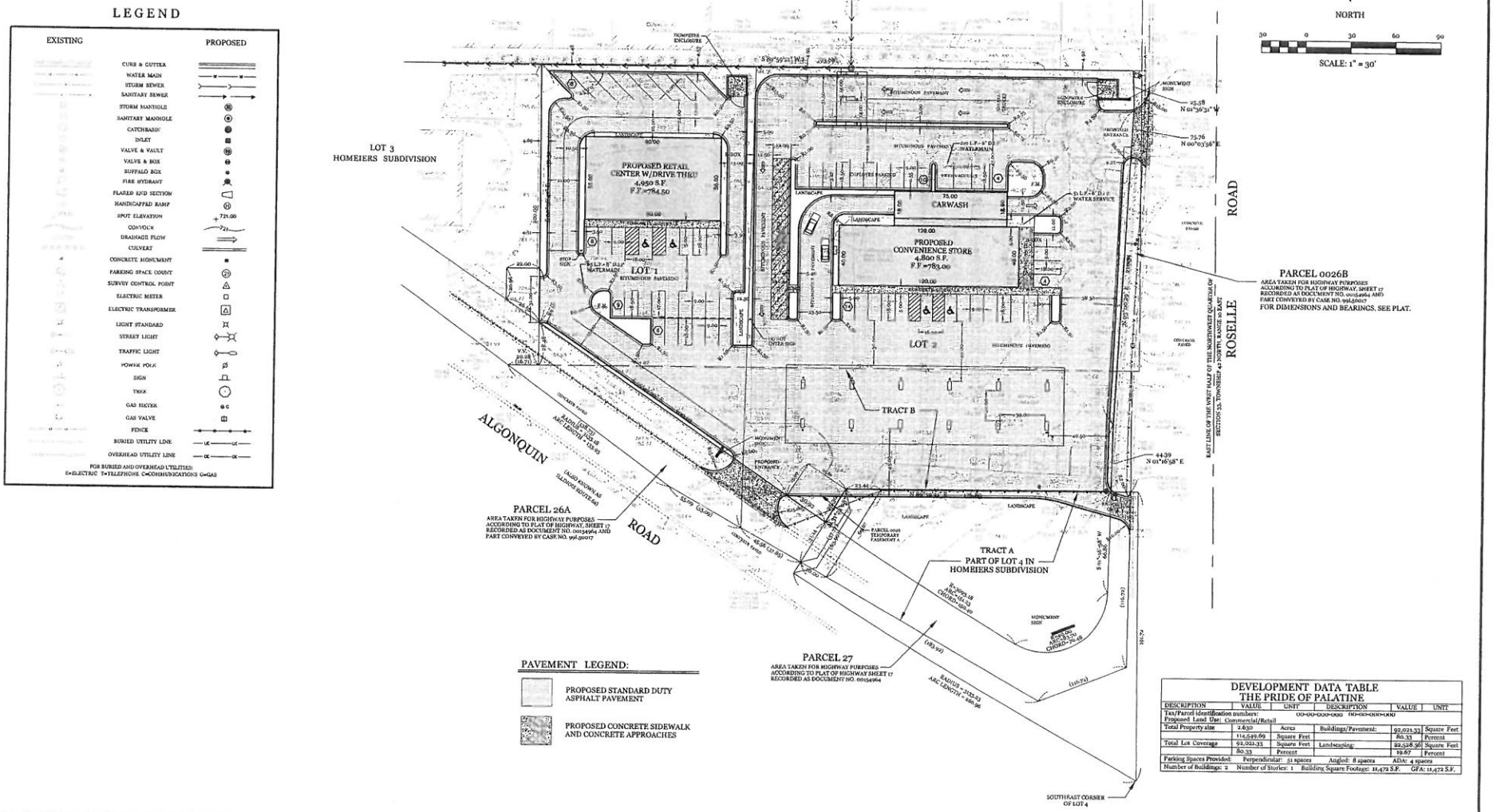
CLIENT: CIMA DEVELOPER'S, INC.
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

TITLE: EXISTING CONDITIONS PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 30'
DATE: 09/07/21
JOB NO.: 21-081
SHEET 1 OF 4

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

THE PRIDE OF PALATINE
PRELIMINARY GEOMETRIC PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS



DEVELOPMENT DATA TABLE
THE PRIDE OF PALATINE

DESCRIPTION	VALUE	UNIT	DESCRIPTION	VALUE	UNIT
Tax/Parcel identification numbers:	00-00-000-000 00-00-000-000				
Proposed Land Use: Commercial/Retail					
Total Property size	2.630	Acres	Buildings/Pavement:	92,021.33	Square Feet
	114,549.69	Square Feet		80.33	Percent
Total Lot Coverage	92,021.33	Square Feet	Landscaping:	22,528.36	Square Feet
	80.33	Percent		19.67	Percent
Parking Spaces Provided:	Perpendicular: 51 spaces		Angled: 8 spaces	ADA: 4 spaces	
Number of Buildings: 2	Number of Stories: 1		Building Square Footage: 11,472 S.F.	GFA: 11,472 S.F.	

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01-07-15	D. J.	REVIEW			
01-13-15	D. J.	REVISED SITE PLAN			

DRAWN BY:	DJ	DATE: 01-07-15
CHECKED BY:	WDJ	DATE: 01-07-15
APPROVED BY:	WDJ	DATE: 01-07-15

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph. 630 752 8600 fax 630 752 9556
e-mail: DJA@DJAonline.net

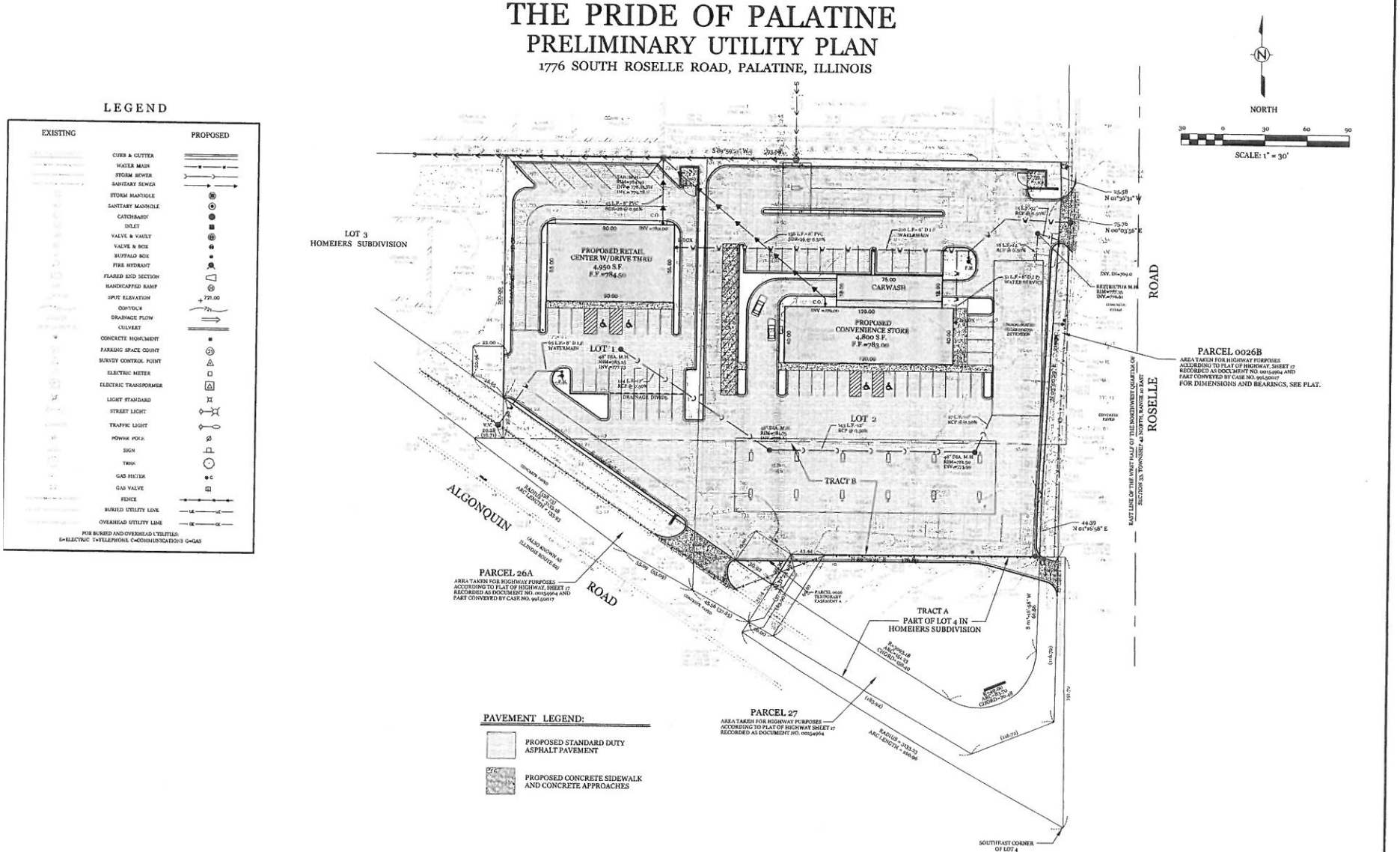
CLIENT: CIMA DEVELOPER'S, INC.
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

TITLE: GEOMETRIC PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 30'
DATE: 01-07-15
JOB NO: 3804
SHEET 2 OF 4

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package

THE PRIDE OF PALATINE
PRELIMINARY UTILITY PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS



DESCRIPTION	DATE	BY	DESCRIPTION
REVIEW			
REVISED SITE PLAN			

DRAWN BY:	DJ	DATE: 01-07-15
CHECKED BY:	WDJ	DATE: 01-07-15
APPROVED BY:	WDJ	DATE: 01-07-15

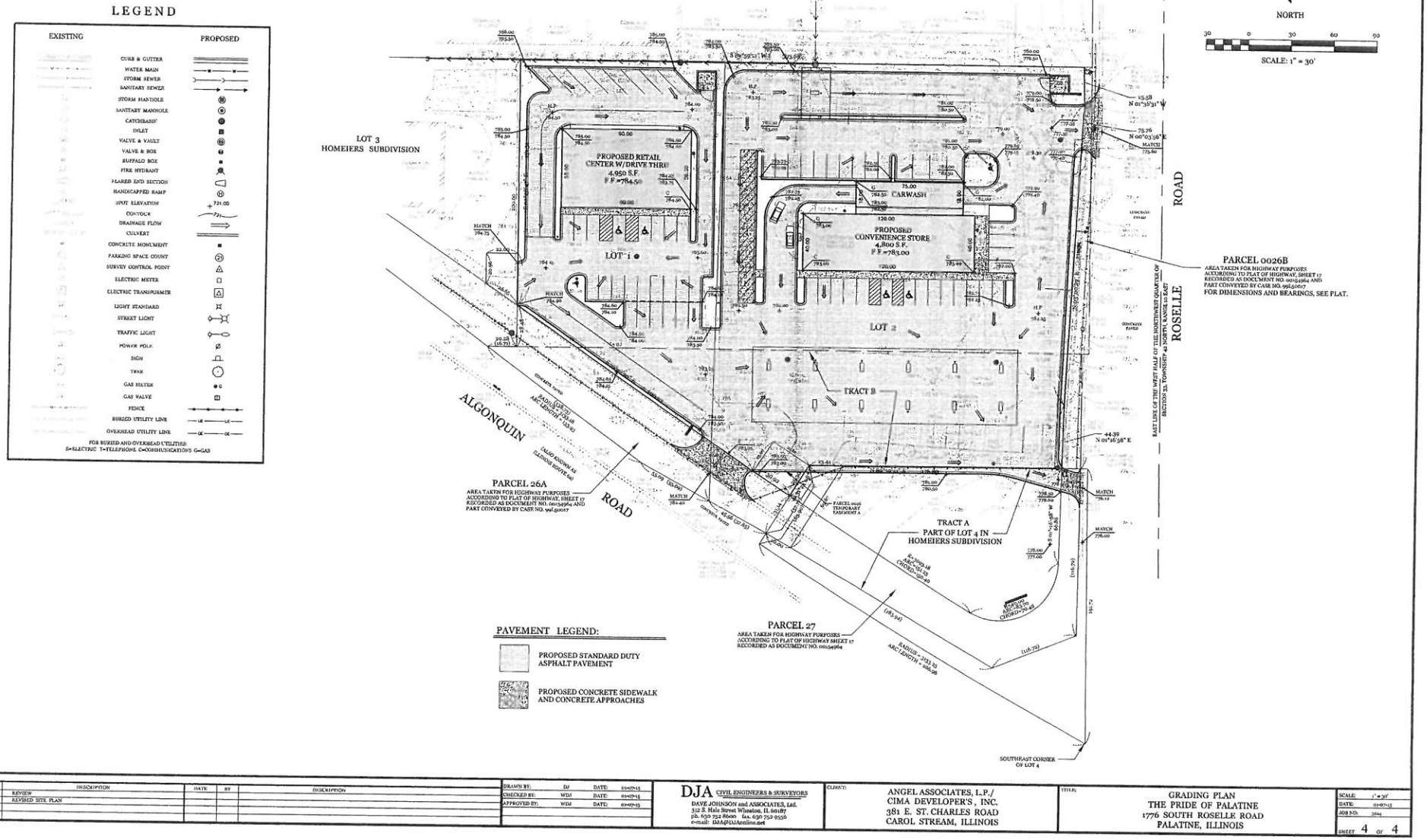
DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@IMAonline.net

CLIENT: ANGEL ASSOCIATES, L.P./ CIMA DEVELOPER'S, INC.
381 E. ST. CHARLES ROAD
CAROL STREAM, ILLINOIS

TITLE: UTILITY PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 30'
DATE: 01-07-15
JOB NO: 3644
SHEET 3 OF 4

THE PRIDE OF PALATINE
PRELIMINARY GRADING PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-07-15	D.J.	REVIEW			
09-15-15	D.J.	REVISED SITE PLAN			

DRAWN BY:	DJ	DATE: 01-07-15
CHECKED BY:	WDH	DATE: 01-07-15
APPROVED BY:	WDH	DATE: 01-07-15

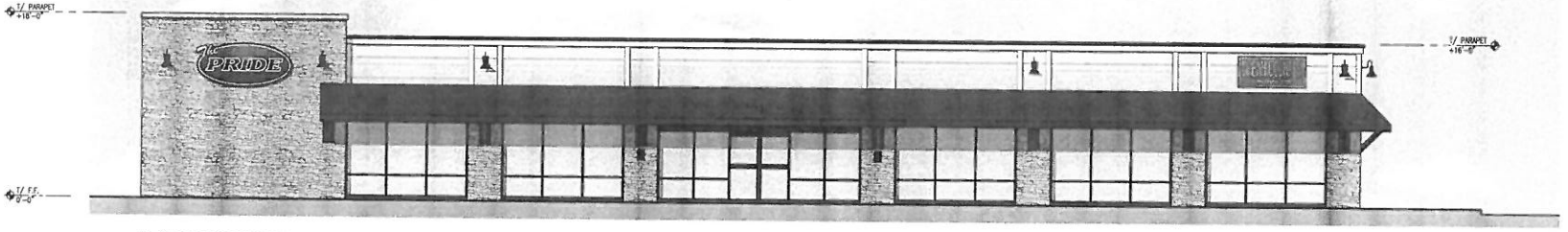
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DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT: ANGEL ASSOCIATES, L.P./
CIMA DEVELOPER'S, INC.
381 E. ST. CHARLES ROAD
CAROL STREAM, ILLINOIS

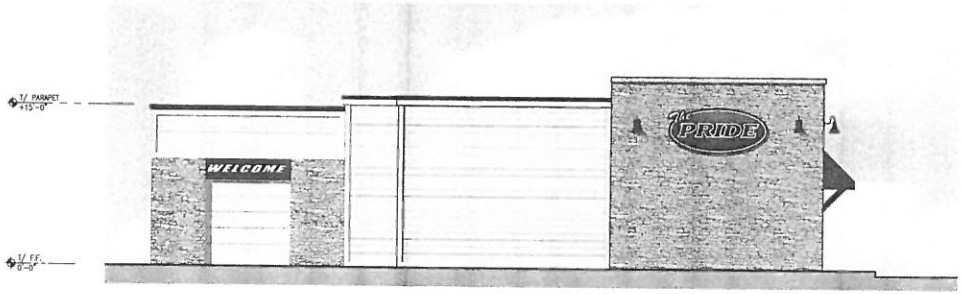
TITLE: GRADING PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 30'
DATE: 01-07-15
JOB NO: 3004
SHEET 4 OF 4

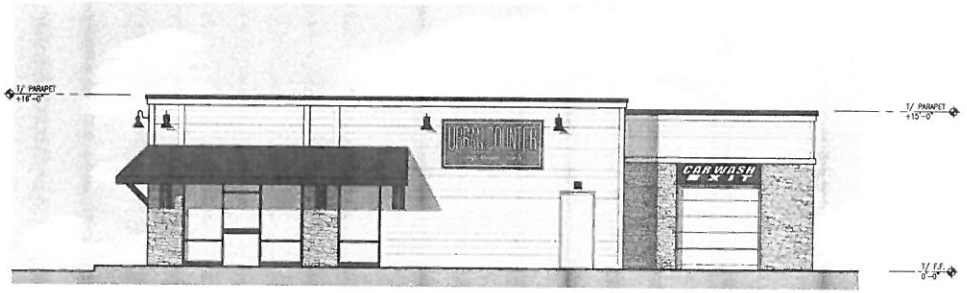
Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package



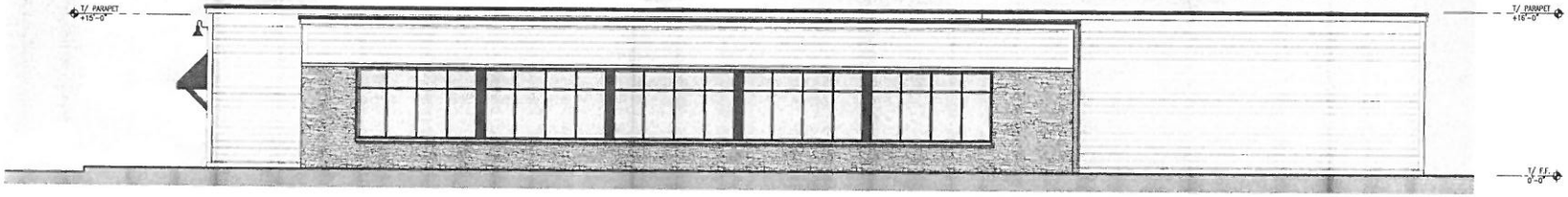
01 - FRONT ELEVATION
3/16" = 1'-0"



02 - SIDE ELEVATION
3/16" = 1'-0"



03 - SIDE ELEVATION
3/16" = 1'-0"

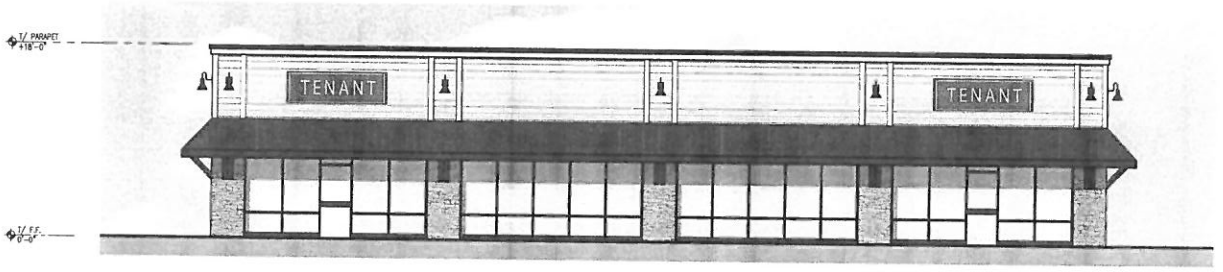


04 - REAR ELEVATION
3/16" = 1'-0"

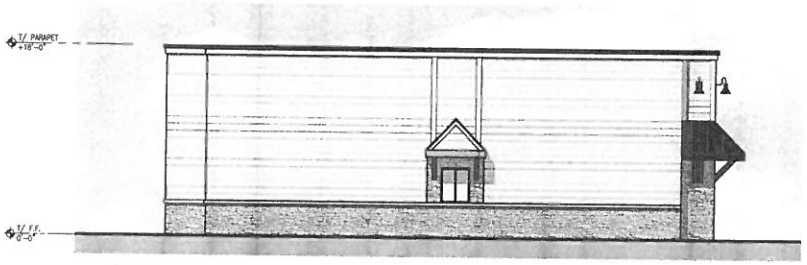
The PRIDE

C-STORE ELEVATIONS
THE PRIDE OF PALATINE
22 JAN 2016
arch7

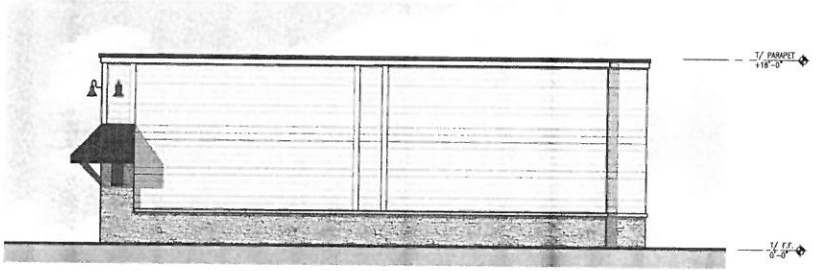
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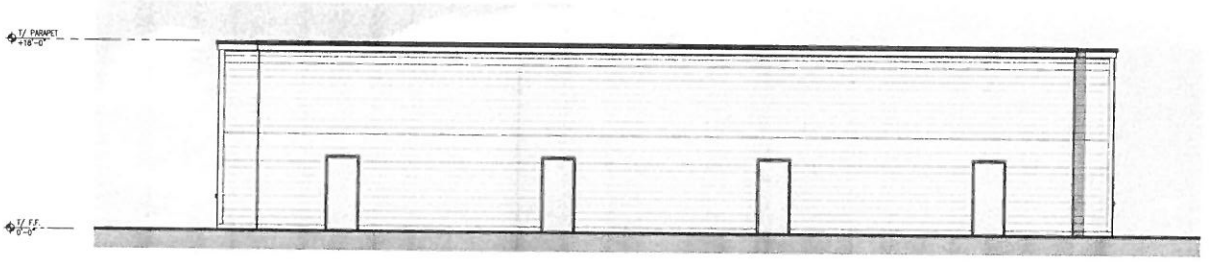
01 - FRONT ELEVATION
3/16" = 1'-0"



02 - SIDE ELEVATION
3/16" = 1'-0"

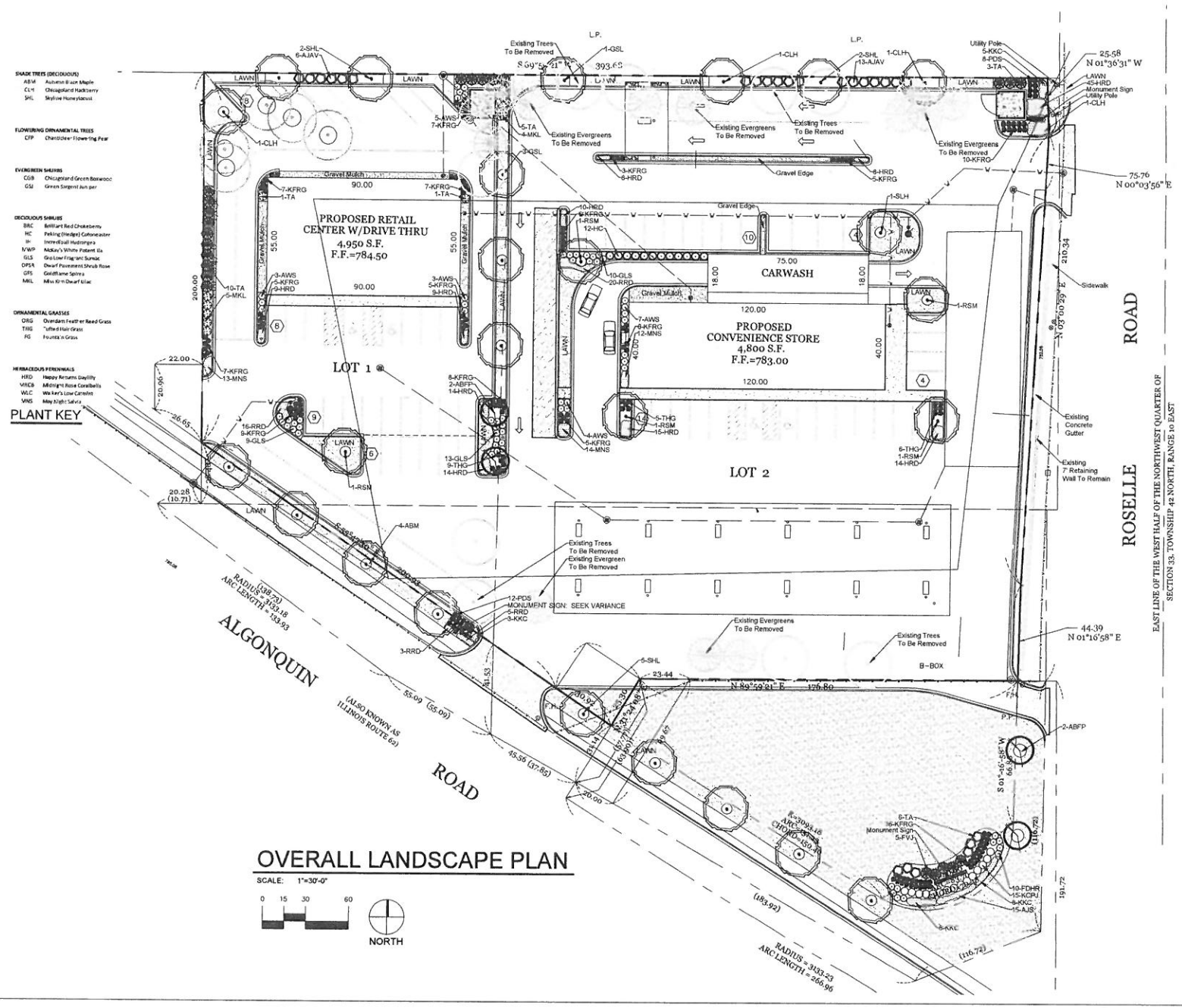


03 - SIDE ELEVATION
3/16" = 1'-0"



04 - REAR ELEVATION
3/16" = 1'-0"

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package



HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

PROJECT
THE PRIDE OF PALATINE

NWC of Roselle Rd. & Algonquin Rd.

1776 South Roselle Road
Palatine, IL 60067

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.02.16	ISSUE TO CLIENT

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558
Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

SHEET TITLE
OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	16-005
DATE	02.05.16
SHEET NUMBER	L 1.0

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package

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PROJECT
THE PRIDE OF PALATINE
NWC of Roselle Rd. & Algonquin Rd.
1776 South Roselle Road
Palatine, IL 60067

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.02.16	ISSUE TO CLIENT

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000568

SHEET TITLE
ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	16-005
DATE	02.05.16
SHEET NUMBER	L 1.1

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50/50 mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
- ¾ CY Peat Moss or Mushroom Compost
- ¾ CY blended/pulverized Topsoil
- 2 pounds starter fertilizer
- ¼ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

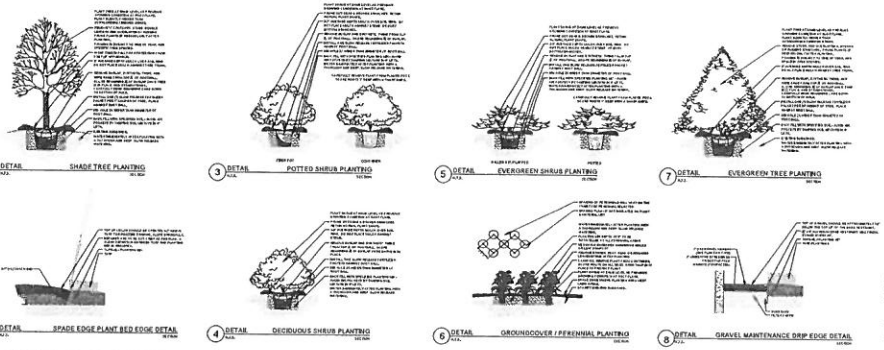
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

SCALE: N,T,S.



LANDSCAPE DETAILS

SCALE: N,T,S.

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	4	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
RSM	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
CIH	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	10	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	4	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
ABFP	4	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	2.5-3" DBH	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN TREES						
JVI	5	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	7-8'	B&B	Evenly shaped tree with branching to the ground
*TA	18	Thuja occidentalis 'Techny'	Techny Arborvitae	60"	B&B	Evenly shaped tree with branching to the ground
EVERGREEN SHRUBS						
JCPJ	15	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded ws 1 branched shrub
DECIDUOUS SHRUBS						
HC	10	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42	B&B	Full, well rounded plant with moist rootball and healthy appearance
*TA	8	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	42	Cont.	Full, well rooted plant, evenly shaped
GLS	12	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	45	Cont.	Full, well rooted plant, evenly shaped
FDHR	10	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18	Cont.	Full, well rooted plant, evenly shaped
AWS	12	Spiraea x.vanhoida 'Anthony Waterer'	Anthony Waterer Spirea	24	Cont.	Full, well rooted plant, evenly shaped
MKL	9	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24	Cont.	Full, well rooted plant, evenly shaped
AJVV	15	Viburnum carlesii 'Autumn Jazz'	Autumn Jazz Arrowood Viburnum	42	Cont.	Full, well rooted plant, evenly shaped
ORNAMENTAL GRASSES						
KFRG	120	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
TMG	26	Deschampsia cespitosa	Tufted Hair Grass	#1	Cont.	Full, well rooted plant
PDS	20	Spartobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
HERBACEOUS PERENNIALS						
RRD	70	Hemerocal-is 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
KXC	24	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot	Full, well rooted plant, evenly shaped
MRS	39	Salvia x.superba 'May Night'	May Night Salvia	#1	Cont.	Full, well rooted plant, evenly shaped
AJS	15	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rooted plant, evenly shaped
LAWN	2240	Lawn Establishment Area / Grading Area			SY	Salt Tolerant Seed Mix (see below)
Hardscape Materials						
105		Heritage River Gravel Mulch (1.0-1.5" pieces)	915 SF		TN	2" depth
525		Landscape Fabric	SF		SF	
65		Shredded Hardwood Mulch (3" depth)	7,065 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
44		Soil Amendments (2" depth)	7,065 SF		CY	
124		Pulverized Topsoil (lawn Area)	20,150 SF		CY	
44		Pulverized Topsoil (3" over bed areas)	7,065 SF		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between the schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:

Salt Tolerant Lawn Mixture — Seed at rate of 3RW per Acre (4.14 lb per 1000 SF)
- 35% Kentucky Bluegrass (50 lbs/Acre)
- 11% Perennial Ryegrass (20 lbs/Acre)
- 11% Audubon Red Fescue (20 lbs/Acre)
- 11% Rescue 911 Hard Fescue (20 lbs/Acre)
- 33% Fults Hard Fescue (60 lbs/Acre)

PLANT & MATERIAL SCHEDULE

SCALE: N,T,S.

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

PROJECT

THE PRIDE OF PALATINE

NWC of Roselle Rd. & Algonquin Rd.

1776 South Roselle Road
Palatine, IL 60067

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.02.16	ISSUE TO CLIENT

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER	WDH
PROJECT NUMBER	16-005
DATE	02.05.16
SHEET NUMBER	L 1.2

CIMA DEVELOPERS
30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

March 4, 2016

Village of Palatine
Department of Planning and Zoning
200 E. Wood Street
Palatine, IL 600067-5339

The PRIDE Stores, Inc
THE PRIDE of Palatine
1776 S. Roselle Road and 1800 S. Roselle Road

Business Plan

Ownership Profile: The PRIDE Stores, Inc, which is the Retail arm of Parent Petroleum, will be the Owner and Operator of the The PRIDE of Palatine Convenient Store and Fuel Facility and PRIDE Car Wash. The PRIDE Stores, Inc will also be the Owner and Operator of the Urban Counter Restaurant that we are planning on operating within the Convenience Store. The PRIDE Stores, Inc Owns and Operates 12 Gasoline Stations with Convenience Stores throughout the Chicagoland Market.

Objective: The PRIDE Stores, Inc.'s primary objective is to provide the Community with an added amenity for Convenience store and fuel facilities, an added food choice for their busy schedules, as well as a state of the art Car Wash facility. The Urban Counter is our proprietary food offer that we currently operate in 3 locations (Chicago, Hinsdale, and Aurora, and soon to be St. Charles). All 3 of those locations are located within a PRIDE Convenience store. This particular Urban Counter will occupy approximately 1,700 SF of our Convenience Store. Urban Counter was created with one simple goal: To provide the best food possible for people who are on the go. Our Philosophy is that you should never have to sacrifice great taste and quality because you are in a hurry.

Current Operations: The PRIDE of Palatine Convenience Store and Fuel Facility will operate 24 hours 7 days a week for convenience. They will employ approximately 20 total employees working separate shifts throughout a given 24 hour work day. They will receive approximately 3 to 4 fuel deliveries per day, at anytime throughout the full day cycle. We will also receive 2 to 3 other deliveries per day (for food or other) between the hours of 8am and 3pm. The Urban Counter restaurant hours will be the following: Monday-Friday: 6am-7pm, Saturday: 6am-5pm, Sunday: 10am-5pm. Breakfast is served daily till 11am. Our Car Wash facility will operate unmanned. During busy peak hours we will have one employee attendant assisting cars into the Car Wash. Hours of operation for the Car Wash facility will be 6am-10pm 7 days a week.

PETITIONER'S EXHIBIT

9

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

CIMA DEVELOPERS
30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

Menu Offerings: We offer a wide variety of food options from the Urban Counter restaurant including Breakfast Sandwiches, Salads, Wraps, Half Pound Burgers, and More. All of our food is "Made to Order" and is of very high quality. One of our signature items is our Blue Cheese Burger. The convenience store has a wide variety of grab and go sandwiches and wraps to fresh fruit cups and more from our open air reach in cooler.

Management Team: Our Team is made of dedicated employees, experienced in the Retail and Food industry. Our Facilities will have a dedicated General Manager who will be supported by our District Manager and Vice President of Retail Operations, along with our various support personnel, and Corporate Office.

Property Management: CIMA Developers is the Property Development and Management arm of Parent Petroleum and The PRIDE Stores, Inc.

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

A public hearing will be held before the Palatine Plan Commission on Tuesday, May 3, 2016, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Planned Development Amendment to permit a change in the approved plans for a gas station/convenience store and multi-tenant building.
2. Special Use to allow an Automobile Laundry pursuant to Section 11.03 (d) (3) of the Palatine Zoning Ordinance.
3. Special Use to allow a drive through pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
4. Rezoning from B-2 General Business to P Planned Development for the vacant lot at the intersection of Algonquin and Roselle.
The property is commonly known as 1776 S. Roselle Road (aka the vacant property at the northwest corner of Algonquin and Roselle Roads).
The above petition has been filed by CIMA Developers, Inc., and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 16-20
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: April 18, 2016
Published in Daily Herald April 18, 2016 (4438313)

CERTIFICATE OF PUBLICATION

6.B.1.A.f

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 18, 2016 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 Paula Baltzman
Authorized Agent

Control # 4438313

Attachment: ORD - O-61-16 - Pride of Palatine (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

ORDINANCE NO. 0-87-15

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL VACANT PROPERTY NEAR THE NORTHWEST CORNER OF ROSELLE AND ALGONQUIN ROADS – 1776 S. ROSELLE ROAD (CASE NO. 15-35)

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 3, 2015

ORDINANCE NO. O-87-15

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
VACANT PROPERTY NEAR THE NORTHWEST CORNER OF
ROSELLE AND ALGONQUIN ROADS - 1776 S. ROSELLE ROAD (CASE NO. 15-35)

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on July 7, 2015 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 Final Planned Development to permit a new multi-tenant commercial strip center and a new multi-tenant gas station, on the following legally described property:

Lot One and Lot Two in Archo's Subdivision being a resubdivision of part of Lots 3 and 4 in Homeier's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Archo's Subdivision recorded December 27, 1996 as Document No. 96975766 situated in Cook County and the State of Illinois; except that part conveyed to the Illinois Department of Transportation by Case No. 99L50017

commonly known as 1776 S. Roselle Road (aka the vacant property near the northwest corner of Roselle and Algonquin Roads). PIN # 02-33-100-027

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 Final Planned Development to permit a new multi-tenant commercial strip center and a new multi-tenant gas station, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the Architectural and Engineering plans prepared by Interglobal Design Build Network, Inc. attached hereto and to the following conditions.
2. The final sign plan will be submitted in a manner acceptable to the Village of Palatine and should conform to the B-2 Regulations.
3. On site traffic control measures and signage shall be provided in a manner acceptable to the Village Engineer.

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

4. All future uses shall conform to the B-2 use list standards. The operator of the gas station shall obtain a Special Use. The Special Use request may be reviewed directly by the Village Council.
5. The final landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include the removal of any Bradford Pears (not a permitted tree species) from the Plan.
6. A MWRD, CCHD and IDOT permit shall be submitted in a manner acceptable to the Village Engineer.
7. A final Engineer's Estimate of Cost shall be revised and submitted in a manner acceptable to the Village Engineer.
8. An easement shall be provided for the property to the south of the subject site for access purposes in a manner acceptable through a formal plat of easement dedication in a manner acceptable to the Village Attorney.
9. A Letter of Credit in the amount of 110% of the cost estimate shall be submitted.
10. Review fees in the amount of 3.5 % of the cost estimate shall be submitted.

SECTION 2: That a copy of the report of the hearing and 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 3rd day of August, 2015

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

APPROVED by me this 3rd day of August, 2015

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 3rd day of August, 2015

Village Clerk

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

SHOPPING CENTER
IL ROUTE 62 (ALGONQUIN RD.) & ROSELLE RD.
PALATINE, IL

INDEX OF SHEETS

C-0	COVER SHEET
C-0.1	EXISTING CONDITIONS PLAN
C-1	SITE DEMOLITION PLAN
C-2	SITE GEOMETRY PLAN
C-3	UTILITY AND DRAINAGE PLAN
C-4	GRADING AND PAVING PLAN
C-5	CIVIL DETAILS
C-6	CIVIL DETAILS
C-7	ROADWAY CROSS SECTIONS

PROJECT LOCATION

HORIZONTAL SCALE IN FEET

CONTACT INFORMATION

KUEHL STUDIOS, INC.
CIVIL ENGINEERING
226 S. MAPLE AVE., UNIT A
OAK PARK, IL 60302
E: MATT@KUEHLSTUDIOS.COM
T: (847) 975-2411

DESIGNERS / DEVELOPERS / BUILDERS
kd design build network inc.
5109 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4255
FAX..... 773/685-4255

EXISTING CONDITIONS LEGEND

CONIFEROUS TREE
DECIDUOUS TREE
CATCH BASIN
MANHOLE
FIRE HYDRANT
CURB INLET
GROUND ELEVATION
CURB AND GUTTER ELEVATION
STORM SEWER
SANITARY SEWER
WATER MAIN
PROPERTY/ROW LINE
OVERHEAD AERIAL WIRES

DEMOLITION LEGEND

TREE REMOVAL
MANHOLE REMOVAL
UTILITY REMOVAL
CURB REMOVAL
ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
CONCRETE PAVEMENT REMOVAL (FULL DEPTH)

UTILITY LEGEND

EXISTING	PROPOSED
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
GAS LINE	
AERIAL WIRES	

PAVING LEGEND

BITUMINOUS PAVEMENT SECTION
1 1/2" HOT MIX ASPHALT, MIX C, IL-9.5, N50
PRIME COAT (CRS-2, CRS-2h, RC-250, MC-30)
10" AGGREGATE BASE COURSE, TYPE B, CRUSHED.

CONCRETE PAVEMENT SECTION
6" PORTLAND CEMENT CONCRETE
6"x6" W2.9xW2.9 WELDED WIRE FABRIC
6" AGGREGATE BASE COURSE, TYPE B, CRUSHED

CONCRETE SIDEWALK SECTION
5" PORTLAND CEMENT CONCRETE
#5 BARS AT 18" CENTERS EACH WAY
4" AGGREGATE BASE COURSE, TYPE B, CRUSHED

GRADING LEGEND

EXISTING	PROPOSED
784.55	SURFACE ELEVATION
	TOP OF CURB ELEVATION PAVEMENT/GUTTER ELEVATION
	RIDGE LINE
	FLOW DIRECTION
	STORMWATER OVERFLOW ROUTE

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

I, HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS EVIDENCED BY MY HAND AND SEAL

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

CIVIL COVER SHEET

DATE	06.04.2015
DRAWN BY	DC
CHECKED BY	MTK
PROJECT NO.	

C-0

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

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design build network
DESIGNERS / DEVELOPERS / BUILDERS
5100 N. CICERO AVE. CHICAGO, IL 60630
TELEPHONE..... 773/685-4235
FAX..... 773/685-4253

KUEHL STUDIOS, INC.
CIVIL ENGINEERING
226 S. MAPLE AVENUE, UNIT A
OAK PARK, IL 60302
TELEPHONE 708/975-2411
EMAIL: MATT@KUEHLSTUDIOS.COM

NOT FOR CONSTRUCTION

NO.	BY	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AS EVIDENCED BY MY SEAL AND SIGNATURE.

SEAL

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

CIVIL DETAILS

DATE: 05.04.2015
DRAWN BY: DC
CHECKED BY: MTK
PROJECT NO.

C-5

NOT FOR CONSTRUCTION

KUEHL STUDIOS, INC.
CIVIL ENGINEERING
226 S. MAPLE AVE., UNIT A
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E: MAIL@KUEHLSTUDIOS.COM
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DESIGNERS / DEVELOPERS / BUILDERS
5106 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4353
FAX..... 773/685-4353

NO.	BY	DESCRIPTION

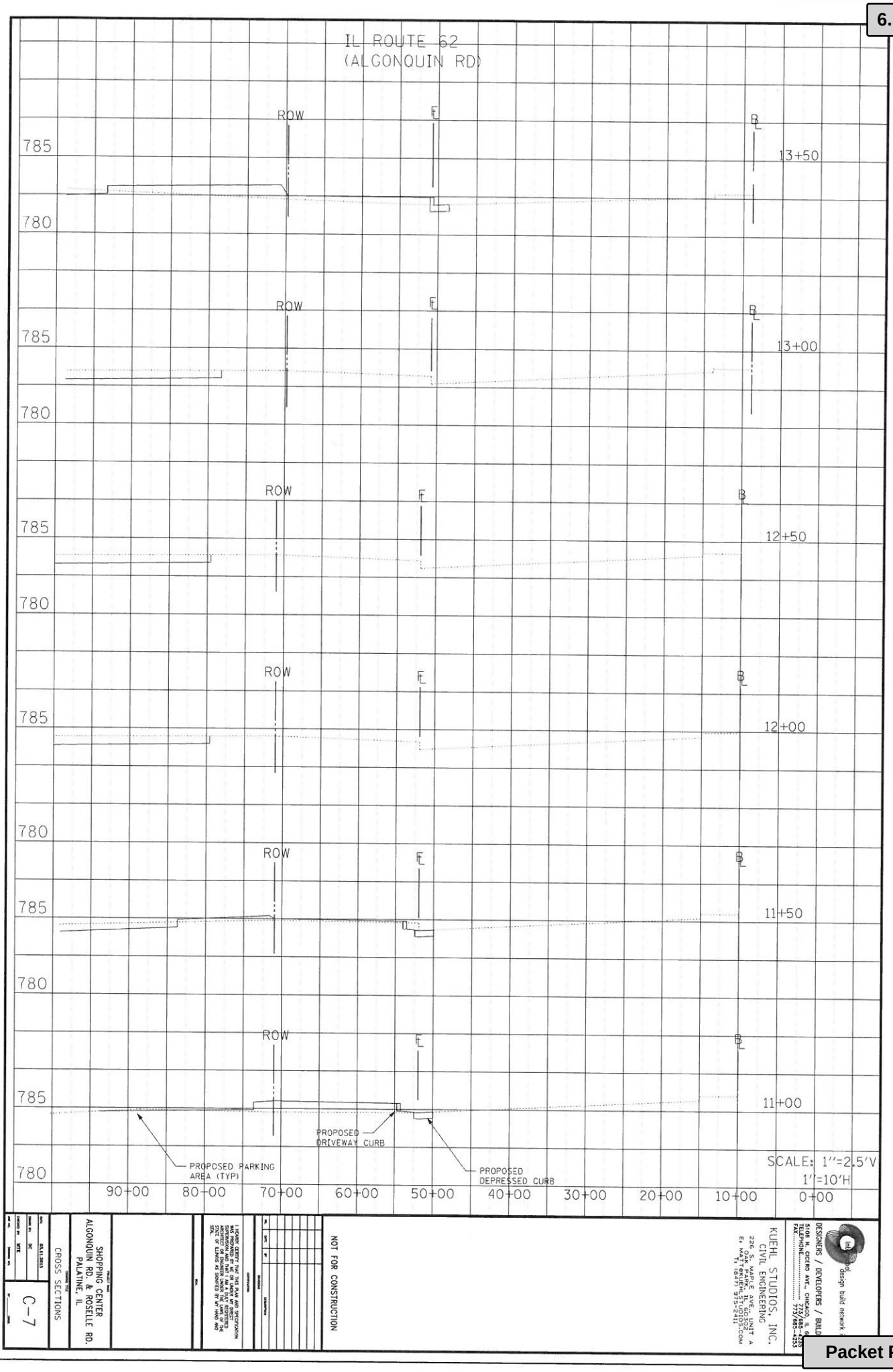
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS AS SHOWN BY MY STAMP AND SEAL

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

CIVIL DETAILS

DATE: 05.04.2021
DRAWN BY: DC
CHECKED BY: KUTE
JOB NO.: DRAWING NO.: C-6

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)



NOT FOR CONSTRUCTION

KUEHL STUDIOS, INC.
CIVIL ENGINEERING
226 S. MAPLE AVE., UNIT A
OAK PARK, IL 60302
PH. (847) 975-2411
E: MAIL@KUEHLSTUDIOS.COM

DESIGNERS / DEVELOPERS / BUILDERS
5100 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4255
FAX..... 773/685-4253

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

CROSS SECTIONS

C-7

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

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STANDARD ACCESSIBILITY NOTES:

1. ALL PLANS SUBMITTED SHALL COMPLY WITH PUBLIC LAW 101-336 "AMERICANS WITH DISABILITIES ACT OF 2010" AND PART III DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, AND ILLINOIS ACCESSIBILITY CODE, (I.A.C.) EFFECTIVE APRIL 24, 1997).
2. MAXIMUM CHANGE IN ELEVATION INCLUDING SILLS OR THRESHOLDS SHALL NOT EXCEED 1/2" THRESHOLDS AT EXTERIOR DOORS SHALL NOT EXCEED 3/4" IN HEIGHT. CHANGES BETWEEN 1/4" & 1/2" SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 1:2
3. ALL NEW DOORS LEADING INTO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE ACCESSIBLE. ALL, AND SHALL COMPLY FULLY WITH I.A.C. AND SECTION 4.13 AND ADA SECTION 404. ALL NEW DOORS LEADING INTO HAZARDOUS ROOMS SHALL HAVE KNURLED HARDWARE.
4. ALL DOORS SHALL HAVE A CLEAR AREA OF 12" WIDE x 48" PERPENDICULAR TO THE DOOR ON PUSH LATCH SIDE, AND 18" x 48" PERPENDICULAR TO THE SIDE
5. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE SO ADJUSTED THAT IT TAKES AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
6. ALL NEW DOOR HARDWARE SHALL BE LEVER HANDLES OR EQUIVALENT, MOUNTED BETWEEN 34" & 36" A.F.F. MAXIMUM OPENING FORCE SHALL NOT EXCEED 15 LBF FOR EXTERIOR DOORS, AND 5 LBF FOR INTERIOR DOORS
7. FOR LAVATORIES, 34" IS THE MAXIMUM DIMENSION ALLOWED TO THE TOP OF THE LAVATORY RIM. 27" MIN. KNEE CLEARANCE, PROVIDED BELOW FRONT APRON. ALL NEW FAUCETS SHALL BE LEVER OPERATED, HAVE SMOOTH SURFACES, AND SHALL BE REQUIRED TO OPERATE FAUCETS, HOT WATER & DRAIN PIPING EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE LAVATORY.
8. ALL CONTROLS AND OPERATION MECHANISMS SHALL BE WITHIN REACH RANGE AS PER ADA/ANSI REQUIREMENTS. ALL ELECTRICAL OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" FROM FLOOR LEVEL. ALL SHALL PROVIDE A 48" MIN. x 30" MIN FREE CLEAR FLOOR SPACE AREA FOR ACCESSIBILITY.
9. ALL EXISTING GRAB BARS IN TOILET STALLS SUPPORT 250 LBS. CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL GRAB BARS TO BE INSTALLED. ALL WOOD BLOCKING IS FIRE TREATED.
10. ALL TOILET AND HAND SINK VALVES SHALL BE FULLY AUTOMATIC & SHALL COMPLY WITH THE LATEST A.D.A. REQUIREMENTS.
11. ALL NEW EMERGENCY WARNING SYSTEMS SHALL BE AUDIBLE AND VISUAL AND SHALL COMPLY FULLY WITH ADA/IAC REQUIREMENTS. VISUALS ARE TO BE SYNCHRONIZED THROUGHOUT.
12. ALL EXISTING WASHROOMS ARE FULLY ACCESSIBLE AND COMPLY WITH THE ICC/ANSI A117.1-2003 CHAPTER 6

ADA MOUNTING HEIGHTS

TOILET FIXTURES & ACCESSORIES

KEY	DESCRIPTION	MANUFACTURER (OR EQUAL)	CAT. #/FINISH (OR EQUAL)	REMARKS
①	SIDE GRAB BAR	BRADLEY	1 1/2" ø x 42" LG 9827	HANDICAP HT. 2'-9" A.F.F. (36" MAX.)
②	REAR GRAB BAR	BRADLEY	1 1/2" ø x 36" LG 9827	HANDICAP HT. 2'-9" A.F.F. (36" MAX.)
③	TOILET PAPER DISPENSER	BRADLEY	*9372	HANDICAP HT. 1'-7" A.F.F. (2 REQ.)
④	PAPER TOWEL DISPENSER	BRADLEY	*2441	TOP/ WALL OPENING 4'-3" A.F.F.
⑤	STAINLESS STEEL MIRROR	BRADLEY	*741-2436	BOTT. OF MIRROR H.C. HT 3'-4" A.F.F.

NOTES:
1. DEPRESSED CURB OR CURB REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.

HANDICAPPED PAINTED SYMBOL @ PARKING STALL DIMENSIONS

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	FLOOR BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	WALL HEIGHT	CEILINGS	NOTES
UNIT #'s #'s #'s #'s										
UNISEX RESTROOM #'s #'s #'s #'s	METAL AREA									
UNISEX RESTROOM UNIT #'s #'s #'s #'s	UNISEX RESTROOM	1	2	1/A	1/A	1/A	8'-0"		2'x2' ACOUSTICAL TILES	
	MEP SINK AREA	1	2	1/A	1/A	1/A	1/A	12'-0"	2'x2' ACOUSTICAL TILES	

MATERIALS

1	CERAMIC TILE
2	CERAMIC BASE
3	SPACE
4	CONCRETE BLOCK
5	GYPSUM BOARD
6	V.C.T. TILE
7	ACOUSTICAL TILE
8	GLASS
9	QUARRY TILE
10	SOLID SURFACE
11	CARPET
12	EXPOSED CONCRETE
13	STAINLESS STEEL
14	CERAMIC FLOORING
15	CERAMIC WALL/FLOOR MILDING
16	PLASTIC LAMINATE
17	4" GLAZED BLOCK
18	FRP PANELS
19	4" VINYL BASE

DOOR SCHEDULE

DOOR NO.	ROOM NO.	DOOR TYPE	DOOR PANEL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR CASING HEAD	DOOR CASING JAMB	DOOR CASING SILL THICK	HARDWARE SET NUMBER/ MANUFACTURER	MORTISE MARKER	REMARKS	GENERAL NOTES
UNIT #'s #'s #'s #'s													
UNISEX RESTROOM #'s #'s #'s #'s													
UNISEX RESTROOM UNIT #'s #'s #'s #'s	UNISEX RESTROOM	A	A	3'-0"	7'-0"	1 3/4"	ALUM.	ALUM.		AUTOMATIC			
	MEP SINK AREA	B	C	3'-0"	7'-0"	1 3/4"	MTL.	MTL.	5"	PRIVACY LOCK VON DUPRIN		HANDICAPPED LEVER	
		C	C	3'-0"	7'-0"	1 3/4"	MTL.	MTL.	5"	VON DUPRIN			

DOOR TYPES

DOOR FINISHES

A	ANODIZED ALUMINUM FINISHED
B	STAINED & VARNISHED
C	PAINTED 3-COATS
D	PREFINISHED PAINTED

design build network inc.
DESIGNERS / DEVELOPERS / BUILDERS
5105 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4225
FAX..... 773/685-4253

NO.	DATE	BY	DESCRIPTION
1	08.13.14	GDK	REVISED PER BUYER
2	09.23.14	GDK	REVISED PER PERMANENT BUYER

I, HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AS SCRIBED BY MY HAND AND SEAL.

STATE OF ILLINOIS
GEORGE D. GATS
001-010069
ARCHITECT
PROFESSIONAL DESIGN FIRM

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

TOILET ENLARGED PLAN, DOOR AND FINISH SCHEDULES, DETAILS

DATE: 08.13.2014
SCALE: AS NOTED
JOB NO.: 005
DRAWING NO.: A-1.1 A

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

STANDARD ACCESSIBILITY NOTES:

1. ALL PLANS SUBMITTED SHALL COMPLY WITH PUBLIC LAW 101-336, "AMERICANS WITH DISABILITIES ACT OF 2010" AND PART II DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, AND ILLINOIS ACCESSIBILITY CODE, (I.A.C.), EFFECTIVE APRIL 24, 1997.
2. MAXIMUM CHANGE IN ELEVATION INCLUDING SILLS OR THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT. CHANGES BETWEEN 1/4" & 1/2" SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 1:2.
3. ALL NEW DOORS LEADING INTO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE 32" MINIMUM, AND SHALL COMPLY FULLY WITH I-A-C/ ANSI SECTION 4.13 AND ADA SECTION 4.13. ALL NEW DOORS LEADING INTO HAZARDOUS ROOMS SHALL HAVE KNURLED HARDWARE.
4. ALL DOORS SHALL HAVE A CLEAR AREA OF 12" WIDE x 48" PERPENDICULAR TO THE DOOR ON PUSH LATCH SIDE, AND 18" x 48" PERPENDICULAR TO THE SWING.
5. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE SO ADJUSTED THAT FROM AN OPEN POSITION OF 70 DEGREES IT TAKES AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
6. ALL NEW DOOR HARDWARE SHALL BE LEVER HANDLES OR EQUIVALENT, MOUNTED BETWEEN 34" & 38" A.F.F. MAXIMUM OPENING FORCE SHALL NOT EXCEED 15 LBF FOR EXTERIOR DOORS, AND 5 LBF FOR INTERIOR DOORS.
7. FOR LAVATORIES, 34" IS THE MAXIMUM DIMENSION ALLOWED TO THE TOP OF THE LAVATORY RIM. 27" IS THE MINIMUM KNEE CLEARANCE, PROVIDED BELOW FRONT APRON. ALL NEW FAUCETS SHALL BE LEVER OPERATED, PUSH-TYPE OR ELECTRONICALLY CONTROLLED. NOT MORE THAN 5 LBF (22.2N) FORCE IS REQUIRED TO OPERATE FAUCETS. HOT WATER & DRAIN PIPING EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE LAVATORY.
8. ALL CONTROLS AND OPERATING MECHANISMS SHALL BE WITHIN REACH RANGE AS PER ADA/I-AC REQUIREMENTS (I.E. 15"-48" AFF). THEY SHALL BE MOUNTED NO HIGHER THAN 54" FOR SIDE REACH AND 48" FOR FORWARD REACH. OUTLETS WILL BE MIN. FREE CLEAR FLOOR SPACE AREA FOR ACCESSIBILITY.
9. ALL EXISTING GRAB BARS IN TOILET STALLS SUPPORT 250 LBS. CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL GRAB BARS TO BE INSTALLED. ALL WOOD BLOCKING IS FIRE TREATED.
10. ALL TOILET AND HAND SINK VALVES SHALL BE FULLY AUTOMATIC & SHALL COMPLY WITH THE LATEST A.D.A. REQUIREMENTS.
11. ALL NEW EMERGENCY WARNING SYSTEMS SHALL BE AUDIBLE AND VISUAL AND SHALL COMPLY FULLY WITH ADA/I-AC REQUIREMENTS. VISUALS ARE TO BE SYNCHRONIZED THROUGHOUT.
12. ALL EXISTING WASHROOMS ARE FULLY ACCESSIBLE AND COMPLY WITH THE ICC/ANSI A117.1-2003 CHAPTER 6

PARKING STALL

PAINTED SYMBOL

NOTES:
1. DEPRESSED CURB OR CURB REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE

HANDICAPPED PAINTED SYMBOL @ PARKING STALL DIMENSIONS

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR PATT.	FLOOR BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	WALL HEIGHT	CEILING	NOTES
UNIT #1, #2	RETAIL AREA			A	A	A	A	12'-0"	2'X2' ACOUSTICAL TILE	
RESTROOM #1, #2	RESTROOM	1	2	1/A	1/A	1/A	1/A	8'-0"	GYP. BD.	
UNIT #1	MOP SINK AREA	1	2	1/A	1/A	1/A	1/A	12'-0"	GYP. BD.	

MATERIALS

1	CERAMIC TILE
2	CERAMIC BASE
3	BRICK
4	CONCRETE BLOCK
5	GYPSUM BOARD
6	VCT. TILE
7	ACOUSTICAL TILE
8	GLASS
9	CHAIR RAIL
10	OAK TRIM/BASE
11	LINO BASE
12	CARPET
13	EA. WAY, OVERHD
14	STAINLESS STEEL
15	OAK FLOORING
16	OAK CHAIR RAIL/CROWN MOLDING
17	4" GLAZED BLOCK
18	F.R.P. PANELS
19	4" LEAD BASE

DOOR SCHEDULE

DOOR NO.	ROOM NO.	DOOR TYPE	DOOR PATT.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR DETAILS HEAD	DOOR DETAILS JAMB	HARDWARE SET MANUFACTURER	MODEL NUMBER	REMARKS	GENERAL NOTES
①②③④	UNIT #1, #2	A	A	3'-0"	7'-0"	1 3/4"	ALUM.	ALUM.	AUTOMATIC			
⑤⑥	RESTROOM #1, #2	C	B	3'-0"	6'-8"	1 3/4"	MTL.	MTL.	PRIVACY LOCK VON DUPRIN		HANDICAPPED LEVER	
⑦	UNIT #1	B	B	3'-0"	6'-8"	1 3/4"	MTL.	MTL.	VON DUPRIN			
⑤⑨	UNIT #1, #2	B	C	3'-0"	7'-0"	1 3/4"	MTL.	MTL.	VON DUPRIN			

DOOR TYPES

DOOR FINISHES

A	ANODIZED ALUMINUM FINISH/MILL
B	STAINED & VARNISHED
C	PAINTED 3-COATS
D	PREPAINTED PAINTED

ADA MOUNTING HEIGHTS

TOILET FIXTURES & ACCESSORIES

KEY	DESCRIPTION	MANUFACTURER (OR EQUAL) CAT. NUMBER(S)	REMARKS
①	SIDE GRAB BAR	BRADLEY	HANDICAP HT. 2'-9" A.F.F. (36" MAX)
②	REAR GRAB BAR	BRADLEY	HANDICAP HT. 2'-9" A.F.F. (36" MAX)
③	TOILET PAPER DISPENSER	BRADLEY	HANDICAP HT. 1'-7" A.F.F. (2 ROLL)
④	PAPER TOWEL DISPENSER	BRADLEY	TOP/ WALL OPENING 4'-3" A.F.F.
⑤	STAINLESS STEEL MIRROR	BRADLEY	BOTT. OF MIRROR S/C HT 3'-4" A.F.F.

ENLARGED TOILET FLOOR PLAN

SCALE: 1/4"=1'-0"

H.C. TOILET ROOM ELEVATION, TYP.

SCALE: 1/4"=1'-0"

TOILET ROOM PLAN

BUILDING B

DESIGNERS / DEVELOPERS / BUILDERS
design build network inc
5106 N. CICERO AVE., CHICAGO, IL 606
TELEPHONE..... 773/685-4253
FAX..... 773/685-4253

NO.	DATE	BY	REVISED PER PRELIMINARY REVIEW
1	07.10.14	DBK	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AS EXPRESSED BY MY SEAL.

GEORGE D. GAZIS
081-005069
REGISTERED ARCHITECT
STATE OF ILLINOIS

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

TOILET ENLARGED PLAN, DOOR AND FINISH SCHEDULES, DETAILS

DATE: 10.04.2014
DRAWN BY: BKT
PROJECT NO.: 0215
SCALE: AS NOTED

A-1.1 B

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

mi design build network inc.
DESIGNERS / DEVELOPERS / BUILDERS
5106 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4253
FAX..... 773/685-4253

NO.	DATE	BY	REVISED PER PRELIMINARY REVIEW
1	08.18.14	GDK	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AS EVIDENCED BY MY SEAL.

GEORGE D. GATES
001-020099
EXPIRES 11/30/2014

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

WALL SECTIONS AND DETAILS

DATE: 10.06.2014
DRAWN BY: MG
CHECKED BY: GDG
JOB NO.:

A-3.1

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

SHOPPING CENTER

ALGONQUIN RD. & ROSELLE RD.

PALATINE, IL

design build network, inc.
DESIGNERS / DEVELOPERS / BUILDERS
5106 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE..... 773/685-4255
FAX..... 773/685-4253

SITE/ LANDSCAPE PLAN

LANDSCAPE SCHEDULE

SYMBOL	KEY #	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	①	BERBERIS (PEBB)	PEAR (ORNAMENTAL)	11	2"	
	②	CERCIS CANADENSIS	EASTERN REDBUD	5	2"	
	③	GLEDITSIA TRIACANTHOS	"SKYLINE" THORNLESS HONEYLOCUST	8	2"	NEW TREES
	④	GLEDITSIA TRIACANTHOS	LOCUST SPECIES	2	2"	
	⑤	EUONYMUS ALATUS	BURNING BUSH	3	18"	
	⑥	GINKGO	ALTOMAN CO.D	2	3"	
	⑦	THUJA OCCIDENTALIS "TECHNY"	AMERICAN ARBORVITAE	20	3'	
	⑧	HEMEROCALLIS	DAY LILY	110	4"-6" POT	
	⑨	JUNIPERUS HORIZONTALIS	DWARF CREEPING JUNIPER	20	18"	
	⑩	PANICUM VIRGATUM	NORTHWIND	18	18" POT	
	⑪	EXISTING TREE		4		EXISTING TREE TO STAY
	⑫	HOSTA	LANCTON	13	8"	
	⑬	HETERA HERY	ENGLISH IVY	100	8"	
	⑭	POTENTILLA (S. RANNOSA (SPITH)	SPIREA	11	15" POT	
	⑮	PENNISETUM ALOPECUROIDES	FEATHERED GRASS #1	20	10" POT	
	⑯	MISCANTHUS SINENSIS "VARIEGATUS"	VARIEGATED MAIDEN GRASS	14	10" POT	
	⑰	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS #1	6	10" POT	
	⑱	EXISTING TREE				EXISTING TREE TO BE REMOVED

NO.	DATE	BY	REVISION
1	08.13.14	CDK	REVISED PER REVIEW
2	09.26.14	CDK	REVISED PER PLANMAKET REVIEW

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AS SHOWN BY MY STAMP AND SEAL.

GEORGE D. GATES
001-000089
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

SHOPPING CENTER
ALGONQUIN RD. & ROSELLE RD.
PALATINE, IL

SITE/ LANDSCAPE PLAN

DATE: 10.13.2014
DRAWN BY: BM
CHECKED BY: GDG
JOB NO.: 0256

L-1

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Plan Commission
Tuesday, July 7, 2015

Present: Dennis Dwyer, Rodney Bettenhausen, Patrick Noonan, Bob Kolososki, Conrad Hansen, Teri Williams, Assistant Director of Planning and Zoning Kevin Anderson.
Absent. Dennis Bond, Jane Robins, Russ Smith.

Minutes of the June 16 meeting were approved as distributed.

Report of Public Hearing – Case#15-47 –1776 S. Roselle rd.
Chairman Dwyer read the notice of public hearing. The petitioner in Case #15-47, Lee Archos, seeks approval of a final Planned Development to permit a new multi-tenant commercial strip center and a new multi-tenant gas station and rezoning from B1 and B2 to P for approximately 2.25 acres (two parcels) at Roselle and Algonquin rds., commonly known as 1776 S. Roselle rd.

The following petitioner's exhibits were introduced:
1. Petition for Final Planned Development.
2. Palatine Real Estate Interest Disclosure Form
3. Title Insurance
4. Plat of Survey
5. Site Plan, Architectural Plan, Landscape Plan and Engineering Plan

Demetrios K. Staveris, principal with Interglobal Design Build Network, was sworn in to present the petition.

Kevin Anderson was sworn in. He gave background on the request saying it was the final plan for the site for which the plan commission granted approval of the preliminary plan on March 16, 2015. He said the petitioner has attempted to address the original eight conditions of preliminary approval. Some new ones have been added for final approval he said, noting that no restaurant for the site has yet been identified. A special use will have to be approved for that in the future.

Staveris said that he has applied for MWRD permits, as well as those from IDOT and the County.

Anderson read the list of previous conditions and the status of petitioner's compliance.

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

1. The development shall substantially conform to the Architectural and Engineering plans prepared by Interglobal Design Build Network, Inc. attached hereto and to the following conditions. **Okay**

2. Additional traffic control measures should be identified to mitigate any traffic conflicts in a manner acceptable to the Director of Planning and Zoning. **This will remain a condition of final approval.**

3. Easements shall be provided for future access to the vacant property at the intersection of Roselle and Algonquin. **This has been discussed and the Petitioner is willing to provide the described easement. A formal Plat of Easement Dedication shall be provided as a condition if final approval.**

4. Parkway tree species shall be revised to include species approved by the Public Works Department. **Bradford Pear is not a permitted tree species and this must be amended on the final landscape plan. This will remain a condition of final approval.**

5. The lighting plan shall be revised to meet the restrictions of the municipal code. **Okay.**

6. Roof top mechanical units shall be screened in a manner that complies with the municipal code. **Okay.**

7. The sanitary sewer line for the previous structure shall be identified and properly abandoned. **This has been identified. It must be abandoned as a condition of final approval.**

8. Cook County Highway Department and Illinois Department of Transportation permits will be required. The Petitioner shall provide evidence that they have reached out to these departments for preliminary approval of the location and design of the curb cuts. **CCHD and IDOT permit will remain a condition of final approval.**

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Recommendation
The comprehensive plan calls for retail use of this property. The preliminary plan has been approved by the Village Council. Therefore, Staff recommends approval of the final Planned Development subject to the following conditions:

1. The development shall substantially conform to the Architectural and Engineering plans prepared by Interglobal Design Build Network, Inc. attached hereto and to the following conditions.

2. The final sign plan shall be submitted in a manner acceptable to the Village of Palatine and shall conform to the B-2 Regulations.

3. On site traffic control measures shall be provided traffic in a manner acceptable to the Village Engineer.

4. All future uses shall conform to the B-2 use list standards. The operator of the gas station shall obtain a special use. The special use request may be reviewed directly by the Village Council.

5. The final landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

6. MWRD, CCHD and IDOT permits shall be submitted.

7. An easement shall be provided for the property to the south of the subject site for access purposes.

Staveris said he is able to comply with all staff conditions.

The public hearing was closed at 8:15 p.m.

RECOMMENDATION
Noonan moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #15-47, Lee Archos, who seeks approval of a final Planned Development to permit new multi-tenant commercial strip center and a new multi-tenant gas station and rezoning from B1 and B2 to P for approximately 2.25 acres (two parcels) at Roselle and Algonquin rds., commonly known as 1776 S. Roselle rd.

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Said approval shall be contingent upon petitioner's compliance with seven staff conditions above

Unanimously carried
(6-0)

After communications the meeting was adjourned at 8:20 p.m.

Natalie Meyer McKenzie
secretary

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, July 7, 2015, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Final Planned Development to permit a new multi-tenant commercial strip center and a new multi-tenant gas station.
2. Rezoning from B-1 Shopping Center District and B-2 General Business District to P Planned Development.
The property is commonly known as 1776 S. Roselle Road (aka the vacant property near the northwest corner of Roselle and Algonquin Roads).
The above petition has been filed by Lee Archos and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 15-47
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 22nd day of June, 2015
Published in Daily Herald June 22, 2015 (4411182)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 22, 2015 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 Paula Baltzman
Authorized Agent

Control # 4411182

Attachment: O-87-15 (2021-81 : 1400 W Algonquin Rd - PD Minor Amend Package Liquor)

Consider an Ordinance Increasing the Number of Class B-4 Liquor Licenses (Restaurant/Convenient Store with Package Liquor) by One for The Pride of Palatine, 1400 W. Algonquin Road

BACKGROUND: On this evening's agenda is an Ordinance approving a Minor Planned Development Amendment to allow liquor sales at The Pride of Palatine located at 1400 W. Algonquin Road. The Petitioner wishes to apply for a Class B-4 Liquor License (Restaurant/Convenient Store with Package Liquor). The Village Council approved the creation of the B-4 Liquor classification in June, 2021. Permitted hours for liquor sales are 8 AM - 10 PM daily.

KEY ISSUES:

- Increase Class B-4 (Restaurant/Convenient Store with Package Liquor) Liquor Licenses by one.

ALTERNATIVES:

1. Approve the ordinance increasing the number of Class B-4 Liquor Licenses by one.
2. Do not approve the ordinance increasing the number of Class B-4 Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

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

ATTACHMENTS:

- Increase Class B-4 Liquor, Pride of Palatine ORD
- Menu and Floor Plan

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS B-4 (RESTAURANT/CONVENIENT STORE WITH PACKAGE LIQUOR) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR THE PRIDE OF PALATINE, 1400 W. ALGONQUIN ROAD

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

SECTION 1: That the number of Class B-4 (Restaurant/Convenient Store with Package Liquor) liquor licenses shall be increased by one for The Pride of Palatine for a total of 1 Class B-4 liquor licenses.

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

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

PASSED this _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: Increase Class B-4 Liquor, Pride of Palatine ORD (2021-82 : 1400 W. Algonquin Road - Increase Class B-4 Liquor License)

The PRIDE Stores, Inc.

30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 791-8282
F: (630) 791-8283

June 9, 2021

Village of Palatine
Attn: Village Manager's Office
200 E. Wood Street
Palatine, IL 60067

To Whom it May Concern:

Please allow this letter to serve as our request for a class B-4 (Restaurant/Convenient Store w/package liquor) liquor license for our PRIDE of Palatine store located at 1400 W. Algonquin Road in Palatine.

Included herein:

1. A completed liquor license application;
2. Copy of our Articles of Incorporation;
3. Floor plan for our store;
4. Copy of the lease for the location;
5. Copy of the menu for our Urban Counter restaurant;
6. Application fee of $250 payable to the Village of Palatine.
7. Copy of our Certificate of Insurance;
8. Copies of BASSET certificates for several of our managers;
9. List of our other locations currently holding state and local liquor licenses.

Please note that multiple employees and managers listed herein have yet to acquire their BASSET certificates; and all listed herein have yet to acquire the necessary seller/server permits from the city. We felt that pursuing said permits prior to submission of this application would be premature.

Please treat all personal information within the application (SSNs, etc.) with all due privacy and protection. We appreciate your time and consideration.

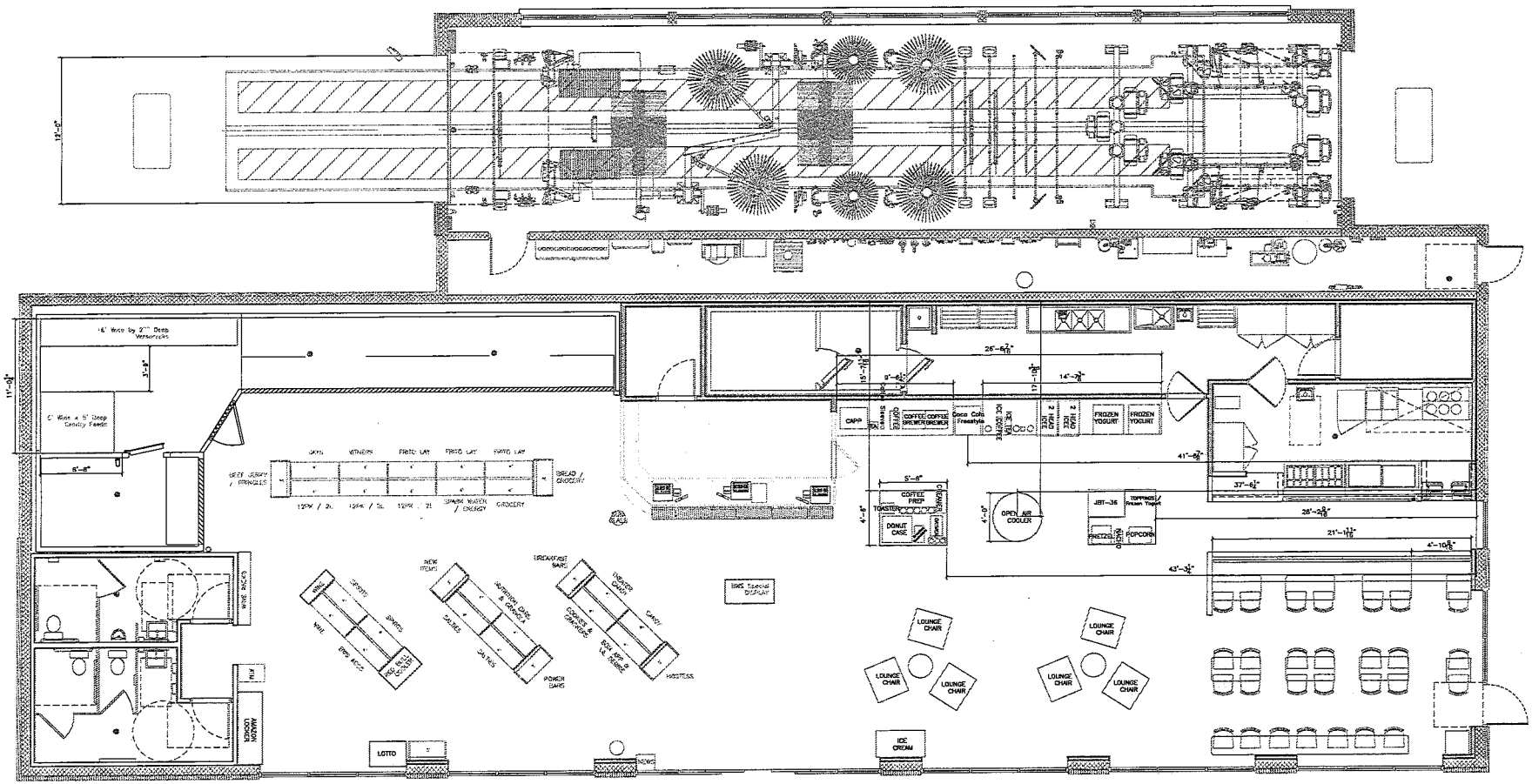
Very Truly Yours,

Brian G. Boylan
Corporate Counsel

BGB/bb
Encl.

Not Your Typical Convenience Store

Attachment: Menu and Floor Plan (2021-82 : 1400 W. Algonquin Road - Increase Class B-4 Liquor License)



BEER, WINE, SPIRITS DISPLAYS = 106 SF

Beer Cave Racks = 66SF
Wine Wall = 6 SF
Floor Racks = 26 SF
Special Display = 8 SF

01 - C-STORE PLAN
3/16" = 1'-0"

C-STORE PLAN
THE PRIDE OF PALATINE
04 MARCH 2015

Attachment: Menu and Floor Plan (2021-82 : 1400 W. Algonquin Road - Increase Class B-4 Liquor License)

Attachment: Menu and Floor Plan (2021-82 : 1400 W. Algonquin Road - Increase Class B-4 Liquor License)

BREAKFAST

BUILD YOUR OWN BREAKFAST SANDWICH

3.49

Start with a *HAND-CRACKED EGG* and choose one from each:

BREAD	MEAT	CHEESE
PLAIN BAGEL	HONEY HAM	CHEDDAR
WHITE OR WHEAT	GRILLED SLAB BACON	AMERICAN
ENGLISH MUFFIN	BREAKFAST SAUSAGE	SWISS
CROISSANT	TURKEY SAUSAGE	PROVOLONE

BACON | .75

EXTRAS | .29 each

Avocado, Roasted Jalapeños and Caramelized Onions

UC

BREAKFAST BURRITO 4.49

Eggs | Grilled Bacon | Black Beans | Caramelized Onions
Avocado | Cheddar Cheese | Potatoes | Roasted Jalapeño

BREAKFAST CRUISER 4.99

Fried Egg | Honey Ham | Grilled Bacon | Breakfast Sausage
Caramelized Onions | Cheddar Cheese | Plain Bagel

KIDS MENU

CHOOSE ONE MENU ITEM, SIDE AND DRINK FOR 4.99

Upgrade drink to milkshake for $2.00

Must be 12 years of age or younger to order from the kids menu

MENU

PLAIN HOT DOG | CORN DOG | MINI CLASSIC BURGER
MINI CHICKEN SANDWICH (Grilled or Fried)
MINI TURKEY BURGER | CHICKEN TENDERS (three)

SIDES

HAND CUT FRIES | TATER TOTS | KIDS FRUIT CUP

DRINK - 12 OZ

ORANGE JUICE | APPLE JUICE | MILK | FOUNTAIN DRINK

Kids 12 oz Hand Dipped Shakes 2.99

Vanilla | Strawberry | Chocolate

URBANCOUNTER.COM

SALADS

Add Grilled Chicken, Fried Chicken, or Scoop of Tuna for $2.00. Add Veggie Patty for $2.50

CHOPPED 5.99

Romaine Lettuce | Bacon | Blue Cheese | Cherry Tomatoes
Scallions | Cucumbers | House Vinaigrette

UC

HARVEST 5.99

Field Greens | Dried Cranberries | Blue Cheese
Toasted Almonds | Cherry Tomatoes | Cucumbers
Scallions | Balsamic Vinaigrette

CAESAR 5.99

Romaine Lettuce | Parmesan
Croutons | Creamy Caesar Dressing

SOUTHWEST 5.99

Romaine Lettuce and Field Greens | Black Beans
Corn | Tomato | Avocado | Scallions
Crispy Tortilla Strips | Chipotle Dressing

CHEF SALAD 6.99

Romaine Lettuce | Honey Ham | Smoked Turkey
Swiss Cheese | Aged Cheddar Cheese | Cherry Tomatoes
Red Onion | Ranch Dressing

Make any salad a wrap | Choose from Wheat, Spinach or Tomato

SHAREABLES

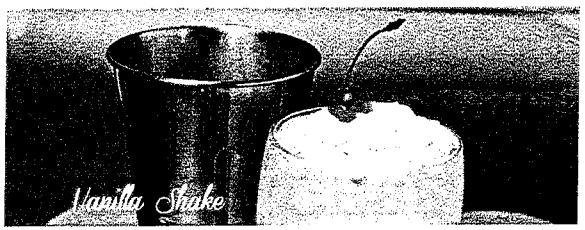
HAND-CUT FRIES	Regular	1.89	Large	2.39
SWEET POTATO FRIES	Regular	2.09	Large	2.69
TATER TOTS	Regular	1.89	Large	2.39
CHEESE FRIES (or tots)				3.19
CHILI CHEESE FRIES (or tots)				4.19
ONION RINGS				3.19
MOZZARELLA STICKS				4.19
HOUSE SALAD				3.19
FRUIT CUP				2.49

DESSERT

UC

SHAKES Regular 3.49 Large 3.99

Vanilla | Strawberry | Chocolate



Menu subject to change without notice

URBAN COUNTER

Dogs, Burgers, Salads

TO-GO MENU

URBAN COUNTER NOW FEATURES
Coca-Cola freestyle AT ALL LOCATIONS

ST. CHARLES LOCATION NOW SERVING LOCAL CRAFT BEERS, BOUTIQUE WINES & BLOODY MARYS ALSO AVAILABLE

Visit our website for location details

URBANCOUNTER.COM

6.B.1.B.b

Attachment: Menu and Floor Plan (2021-82 : 1400 W. Algonquin Road - Increase Class B-4 Liquor License)

Packet Pg. 95

HOT DOGS & SAUSAGES

CLASSIC CHICAGO DOG 2.99
All Beef Hot Dog | Sweet Relish | Yellow Mustard
Tomato | Onion | Pickle Spear | Sport Peppers
Celery Salt | Poppy Seed Bun

CHILI CHEESE DOG 2.99
All Beef Hot Dog | Chili | Onions
Shredded Cheddar Cheese | Poppy Seed Bun

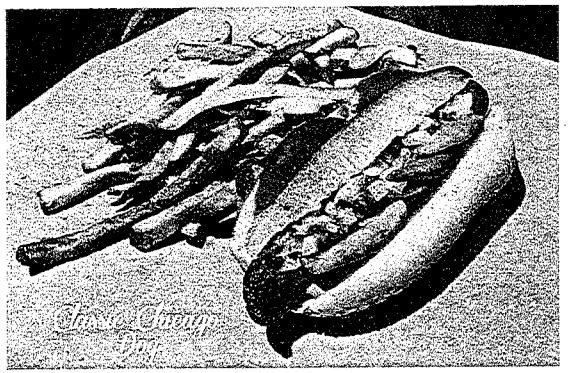
EAST COAST DOG 2.99
All Beef Hot Dog | Brown Mustard | Onions
Sauerkraut | Poppy Seed Bun

WEST COAST DOG 2.99
All Beef Hot Dog | Bacon | Caramelized Onions
Roasted Jalapeño | Ketchup | Yellow Mustard
Poppy Seed Bun

CORN DOG 2.99
All Beef Hot Dog | Crispy Batter

BRATWURST 3.99
Beef and Pork Sausage | Brown Mustard
Sauerkraut | French Bread

POLISH SAUSAGE 3.99
All Beef Smoked Sausage | Yellow Mustard
Caramelized Onions | Sport Peppers | Poppy Seed Bun



WINGS

6 PIECE JUMBO WINGS 5.99
Traditional wings tossed with your choice of Buffalo, BBQ or Korean Style sauce.
Choice of Blue Cheese or Ranch dressing | Celery and Carrots

12 PIECE JUMBO WINGS 10.99
Traditional wings tossed with your choice of Buffalo, BBQ or Korean Style sauce
Choice of Blue Cheese or Ranch dressing | Celery and Carrots

CHICKEN TENDERS 6-Piece 5.99 12-Piece 10.99
Tenders tossed with your choice of Buffalo, BBQ or Korean Style sauce Choice of
Blue Cheese or Ranch dressing | Celery and Carrots

URBAN COUNTER SPECIALTIES

BURGERS

THE CLASSIC 6.49
House Made Steak Burger | American Cheese
Ketchup | Yellow Mustard | Mayo | Lettuce | Tomato
Red Onion | Pickles | Brioche Bun

BLUE CHEESE BURGER 6.99
House Made Steak Burger | Blue Cheese
Bacon Spread | Arugula | Brioche Bun

BACON BURGER 6.99
House Made Steak Burger | Cheddar Cheese
Onion Rings | Roasted Jalapeño | Grilled Bacon
BBQ Sauce | Brioche Bun

MUSHROOM BURGER 6.99
House Made Steak Burger | Roasted Mushrooms
Swiss Cheese | Caramelized Onions | Grain Mustard | Brioche Bun

GLAZED BURGER 6.99
House Made Steak Burger | Korean Style Glaze
Aged Cheddar Cheese | Caramelized Onions | Ketchup
Fried Egg | Brioche Bun

VEGGIE BURGER 6.99
All Natural Veggie Patty | Provolone Cheese | Ketchup
Mayo | Honey Mustard Sauce | Lettuce | Tomato | Pickles
Red Onion | Brioche Bun

TURKEY BURGER *Made in House* 6.49
All Natural Turkey | Swiss Cheese
Honey Mustard Sauce | Mayo | Lettuce | Tomato
Red Onion Pickles | Brioche Bun

Double the Meat $2.50 | Add Fried Egg $1
Add Bacon $1.50



MINI BURGERS

THE CLASSIC 1.89
2 oz. Steak Burger | American Cheese | Ketchup
Pickle | Home Style Bun

TURKEY BURGER *Made in House* 1.89
2 oz. Turkey Burger | Pickle | Swiss Cheese
Honey Mustard Sauce | Home Style Bun

GRILLED CHICKEN MINI 1.89
2 oz. Grilled Chicken Breast | Lettuce | Tomato
Mayo | Home Style Bun

FRIED CHICKEN MINI 1.89
Fried Chicken Tender | Ranch | Pickle | Home Style Bun

BUY ANY 3 FOR $4.99

SANDWICHES

GRILLED OR FRIED CHICKEN 6.4
Grilled or Fried Chicken Breast | Provolone Cheese
Lettuce | Tomato | Mayo | Brioche Bun

GRILLED CHEESE 3.9
American, Cheddar, Provolone or Swiss Cheese
White, Wheat or Rye Bread | Add Bacon for $1.00

REUBEN 6.99
Corned Beef | Swiss Cheese | Sauerkraut
Thousand Island Dressing | Marble Rye Bread

SOUTHERN CHICKEN SANDWICH 6.49
Fried Chicken Breast Dipped in Hot Sauce | Pickles | Ranch
Lettuce | Tomato | American Cheese | Brioche Bun

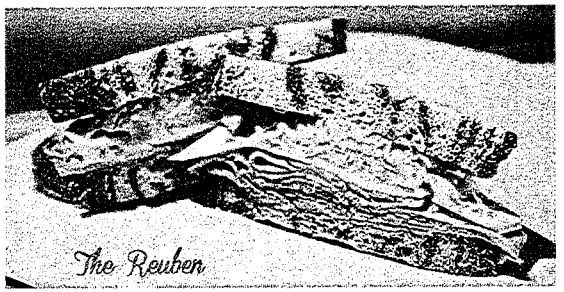
TURKEY CLUB 6.99
Smoked Turkey | Swiss Cheese | Grilled Bacon | Lettuce
Tomato | Mayo | Avocado | Wheat Bread

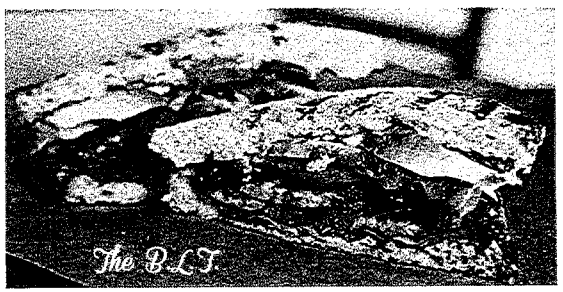
B.L.T 6.49
Grilled Bacon | Lettuce | Tomato | Avocado
Mayo | Italian Sliced Bread

TUNA SALAD SANDWICH 6.49
White Albacore Tuna | Swiss Cheese | Lettuce | Tomato
Red Onions | Pickle | House Vinaigrette | Wheat Bread

ITALIAN BEEF *(ST. CHARLES LOCATION ONLY)* 6.49
Sliced Beef | Au Jus | Sweet or Hot Peppers | French Bread
Add Cheese for .50 cents | Extra peppers .50 cents

Make any sandwich a wrap





URBANCOUNTER.COM

Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of the Groves of Hidden Creek Community and Condominium II

BACKGROUND:
The Police Department can enforce traffic regulations on private property with proper agreements between the Village and the private property owners. The Groves of Hidden Creek Community and Condominium II HOA represent a residential subdivision with associated common areas within the Village of Palatine and abut upon private roads over which the Association has control. This Association filed a request asking the Village to establish and enforce the IL State Vehicle Code and the Village Code of Ordinances on all private streets and roads within the subdivision.

KEY ISSUES:

- The Village desires to exercise such rights to traffic and enforce parking regulations and Ordinances on the private streets located within these subdivisions. This includes the enforcement of Village vehicle sticker compliance, but excludes overnight parking restrictions.

- The Groves of Hidden Creek HOA has taken all steps and votes necessary to enter into the agreement.

- Terms of this agreement shall be for a five-year period and be automatically renewable for three additional five-year terms unless canceled by either party in writing at least three months prior to the end of any term.

ALTERNATIVES:

1. Approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement Between the Village of Palatine and the Homeowner Association of the Groves of Hidden Creek Community and Condominium II.

2. Do not approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of the Groves of Hidden Creek Community and Condominium II.

RECOMMENDATION:
Staff recommends approving the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of the Groves Hidden Creek Community and Condominium II.

ATTACHMENTS:

- Hidden Creek Traffic Enforcement ORD
- Hidden Creek Agr. Exhibit A
- Hidden Creek Traffic Agr

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING ENFORCEMENT OF TRAFFIC LAWS FOR THE GROVES OF HIDDEN CREEK COMMUNITY AND CONDOMINIUM II HOMEOWNERS ASSOCIATION

WHEREAS, under Illinois Compiled Statutes 625 ILCS 5/11-209.1 the owner of property constituting a residential subdivision development, apartment house or apartment project containing a minimum of ten (10) apartments or single family residences may request the local authority to enforce the provisions of the Illinois Vehicle Code on private streets or roads within such developments; and

WHEREAS, The Groves of Hidden Creek Community and Condominium II Homeowner's Association (hereinafter called "the Associations") have requested that the Village of Palatine (herein called "the Village") enforce all traffic and parking rules and regulations on the private streets located on its development on the property described on Exhibit "A" attached hereto and made a part hereof pursuant to Illinois Compiled Statutes 625 ILCS 5/11-209.1 and the provisions of the Village Code of Ordinances on all private streets and roads within the subdivision; and

WHEREAS, the Village is willing to enforce said rules and regulations in accordance with the authority granted in said statutes; and

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, as follows:

SECTION 1: That the Village of Palatine shall enforce all rules and regulations pertaining to traffic and parking, as contained in the Illinois Vehicle Code, on the property of the Association described on Exhibit "A" in accordance with Illinois

Attachment: Hidden Creek Traffic Enforcement ORD (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

Compiled Statutes 625 ILCS 5/11-209.1 and local regulations regarding vehicle sticker compliance, excluding overnight parking restrictions. However, the Village hereby reserves and retains the right and authority to make all decisions and determinations regarding the location of traffic control signs, including stop signs, speed limit signs, parking signs and installation of pavement markings as directed by the Village in accordance with the Manual on Uniform Traffic Control Devices on said property and provided that the Associations bear the costs of said sign installation, pavement markings, and maintenance of signs and pavement markings; and

WHEREAS, the term of this Agreement shall be for a five-year period from the date hereof and be automatically renewable for three additional five-year terms unless canceled by either party, in writing, at least three months prior to the end of any term.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

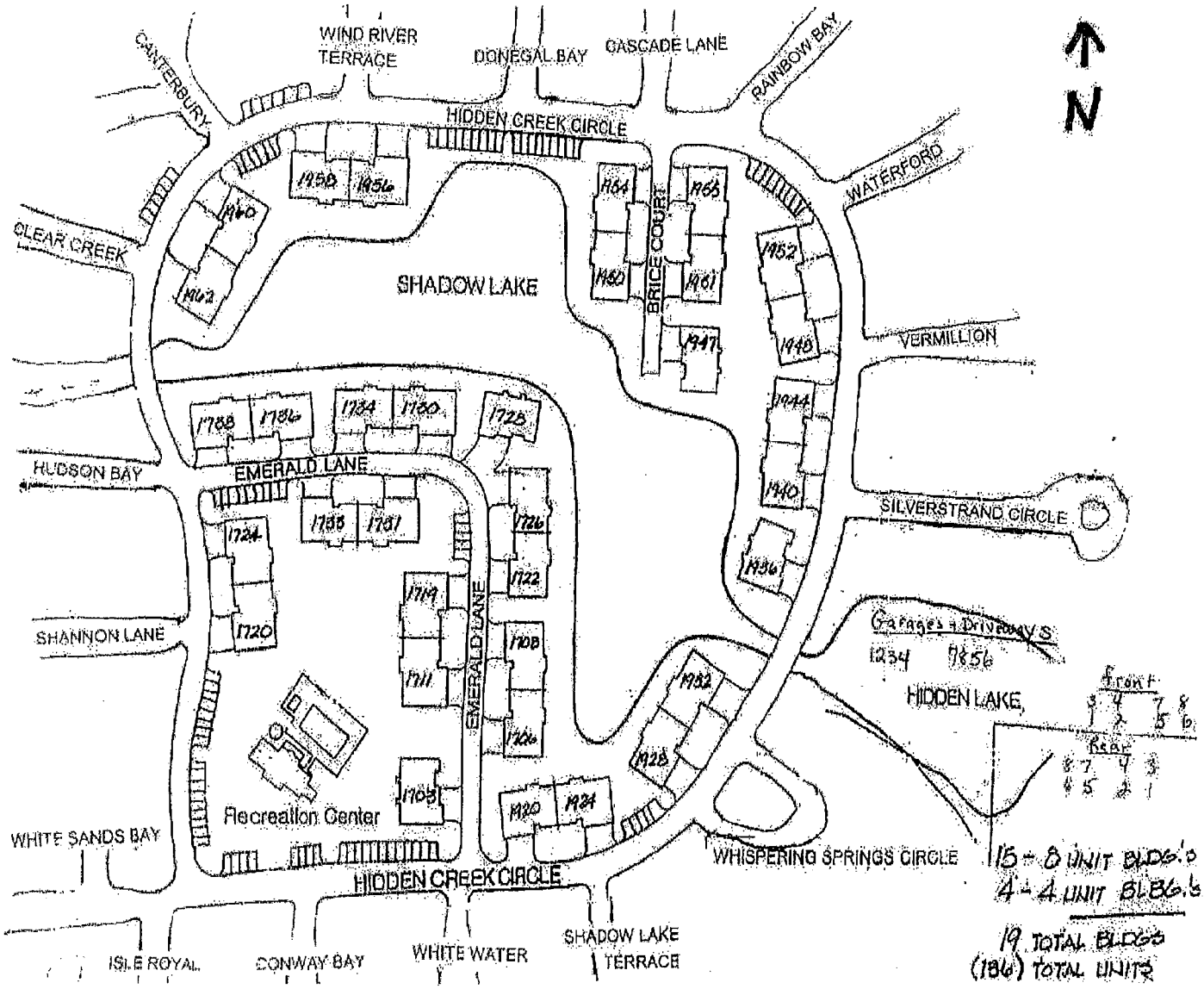
_____day of _____, 2021

_____

Village Clerk

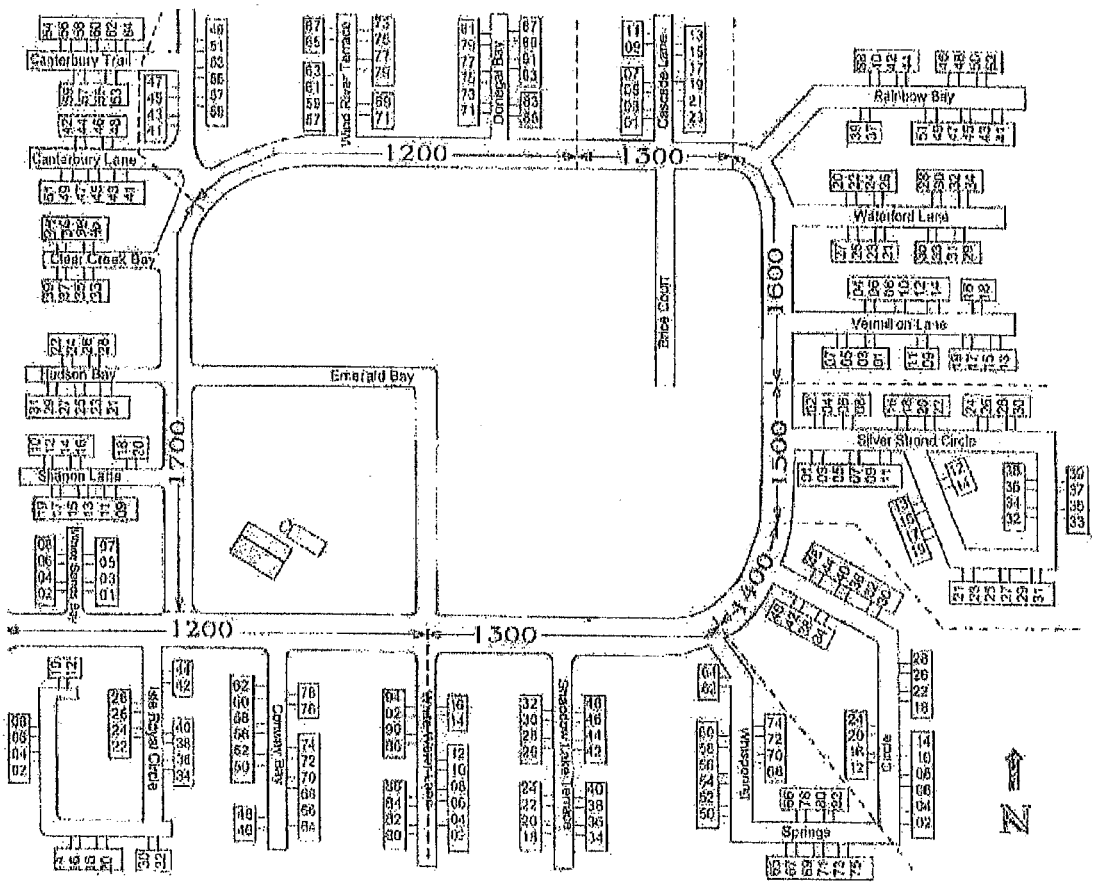
Attachment: Hidden Creek Traffic Enforcement ORD (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

Exhibit A



Attachment: Hidden Creek Agr. Exhibit A (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

Exhibit A



Attachment: Hidden Creek Agr. Exhibit A (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

AGREEMENT TO REGULATE TRAFFIC AND ORDINANCES ON PRIVATE ROADS

This Agreement made and entered into by and between the Village of Palatine, a Municipal Corporation in Cook County, Illinois hereinafter referred to as the "Village" and the Groves of Hidden Creek Community Association, an Illinois not-for-profit corporation, hereinafter referred to as the "Association":

WITNESSETH:

WHEREAS, the Association represents a residential subdivision, consisting of 136 residential units and associated common area within the corporate limits of Palatine, Illinois that all abut upon private roads over which the Association has control, has filed a request pursuant to Section 625 ILCS 5/11-209.1 of the Illinois Compiled Statutes, asking that the Village establish and enforce the provisions of the Illinois Vehicle Code (625 ILCS 5/1-100, *et seq.*) and the provisions of the Village Code of Ordinances on all private streets and roads within the subdivision; and

WHEREAS, the Village desires to exercise such rights to traffic and parking regulations and ordinances on the private streets located on its development on the property described in Exhibit "A" attached hereto and made a part hereof, pursuant to the powers vested in it as set out in the Illinois Compiled Statutes and pursuant to its Home Rule authority; and

WHEREAS, the Association has taken all steps and votes necessary to enter into said Agreement.

NOW, THEREFORE, BE IT AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Association hereby consents to the Village's establishment and enforcement of regulations pertaining to movement of automobile traffic on the Association's private roads and pertaining to access thereto and thereafter to enforce the Illinois Vehicle Code (625 ILCS 5/1-100, *et seq.*), the Village Code of Ordinances and any additional regulations, including the enforcement of Village vehicle sticker compliance but excluding overnight parking restrictions.

2. The Association, in order to accomplish the purposes of the Agreement further agrees to do the following:

   a. To erect STOP signs, other traffic regulatory signs and, if required by the Village, install pavement markings as directed by the Village in accordance with the Manual on Uniform Traffic Control Devices.

Attachment: Hidden Creek Traffic Agr (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

b. To maintain all required signage and pavement markings required by the Village.

c. To pay all costs associated with this Agreement including but not limited to the installation of signs, pavement markings and maintenance of signs and pavement markings.

3. That the term of this Agreement shall be for a five-year period from the date hereof and be automatically renewable for three additional five-year terms unless canceled by either party, in writing, at least three months prior to the end of any term. Notices shall be sent as follows:

To the Village:

Attn: Village Manager

200 E. Wood Street

Palatine, IL. 60067

To the Association:

4. That this Agreement shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

5. Nothing herein shall constitute an acceptance by the Village of said private roads or an agreement to maintain any private roads and the Association expressly agrees to not interpose this Agreement as a basis for the Village accepting or maintaining said private roads, it being expressly understood that the Village shall be under no further obligation to accept or maintain said private roads.

6. The Association does hereby agree to save, defend, indemnify and hold harmless the Village, its officers and agents from any and all claims, demands, actions, causes of action, liability, damages, costs, fees or expenses, arising out of this

Attachment: Hidden Creek Traffic Agr (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

Agreement and/or the Village establishing and enforcing the laws and regulations referred to herein on the Association's private roads and access thereto. Further, the Village shall retain the right to select legal representation for any such defense. Nothing herein shall be construed to waive any immunities the Village, its officers or agents may assert in response to or defense of any such claims. This indemnification shall survive the termination of this Agreement for a period of 10 years from the date of termination.

7. If any provision of this Agreement is held invalid by any Court, that provision shall be deemed excised from this Agreement and the remaining terms of this Agreement shall continue in full force and effect to the extent possible.

8. This Agreement may only be amended in writing executed by the parties.

9. This Agreement shall be governed by the laws of the State of Illinois.

10. The parties executing this Agreement represent and affirm that it has taken all steps necessary to be authorized to execute this Agreement and be bound by its terms.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Agreement to be witnessed by the following respective duly authorized representatives.

Dated: May 12, 2021

VILLAGE OF PALATINE
A municipal corporation in
Cook County, Illinois

By: _____

Title: Village Manager

THE GROVES OF HIDDEN CREEK COMMUNITY ASSOCIATION
An Illinois not-for-profit corporation

By: Laura K Lee

Title: Laura K. Lee, Board President

Attachment: Hidden Creek Traffic Agr (2021-80 : Traffic Enforcement Agr - Hidden Creek Community and Condo II)

Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of Kingsbrooke of Palatine

BACKGROUND: The Police Department can enforce traffic regulations on private property with proper agreements between the Village and the private property owners. The Kingsbrooke HOA represent a residential subdivision with associated common area within the Village of Palatine and abut upon private roads over which the Association has control. This Association filed a request asking the Village to establish and enforce the IL State Vehicle Code and the Village Code of Ordinances on all private streets and roads within the subdivision.

KEY ISSUES:

- The Village desires to exercise such rights to traffic and enforce parking regulations and Ordinances on the private streets located within these subdivisions. This includes the enforcement of Village vehicle sticker compliance and overnight parking restrictions (from 1 AM to 6 AM).

- The Kingsbrooke HOA has taken all steps and votes necessary to enter into the agreement.

- Terms of this agreement shall be for a five-year period and be automatically renewable for three additional five-year terms unless canceled by either party in writing at least three months prior to the end of any term.

ALTERNATIVES:

1. Approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement Between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

2. Do not approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

RECOMMENDATION:
Staff recommends to approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

ATTACHMENTS:

- Kingsbrooke Traffic Enforcement ORD
- Kingsbrook Agr. Exhibit A
- Kingsbrooke Traffic Agr

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING ENFORCEMENT OF TRAFFIC LAWS FOR KINGSBROOKE OF PALATINE HOMEOWNERS ASSOCIATION

WHEREAS, under Illinois Compiled Statutes 625 ILCS 5/11-209.1 the owner of property constituting a residential subdivision development, apartment house or apartment project containing a minimum of ten (10) apartments or single family residences may request the local authority to enforce the provisions of the Illinois Vehicle Code on private streets or roads within such developments; and

WHEREAS, Kingsbrooke of Palatine Homeowner's Association (hereinafter called "the Association") has requested that the Village of Palatine (herein called "the Village") enforce all traffic and parking rules and regulations on the private streets located on its development on the property described on Exhibit "A" attached hereto and made a part hereof pursuant to Illinois Compiled Statutes 625 ILCS 5/11-209.1 and the provisions of the Village Code of Ordinances on all private streets and roads within the subdivision; and

WHEREAS, the Village is willing to enforce said rules and regulations in accordance with the authority granted in said statutes; and

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, as follows:

SECTION 1: That the Village of Palatine shall enforce all rules and regulations pertaining to traffic and parking, as contained in the Illinois Vehicle Code, on the

Attachment: Kingsbrooke Traffic Enforcement ORD (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

property of the Association described on Exhibit "A" in accordance with Illinois Compiled Statutes 625 ILCS 5/11-209.1 and local regulations regarding vehicle sticker compliance and overnight parking restrictions from 1:00 AM to 6:00 AM. However, the Village hereby reserves and retains the right and authority to make all decisions and determinations regarding the location of traffic control signs, including stop signs, speed limit signs, parking signs and install pavement markings as directed by the Village in accordance with the Manual on Uniform Traffic Control Devices on said property and provided that the Association bears the costs of said sign installation, pavement markings, and maintenance of signs and pavement markings; and

WHEREAS, the term of this Agreement shall be for a five-year period from the date hereof and be automatically renewable for three additional five-year terms unless canceled by either party, in writing, at least three months prior to the end of any term.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2021

_____

Village Clerk

Attachment: Kingsbrooke Traffic Enforcement ORD (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

Attachment A

Kingsbrooke of Palatine Condominium Association, Inc.

To Whom It May Concern:

According to our agreement, the Palatine Police Department (herein PPD) shall provide police enforcement on its streets, common element, and Limited Common element, Including Driveways. Includes the Streets of Coach Rd, Kings Row, Castle Court, Tower Court, and Carriage Ln, all cul-de-sacs and parking areas within the complex, including the 45 buildings.

Elliott Davidow, President

Kingsbrooke of Palatine Condominium Association, Inc.

Approved by the Board of Directors

Attachment: Kingsbrook Agr. Exhibit A (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

AGREEMENT TO REGULATE TRAFFIC AND ORDINANCES ON PRIVATE ROADS

This Agreement made and entered into by and between the Village of Palatine, a Municipal Corporation in Cook County, Illinois hereinafter referred to as the "Village" and the Kings brooke Association, an Illinois not-for-profit corporation, hereinafter referred to as the "Association":

WITNESSETH:

WHEREAS, the Association represents a residential subdivision, consisting of 348 residential units and associated common area within the corporate limits of Palatine, Illinois that all abut upon private roads over which the Association has control, has filed a request pursuant to Section 625 ILCS 5/11-209.1 of the Illinois Compiled Statutes, asking that the Village establish and enforce the provisions of the Illinois Vehicle Code (625 ILCS 5/1-100, *et seq.*) and the provisions of the Village Code of Ordinances on all private streets and roads within the subdivision; and

WHEREAS, the Village desires to exercise such rights to traffic and parking regulations and ordinances on the private streets located on its development on the property described in Exhibit "A" attached hereto and made a part hereof, pursuant to the powers vested in it as set out in the Illinois Compiled Statutes and pursuant to its Home Rule authority; and

WHEREAS, the Association has taken all steps and votes necessary to enter into said Agreement.

NOW, THEREFORE, BE IT AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Association hereby consents to the Village's establishment and enforcement of regulations pertaining to movement of automobile traffic on the Association's private roads and pertaining to access thereto and thereafter to enforce the Illinois Vehicle Code (625 ILCS 5/1-100, *et seq.*), the Village Code of Ordinances and any additional regulations, including the enforcement of Village vehicle sticker compliance and overnight parking restrictions from 1:00 AM to 6:00 AM.

2. The Association, in order to accomplish the purposes of the Agreement further agrees to do the following:

   a. To erect STOP signs, other traffic regulatory signs and, if required by the Village, install pavement markings as directed by the Village in accordance with the Manual on Uniform Traffic Control Devices.

Attachment: Kingsbrooke Traffic Agr (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

b. To maintain all required signage and pavement markings required by the Village.

c. To pay all costs associated with this Agreement including but not limited to the installation of signs, pavement markings and maintenance of signs and pavement markings.

3. That the term of this Agreement shall be for a five-year period from the date hereof and be automatically renewable for three additional five-year terms unless canceled by either party, in writing, at least three months prior to the end of any term. Notices shall be sent as follows:

   To the Village:

   Attn: Village Manager

   200 E. Wood Street

   Palatine, IL. 60067

   To the Association:

4. That this Agreement shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

5. Nothing herein shall constitute an acceptance by the Village of said private roads or an agreement to maintain any private roads and the Association expressly agrees to not interpose this Agreement as a basis for the Village accepting or maintaining said private roads, it being expressly understood that the Village shall be under no further obligation to accept or maintain said private roads.

6. The Association does hereby agree to save, defend, indemnify and hold harmless the Village, its officers and agents from any and all claims, demands, actions, causes of action, liability, damages, costs, fees or expenses, arising out of this

Attachment: Kingsbrooke Traffic Agr (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

Agreement and/or the Village establishing and enforcing the laws and regulations referred to herein on the Association's private roads and access thereto. Further, the Village shall retain the right to select legal representation for any such defense. Nothing herein shall be construed to waive any immunities the Village, its officers or agents may assert in response to or defense of any such claims. This indemnification shall survive the termination of this Agreement for a period of 10 years from the date of termination.

7. If any provision of this Agreement is held invalid by any Court, that provision shall be deemed excised from this Agreement and the remaining terms of this Agreement shall continue in full force and effect to the extent possible.

8. This Agreement may only be amended in writing executed by the parties.

9. This Agreement shall be governed by the laws of the State of Illinois.

10. The parties executing this Agreement represent and affirm that it has taken all steps necessary to be authorized to execute this Agreement and be bound by its terms.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Agreement to be witnessed by the following respective duly authorized representatives.

Dated: 04/13/21

VILLAGE OF PALATINE
A municipal corporation in
Cook County, Illinois

By: _____

Title: Village Manager

Kingsbrook HOA ASSOCIATION
An Illinois not-for-profit corporation

By: Elliott Davidow Pres

Attachment: Kingsbrook Traffic Agr (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

Title: President

Attachment: Kingsbrooke Traffic Agr (2021-83 : Traffic Enforcement Agr - Kingsbrooke HOA)

Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Property Located at 434 E. Palatine Road

BACKGROUND: The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the substantial rehabilitation of 434 E. Palatine Road, the Petitioner, MO434PalatineRd, LLC, is seeking approval of the following:

> **Approval of a Resolution for support for the filing of a 7c Cook County Tax Classification for the property located at 434 E. Palatine Road.**

KEY ISSUES:

- The Petitioners are looking to complete a substantial rehabilitation to the existing building at 434 E. Palatine Road. The Petitioner is seeking a 7c tax classification to help offset their various remodel costs and investment.
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value. The 7c program does allow for a renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County.

ALTERNATIVES:

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

RECOMMENDATION:
Staff recommends action at the discretion of the Council.

ACTION REQUIRED:
Motion to approve a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 434 E. Palatine Road.

ATTACHMENTS:

- 434 E Palatine Road 7C Resolution - Aug 2021
- 434 E Palatine Road - Res Exhibit A
- 434 E Palatine Road - Letter for 7c Request
- 434 E Palatine Road - 7c Application & Exhibits
- Cook County 7C Bulletin

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

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE 7(C) REAL ESTATE TAX INCENTIVE FOR THE REAL ESTATE LOCATED AT 434 E. PALATINE ROAD, PALATINE, ILLINOIS PURSUANT TO THE COOK COUNTY, ILLINOIS REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village") is a Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform and function pertaining to its government and affairs; and

WHEREAS, the Village, consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, MO434PalatineRd, LLC, an Illinois limited liability company, is the owner (the "Applicant") of certain real estate located at 434 E. Palatine Road, Palatine, IL 60067, PIN 02-14-408-013-0000 and 02-14-408-014-0000 (collectively the "Subject Property"); and

WHEREAS, the Applicant intend to complete a substantial rehabilitation of the existing building for use as a medical office; and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7(c) tax incentive under the Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7(c) classification or renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located a resolution expressly stating that the municipality has determined that the incentive provided by Class 7(c) is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 7(c) classification by the Assessor; and

Attachment: 434 E Palatine Road 7C Resolution - Aug 2021 (434 E Palatine Road - 7c Res of Support)

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 7(c) status of the Subject Property, the substantial rehabilitation and utilization thereof will generate significant new revenues to the Village in the form of additional real estate taxes and other tax revenues.

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

SECTION 1: That the Village determines that the availability of the Class 7(c) incentive is necessary for the development to occur on the Subject Property.

SECTION 2: That the Village supports and consents to the Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Village has received from the Applicants the Economic Disclosure Statements that have been filed.

SECTION 4: That the Village hereby determines that the Project meets eligibility factor (1) of the County Ordinance in that the Subject Property is deemed a redevelopment priority by the Village begin located in an area in need of commercial development and in that real estate taxes for the Project Site for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.

SECTION 5: That the Village hereby determines that the Project meets eligibility factor (2) of the County Ordinance in that there is a reasonable expectation that the Project is viable and likely to go forward on a reasonably timely basis if granted Class 7(c) designation and will therefore result in economic enhancement of the area.

SECTION 6: That the Village hereby determines that the Project meets eligibility factor (3) of the County Ordinance in that the Project will materially assist development, redevelopment or rehabilitation of the area and the Project would not go forward without the full incentive offered under Class 7(c).

SECTION 7: That the Village hereby determines that the Project meets eligibility factor (4) of the County Ordinance in that the certification of the Project for Class 7(c) is reasonably expected to result in an increase in real property tax revenue and employment opportunities in the area.

SECTION 8: That the Village hereby expressly determines that the eligibility factors of the County Ordinance are present for the Project and hereby expressly supports and consents to the Class 7(c) application of the Applicant to the Assessor for Class 7(c) designation of the Project and the Subject Property.

Attachment: 434 E Palatine Road 7C Resolution - Aug 2021 (434 E Palatine Road - 7c Res of Support)

SECTION 9: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) eligibility application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 10: That this resolution shall be effective immediately upon its passage and approval.

DATED: This 2nd day of August, 2021.

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: 434 E Palatine Road 7C Resolution - Aug 2021 (434 E Palatine Road - 7c Res of Support)

Exhibit A

ROOF REMODEL

434 E. PALATINE ROAD
PALATINE IL 60074

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

PROJECT DIRECTORY

OWNER: DR. MARY OLSZEWSKI
drmaryo.office@comcast.net

ARCHITECT: WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, IL 60067
(847) 359-9616 FAX (847) 359-9641
btaylor@wjarch.com

CODE AUTHORITY

AUTHORITY: VILLAGE OF PALATINE, IL
DEPARTMENT of BUILDING & INSPECTION SERVICES
200 E. WOOD STREET
PALATINE, IL 60067
(847) 359-4042

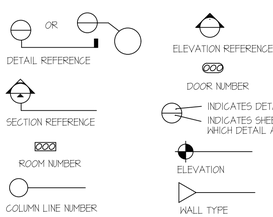
CODES:
2015 INTERNATIONAL BUILDING CODE w/ AMEND.
2015 INTERNATIONAL EXIST. BUILDING CODE w/ AMEND.
2015 INTERNATIONAL FIRE CODE w/ AMEND.
(a) FIRE APPARATUS ACCESS, APPENDIX D
(b) FIRE PROTECTION SYSTEMS - NONCOMPLIANT CONDITIONS, APPENDIX I
(c) BUILDING INFORMATION SIGN, APPENDIX J
2015 INTERNATIONAL FUEL GAS CODE w/ AMEND.
2015 INTERNATIONAL MECHANICAL CODE w/ AMEND.
2018 ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ ILLINOIS AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE
2000 LIFE SAFETY CODE, NFPA 101
VILLAGE OF PALATINE CODE OF ORDINANCES

SHEET INDEX

ARCHITECTURAL

C1	COVER SHEET
A0	EXIST. BASEMENT PLAN & PROPOSED ROOF PLAN
A1	EXIST. FLOOR PLAN & NOTES
A2	EXISTING EXTERIOR ELEVATIONS
A3	PROPOSED EXTERIOR ELEVATIONS
A4	EXISTING & PROPOSED BUILDING SECTIONS
A5	PROPOSED WALL SECTIONS

SYMBOL NOTES



CODE REVIEW

BUILDING REQUIREMENTS

ALLOWED/ REQUIRED	ACTUAL	
--	B	USE GROUP (BUSINESS- MEDICAL OFFICE)
2 STORY / 40'-0" (+/-)	1 STORY / 20'-0" (+/-)	HEIGHT AND AREA LIMITATIONS; EXIST. BLDG. HEIGHT (@ MAX. HT.)
--	2,898 SQ.FT.	(TENANT SPACE ON 1st FLR ONLY) TOTAL (TENANT AREA)
--	V B	TYPE OF CONSTRUCTION (ASSUMED EXIST.)
NO CHANGE	NO CHANGE	MIXED OCCUPANCY SEPARATION
(EXIST.)	(EXIST.)	REQUIRED HOURS OF FIRE RESISTANCE;
0 hr.	0 hr.	EXTERIOR BEARING WALLS
0 hr.	0 hr.	EXTERIOR NONBEARING WALLS
0 hr.	0 hr.	INTERIOR BEARING WALLS
0 hr.	0 hr.	INTERIOR NONBEARING WALLS
0 hr.	0 hr.	FLOOR CONSTRUCTION
0 hr.	0 hr.	ROOF CONSTRUCTION
	ASHRAE	ACCEPTED ENGINEERING PRACTICE/ RECOGNIZED AGENCIES
	NON-SPRINKLERED	FIRE PROTECTION EQUIPMENT A) SPRINKLER SYSTEMS B) SPECIAL REQUIREMENTS
		INTERIOR FINISHES; INTERIOR WALL & CEILING FINISHES
CLASS A (MIN.)	NO CHANGE	A) INTERIOR EXIT & PASSAGEWAYS
CLASS A (MIN.)	NO CHANGE	B) CORRIDORS
CLASS C (MIN.)	NO CHANGE	C) ROOMS & ENCLOSED SPACES (< than 300 ppl.)
CLASS II (MIN.)	NO CHANGE	INTERIOR FLOOR FINISHES

EXIT REQUIREMENTS

REQUIRED	ACTUAL	
2	3	MINIMUM NUMBER OF EXITS
200' MAX	72' MAX.	TRAVEL DISTANCE TO EXIT .
MIN. 36"	9'-0"	TOTAL CAPACITY OF EXITS
	36"	MINIMUM WIDTH OF EXITS
36"	OUT	SWING OF EXIT DOORS
OUT	LEVER/PUSH	HARDWARE
--	N/A	REVOLVING DOORS
--	N/A	LANDINGS
--	N/A	HANDRAILS
--	N/A	CONSTRUCTION
--	N/A	ENCLOSURES
--	6'-8" (MIN.)	HEAD ROOM
--		

EGRESS CAPACITY
EXISTING - NO CHANGE (SAME USE)

SANITARY REQUIREMENTS
EXISTING - NO CHANGE (SAME USE)

TOTAL OCCUPANCY COUNT
EXISTING - NO CHANGE (SAME USE)

ACCESSIBILITY NOTES

The below items are based on the 2018 Illinois Accessibility Code;

DOORS-All doors will comply with Section 404 of the 2018 Illinois Accessibility Code and ANSI section 404

DRINKING FOUNTAINS (where required)-All public drinking fountains and water coolers shall comply with ANSI 602

CONTROLS AND OPERATING MECHANISMS-All controls and operating mechanisms along accessible routes and in accessible spaces shall comply with ANSI section 309

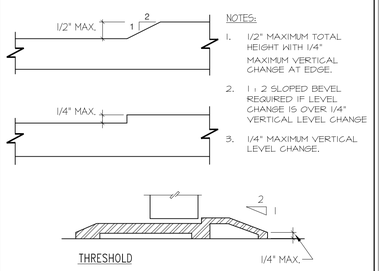
FIRE ALARMS (where required)- All emergency fire warning systems shall comply with IAC section 215, and shall be both audio and visual.

SIGNAGE- Signage shall be provided per IAC section 703. Signage shall include parking lot signage, room identification signage, emergency signage, and all signage included in IAC 703.

TELEPHONES-Where provided, at least one public phone shall comply with ANSI section 704.2. An auxiliary countertop will be provided per ANSI section 704.6

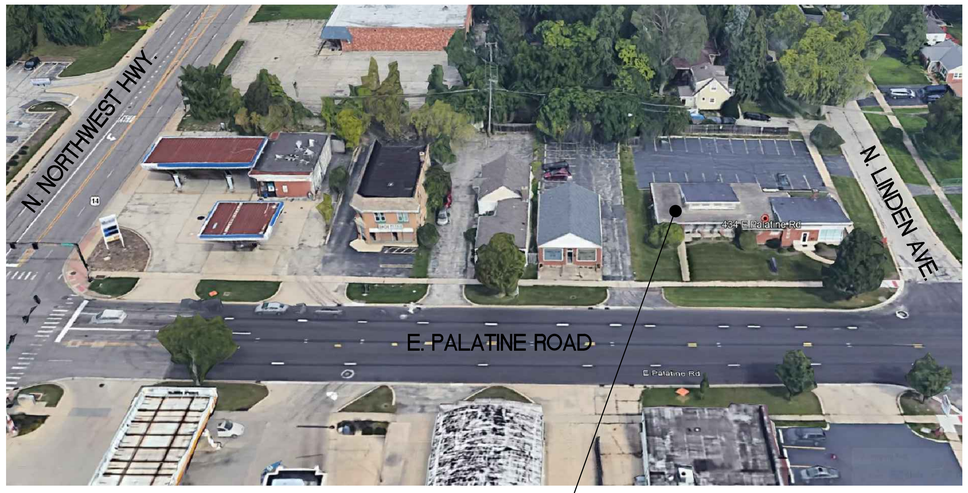
ACCESSIBLE PARKING SPACES AND SIGNAGE-Accessible parking spaces shall comply with IAC section 208. Individual stalls shall comply with IAC 502. Parking signage shall comply with IAC Section 502.6 and applicable ANSI requirements.

TOILET ROOMS, BATHING & SHOWER FACILITIES (where required) -Public Facilities will be provided per the Illinois Plumbing Code, AIC section 601.



NOTES:
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

SITE PLAN



PROJECT SITE
EXIST. WOOD/ MASONRY BLDG- 1 STORY
2,898 SF (GROSS TENANT SPACE)
B (BUSINESS USE)
EXTERIOR WORK ONLY

GENERAL NOTES

1) ADA ISSUES WILL COMPLY TO THE LATEST EDITION OF THE ILLINOIS ACCESSIBILITY CODE AND ALL STATE OF ILLINOIS AND LOCAL AMENDMENTS.

2) ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT, ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.

3) SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON- SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.

4) THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.

5) ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

6) ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT. ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.

7) ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.

8) LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.

9) ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYOUT FROM OWNER.

10) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT, IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.

11) ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.

12) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.

13) RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.

14) SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.

15) LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THERE OF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.

16) GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

17) IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., "CONSTRUCTION MANAGER" IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NOT GIVEN TO THE C.M., THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.

18) CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY, ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE 'CODE REVIEW' ON THIS SHEET.

19) DO NOT SCALE DRAWINGS.

20) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.

21) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.

22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.

23) DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECTS WRITTEN APPROVAL.

24) CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.

SCOPE OF WORK

EXTERIOR ROOF REMODEL FOR EXIST. MEDICAL OFFICE

(2,898 SF TENANT SPACE- GROSS)

ADDING NEW PITCHED ROOF OVERLAY ONTO EXIST. FLAT ROOF AREAS

RE-TRIM, SIDING, SCREEN APPLIC. TO EXTERIOR

PREVIOUS USE:
(B) MEDICAL OFFICE

PROPOSED USE:
(B) MEDICAL OFFICE

BIDDING NOTES:

BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.

(B) REPLACE REAR DOOR W/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

ARCHITECT'S SEAL

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIER ACT (IL REV. STAT., 1985, CH. 111 1/2, PARS. 3711 IN SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE TI IL ADM. CODE 400.

SIGNED: ARCHITECT
ILLINOIS REGISTRATION NO.
001009802
DATE:

PROFESSIONAL DESIGN FIRM
-
ARCHITECTURAL
CORPORATION LICENSE
NUMBER: 184 - 000318

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	for PERMIT/ BID ISSUE	5/21/21
	for REVIEW	5/13/21

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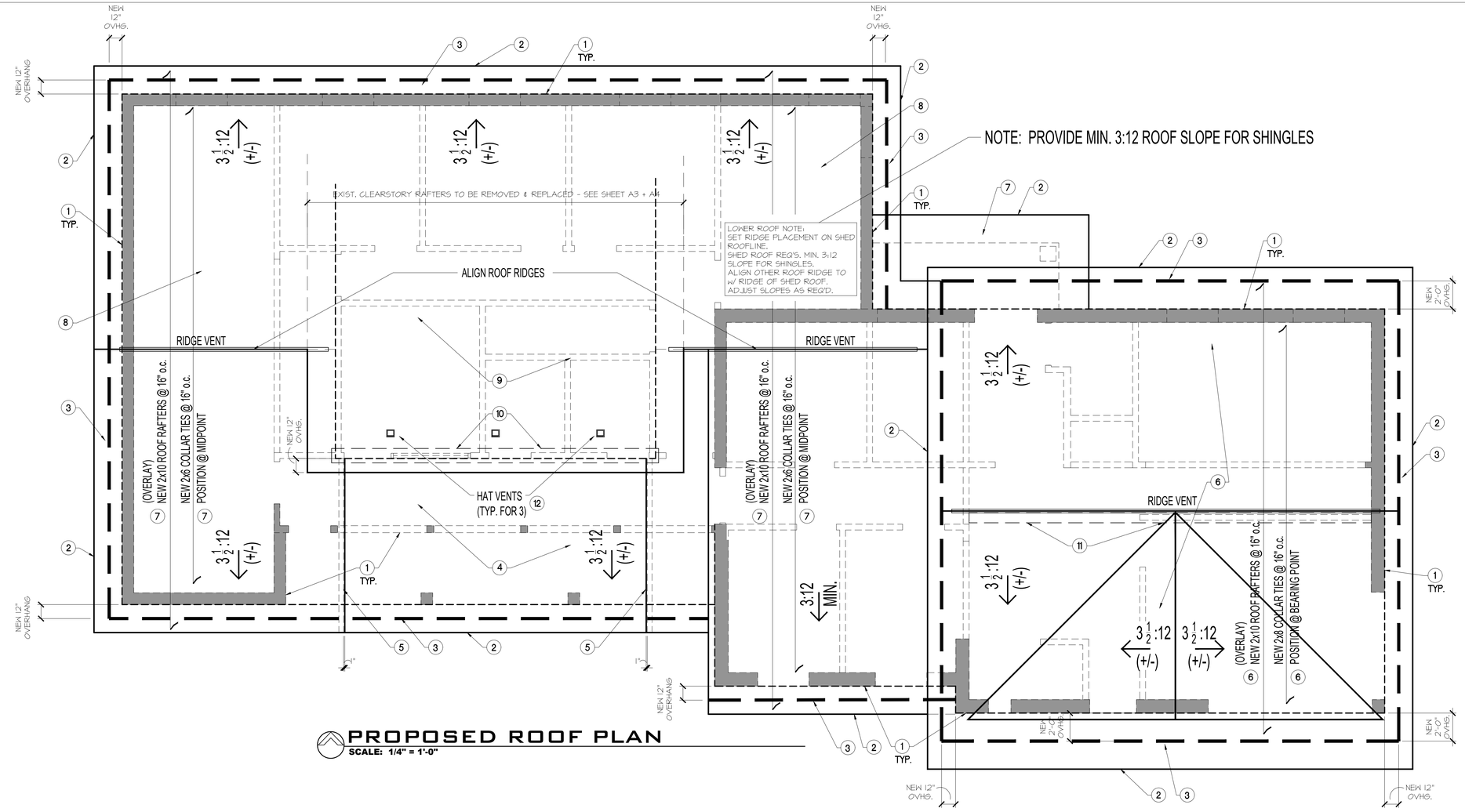
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

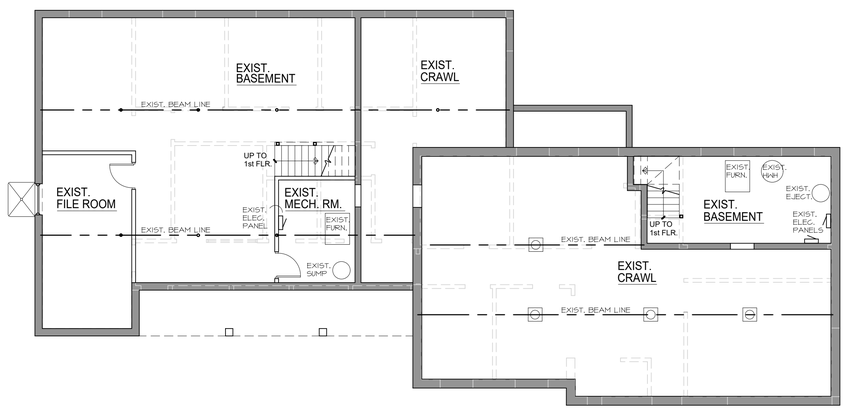
COVER SHEET

SHEET
C1

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

1. EXISTING WALL CONSTRUCTION BELOW ROOF - NO CHANGE (SHOWN DASHED)
2. OUTLINE OF EXISTING ROOF OVERHANG
3. EXISTING ROOF OVERHANGS TO BE CUT BACK TO HEAVY DASHED LINE - DO NOT DISTURB EXISTING BEARING CONDITION OF ROOF RAFTER.
4. EXISTING SECTION OF FLAT ROOF TO REMAIN AS-IS IN FRONT OF CLEARSTORY WINDOWS. REVIEW FOR ANY ROOF REPAIRS NEEDED IN THIS AREA.
5. NEW VERTICAL WALL FRAMING ON EXIST. ROOF SHEATHING TO UNDERSIDE OF NEW PITCHED ROOF. PROVIDE CONT. FLASHING, ICE & WATER SHIELD FOR WEATHERTIGHT CONDITIONS.
6. EXISTING SLOPED FLAT CEILING / ROOF STRUCTURE WITHIN EXISTING BUILDING PERIMETER TO REMAIN INTACT & UNDISTURBED. STRIP OFF EXIST. ROOFING & MEMBRANE MATERIALS DOWN TO EXIST. ROOF SHEATHING.
7. NEW OVERLAY 2x10 ROOF RAFTERS & 2x8 CEILING JOISTS @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE - SEE BUILDING SECTION A/A4. BEAR NEW RAFTERS & CEILING JOISTS ON EXISTING EXTERIOR WALL BEARING CONDITIONS.
8. EXISTING SLOPED FLAT ROOF STRUCTURE TO REMAIN UNDISTURBED. REVIEW FOR ANY ROOF REPAIRS NEEDED TO BE WATERTIGHT. STRIP OFF EXIST. ROOFING & MEMBRANE MATERIALS DOWN TO EXIST. ROOF SHEATHING.
9. EXIST. SLOPED FLAT ROOF AREA RAFTERS / SHEATHING/ ROOFING OVER CLEARSTORY TO BE REMOVED COMPLETELY FOR NEW RAFTER / ROOF INSTALLATION THIS AREA @ 3:12 SLOPE.
10. BUILD-UP CLEARSTORY WALL BEARING PLATE AS REQUIRED TO MEET NEW 3:12 RAFTER BEARING HEIGHT. SEE SECTION B/A4.
11. PROVIDE NEW KNEEWALL FOR NEW CEILING JOIST BEARING ALIGNED W/ EXIST. BEARING WALL BELOW. FIELD VERIFY EXISTING CONDITIONS ABOVE EXIST. CEILING FOR THIS NEW BEARING. NOTIFY ARCHITECT IF NOT ABLE TO POSITION CEILING JOISTS AS SHOWN.
12. PROVIDE HAT VENTS FOR NEW CLEARSTORY ROOF AREA VENTING. PROVIDE DRILLED HOLE THRU RAFTERS FOR CONTINUOUS AIRFLOW THROUGH ROOF FRAMING. FLASH / SEAL ALL AROUND ROOF OPENINGS FOR WEATHERTIGHT CONDITIONS.

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

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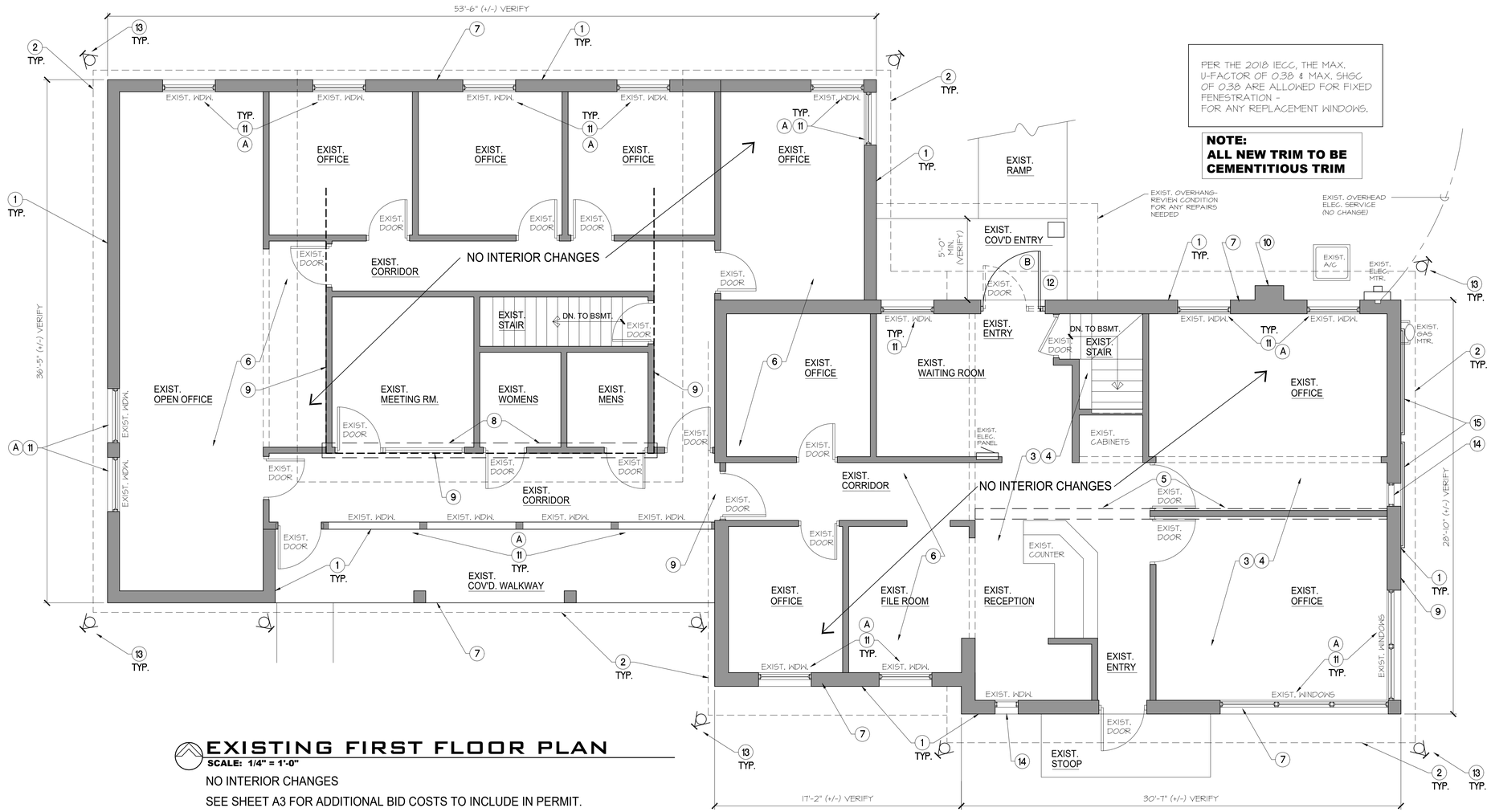
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PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING BSMT. PLAN & PROPOSED ROOF PLAN

SHEET
A0

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)



PER THE 2018 IECC, THE MAX. U-FACTOR OF 0.38 & MAX. SHGC OF 0.38 ARE ALLOWED FOR FIXED FENESTRATION - FOR ANY REPLACEMENT WINDOWS.

NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO INTERIOR CHANGES

SEE SHEET A3 FOR ADDITIONAL BID COSTS TO INCLUDE IN PERMIT.

GENERAL CONSTRUCTION NOTES

GENERAL CONDITIONS;

1. G.C. SHALL VERIFY ALL EXIST. CONDITIONS, MATERIALS, DIMENSIONS AND UTILITIES IN THE FIELD PRIOR TO THE EXECUTION OF THE WORK.
2. G.C. TO PERFORM ALL CUTTING, PATCHING & REPAIR WORK AS REQ'D. TO COMPLETE THE PROJECT.
3. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODE.
4. DURING CONSTR., APPROPRIATE PROTECTION AND BARRICADES / FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE OR WORK AREA.
5. THE ENTIRE INSTALLATION SHALL BE DONE IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES AND THE OWNER IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS.
7. REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING AT ONCE.
8. PROVIDE ALL TEMPORARY LIGHTING, POWER AND HEAT AS REQUIRED TO PROPERLY PERFORM THE WORK. MAINTAIN TEMPORARY SYSTEMS THROUGHOUT THE DURATION OF THE WORK OR UNTIL PERMANENT SYSTEMS ARE COMPLETED.
9. ALL WORKERS SHALL BE INSURED IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
10. MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE ALL DEBRIS, EXCESS MATERIALS, DIRT & SIMILAR ITEMS & DISPOSE OF THEM PROPERLY OFF SITE.
11. PROVIDE ADEQUATE SHORING AND BRACING FOR WORK IN PROGRESS.
12. NEW WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE ALIGNED AS INDICATED W/ MAXIMUM ELEVATIONS OF 1/8" IN A TEN FOOT RUN.
13. WRITTEN DIMENSIONS HOLD PRECEDENCE OVER SCALED DIMS. DO NOT SCALE DRAWINGS.
14. SPACE TO BE DELIVERED BROOM CLEAN & ALL EXIST. CONDITIONS IN GOOD ORDER & REPAIR.
15. ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS NOTED OTHERWISE.
16. FIELD VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCH. OF ANY DISCREPANCIES.

BUILDING NOTES;

1. G.C. TO HANG ALL WALL HUNG FIRE EXTINGUISHERS, U.L. RATED 2A-40BC MOUNTED IN ACCORDANCE WITH N.F.P.A. 10. PORTABLE FIRE EXTINGUISHERS, AS DIRECTED BY LOCAL FIRE DEPARTMENT AT TIME OF INSPECTIONS.
2. PATCH AND REPAIR EXISTING WALLS/ CEILING AREA AND PREPARE TO ACCEPT PAINT / FINISHES (IF REQUIRED). (WHERE DISTURBED BY NEW ROOF OVERLAY INSTALLATION).
3. GC REQUIRED TO MEET THE VILLAGE OF PALATINE, IL AND STATE OF ILLINOIS ACCESS. CODES ON ALL CONDITIONS.
4. DO NOT PAINT OVER LABELS, FACTORY FINISHED METAL TRIM, DOOR HARDWARE, ETC.
5. PROVIDE TOUCH-UP PAINT TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH AND REPAIR WORK IS REQUIRED.
6. EXPOSED THERMAL-INSULATING MATERIALS SHALL HAVE A FLAME SPREAD OF 25 OR LESS & A SMOKE DEVELOPED RATING OF 450 OR LESS.

FIRE BLOCKING NOTES

1. FIREBLOCKING & DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE W/ THE FOLLOWING; (NOT ALL ARE APPLICABLE TO THIS PROJECT)
   -TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL)
   -FORM AN EFFECTIVE BARRIER BETWEEN FLOORS
   -BETWEEN A TOP STORY & A ROOF, OR ATTIC SPACE
   -CONCEALED WALL SPACES;
   VERTICALLY @ THE CEILING & FLOOR LEVELS
   HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 feet
   -CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES
   -STAIRWAYS
   -CEILING & FLOOR OPENINGS
   -EXTERIOR WALL COVERINGS WITHIN CONCEALED SPACES
   -CONCEALED SLEEPER SPACES

2. FIREBLOCKING MATERIALS;
   1. 2 INCH NOMINAL LUMBER
   2. (2) THICKNESS OF 1 INCH NOMINAL LUMBER W/ BROKEN LAP JOINTS
   3. (1) THICKNESS OF 0.719 INCH WOOD STRUCTURAL PANELS W/ JOINTS BACKED BY 0.719 INCH WOOD STRUCTURAL PANELS
   4. (1) THICKNESS OF 0.75 INCH PARTICLEBOARD W/ JOINTS BACKED BY 0.75 INCH PARTICLEBOARD
   5. ONE-HALF INCH GYPSUM BOARD
   6. ONE-FOURTH INCH CEMENT-BASED MILLBOARD
   7. BATTS or BLANKETS OF MINERAL WOOL, MINERAL FIBER or OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
   8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

GENERAL DEMO. NOTES

COORDINATE DEMOLITION WITH NEW WORK.

GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

THE DEMOLITION SHOWN HERE DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN, INCLUDING COMPONENTS RELATED TO THE PLUMBING, MECHANICAL & ELECTRICAL SYSTEMS.

CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK REQ'D INCLUDING ANY REMOVAL, RELOCATION, ANY RECONNECTION OF ELECTRICAL SYSTEM, DUCTWORK, ETC.

CONTRACTOR SHALL REPAIR AND PATCH WALLS, FLOOR AND CEILING WHERE DISTURBED BY DEMOLITION.

CONTRACTOR REMOVED ITEMS SHALL BE DISPOSED OF PROPERLY OFF-SITE AND IN AN EXPEDITIOUS MANNER.

CONTRACTOR SHALL REPAIR AND PATCH WALLS, FLOOR AND CEILING WHERE DISTURBED BY DEMOLITION.

PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF DEMOLITION & MODIFICATIONS. SHORE & PROTECT AS REQUIRED.

SHORING OF STRUCTURE, CORE DRILLING AND/ OR TRENCHING REQUIRED TO COMPLETE THE WORK DESCRIBED HERE IS CONSIDERED A METHOD OR TECHNIQUE & IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FLOOR PLAN KEYNOTES

1. EXISTING WALL CONSTRUCTION - NO CHANGE
2. DASHED OUTLINE OF NEW OVERHANG. SEE ROOF PLAN ON SHEET A0 FOR REMOVED OVERHANG AREAS.
3. EXISTING CEILING / ROOF STRUCTURE TO REMAIN INTACT & UNDISTURBED.
4. NEW 2x10 ROOF RAFTERS & 2x8 CEILING JOISTS @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE ON CLEAN / FLAT ROOF SHEATHING - SEE BUILDING SECTION A/A4. BEAR NEW RAFTERS & CEILING JOISTS ON EXISTING EXTERIOR WALL BEARING CONDITIONS. FIELD VERIFY CONDITION OF EXIST. ROOF SHEATHING FOR ANY REPLACEMENT NEEDED.
5. PROVIDE NEW KNEEWALL FOR NEW CEILING JOIST BEARING ALIGNED W/ EXIST. BEARING WALL BELOW. FIELD VERIFY EXISTING CONDITIONS ABOVE EXIST. CEILING FOR THIS NEW BEARING. NOTIFY ARCHITECT IF NOT ABLE TO POSITION CEILING JOISTS AS SHOWN.
6. NEW 2x10 ROOF RAFTERS & 2x6 COLLAR TIES @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE - SEE BUILDING SECTION B/A4. BEAR NEW RAFTERS & COLLAR TIES ON EXISTING EXTERIOR WALL BEARING CONDITIONS.
7. PROVIDE NEW WD. PLATE AS NEEDED TO BUILD-UP BEARING CONDITION TO PROVIDE MIN. 6" WIDE OVERHANGS
8. BUILD-UP CLEARSTORY WALL BEARING PLATE AS REQUIRED TO MEET NEW 3:12 RAFTER BEARING HEIGHT. SEE SECTION B/A4. FIELD VERIFY EXISTING BEARING CONDITIONS. NOTIFY ARCHITECT IF DIFFERENT.
9. PROVIDE NEW CONT. FLASHING, ICE & WATER SHIELD ALONG EXIST. / NEW VERTICAL WALL AREAS AS REQUIRED FOR WEATHERTIGHT CONDITIONS. PROVIDE NEW HORIZONTAL SIDING & TRIM (SEE EXTERIOR ELEVATIONS).
10. EXISTING CHIMNEY NO LONGER TO BE USED. EXIST. FURNACE TO BE REPLACED W/ NEW DIRECT VENT UNIT. EXISTING BRICK CHIMNEY TO BE REMOVED ABOVE EXIST. BRICK LINE ON WALL. PROVIDE STONE CAP - SEAL WEATHERTIGHT.
11. EXISTING WINDOWS TO BE REMOVED & REPLACED W/ SAME IN ORIGINAL LOCATIONS. PROVIDE NEW TEMPERED-SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS - AS INDICATED W/ A [T]
    FIELD VERIFY ALL WINDOW SIZING IN THE FIELD PRIOR TO ORDERING. FINAL WINDOW SELECTION BY OWNER. ALL NEW GLAZING TO MEET THE COMMERCIAL STANDARDS OF THE 2018 IECC;

U-FACTOR	
Fixed Fenestration	0.38
Operable Fenestration	0.45
Entrance Doors	0.77

SHGC Orientation	SEW	N
PF < 0.2	0.38	0.51
0.2 ≤ PF < 0.5	0.46	0.56
PF ≥ 0.5	0.61	0.61

PF = Projection Factor

12. EXISTING DOOR & SIDELIGHT TO BE REMOVED & REPLACED W/ A SINGLE 4'-0" wide DOOR TO FIT WITHIN EXISTING OPENING. FIELD VERIFY EXIST. OPENING SIZE PRIOR TO ORDERING DOOR. FINAL DOOR SELECTION, FINISH & FEATURES AS SELECTED BY OWNER. GLASS INSERT TO BE TEMPERED SAFETY GLASS. PROVIDE ACCESSIBLE LEVER HARDWARE W/ ACCESSIBLE CLOSER & THRESHOLD. PROVIDE WEATHER-STRIPPING & SWEEP. PROVIDE LOCKSET W/ THUMB-TURN. DOOR SHALL SWING OUT TO THE EXTERIOR & PROVIDE EGRESS-FREE ACCESS AT ALL TIMES. SWING DOOR AS SHOWN.
13. PROVIDE NEW WEATHER-PROOF EXTERIOR LOW-VOLTAGE UPLIGHTING (KICHLER #15309 or APPROVED EQUAL LANDSCAPING LIGHTING) W/ EXTERIOR GRADE WIRING BURIED IN GRADE. FINAL LIGHTING TO BE COORDINATED W/ LANDSCAPE ARCHITECT. LOCATIONS SHOWN AS ⏀ ON PLAN.
14. EXISTING GLASS BLOCK WINDOWS TO REMAIN AS-IS IF IN GOOD CONDITION. FIELD REVIEW & VERIFY W/ OWNER.
15. NEW 'ECO-MESH' MODULAR TRELLIS SYSTEM by McNICHOLS CO. (877) 271-9228 POWDER COAT BLACK. SECURE TO EXIST. WALL CONSTR. AS DIRECTED BY MNFR. ALIGN SIZING W/ EXISTING WINDOW SIZING ON THIS WALL AS SHOWN ON SHEET A3. VERIFY BOTTOM OF SCREEN FRAMING TO CLEAR EXIST. GAS METER.

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

BIDDING NOTES:
BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.
(B) REPLACE REAR DOOR W/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

ISSUE DATES / REVISIONS

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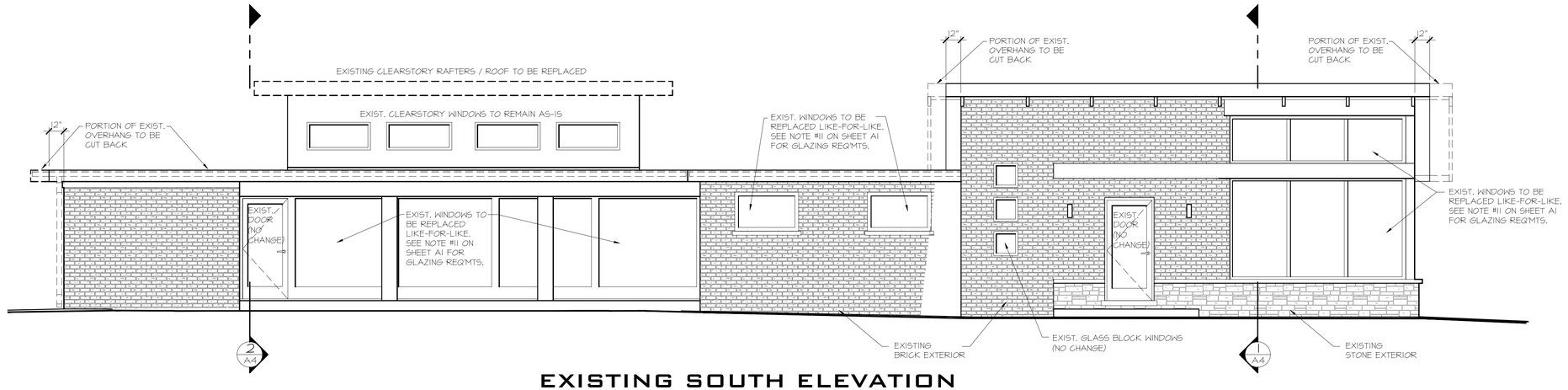
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING FLOOR PLAN & NOTES

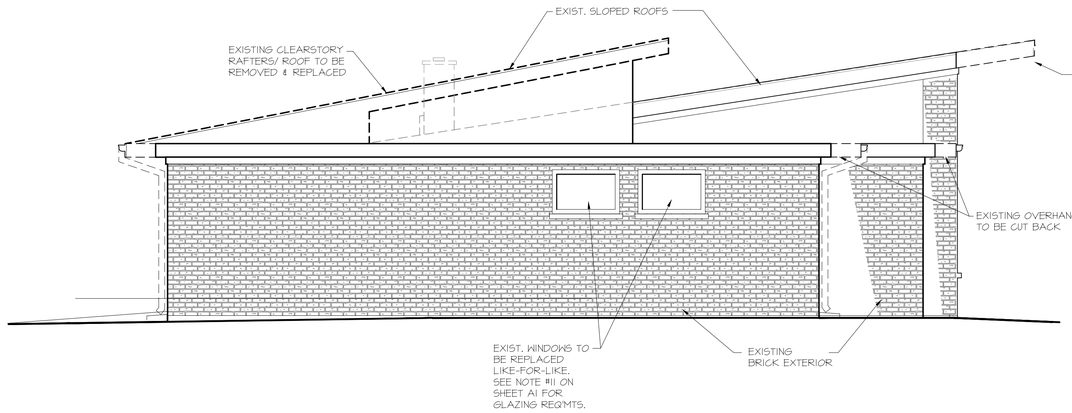
SHEET
A1

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)



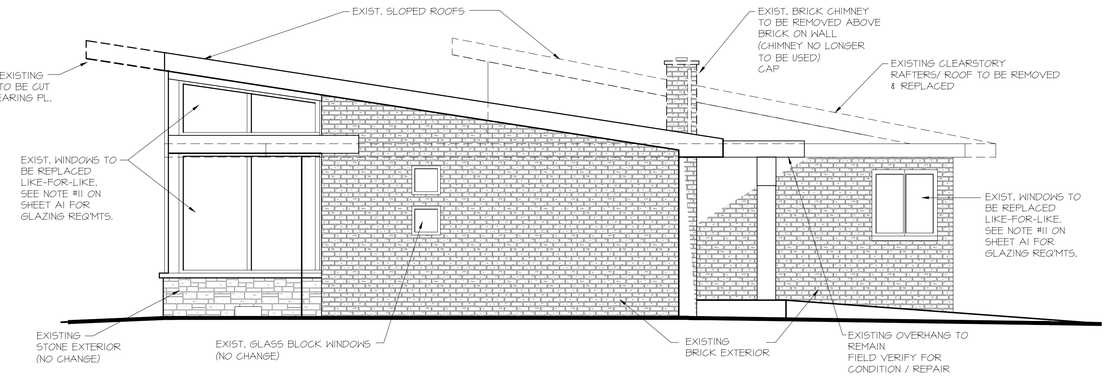
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



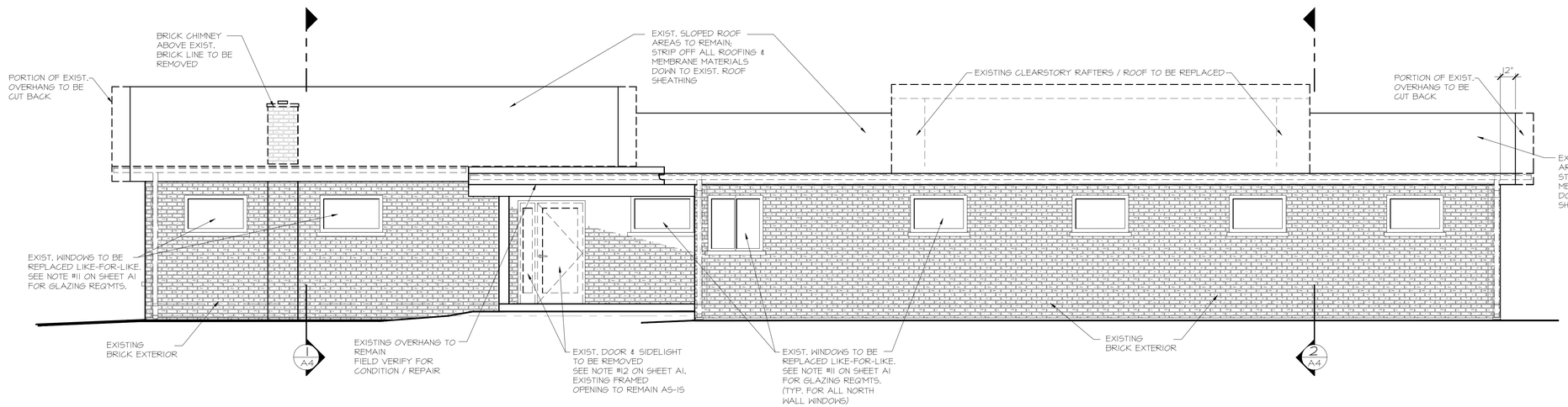
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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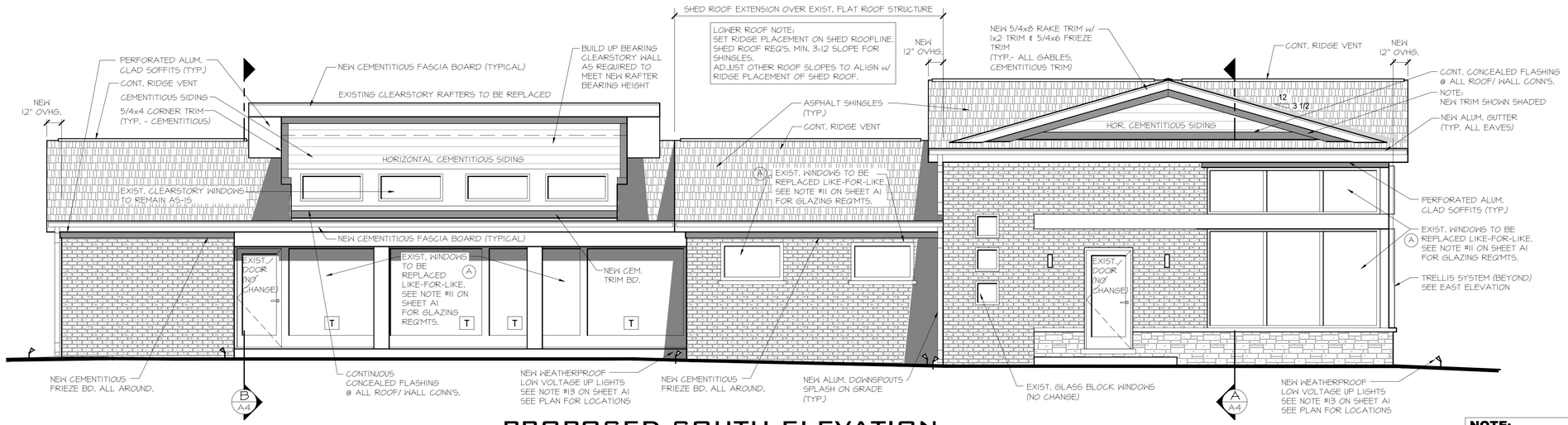
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PROJECT No : 21010

PROPOSED
ROOF
REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING
EXTERIOR
ELEVATIONS

SHEET
A2

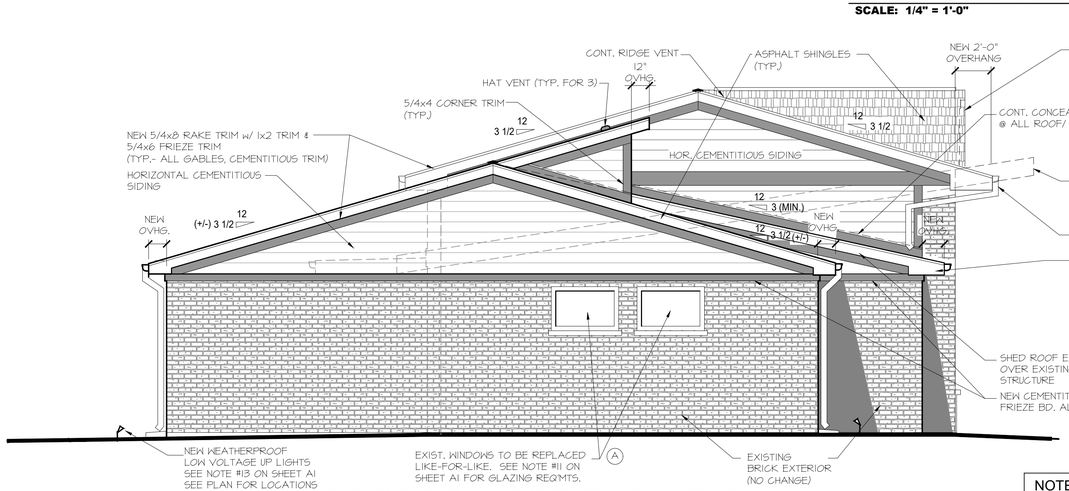
Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

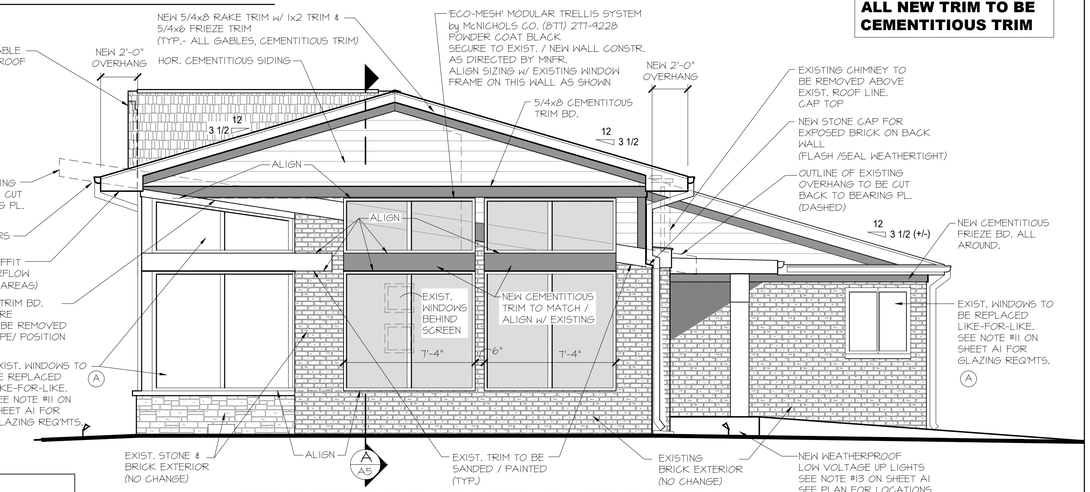
NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM



PROPOSED WEST ELEVATION

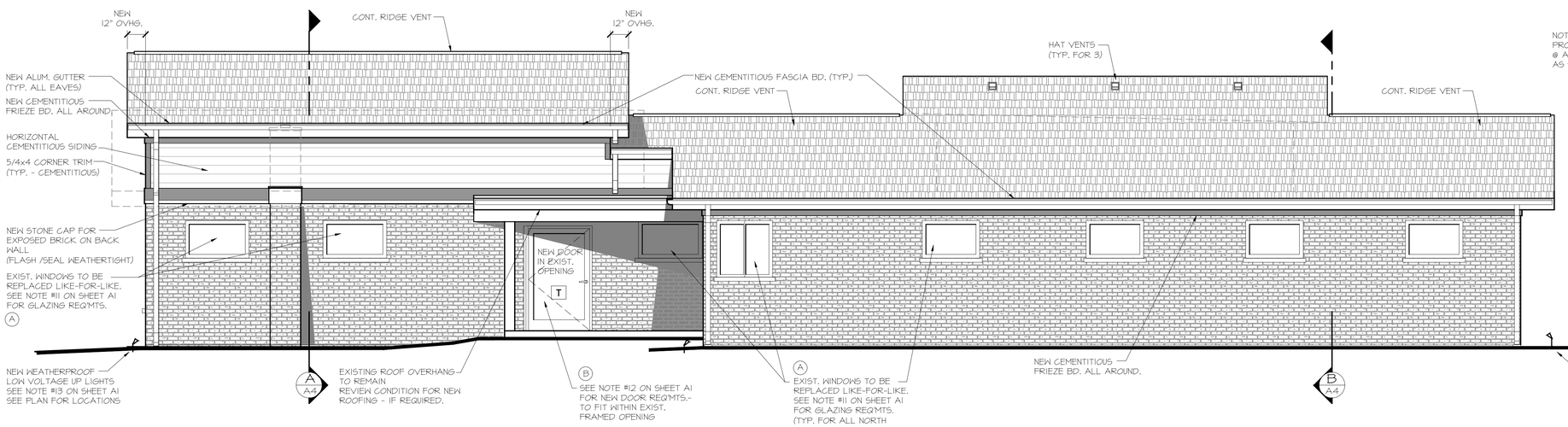
SCALE: 1/4" = 1'-0"

NOTE:
NEW TRIM SHOWN SHADED.



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

T DENOTES TEMPERED / SAFETY GLAZING PANEL

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T (847) 359-9616

BIDDING NOTES:

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(B) REPLACE REAR DOOR w/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

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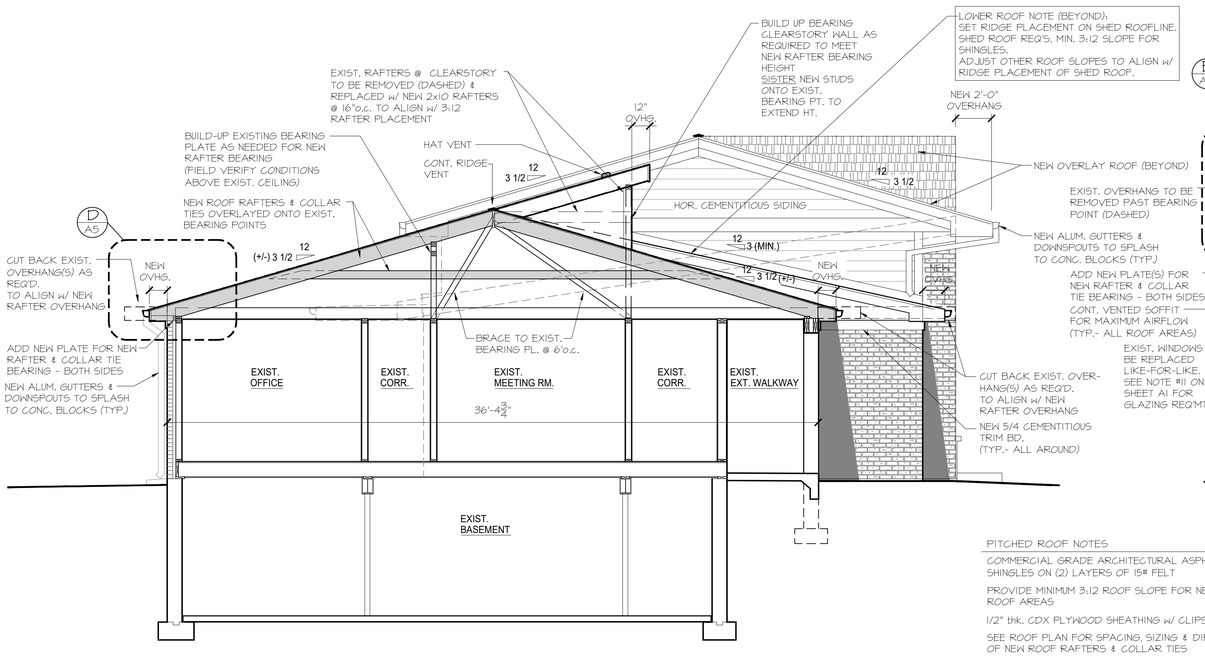
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PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

PROPOSED EXTERIOR ELEVATIONS

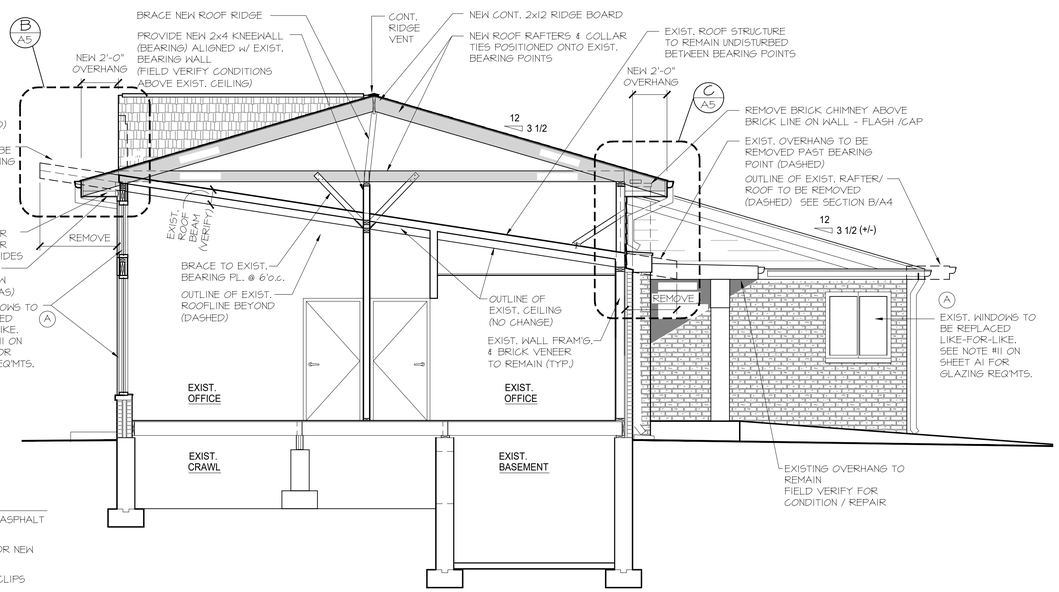
SHEET
A3

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)



B/A4 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"



A/A4 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

PITCHED ROOF NOTES

COMMERCIAL GRADE ARCHITECTURAL ASPHALT SHINGLES ON (2) LAYERS OF 15# FELT

PROVIDE MINIMUM 3:12 ROOF SLOPE FOR NEW ROOF AREAS

1/2" thk. CDX PLYWOOD SHEATHING W/ CLIPS

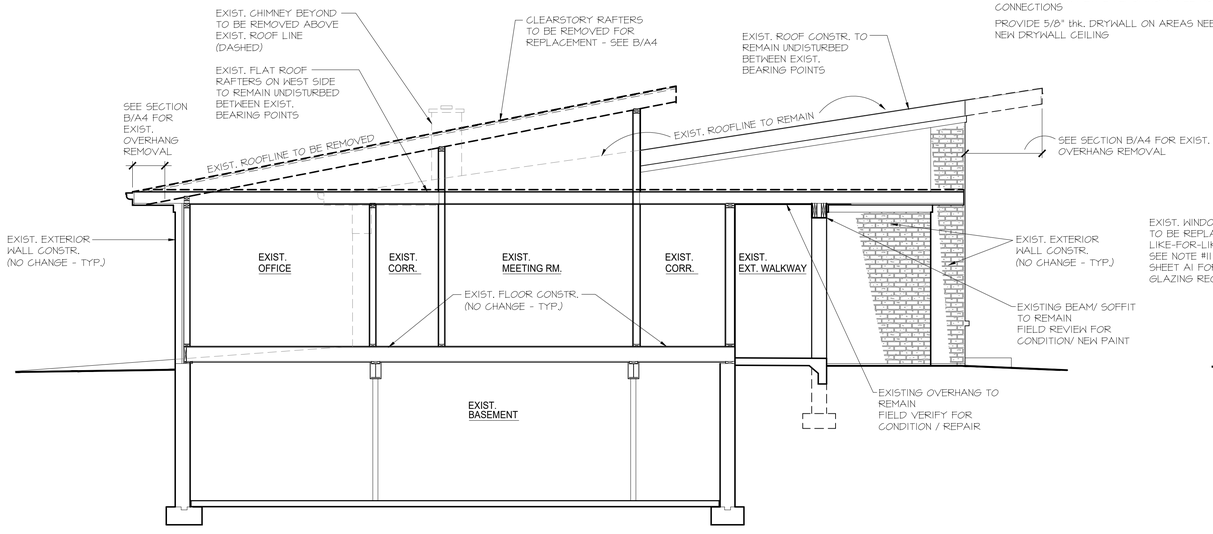
SEE ROOF PLAN FOR SPACING, SIZING & DIRECTION OF NEW ROOF RAFTERS & COLLAR TIES

FOR ICE DAM PROTECTION:
PROVIDE 2 LAYERS OF UNDERLAYMENT OR A SELF-ADHERING POLYMER SHEET SHALL EXTEND A MIN. OF 36" FROM THE INTERIOR SIDE OF WALL
PROVIDE ICE& WATER SHIELD & CONT. MTL. FLASHING AT ALL ROOF/ROOF & ROOF/WALL INTERSECTIONS (TYP.)

PROVIDE CONTINUOUS RIDGE VENT & VENTED EAVES

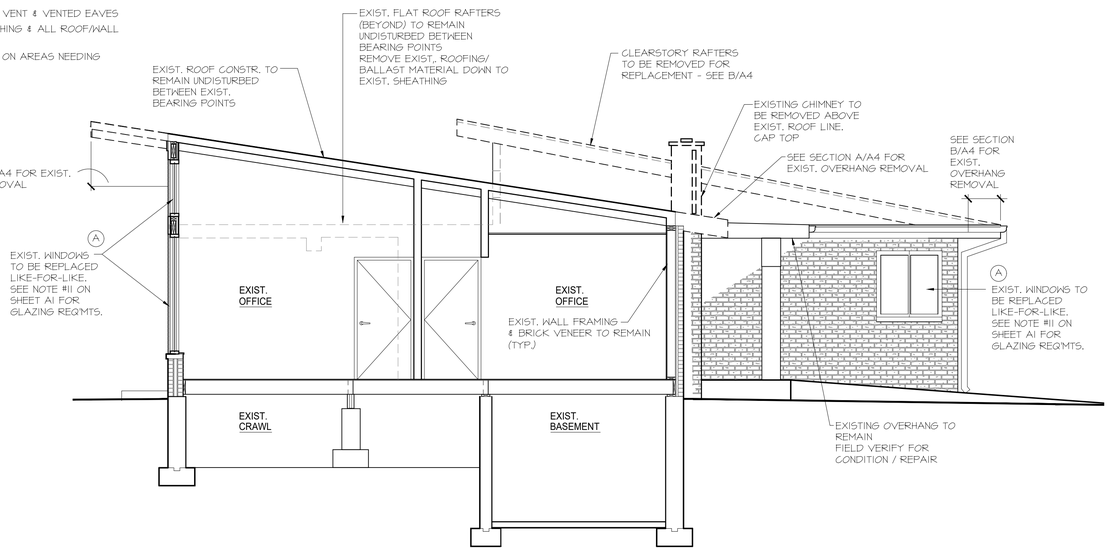
PROVIDE CONT. METAL FLASHING & ALL ROOF/WALL CONNECTIONS

PROVIDE 5/8" thk. DRYWALL ON AREAS NEEDING NEW DRYWALL CEILING



2/A4 EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"



1/A4 EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"

NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

BIDDING NOTES:

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PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

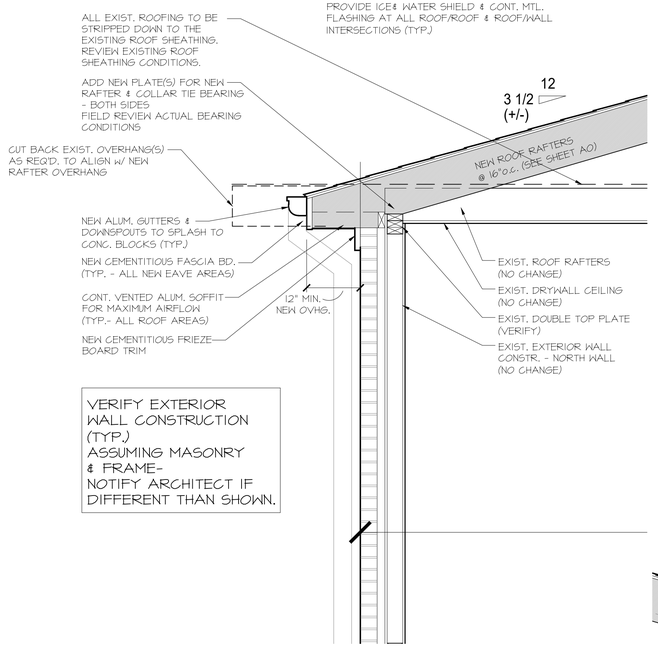
EXIST. & PROPOSED BUILDING SECTIONS

SHEET
A4

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)

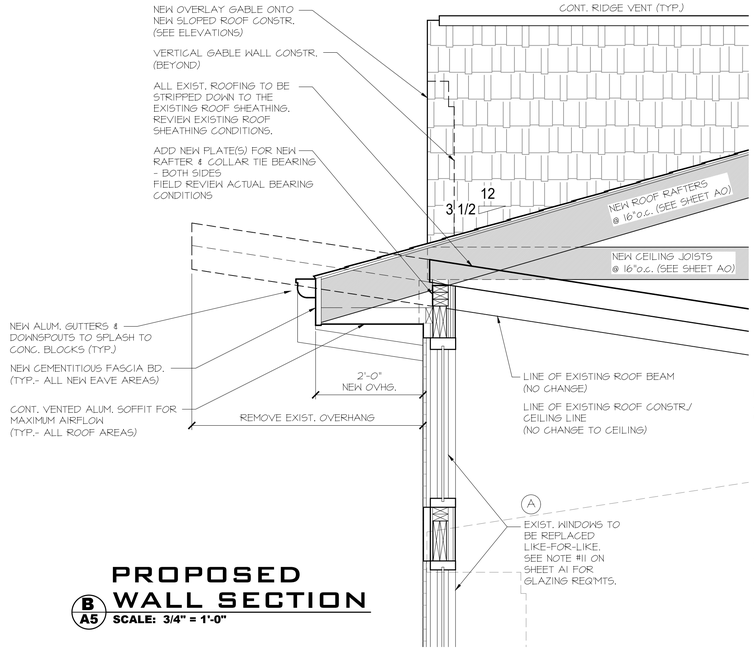
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ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
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PITCHED ROOF NOTES
ASPHALT SHINGLES (SELECTION BY OWNER) ON (2) LAYERS OF 15# ROOF FELT
1/2" CDX PLYWOOD SHEATHING
SEE SHEET 'A0' FOR ROOF RAFTER SIZING & DIRECTION
FOR ICE DAM PROTECTION:
PROVIDE 2 LAYERS OF UNDERLAYMENT OR A SELF-ADHERING POLYMER SHEET SHALL EXTEND A MIN. OF 36" FROM THE INTERIOR SIDE OF WALL
PROVIDE ICE& WATER SHIELD & CONT. MTL. FLASHING AT ALL ROOF/ROOF & ROOF/WALL INTERSECTIONS (TYP.)



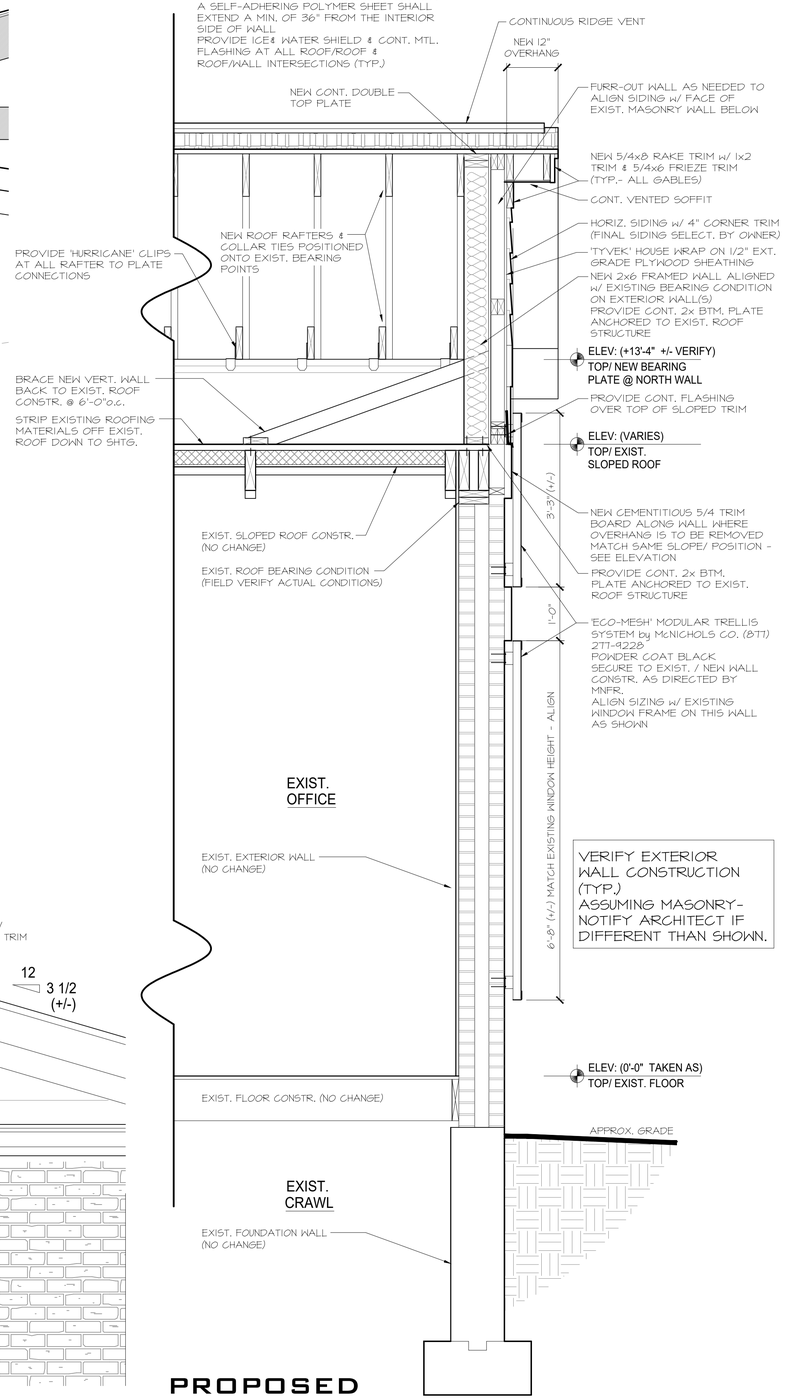
VERIFY EXTERIOR WALL CONSTRUCTION (TYP.) ASSUMING MASONRY & FRAME- NOTIFY ARCHITECT IF DIFFERENT THAN SHOWN.

PROPOSED WALL SECTION
D / A5 SCALE: 3/4" = 1'-0"



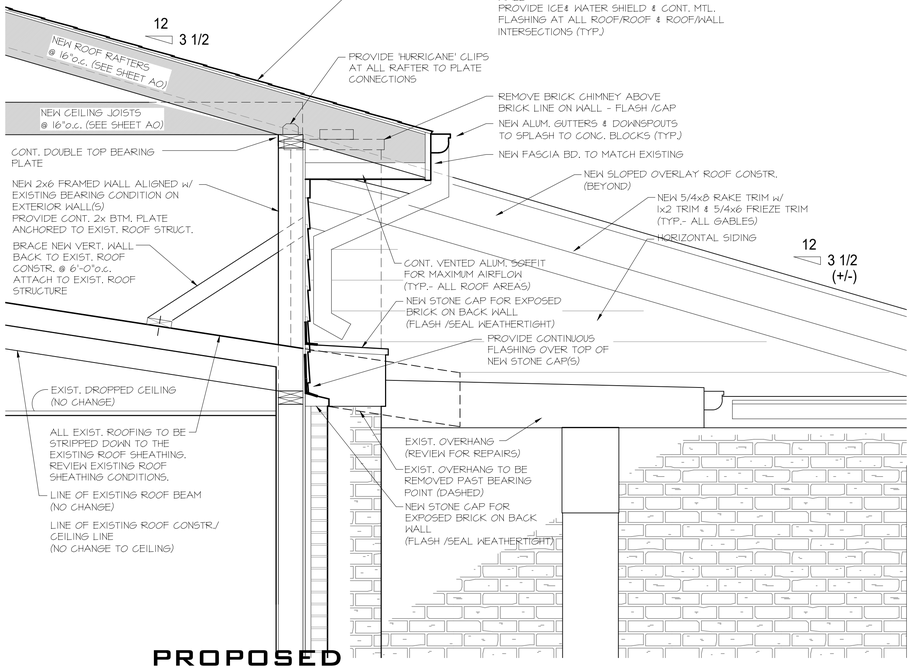
PROPOSED WALL SECTION
B / A5 SCALE: 3/4" = 1'-0"

PITCHED ROOF NOTES
ASPHALT SHINGLES (SELECTION BY OWNER) ON (2) LAYERS OF 15# ROOF FELT
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PROPOSED WALL SECTION
A / A5 SCALE: 3/4" = 1'-0"

PITCHED ROOF NOTES
ASPHALT SHINGLES (SELECTION BY OWNER) ON (2) LAYERS OF 15# ROOF FELT
1/2" CDX PLYWOOD SHEATHING
SEE SHEET 'A0' FOR ROOF RAFTER SIZING & DIRECTION
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PROVIDE ICE& WATER SHIELD & CONT. MTL. FLASHING AT ALL ROOF/ROOF & ROOF/WALL INTERSECTIONS (TYP.)



PROPOSED WALL SECTION
C / A5 SCALE: 3/4" = 1'-0"

ISSUE DATES / REVISIONS

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	for REVIEW	5/13/21

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DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

PROPOSED WALL SECTIONS

SHEET
A5

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.2
Construction Documentation

Description of Improvement to be demolished or reoccupied.

The final goal will be to take a 1957 building and create a more modern, professional building to accommodate the needs of the community. This includes a new roof design and structure, completed upgraded windows, slushing of concrete crawl space to prevent moisture from underlayment flooring, total tear off and repaving of parking lot with photometric lighting, upgrade landscaping, and two new replacements of HVAC units (current units are 30 years old). In addition, there will be and updated cosmetic rehab of commercial vinyl flooring that replaces old carpeting throughout, painting of the exterior brick and interior, updating LED exit lighting and lighting in treatment rooms for medical use, and changing of the monument signage on exterior.

Electrical changes will include changing the above ground electrical connection source to an underground electric connection source for the Property's ComEd, WIFI, phone cables, etc. This is needed because the electrical wires are currently attached to the roof and provide only 12 feet of clearance for vehicles entering and leaving the Property. The move from an above ground electrical connection to a below ground electrical connection will not only improve the efficiency and functionally of power to the Property, it will also provide the Property with a better exterior aesthetic look.

The interior of the Property will include six new podiatric chairs for exam patients and state of the art digital x-ray unit with computers in each room to capture and display patient images. Other advanced technological medical at the Property will include "Sanu Wave" extra corporal technology for the treatment of athletic/sports injuries and digital ultrasound technology to diagnose musculoskeletal abnormalities.

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.3
Construction Documentation

Development and Rehabilitation Schedule

Anticipated Rehabilitation Start Date: August 6, 2021

Anticipated Rehabilitation Completion Date: September 10, 2021

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.4
Construction Documentation

Permits

Applied permits with the Village of Palatine:

BLDC 002974-2021 Roof redesign

BLDC 003238-2021 Overground to underground electric

Attachment: 434 E Palatine Road - Res Exhibit A (434 E Palatine Road - 7c Res of Support)

July 22, 2021

Michael W. Jacobs, AICP
Deputy Village Manager
200 E. Wood Street
Palatine, Illinois 60067

E-mail: mjacobs@palatine.il.us

RE: 434 East Palatine Road, Palatine, Illinois
Resolution of Support - Cook County Class 7C Application

Dear Mr. Jacobs,

Per your July 14, 2021 e-mail, I am writing to request that the Palatine Village Council issue a resolution of support regarding my Cook County Class7C Application ("Application"). The Application is for the rehabilitation of 434 East Palatine Road, Palatine, IL 60074 ("Property"). A certified resolution or ordinance from the municipality where the real estate is located is required to be included with the Application. The Property is owned by MO434Palantine Rd, LLC and will house my medical practice: Dr. Mary Olszewski & Associates, P.C., d/b/a The Foot and Ankle Studio.

The Property was purchased to house my general podiatric practice that will treat foot and ankle disorders through surgery, medical treatments, and post-operative patient care and rehabilitation. Only minor surgical procedures will be performed on the property, while all other major surgical procedures will be performed at off-site medical centers. My practice currently employs ten people (5 full-time and 5 part-time). After the rehab of the property, I anticipate hiring two more full-time employees and one part-time employee.

With respect to the Property, I plan to completely rehab and upgrade it from its original 1957 form and structure. The complete architectural plans and details of the rehabilitation are described more fully in Exhibits 3 through 3.4 of the Application. Once the rehabilitation and upgrade has been completed, the Property will be a modern state-of-the art medical facility serving the foot and ankle needs of the Palatine community and beyond. The Class 7C tax incentive classification will further assist me in meeting the needs of my patients and the community for years to come.

I respectfully request therefore that the Village of Palatine approve a resolution of support for my Application. Attached is an electronic version of the Application, which will need to include evidence of the resolution of support before it is submitted to the County.

Attachment: 434 E Palatine Road - Letter for 7c Request (434 E Palatine Road - 7c Res of Support)

Please contact me if you have any questions or need any additional information.

Sincerely,

/S/ Dr. Mary Olszewski

Dr. Mary Olszewski

With a copy to: Brad Helms, District 6, Village Councilmember, Village of Palatine
BHelms@palatine.il.us

Attachment: 434 E Palatine Road - Letter for 7c Request (434 E Palatine Road - 7c Res of Support)

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7C ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7c Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: MO434PalatineRd, LLC Telephone: (847) 927-0939

Address: 434 East Palatine Road

City: Palatine State: IL Zip Code: 60074

Email: drmaryo.office@comcast.net

Contact Person (if different than the Applicant)

Name: Avery Buffa

Company: Latimer LeVay Fyock LLC

Address: 55 West Monroe Street, Suite 1100

City: Chicago State: IL Zip Code: 60603

Email: abuffa@llflegal.com Telephone: (312) 344-4785

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 434 Palatine Road

Permanent Real Estate Index Number: 02-14-408-013-0000

(2) 434 Palatine Road

Permanent Real Estate Index Number: 02-14-408-014-0000

(3)

Permanent Real Estate Index Number:

City: Palatine State: IL Zip Code: 60074

Township: Palatine Existing Class: 517

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

Identification of Person Having an Interest in the Property See attached Exhibit 1

Attach a complete list of all owners, developers, occupants and other interested parties *(including all beneficial owners of a land trust)* identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage: See attached Exhibit 2

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[ ] New Construction **(Read and Complete Section A)**

[X] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property
(Read and Complete Section B)

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): July 26, 2021
Estimated date of construction completion: August 26, 2021
Total redevelopment cost, excluding land: $ $389,073.24

Attach copies of the following:

___ **Construction Documentation:**
- __ Architectural Plans See attached Exhibit 3.1
- __ Description of Improvement to be demolished or reoccupied See attached Exhibit 3.2
- __ Development Schedule See attached Exhibit 3.3
- __ Permits See attached Exhibit 3.4

___ **Financial Documentation**
- __ Income Tax Statements (last three years) See attached Exhibit 4
- __ Agreements with any taxing district for sharing profits None

___ **Identification of Persons Having an Interest in the Property** See attached Exhibit 5

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

If the proposed development consists of the re-occupancy of *abandoned property (property must be twelve months or more vacant)*, provide the following information:

1. Vacancy Information:

a. How long has the property been vacant?

b. When and by whom was the subject property last occupied and used?

2. Attach copies of the following documents:

____ Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment

____ Records *(such as statements of utility companies)*, indicating that the property has been vacant and unused and the duration of such vacancy

____ Records indicating that the property was marketed for 6 continuous months

____ Income Tax Statements *(last three years)*

3. If a sale has taken place:

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) sale contract
(b) recorded deed
(c) assignment of beneficial interest
(d) real estate transfer declaration

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EMPLOYMENT OPPORTUNITIES

How many **construction jobs** will be created as a result of this development? See attached Exhibit 6

How many permanent full-time and part-time employees do you **currently** employ in Cook County?

Full-time: 5 Part-time: 5

How many **new permanent full-time jobs** will be created as a result of this proposed development?

1

How many **new permanent part-time jobs** will be created as a result of this proposed development?

2

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7C Application and that it finds Class 7C necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal" requesting the Class Change be applied to the property.

See attached Exhibit 7 (To Come)

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

Signature _____ Date _____

DR. MARY OLSZEWSKI
Print Name

Manager
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7C Eligibility Application must be signed by a beneficiary, officer or general partner.*

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

REVOCATION OR CANCELLATION AGREEMENT

In return for receiving the Class 7c incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a voluntary cancellation of the Incentive or upon revocation, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Class 7c classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the Class 7c classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. Further, the undersigned certifies that he/she has read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as to those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true. The undersigned further certifies that he/she has received and reviewed a copy of the COOK COUNTY LIVING WAGE ORDINANCE.

I, the undersigned, hereby agree to be bound by the terms of the revocation or cancellation agreement.

_____

Signature Date

_____

Print Name Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7c Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 11/25/19

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 1
Identification of Person Having an Interest in the Property

Property Owner: MO434PalatineRd, LLC, an Illinois manager managed limited liability company
Address: 434 Palatine Road, Palatine, Illinois 60074
Member and Manager: Mary Olszewski
434 Palatine Road, Palatine, Illinois 60074

Occupant: Dr. Mary Olszewski & Associations, P.C., an Illinois corporation
dba The Foot And Ankle Studio
Address: 434 Palatine Road, Palatine, Illinois 60074
Sole Shareholder, Sole Director President and Secretary:
Mary Olszewski
434 Palatine Road, Palatine, Illinois 60074

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 2
General Description of Proposed Property Usage

The Property will be used as a general podiatric office that medically and surgically treat all disorders of the foot and ankle. Only small procedures of the surgical nature will be done on premises. All major surgical procedures are done off site at a hospital, ambulatory surgical center and post-operative care will be performed at the Property.

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

Dr. Mary Olszewski*& Associates*

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- Podiatry Services
- Our Philosophy
- About Dr. Mary
- Our Doctors
- Contact

Experienced & Trusted

About Dr. Mary



Dr. Mary Olszewski D.P.M. M.A. completed both her undergraduate and Masters degree at Drake University. She received her Doctorate of Podiatric Medicine from Dr.William M. Scholl College of Podiatric Medicine. She completed her surgical residency at the prestigious Rush Presbyterian St. Luke's Medical Center. Additionally, she is double board certified by the American Board of Podiatric Surgery and the American Board of Podiatric Orthopedics.

Dr. Mary has been practicing in the Chicagoland area for over 29 years with extensive experience in all aspects of podiatry, with a specialty in wound and diabetic care. She is also the only doctor in the Midwest who utilizes a unique method of treating fat pad loss with injected sub-dermal fillers to help patients walk more comfortably.

Dr. Mary is on staff at Northwest Community Hospital in Arlington Heights, IL, and North Shore University Health Systems in Skokie, IL.

Dr. Mary is an Arlington Heights native and graduated from John Hersey High School. She has remained committed to serving patients in the area, as well as contributing to the education of upcoming students and residents of podiatry by teaching and lecturing at North Shore University, The Presbyterian Homes, and Luther Village

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

Associations & Certifications

- Illinois Podiatric Association
- American Podiatric Association
- The International Aesthetic Foot Society Dermal fillers and Cosmeceuticals
- Laser Certified
- Extracorporeal Shockwave Treatment

To make an appointment with Dr. Mary, call the office of Dr. Mary Olszewski & Associates today at 847-398-0900 or visit our office at 1804 N. Arlington Heights Rd.

Schedule an Appointment

Name
Phone
Email Address
Your message
Submit

Please print and fill out these forms before your appointment. Bring them in, along with your driver's license and insurance card. Thank you!

PATIENT REGISTRATION

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- Site Map
- Disclaimer

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

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Our Doctors

Dr. Richard Powers



Richard J. Powers, DPM is a graduate of Loyola University, and graduated Podiatric medical school from the Dr. William M. Scholl College of Podiatric medicine. He then completed his surgical preceptorship in Waterloo, Iowa, followed by his surgical residency at Lakeside Community Hospital, under the direction of podiatric author and educator, Dr. Irving Pikscher, DPM, in Chicago.

Dr. Powers is Double Board Certified, by The American Board of Podiatric Surgery, and the American Board of Podiatric Medicine.

Dr. Powers is a Chicago native has been in private practice for 31 years and has served as a Podiatric Surgical Instructor at Mercy Hospital, Loyola Ambulatory, Oak Brook Surgical Center. He then became the Residency director of Sacred Heart Hospital in Chicago, IL. Dr. Powers is currently on staff at Mercy Hospital in Chicago and Northwest Surgicenter in Arlington Heights.

Dr. Powers is a member of the American and Illinois Podiatric Medical Association and the CME chairman of the Advanced Foot & Ankle IPA.

Dr. Powers offers a wide spectrum of services from general podiatric medicine; diabetic services that includes wound care and utilization of diabetic shoes and custom inserts; foot and ankle surgery with emphasis on

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

treatments for heel pain.

Associations & Certifications

- Illinois Podiatric Association
- American Podiatric Association
- Laser Certified
- Extracorporeal Shockwave Treatment

Dr. Sonu Joseph



Dr. Sonu Joseph, DPM grew up in Morton Grove and attended high school at Loyola Academy. She then went on to complete her undergraduate degree at Loyola University Chicago and received her doctorate of podiatric medicine from Dr. William M. Scholl College of Podiatric Medicine. She completed her surgical residency at Ascension Macomb-Oakland Hospital where she received excellent training and the ability to treat conditions of the foot and ankle both conservatively and surgically.

Dr. Joseph is passionate about serving her community and is consistently working to stay up to date with current medicine. Her special interests include, but are not limited to, elective and trauma-related foot and ankle surgery, sports medicine, and diabetic limb salvage. Dr. Joseph performs elective surgeries including the correction of bunions, hammertoes, plantar fasciitis, ankle instability, flatfoot deformity, and foot and ankle arthritis. She is trained in a variety of trauma-related injuries and in the prevention and treatment of sports-related injuries and exercise. Dr. Joseph also performs preventative care and wound care.

Our Staff

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



To make an appointment with Dr. Mary, call the office of Dr. Mary Olszewski & Associates today at 847-398-0900 or visit our office at 1804 N. Arlington Heights Rd.

Schedule an Appointment

Name
Phone
Email Address
Your message

Submit

Please print and fill out these forms before your appointment. Bring them in, along with your driver's license and insurance card. Thank you!

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Dr. Mary Olszewski*& Associates*

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Experienced & Trusted

Podiatry Service

The office of Dr. Mary Olszewski & Associates cares for many podiatric conditions.
Our doctors assist patients in all age groups, from child related conditions to those surrounding senior care. Dr Mary is also one of the only podiatric physicians in the Midwest to utilize dermal fillers to supplement fat pad loss on the bottom of the foot. Dr Mary has received advanced training in the area of dermal fillers and orthotics to relieve pain and discomfort. Podiatry is also at the forefront of diagnosing many systemic ailments which manifest themselves in the feet such as arthritis, cardiovascular diseases, gout, HIV, and diabetes as well as others. We participate in the diabetic shoe program which affords seniors affected by diabetes who need medicare approved diabetic shoes and heat moldable/custom orthotics.

We utilize advanced diagnostics including specific non-painful biopsies in order to develop a customized treatment plan for your needs.

Get the professional care and services you need for all of your podiatric ailments when you call the office of Dr. Mary Olszewski & Associates at 847-398-0900. Call today to schedule an appointment or visit us at 1804 N. Arlington Heights Rd.

Comprehensive list of services

- Abnormal growths
- Abnormal walking patterns
- Achilles tendonitis
- Antifungal nail polish
- Arch Pain
- Athlete's Foot
- Blisters
- Bunions (Hallux Abducto Valgus)
- Cosmeceuticals & skin care products
- Custom orthotics
- Dermal fillers
- Diabetic foot care
- Diabetic shoes
- Fat pad loss

Schedule an Appointment

- High Arched Feet
- Infections
- Ingrown Toenails
- Keloid scars
- Metatarsalgia
- Neuromas
- Numbness (peripheral neuropathy)
- Osteoarthritis and Rheumatoid Arthritis
- Plantar Fasciitis (heel pain)
- Tendinitis
- Running Injuries
- Shin Splints
- Sports injuries

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

- Flat Feet
- Foot and ankle pain
- Fractures/Injuries
- Fungal Nails
- Hammer toes
- Heel Pain and Heel Spurs
- Sprains
- Spurs
- Stress Fractures
- Tendonitis
- Trauma
- Ulcers and nonhealing sores
- Warts

Name

Phone

Email Address

Your message

Submit

Please print and fill out these forms before your appointment. Bring them in, along with your driver's license and insurance card. Thank you!

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Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.1
Construction Documentation

Architectural Plans- See attached.

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

ROOF REMODEL

434 E. PALATINE ROAD
PALATINE IL 60074

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

PROJECT DIRECTORY

OWNER: DR. MARY OLSZEWSKI
drmaryo.office@comcast.net

ARCHITECT: WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, IL 60067
(847) 359-9616 FAX (847) 359-9641
btaylor@wjarch.com

CODE AUTHORITY

AUTHORITY: VILLAGE OF PALATINE, IL
DEPARTMENT of BUILDING & INSPECTION SERVICES
200 E. WOOD STREET
PALATINE, IL 60067
(847) 359-4042

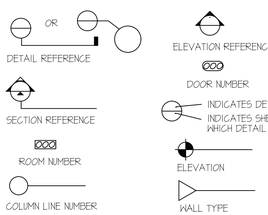
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2015 INTERNATIONAL EXIST. BUILDING CODE w/ AMEND.
2015 INTERNATIONAL FIRE CODE w/ AMEND.
(a) FIRE APPARATUS ACCESS, APPENDIX D
(b) FIRE PROTECTION SYSTEMS - NONCOMPLIANT CONDITIONS, APPENDIX I
(c) BUILDING INFORMATION SIGN, APPENDIX J
2015 INTERNATIONAL FUEL GAS CODE w/ AMEND.
2015 INTERNATIONAL MECHANICAL CODE w/ AMEND.
2018 ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ ILLINOIS AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE
2000 LIFE SAFETY CODE, NFPA 101
VILLAGE OF PALATINE CODE OF ORDINANCES

SHEET INDEX

ARCHITECTURAL

C1	COVER SHEET
A0	EXIST. BASEMENT PLAN & PROPOSED ROOF PLAN
A1	EXIST. FLOOR PLAN & NOTES
A2	EXISTING EXTERIOR ELEVATIONS
A3	PROPOSED EXTERIOR ELEVATIONS
A4	EXISTING & PROPOSED BUILDING SECTIONS
A5	PROPOSED WALL SECTIONS

SYMBOL NOTES



CODE REVIEW

BUILDING REQUIREMENTS

ALLOWED/ REQUIRED	ACTUAL	
--	B	USE GROUP (BUSINESS- MEDICAL OFFICE)
		HEIGHT AND AREA LIMITATIONS:
2 STORY / 40'-0" (+/-)	1 STORY / 20'-0" (+/-)	EXIST. BLDG. HEIGHT (@ MAX. HT.)
--		(TENANT SPACE ON 1st FLR ONLY)
	2,898 SQ.FT.	TOTAL (TENANT AREA)
--	V B	TYPE OF CONSTRUCTION (ASSUMED EXIST.)
NO CHANGE	NO CHANGE	MIXED OCCUPANCY SEPARATION
(EXIST.)	(EXIST.)	REQUIRED HOURS OF FIRE RESISTANCE:
0 hr.	0 hr.	EXTERIOR BEARING WALLS
0 hr.	0 hr.	EXTERIOR NONBEARING WALLS
0 hr.	0 hr.	INTERIOR BEARING WALLS
0 hr.	0 hr.	INTERIOR NONBEARING WALLS
0 hr.	0 hr.	FLOOR CONSTRUCTION
0 hr.	0 hr.	ROOF CONSTRUCTION
	ASHRAE	ACCEPTED ENGINEERING PRACTICE/ RECOGNIZED AGENCIES
		FIRE PROTECTION EQUIPMENT
	NON-SPRINKLERED	A) SPRINKLER SYSTEMS
		B) SPECIAL REQUIREMENTS
		INTERIOR FINISHES;
		INTERIOR WALL & CEILING FINISHES
CLASS A (MIN.)	NO CHANGE	A) INTERIOR EXIT & PASSAGEWAYS
CLASS A (MIN.)	NO CHANGE	B) CORRIDORS
CLASS C (MIN.)	NO CHANGE	C) ROOMS & ENCLOSED SPACES (< than 300 ppl.)
CLASS II (MIN.)	NO CHANGE	INTERIOR FLOOR FINISHES

EXIT REQUIREMENTS

REQUIRED	ACTUAL	
2	3	MINIMUM NUMBER OF EXITS
200' MAX	72' MAX.	TRAVEL DISTANCE TO EXIT .
MIN. 36"	9'-0"	TOTAL CAPACITY OF EXITS
	36"	MINIMUM WIDTH OF EXITS
36"	OUT	SWING OF EXIT DOORS
OUT	LEVER/PUSH	HARDWARE
--	N/A	REVOLVING DOORS
--	N/A	LANDINGS
--	N/A	HANDRAILS
--	N/A	CONSTRUCTION
--	N/A	ENCLOSURES
--	6'-8" (MIN.)	HEAD ROOM
--		

EGRESS CAPACITY
EXISTING - NO CHANGE (SAME USE)

SANITARY REQUIREMENTS
EXISTING - NO CHANGE (SAME USE)

TOTAL OCCUPANCY COUNT
EXISTING - NO CHANGE (SAME USE)

ACCESSIBILITY NOTES

The below items are based on the 2018 Illinois Accessibility Code;

DOORS-All doors will comply with Section 404 of the 2018 Illinois Accessibility Code and ANSI section 404

DRINKING FOUNTAINS (where required)-All public drinking fountains and water coolers shall comply with ANSI 602

CONTROLS AND OPERATING MECHANISMS-All controls and operating mechanisms along accessible routes and in accessible spaces shall comply with ANSI section 309

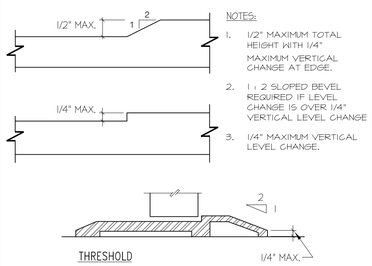
FIRE ALARMS (where required)- All emergency fire warning systems shall comply with IAC section 215, and shall be both audio and visual.

SIGNAGE- Signage shall be provided per IAC section 703. Signage shall include parking lot signage, room identification signage, emergency signage, and all signage included in IAC 703.

TELEPHONES-Where provided, at least one public phone shall comply with ANSI section 704.2. An auxiliary countertop will be provided per ANSI section 704.6

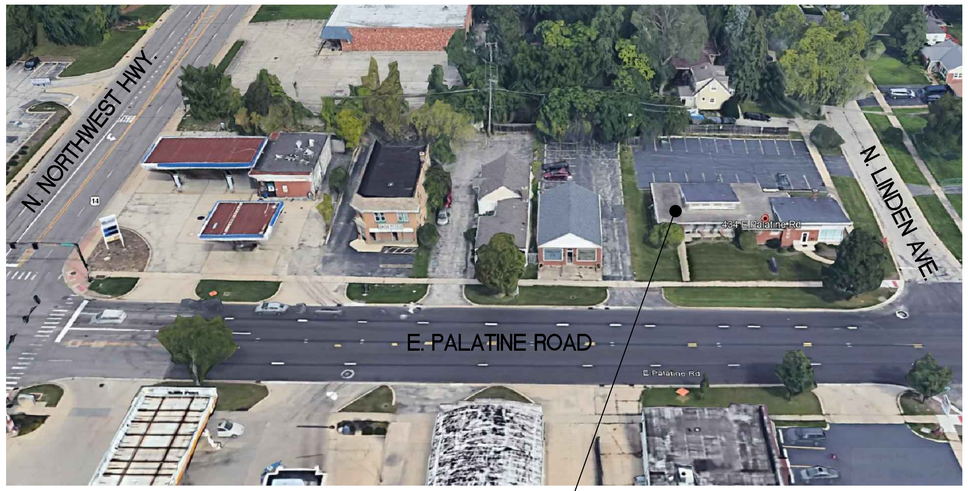
ACCESSIBLE PARKING SPACES AND SIGNAGE-Accessible parking spaces shall comply with IAC section 208. Individual stalls shall comply with IAC 502. Parking signage shall comply with IAC Section 502.6 and applicable ANSI requirements.

TOILET ROOMS, BATHING & SHOWER FACILITIES (where required) -Public Facilities will be provided per the Illinois Plumbing Code, AIC section 601.



NOTES:
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

SITE PLAN



PROJECT SITE
EXIST. WOOD/ MASONRY BLDG- 1 STORY
2,898 SF (GROSS TENANT SPACE)
B (BUSINESS USE)
EXTERIOR WORK ONLY

GENERAL NOTES

1) ADA ISSUES WILL COMPLY TO THE LATEST EDITION OF THE ILLINOIS ACCESSIBILITY CODE AND ALL STATE OF ILLINOIS AND LOCAL AMENDMENTS.

2) ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.

3) SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON- SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.

4) THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.

5) ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

6) ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT, ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.

7) ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.

8) LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.

9) ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYOUT FROM OWNER.

10) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.

11) ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.

12) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED, NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.

13) RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.

14) SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.

15) LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THERE OF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.

16) GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

17) IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., "CONSTRUCTION MANAGER" IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NOT GIVEN TO THE G.M., THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.

18) CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE 'CODE REVIEW' ON THIS SHEET.

19) DO NOT SCALE DRAWINGS.

20) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.

21) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.

22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.

23) DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECTS WRITTEN APPROVAL.

24) CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.

SCOPE OF WORK

EXTERIOR ROOF REMODEL FOR EXIST. MEDICAL OFFICE

(2,898 SF TENANT SPACE- GROSS)

ADDING NEW PITCHED ROOF OVERLAY ONTO EXIST. FLAT ROOF AREAS

RE-TRIM, SIDING, SCREEN APPLIC. TO EXTERIOR

PREVIOUS USE:
(B) MEDICAL OFFICE

PROPOSED USE:
(B) MEDICAL OFFICE

BIDDING NOTES:

BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.

(B) REPLACE REAR DOOR W/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

ARCHITECT'S SEAL

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIER ACT (IL REV. STAT., 1985, CH. 111 1/2, PARS. 3711 IN SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE TI IL ADM. CODE 400.

SIGNED: ARCHITECT
ILLINOIS REGISTRATION NO.
001009802
DATE:

PROFESSIONAL DESIGN FIRM
-
ARCHITECTURAL
CORPORATION LICENSE
NUMBER: 184 - 000318

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	for PERMIT/ BID ISSUE	5/21/21
	for REVIEW	5/13/21

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DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : 3/11/2021
PROJECT No : 21010

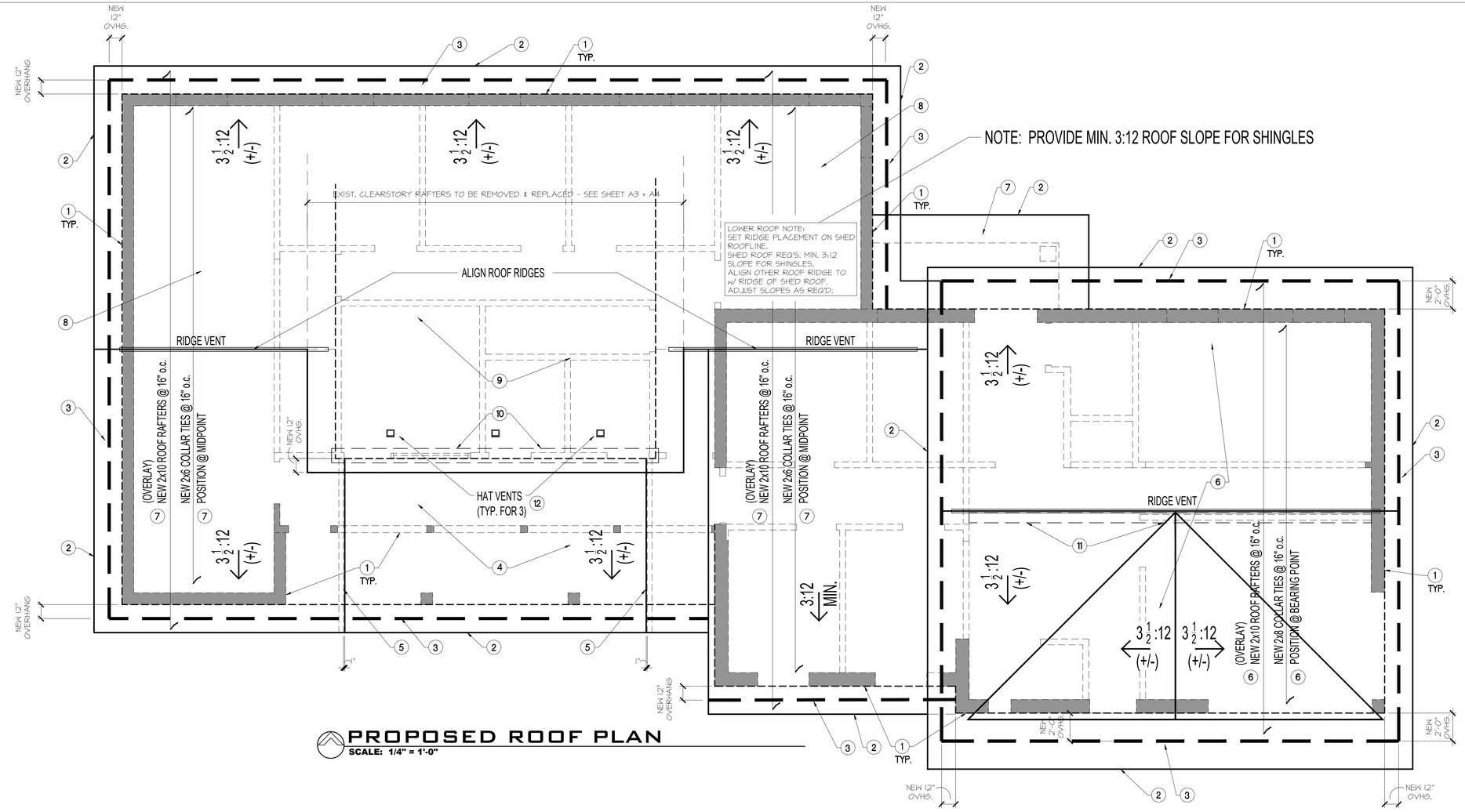
PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL

(EXT. WORK ONLY)

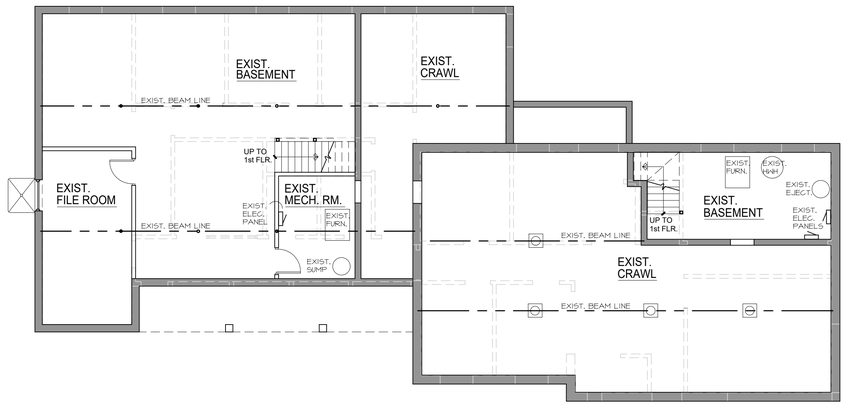
COVER SHEET

SHEET
C1

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

1. EXISTING WALL CONSTRUCTION BELOW ROOF - NO CHANGE (SHOWN DASHED)
2. OUTLINE OF EXISTING ROOF OVERHANG
3. EXISTING ROOF OVERHANGS TO BE CUT BACK TO HEAVY DASHED LINE - DO NOT DISTURB EXISTING BEARING CONDITION OF ROOF RAFTER.
4. EXISTING SECTION OF FLAT ROOF TO REMAIN AS-IS IN FRONT OF CLEARSTORY WINDOWS. REVIEW FOR ANY ROOF REPAIRS NEEDED IN THIS AREA.
5. NEW VERTICAL WALL FRAMING ON EXIST. ROOF SHEATHING TO UNDERSIDE OF NEW PITCHED ROOF. PROVIDE CONT. FLASHING, ICE & WATER SHIELD FOR WEATHERTIGHT CONDITIONS.
6. EXISTING SLOPED FLAT CEILING / ROOF STRUCTURE WITHIN EXISTING BUILDING PERIMETER TO REMAIN INTACT & UNDISTURBED. STRIP OFF EXIST. ROOFING & MEMBRANE MATERIALS DOWN TO EXIST. ROOF SHEATHING.
7. NEW OVERLAY 2x10 ROOF RAFTERS & 2x8 CEILING JOISTS @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE - SEE BUILDING SECTION A/A4. BEAR NEW RAFTERS & CEILING JOISTS ON EXISTING EXTERIOR WALL BEARING CONDITIONS.
8. EXISTING SLOPED FLAT ROOF STRUCTURE TO REMAIN UNDISTURBED. REVIEW FOR ANY ROOF REPAIRS NEEDED TO BE WATERTIGHT. STRIP OFF EXIST. ROOFING & MEMBRANE MATERIALS DOWN TO EXIST. ROOF SHEATHING.
9. EXIST. SLOPED FLAT ROOF AREA RAFTERS / SHEATHING/ ROOFING OVER CLEARSTORY TO BE REMOVED COMPLETELY FOR NEW RAFTER / ROOF INSTALLATION THIS AREA @ 3:12 SLOPE.
10. BUILD-UP CLEARSTORY WALL BEARING PLATE AS REQUIRED TO MEET NEW 3:12 RAFTER BEARING HEIGHT. SEE SECTION B/A4.
11. PROVIDE NEW KNEEWALL FOR NEW CEILING JOIST BEARING ALIGNED W/ EXIST. BEARING WALL BELOW. FIELD VERIFY EXISTING CONDITIONS ABOVE EXIST. CEILING FOR THIS NEW BEARING. NOTIFY ARCHITECT IF NOT ABLE TO POSITION CEILING JOISTS AS SHOWN.
12. PROVIDE HAT VENTS FOR NEW CLEARSTORY ROOF AREA VENTING. PROVIDE DRILLED HOLE THRU RAFTERS FOR CONTINUOUS AIRFLOW THROUGH ROOF FRAMING. FLASH / SEAL ALL AROUND ROOF OPENINGS FOR WEATHERTIGHT CONDITIONS.

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

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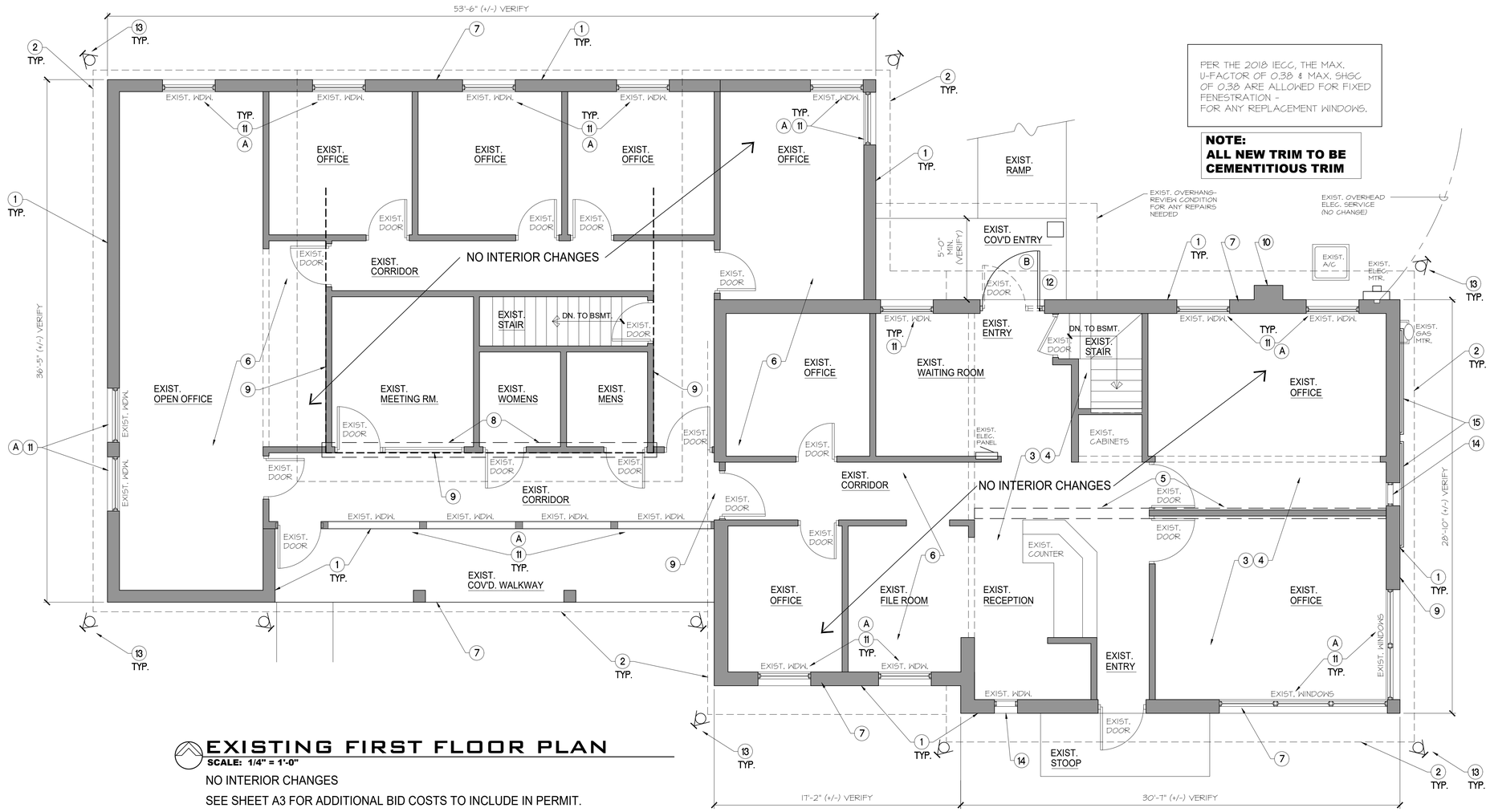
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING BSMT. PLAN & PROPOSED ROOF PLAN

SHEET
A0

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO INTERIOR CHANGES

SEE SHEET A3 FOR ADDITIONAL BID COSTS TO INCLUDE IN PERMIT.

PER THE 2018 IECC, THE MAX. U-FACTOR OF 0.38 & MAX. SHGC OF 0.38 ARE ALLOWED FOR FIXED FENESTRATION - FOR ANY REPLACEMENT WINDOWS.

NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM

GENERAL CONSTRUCTION NOTES

GENERAL CONDITIONS;

1. G.C. SHALL VERIFY ALL EXIST. CONDITIONS, MATERIALS, DIMENSIONS AND UTILITIES IN THE FIELD PRIOR TO THE EXECUTION OF THE WORK.
2. G.C. TO PERFORM ALL CUTT'G, PATCH'G & REPAIR WORK AS REQ'D. TO COMPLETE THE PROJECT.
3. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODE.
4. DURING CONSTR., APPROPRIATE PROTECTION AND BARRICADES / FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE OR WORK AREA.
5. THE ENTIRE INSTALLATION SHALL BE DONE IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES AND THE OWNER IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS.
7. REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING AT ONCE.
8. PROVIDE ALL TEMPORARY LIGHTING, POWER AND HEAT AS REQUIRED TO PROPERLY PERFORM THE WORK. MAINTAIN TEMPORARY SYSTEMS THROUGHOUT THE DURATION OF THE WORK OR UNTIL PERMANENT SYSTEMS ARE COMPLETED.
9. ALL WORKERS SHALL BE INSURED IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
10. MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE ALL DEBRIS, EXCESS MATERIALS, DIRT & SIMILAR ITEMS & DISPOSE OF THEM PROPERLY OFF SITE.
11. PROVIDE ADEQUATE SHORING AND BRACING FOR WORK IN PROGRESS.
12. NEW WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE ALIGNED AS INDICATED W/ MAXIMUM ELEVATIONS OF 1/8" IN A TEN FOOT RUN.
13. WRITTEN DIMENSIONS HOLD PRECEDENCE OVER SCALED DIM'S. DO NOT SCALE DRAWINGS.
14. SPACE TO BE DELIVERED BROOM CLEAN & ALL EXIST. CONDITIONS IN GOOD ORDER & REPAIR.
15. ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS NOTED OTHERWISE.
16. FIELD VERIFY ALL EXIST. CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCH. OF ANY DISCREPANCIES.

BUILDING NOTES;

1. G.C. TO HANG ALL WALL HUNG FIRE EXTINGUISHERS, U.L. RATED 2A-40BC MOUNTED IN ACCORDANCE WITH N.F.P.A. 10, PORTABLE FIRE EXTINGUISHERS, AS DIRECTED BY LOCAL FIRE DEPARTMENT AT TIME OF INSPECTIONS.
2. PATCH AND REPAIR EXISTING WALLS/ CEILING AREA AND PREPARE TO ACCEPT PAINT / FINISHES (IF REQUIRED). (WHERE DISTURBED BY NEW ROOF OVERLAY INSTALLATION).
3. GC REQUIRED TO MEET THE VILLAGE OF PALATINE, IL AND STATE OF ILLINOIS ACCESS. CODES ON ALL CONDITIONS.
4. DO NOT PAINT OVER LABELS, FACTORY FINISHED METAL TRIM, DOOR HARDWARE, ETC.
5. PROVIDE TOUCH-UP PAINT TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH AND REPAIR WORK IS REQUIRED.
6. EXPOSED THERMAL-INSULATING MATERIALS SHALL HAVE A FLAME SPREAD OF 25 OR LESS & A SMOKE DEVELOPED RATING OF 450 OR LESS.

FIRE BLOCKING NOTES

1. FIREBLOCKING & DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE W/ THE FOLLOWING; (NOT ALL ARE APPLICABLE TO THIS PROJECT)
   -TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL)
   -FORM AN EFFECTIVE BARRIER BETWEEN FLOORS
   -BETWEEN A TOP STORY & A ROOF, OR ATTIC SPACE
   -CONCEALED WALL SPACES;
   VERTICALLY @ THE CEILING & FLOOR LEVELS
   HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 feet
   -CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES
   -STAIRWAYS
   -CEILING & FLOOR OPENINGS
   -EXTERIOR WALL COVERINGS WITHIN CONCEALED SPACES
   -CONCEALED SLEEPER SPACES
2. FIREBLOCKING MATERIALS;
   1. 2 INCH NOMINAL LUMBER
   2. (2) THICKNESS OF 1 INCH NOMINAL LUMBER W/ BROKEN LAP JOINTS
   3. (1) THICKNESS OF 0.719 INCH WOOD STRUCTURAL PANELS W/ JOINTS BACKED BY 0.719 INCH WOOD STRUCTURAL PANELS
   4. (1) THICKNESS OF 0.75 INCH PARTICLEBOARD W/ JOINTS BACKED BY 0.75 INCH PARTICLEBOARD
   5. ONE-HALF INCH GYPSUM BOARD
   6. ONE-FOURTH INCH CEMENT-BASED MILLBOARD
   7. BATTS or BLANCETS OF MINERAL WOOL, MINERAL FIBER or OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
   8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION

GENERAL DEMO. NOTES

COORDINATE DEMOLITION WITH NEW WORK.

GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

THE DEMOLITION SHOWN HERE DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN, INCLUDING COMPONENTS RELATED TO THE PLUMBING, MECHANICAL & ELECTRICAL SYSTEMS.

CONTRACTOR SHALL VERIFY ALL DEMOLITION WORK REQ'D INCLUDING ANY REMOVAL, RELOCATION, ANY RECONNECTION OF ELECTRICAL SYSTEM, DUCTWORK, ETC.

CONTRACTOR SHALL REPAIR AND PATCH WALLS, FLOOR AND CEILING WHERE DISTURBED BY DEMOLITION.

CONTRACTOR REMOVED ITEMS SHALL BE DISPOSED OF PROPERLY OFF-SITE AND IN AN EXPEDITIOUS MANNER.

CONTRACTOR SHALL REPAIR AND PATCH WALLS, FLOOR AND CEILING WHERE DISTURBED BY DEMOLITION.

PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF DEMOLITION & MODIFICATIONS. SHORE & PROTECT AS REQUIRED.

SHORING OF STRUCTURE, CORE DRILLING AND/ OR TRENCHING REQUIRED TO COMPLETE THE WORK DESCRIBED HERE IS CONSIDERED A METHOD OR TECHNIQUE & IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

⑧ FLOOR PLAN KEYNOTES

1. EXISTING WALL CONSTRUCTION - NO CHANGE
2. DASHED OUTLINE OF NEW OVERHANG. SEE ROOF PLAN ON SHEET A2 FOR REMOVED OVERHANG AREAS.
3. EXISTING CEILING / ROOF STRUCTURE TO REMAIN INTACT & UNDISTURBED.
4. NEW 2x10 ROOF RAFTERS & 2x8 CEILING JOISTS @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE ON CLEAN / FLAT ROOF SHEATHING - SEE BUILDING SECTION A/A4. BEAR NEW RAFTERS & CEILING JOISTS ON EXISTING EXTERIOR WALL BEARING CONDITIONS. FIELD VERIFY CONDITION OF EXIST. ROOF SHEATHING FOR ANY REPLACEMENT NEEDED.
5. PROVIDE NEW KNEEWALL FOR NEW CEILING JOIST BEARING ALIGNED W/ EXIST. BEARING WALL BELOW. FIELD VERIFY EXISTING CONDITIONS ABOVE EXIST. CEILING FOR THIS NEW BEARING. NOTIFY ARCHITECT IF NOT ABLE TO POSITION CEILING JOISTS AS SHOWN.
6. NEW 2x10 ROOF RAFTERS & 2x6 COLLAR TIES @ 16" o.c. POSITIONED ABOVE EXIST. ROOF STRUCTURE - SEE BUILDING SECTION B/A4. BEAR NEW RAFTERS & COLLAR TIES ON EXISTING EXTERIOR WALL BEARING CONDITIONS.
7. PROVIDE NEW WD. PLATE AS NEEDED TO BUILD-UP BEARING CONDITION TO PROVIDE MIN. 8" WIDE OVERHANGS
8. BUILD-UP CLEARSTORY WALL BEARING PLATE AS REQUIRED TO MEET NEW 3:12 RAFTER BEARING HEIGHT. SEE SECTION B/A4. FIELD VERIFY EXISTING BEARING CONDITIONS. NOTIFY ARCHITECT IF DIFFERENT.
9. PROVIDE NEW CONT. FLASHING, ICE & WATER SHIELD ALONG EXIST. / NEW VERTICAL WALL AREAS AS REQUIRED FOR WEATHERTIGHT CONDITIONS. PROVIDE NEW HORIZONTAL SIDING & TRIM (SEE EXTERIOR ELEVATIONS).
10. EXISTING CHIMNEY NO LONGER TO BE USED. EXIST. FURNACE TO BE REPLACED W/ NEW DIRECT VENT UNIT. EXISTING BRICK CHIMNEY TO BE REMOVED ABOVE EXIST. BRICK LINE ON WALL. PROVIDE STONE CAP - SEAL WEATHERTIGHT.
11. EXISTING WINDOWS TO BE REMOVED & REPLACED W/ SAME IN ORIGINAL LOCATIONS. PROVIDE NEW TEMPERED-SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS - AS INDICATED W/ A [T]
    FIELD VERIFY ALL WINDOW SIZING IN THE FIELD PRIOR TO ORDERING. FINAL WINDOW SELECTION BY OWNER. ALL NEW GLAZING TO MEET THE COMMERCIAL STANDARDS OF THE 2018 IECC;

U-FACTOR	
Fixed Fenestration	0.38
Operable Fenestration	0.45
Entrance Doors	0.77

SHGC Orientation	SEW	N
PF < 0.2	0.38	0.51
0.2 ≤ PF < 0.5	0.46	0.56
PF ≥ 0.5	0.61	0.61

PF = Projection Factor

12. EXISTING DOOR & SIDELIGHT TO BE REMOVED & REPLACED W/ A SINGLE 4'-0" Wide DOOR TO FIT WITHIN EXISTING OPENING. FIELD VERIFY EXIST. OPENING SIZE PRIOR TO ORDERING DOOR. FINAL DOOR SELECTION, FINISH & FEATURES AS SELECTED BY OWNER. GLASS INSERT TO BE TEMPERED SAFETY GLASS. PROVIDE ACCESSIBLE LEVER HARDWARE W/ ACCESSIBLE CLOSER & THRESHOLD. PROVIDE WEATHER-STRIPPING & SWEEP. PROVIDE LOCKSET W/ THUMB-TURN. DOOR SHALL SWING OUT TO THE EXTERIOR & PROVIDE EGRESS-FREE ACCESS AT ALL TIMES. SWING DOOR AS SHOWN.
13. PROVIDE NEW WEATHER-PROOF EXTERIOR LOW-VOLTAGE UPLIGHTING (KICHLER #15309 or APPROVED EQUAL LANDSCAPING LIGHTING) W/ EXTERIOR GRADE WIRING BURIED IN GRADE. FINAL LIGHTING TO BE COORDINATED W/ LANDSCAPE ARCHITECT. LOCATIONS SHOWN AS ⏚ ON PLAN.
14. EXISTING GLASS BLOCK WINDOWS TO REMAIN AS-IS IF IN GOOD CONDITION. FIELD REVIEW & VERIFY W/ OWNER.
15. NEW 'ECO-MESH' MODULAR TRELLIS SYSTEM by McNICHOLS CO. (877) 271-9228 POWDER COAT BLACK SECURE TO EXIST. WALL CONSTR. AS DIRECTED BY MNFR. ALIGN SIZING W/ EXISTING WINDOW SIZING ON THIS WALL AS SHOWN ON SHEET A3. VERIFY BOTTOM OF SCREEN FRAMING TO CLEAR EXIST. GAS METER.

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

BIDDING NOTES:
BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.
(B) REPLACE REAR DOOR W/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

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NO:	DESCRIPTION	DATE:
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	for REVIEW	5/13/21

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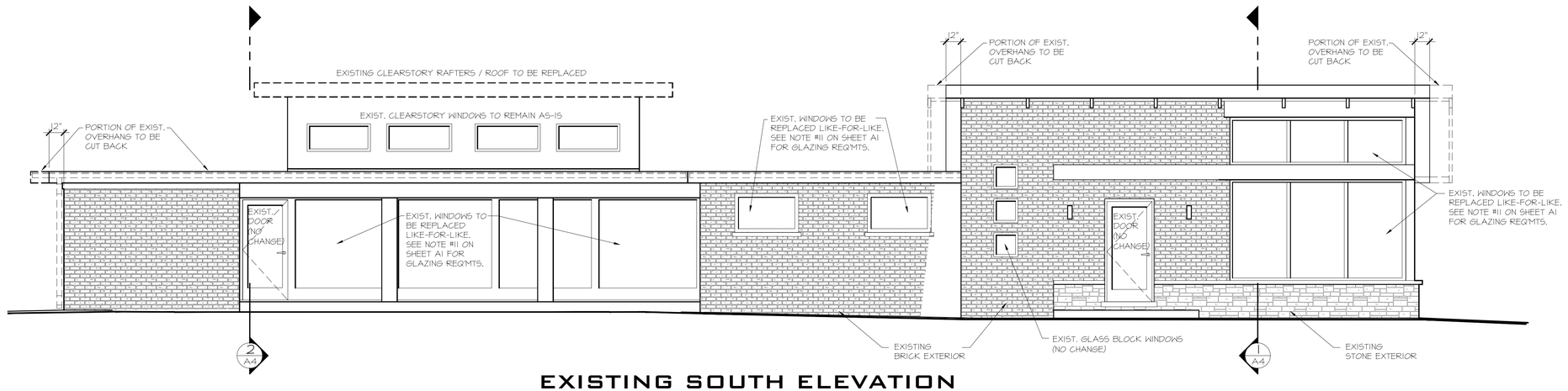
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DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING FLOOR PLAN & NOTES

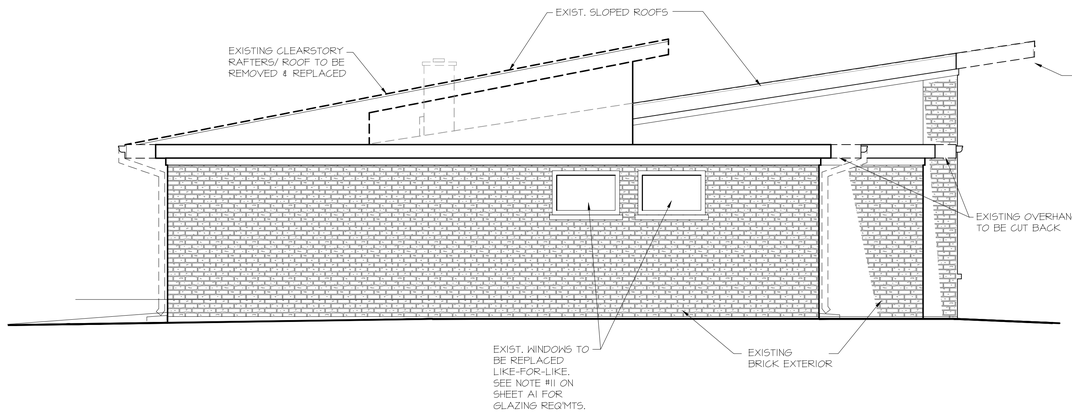
SHEET
A1

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



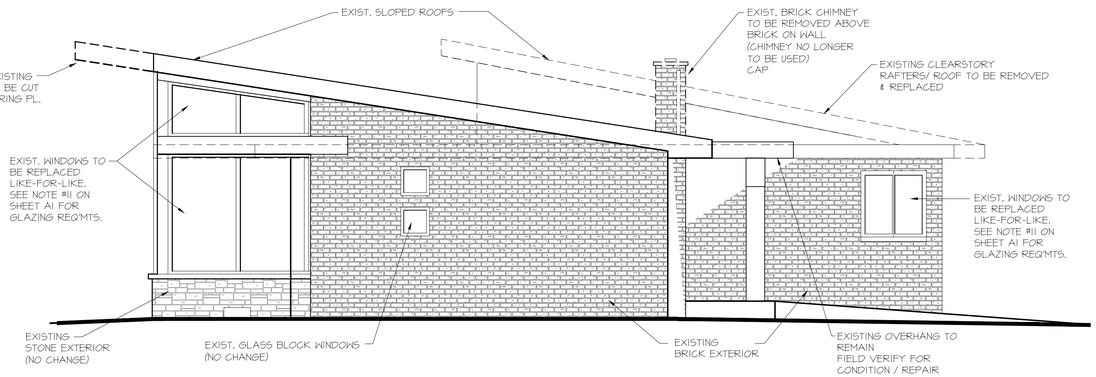
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



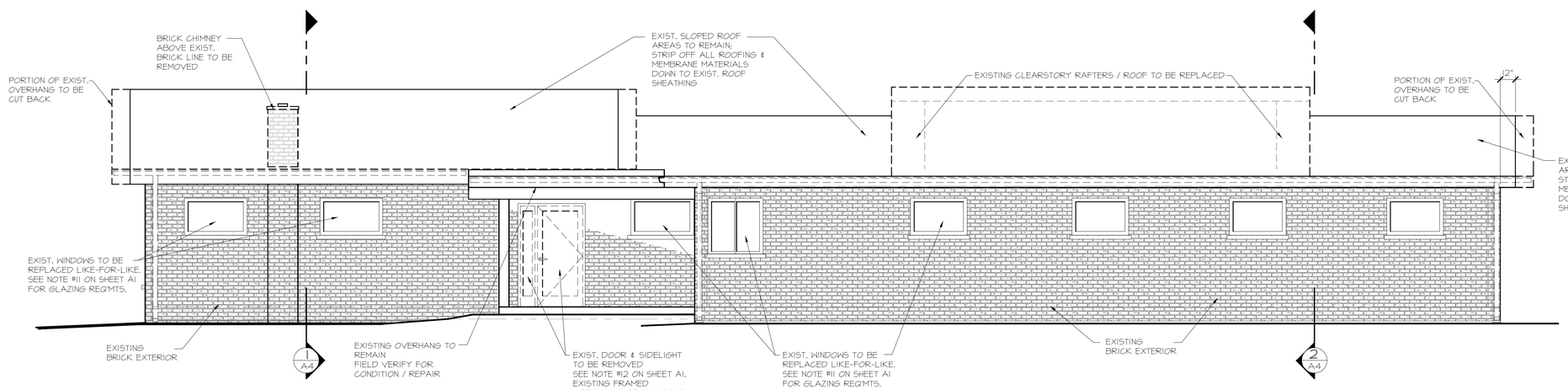
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	for PERMIT/ BID ISSUE	5/21/21
	for REVIEW	5/13/21

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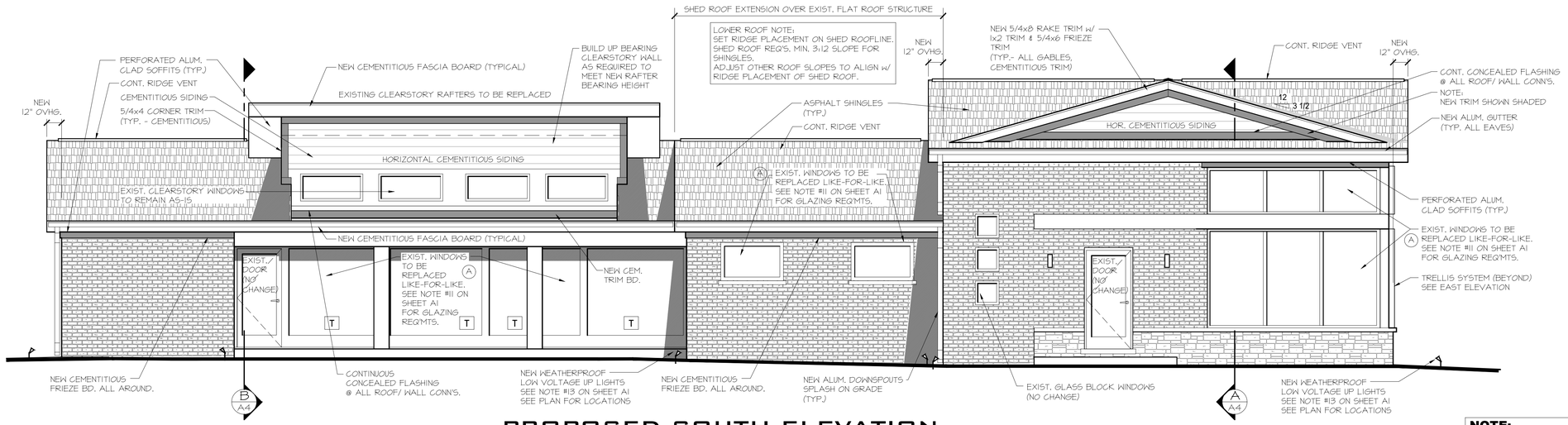
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : 3/11/2021
PROJECT No : 21010

PROPOSED
ROOF
REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

EXISTING
EXTERIOR
ELEVATIONS

SHEET
A2

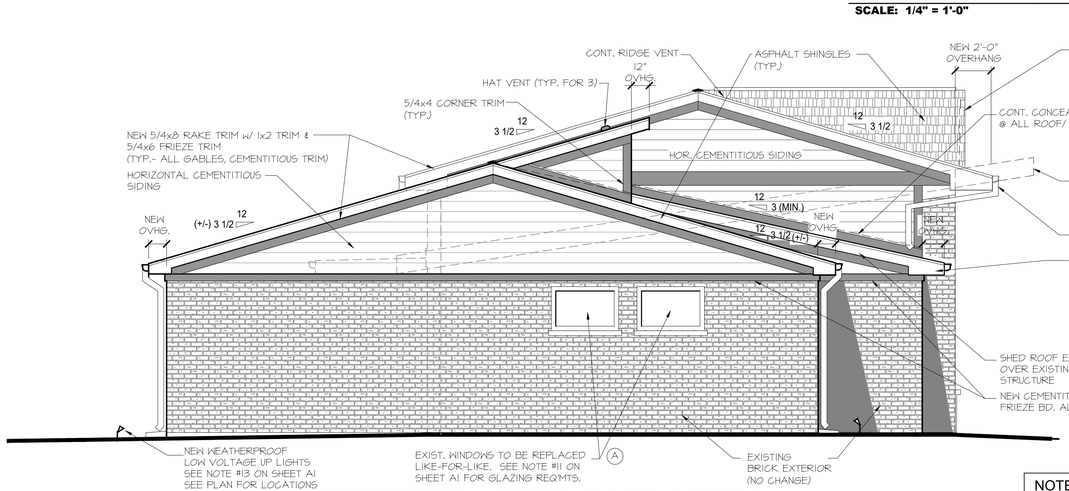
Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

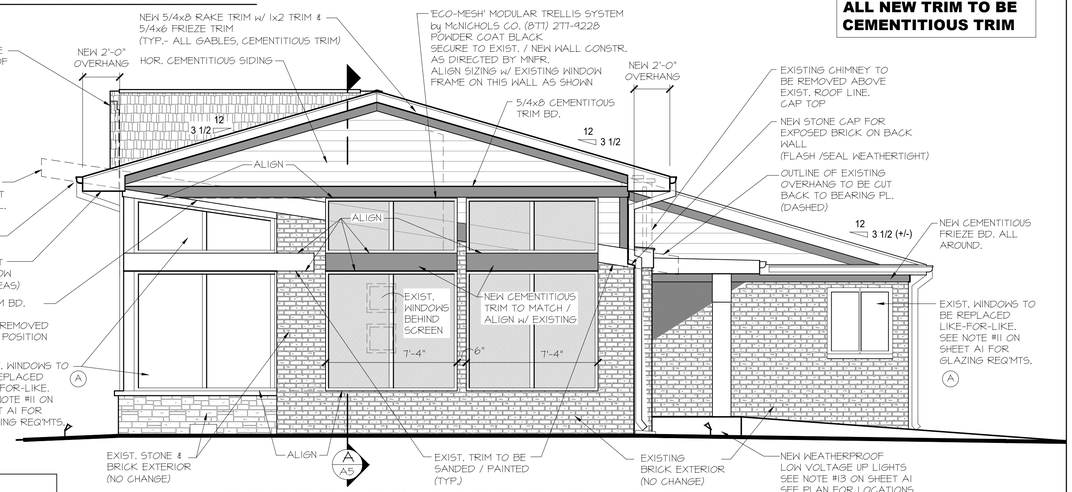
NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM



PROPOSED WEST ELEVATION

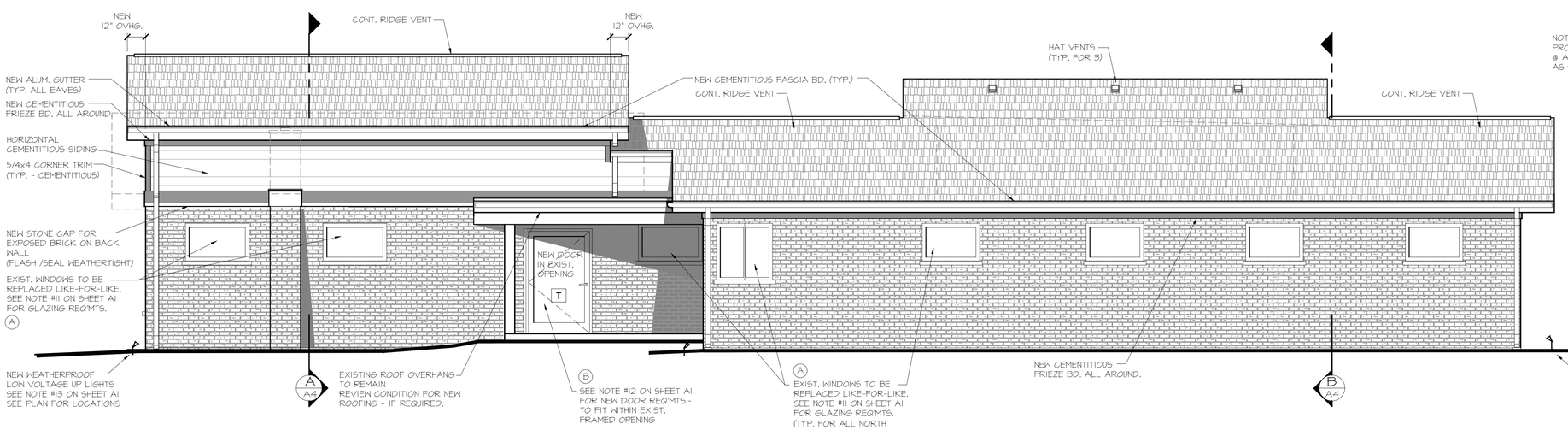
SCALE: 1/4" = 1'-0"

NOTE:
NEW TRIM SHOWN SHADED.



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

T DENOTES TEMPERED / SAFETY GLAZING PANEL

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

BIDDING NOTES:

BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.

(B) REPLACE REAR DOOR w/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

ISSUE DATES / REVISIONS

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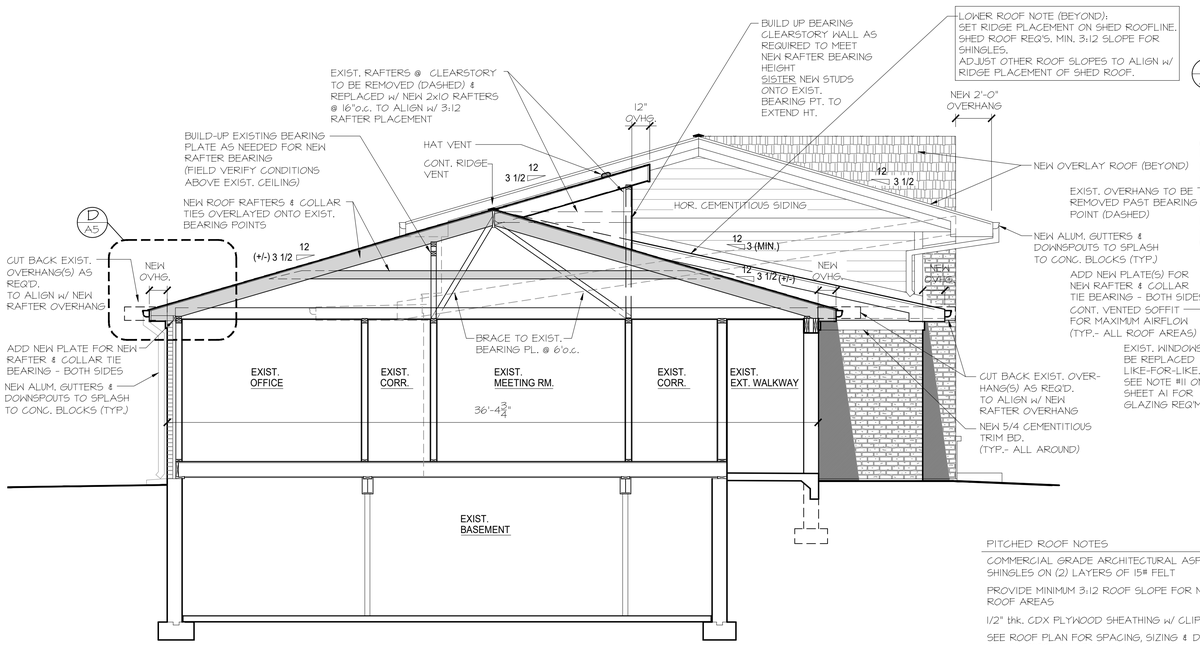
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PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

PROPOSED EXTERIOR ELEVATIONS

SHEET
A3

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)



B A4 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

PITCHED ROOF NOTES

COMMERCIAL GRADE ARCHITECTURAL ASPHALT SHINGLES ON (2) LAYERS OF 15# FELT

PROVIDE MINIMUM 3:12 ROOF SLOPE FOR NEW ROOF AREAS

1/2" thk. CDX PLYWOOD SHEATHING W/ CLIPS

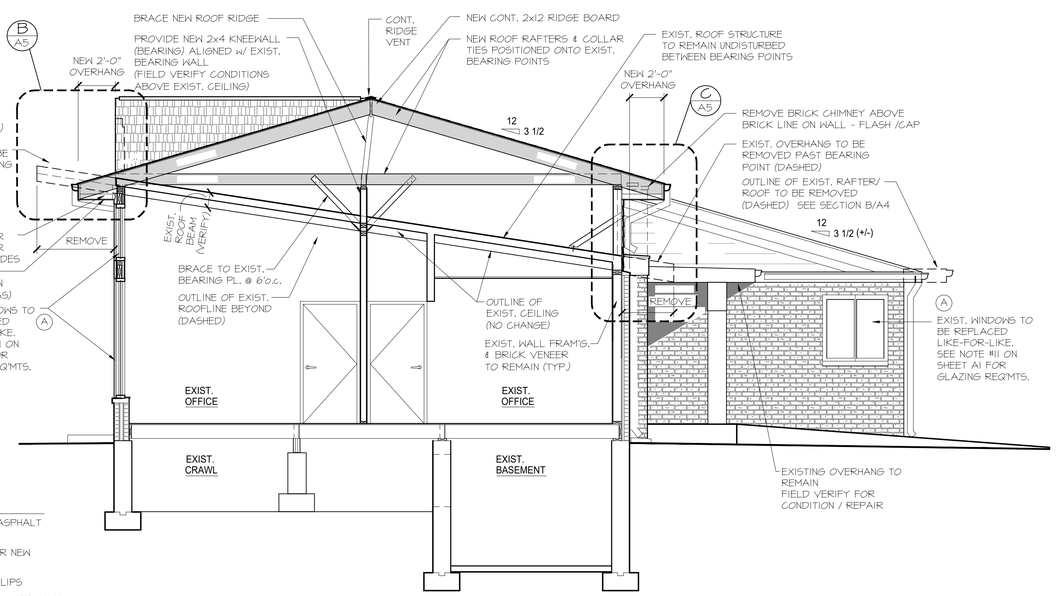
SEE ROOF PLAN FOR SPACING, SIZING & DIRECTION OF NEW ROOF RAFTERS & COLLAR TIES

FOR ICE DAM PROTECTION:
PROVIDE 2 LAYERS OF UNDERLAYMENT OR A SELF-ADHERING POLYMER SHEET SHALL EXTEND A MIN. OF 36" FROM THE INTERIOR SIDE OF WALL PROVIDE ICE& WATER SHIELD & CONT. MTL. FLASHING AT ALL ROOF/ROOF & ROOF/WALL INTERSECTIONS (TYP.)

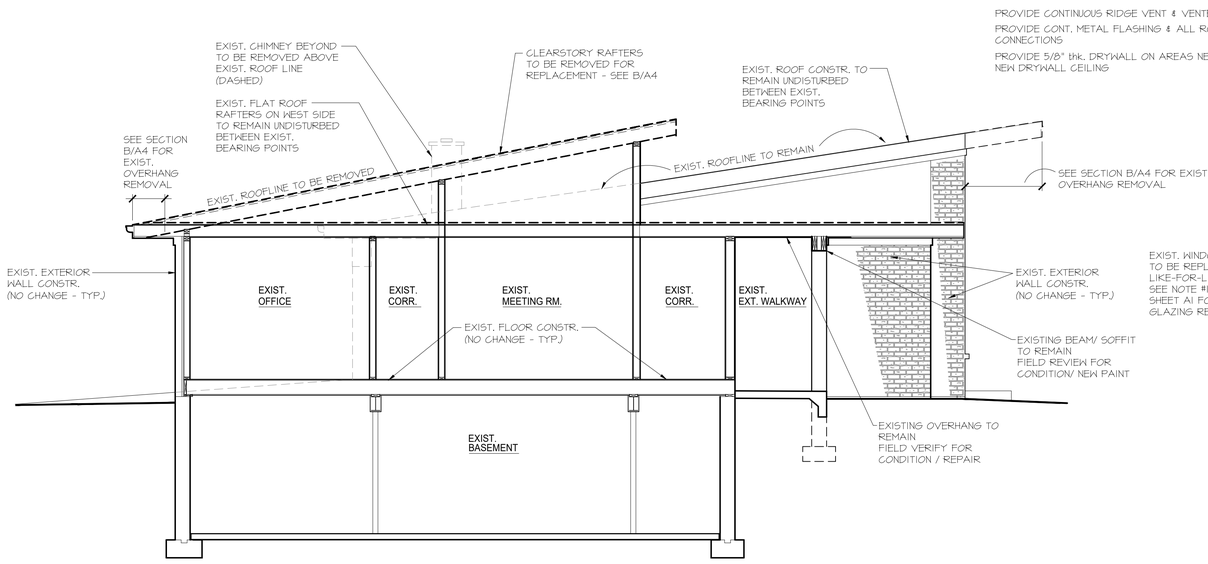
PROVIDE CONTINUOUS RIDGE VENT & VENTED EAVES

PROVIDE CONT. METAL FLASHING & ALL ROOF/WALL CONNECTIONS

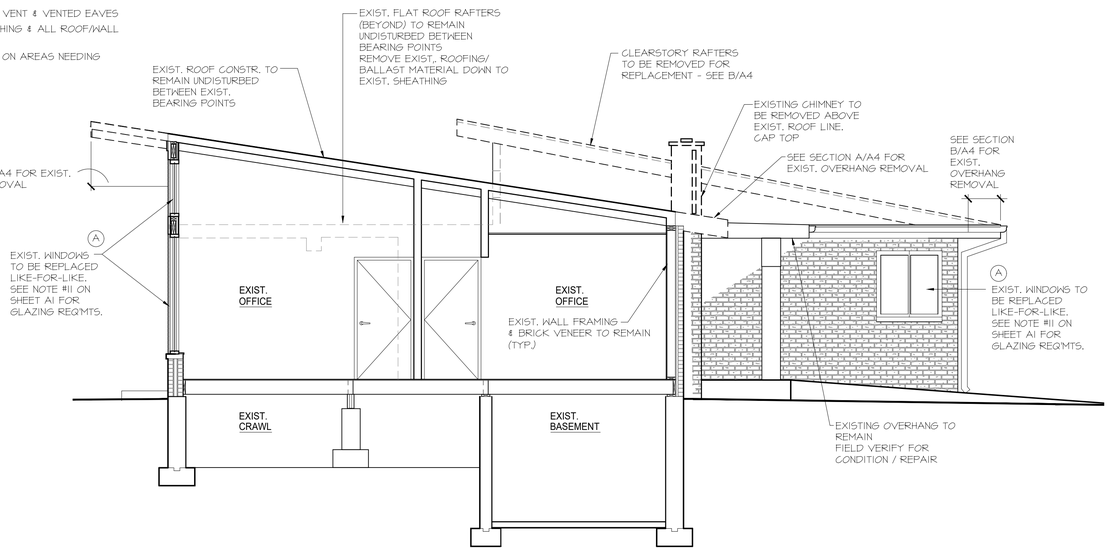
PROVIDE 5/8" thk. DRYWALL ON AREAS NEEDING NEW DRYWALL CEILING



A A4 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A4 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 A4 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"

NOTE:
ALL NEW TRIM TO BE CEMENTITIOUS TRIM

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19 N. Greeley St. Palatine, IL 60067
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BIDDING NOTES:

BIDS SHALL INCLUDE SEPARATE BREAK-OUT COSTS FOR;

(A) REPLACE ALL WINDOWS (LIKE-FOR-LIKE) ALL AREAS, EXCEPT FOR CLEARSTORY & GLASS BLOCK WINDOWS.

(B) REPLACE REAR DOOR W/ WIDER DOOR (TO BE SELECTED) TO ELIMINATE SIDELIGHT.

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PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

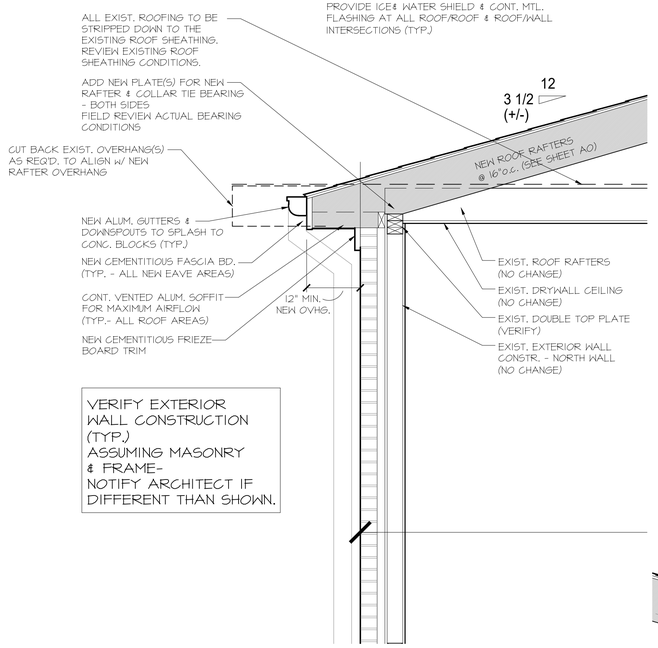
EXIST. & PROPOSED BUILDING SECTIONS

SHEET
A4

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

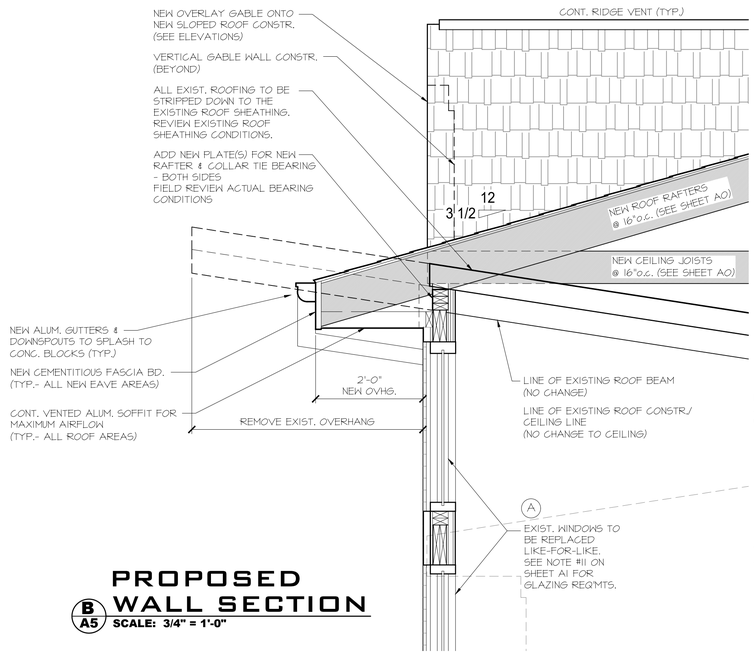
WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

PITCHED ROOF NOTES
ASPHALT SHINGLES (SELECTION BY OWNER) ON (2) LAYERS OF 15# ROOF FELT
1/2" CDX PLYWOOD SHEATHING
SEE SHEET 'A0' FOR ROOF RAFTER SIZING & DIRECTION
FOR ICE DAM PROTECTION:
PROVIDE 2 LAYERS OF UNDERLAYMENT OR A SELF-ADHERING POLYMER SHEET SHALL EXTEND A MIN. OF 36" FROM THE INTERIOR SIDE OF WALL
PROVIDE ICE& WATER SHIELD & CONT. MTL. FLASHING AT ALL ROOF/ROOF & ROOF/WALL INTERSECTIONS (TYP.)



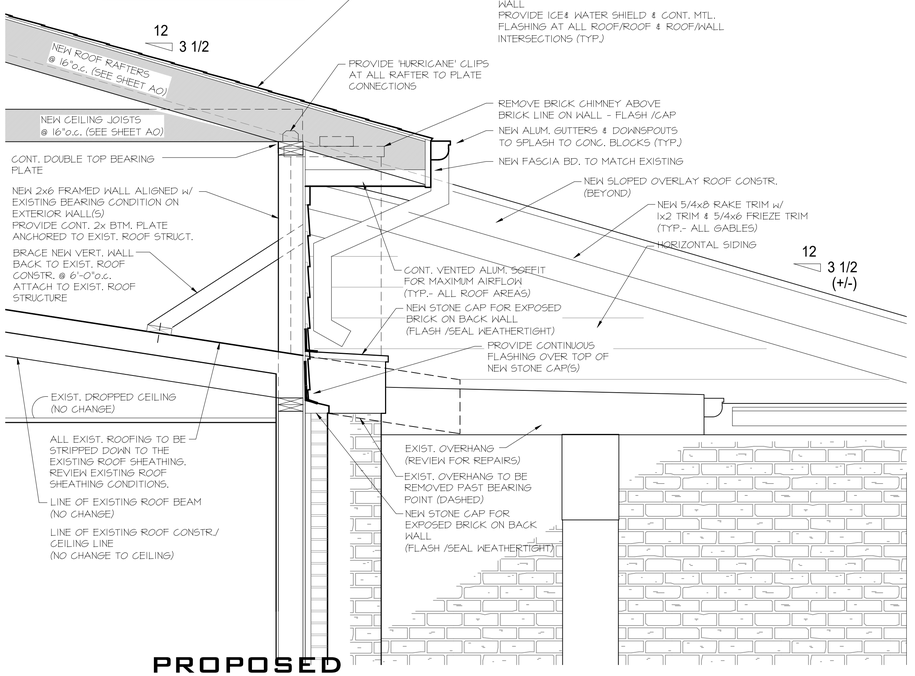
VERIFY EXTERIOR WALL CONSTRUCTION (TYP.) ASSUMING MASONRY & FRAME- NOTIFY ARCHITECT IF DIFFERENT THAN SHOWN.

D / A5 PROPOSED WALL SECTION
SCALE: 3/4" = 1'-0"



B / A5 PROPOSED WALL SECTION
SCALE: 3/4" = 1'-0"

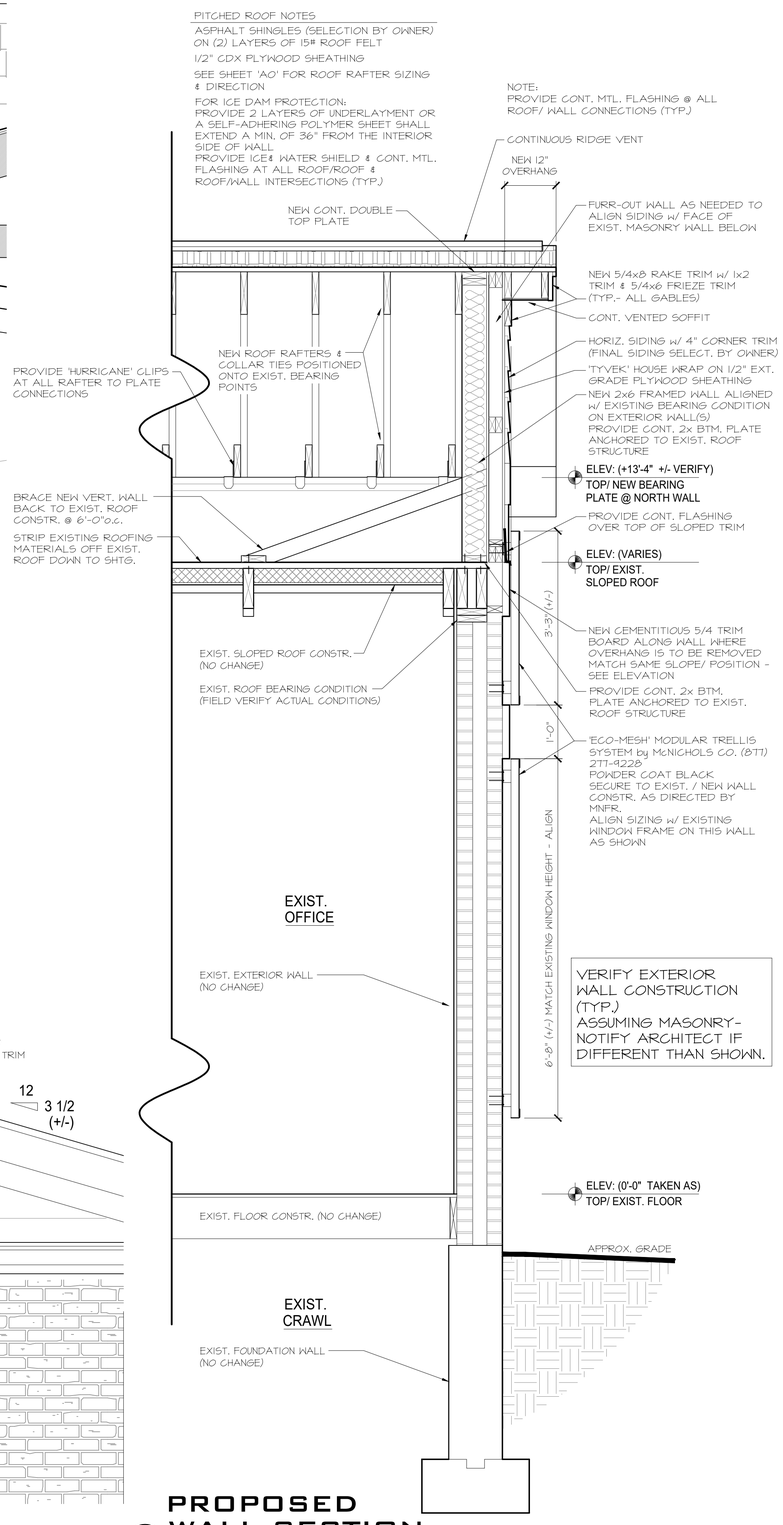
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C / A5 PROPOSED WALL SECTION
SCALE: 3/4" = 1'-0"

PITCHED ROOF NOTES
ASPHALT SHINGLES (SELECTION BY OWNER) ON (2) LAYERS OF 15# ROOF FELT
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NOTE:
PROVIDE CONT. MTL. FLASHING @ ALL ROOF/ WALL CONNECTIONS (TYP.)



A / A5 PROPOSED WALL SECTION
SCALE: 3/4" = 1'-0"

ISSUE DATES / REVISIONS

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DATE : 3/11/2021
PROJECT No : 21010

PROPOSED ROOF REMODEL
434 E. PALATINE RD.
PALATINE, IL
(EXT. WORK ONLY)

PROPOSED WALL SECTIONS

SHEET
A5

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.2
Construction Documentation

Description of Improvement to be demolished or reoccupied.

The final goal will be to take a 1957 building and create a more modern, professional building to accommodate the needs of the community. This includes a new roof design and structure, completed upgraded windows, slushing of concrete crawl space to prevent moisture from underlayment flooring, total tear off and repaving of parking lot with photometric lighting, upgrade landscaping, and two new replacements of HVAC units (current units are 30 years old). In addition, there will be and updated cosmetic rehab of commercial vinyl flooring that replaces old carpeting throughout, painting of the exterior brick and interior, updating LED exit lighting and lighting in treatment rooms for medical use, and changing of the monument signage on exterior.

Electrical changes will include changing the above ground electrical connection source to an underground electric connection source for the Property's ComEd, WIFI, phone cables, etc. This is needed because the electrical wires are currently attached to the roof and provide only 12 feet of clearance for vehicles entering and leaving the Property. The move from an above ground electrical connection to a below ground electrical connection will not only improve the efficiency and functionally of power to the Property, it will also provide the Property with a better exterior aesthetic look.

The interior of the Property will include six new podiatric chairs for exam patients and state of the art digital x-ray unit with computers in each room to capture and display patient images. Other advanced technological medical at the Property will include "Sanu Wave" extra corporal technology for the treatment of athletic/sports injuries and digital ultrasound technology to diagnose musculoskeletal abnormalities.

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.3
Construction Documentation

Development and Rehabilitation Schedule

Anticipated Rehabilitation Start Date: August 6, 2021

Anticipated Rehabilitation Completion Date: September 10, 2021

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

EXHIBIT 3.4
Construction Documentation

Permits

Applied permits with the Village of Palatine:

BLDC 002974-2021 Roof redesign

BLDC 003238-2021 Overground to underground electric

Attachment: 434 E Palatine Road - 7c Application & Exhibits (434 E Palatine Road - 7c Res of Support)

COOK ASSESSOR
JOSEPH BERRIOS

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7c
ELIGIBILITY BULLETIN

The Class 7c Incentive and Its Benefits

The Class 7c Incentive – Commercial Urban Relief Eligibility (CURE) of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage commercial projects which would not be economically feasible without assistance. The five-year (5) incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least twelve (12) months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7c incentive is available to "real estate used primarily for commercial purposes", which is defined in the Ordinance as:

> "Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." [74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** The reduced assessment continues for five years from the date that the new construction or substantial rehabilitation is completed and substantial occupied or, in the case of abandoned property, from the date of substantial reoccupation.

Under the Ordinance, "abandoned property" qualifies if it consists of:

> "Buildings and other structures that, after having been vacant and unused for at least 12 continuous months."

Abandonment for twelve (12) consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Proof of re-

Attachment: Cook County 7C Bulletin (434 E Palatine Road - 7c Res of Support)

occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

Eligibility Requirements
The four (4) mandatory eligibility factors of the Ordinance are as follows:

1. Real Estate Tax Analysis:

That the Property's (the real estate that is subject of the Incentive application) Assessed Value, Equalized Assessed Value or Real Estate taxes for three of the last six years, have declined or remained stagnant due to the depressed condition;

2. Viability and Timeliness:

There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in the economic enhancement of the property. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

A. New Construction and Rehabilitation Incentive

i) **Construction Documentation:** architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied. The applicant must provide a development schedule which at least includes the starting date of construction, the projected completion of construction and the projected date for occupancy.

ii) **Financial Documentation:** Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

iii) **Owners, Developers, Prime Tenants and other Interested Parties: The** business experience and financial strength of the participants is important to the project's viability. The applicant should therefore provide sufficiently detailed information about the developers, owners, prime tenants, and any other interested parties, including their names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material, legal or tax liabilities, which might affect the project's viability must be disclosed.

Attachment: Cook County 7C Bulletin (434 E Palatine Road - 7c Res of Support)

B. Vacancy Incentive:

i. **Evidence of Vacancy:** The development must be vacant for 12 months or more.

ii. **Evidence of Marketing:** Documents evidencing that the property was marketed for 6 months or more.

iii. **Financial Documentation**: Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

3. Assistance and Necessity:

Certification of the commercial development project for Class 7c designation will:

A. "But For" Certification: The Incentive materially assists development, redevelopment or rehabilitation of the property and the commercial development property would not go forward without the full Incentive offered under Class 7c.

B. Condition Subsequent Certification: Be economically feasible when the incentive expires.

4. Increased Tax Revenue and Employment:

Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property. The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment.

Application Procedures

An Eligibility Application for Class 7c, accompanied by supporting documentation, must be submitted to the Assessor and the Bureau of Economic Development prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of $500.00 must be paid.

The Application must include a resolution or ordinance from the municipality where the real estate is located or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area.

The resolution or ordinance must expressly state that the municipality has reviewed the Incentive Classification Initial Questionnaire (IC - IQ), and that the four eligibility factors which must be present to demonstrate that the area is "in need of commercial development" are satisfied and that the municipality consents to and supports the Application.

To be eligible for a Certificate of Error (when applicable), the municipal resolution must explicitly state that they are in support of its issuance.

Attachment: Cook County 7C Bulletin (434 E Palatine Road - 7c Res of Support)

Where EDAC fails to return a finding stating whether the conditions of Subsection (a)(1) to (a)(4) of the ordinance are present within 30 days, and upon further application of the requesting party to the Assessor's Office, the Assessor may conduct its own review of the application, supporting data and facts and may certify the commercial development for incentive classification and grant the incentive.

During the term of the incentive, the Class 7c recipient must file an annual affidavit attesting to the use of the property and the number of workers employed at the Class 7c site. The affidavit must be verified and returned to the Assessor within twenty-one (21) days. Failure to file the triennial report within that time will result in the loss of the incentive.

Class 7c classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 7c incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The notice of intent to request a renewal will be submitted to the Bureau of Economic Development. The owners must notify the Bureau of Economic Development of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. An additional resolution will be required from the Economic Development Advisory Committee (EDAC). The number of renewal period requests is limited to one.

Please note that the incentive is cancellable by the taxpayer and revocable by the Assessor's Office, the Cook County Board or by the Municipality as provided by Ordinance. If the incentive is canceled or revoked, the taxpayer is required to pay back the savings, which is the difference between the incentive class and the classification the property would have been without the incentive, for the tax year that the cancellation or revocation occurred.

Consider an Ordinance Approving Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to Permit a Self-Storage Use at 1311-1329 N. Rand Road and to Allow Three Additional Outbuildings Within the Center

BACKGROUND:
The Petitioner is requesting a Planned Development Amendment to permit a self-storage use. The Petitioner is also requesting approval to construct three additional outbuildings for future single-tenant/multi-tenant buildings. Therefore, the Petitioner is requesting:

> **Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to permit a self-storage use, as a Special Use, and approval for three additional outbuildings for future single tenant and multi-tenant buildings along the Rand Road frontage.**

KEY ISSUES:

- The Planned Development use list combines uses from the Cook County Zoning Ordinance (C-4 District) and the Village's B-1 and B-2 uses lists. Self-storage uses are not contemplated in any of the use lists for the shopping center. The Petitioner seeks to allow an 80,000 square foot self-storage use, with an associated retail use of approximately 2,700 square feet.
- While the Petitioner has not identified a final end user, the application and plans reference U-Haul. Although other operators may also be considered, there is a proposed condition requiring additional Village Council review if the end user is not U-Haul, to ensure consistency with the business operations and plans.
- The shopping center owner prepared a narrative identifying the center's layout, as a hindrance to tenant attraction. While the existing U-Haul on Dundee Road will remain, the proposed site plan changes include an additional parking lot directly south of U-Haul to assist with the rental vehicle and employee parking overflow.
- Additional improvements include an 8' tall wood fence, with landscaping for the residential properties to the east and additional parking lot landscaping.
- There are 3 proposed outlots for new single or multi-tenant buildings. While the specific tenants are not yet secured, the application indicates a mix of quick-service or fast casual restaurant, consumer retail, and service oriented tenants. As a proposed condition for the outbuildings, the Village Council shall review directly any proposed restaurant which adheres to the parking and drive-through requirements.

ALTERNATIVES:

1. Approve the Planned Development Amendment to allow a self-storage use as a Special Use and approval for three additional outbuilding for future single tenant and multi-tenant buildings along the Rand Road frontage at Park Place Shopping Center at 1311-1329 N. Rand Road.

2. Do not approve the Planned Development Amendment to allow a self-storage

use as a Special Use and approval for three additional outbuilding for future single tenant and multi-tenant buildings along the Rand Road frontage at Park Place Shopping Center at 1311-1329 N. Rand Road.

RECOMMENDATION:

Public Hearing:	Plan Commission - July 6, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development Amendment. Staff recommends Action Village Council's discretion.

ACTION REQUIRED:

A motion to approve the Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use and approval for three additional outbuildings, at 1311-1329 N. Rand Road.

ATTACHMENTS:

- ORD PD Amend 1311-1329 N. Rand Road
- EXHIBIT - Legal Descripton
- EXHIBIT - Site Plan and Elevations
- EXHIBIT - Proposed U-Haul elevations
- EXHIBIT - Project Overview
- EXHIBIT - Park Place - retail narrative - from center owner
- 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials
- July 6 Plan Commission minutes

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

Attachment: ORD PD Amend 1311-1329 N. Rand Road (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

ORDINANCE NO. _____

AN ORDINANCE GRANTING
PLANNED DEVELOPMENT AMENDMENT APPROVAL
AT 1311-1329 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on July 6, 2021, 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 Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use, and a site plan revision to include three additional outbuildings on the following legally described property:

SEE ATTACHED LEGAL DESCRIPTION

commonly known as 1311-1329 N. Rand Road – Park Place Shopping Center (PIN# 02-12-101-050; 02-12-101-051; 02-12-101-053).

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: Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use and a site plan revision to include three additional outbuildings, is hereby granted, subject to the following condition(s):

1. **The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.**

Attachment: ORD PD Amend 1311-1329 N. Rand Road (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

2. **The Park Place Planned Development use list shall be amended to add Self-Storage as a Special Use.**

3. **Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.**

4. **All commercial rental vehicles shall be stored in the proposed northeast parking lot.**

5. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**

6. **Parking lot lighting will be required in a manner acceptable to the Village.**

7. **Future restaurant uses in the outbuildings, which meet the parking and drive through requirements, shall be reviewed directly by the Village Council.**

8. **The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.**

9. **An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.**

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 _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

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

_____

Village Clerk

Attachment: ORD PD Amend 1311-1329 N. Rand Road (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

1311-1329 N. RAND ROAD – PARK PLACE SHOPPING CENTER

TRACT 1

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DECREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DECREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDIUCLAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

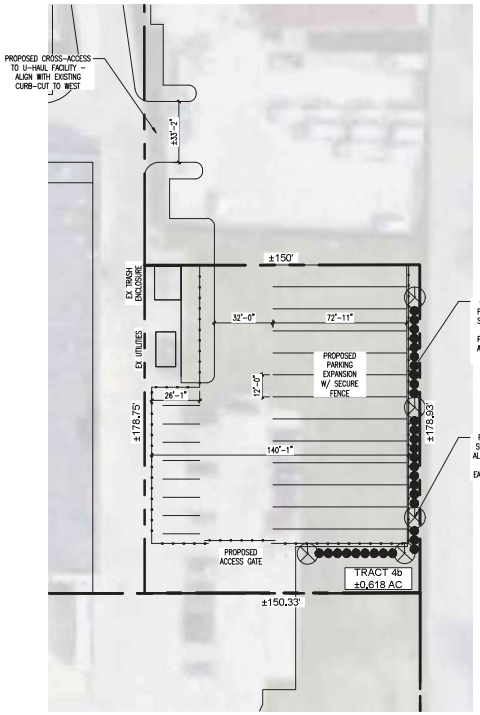
TRACT 2

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COCK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

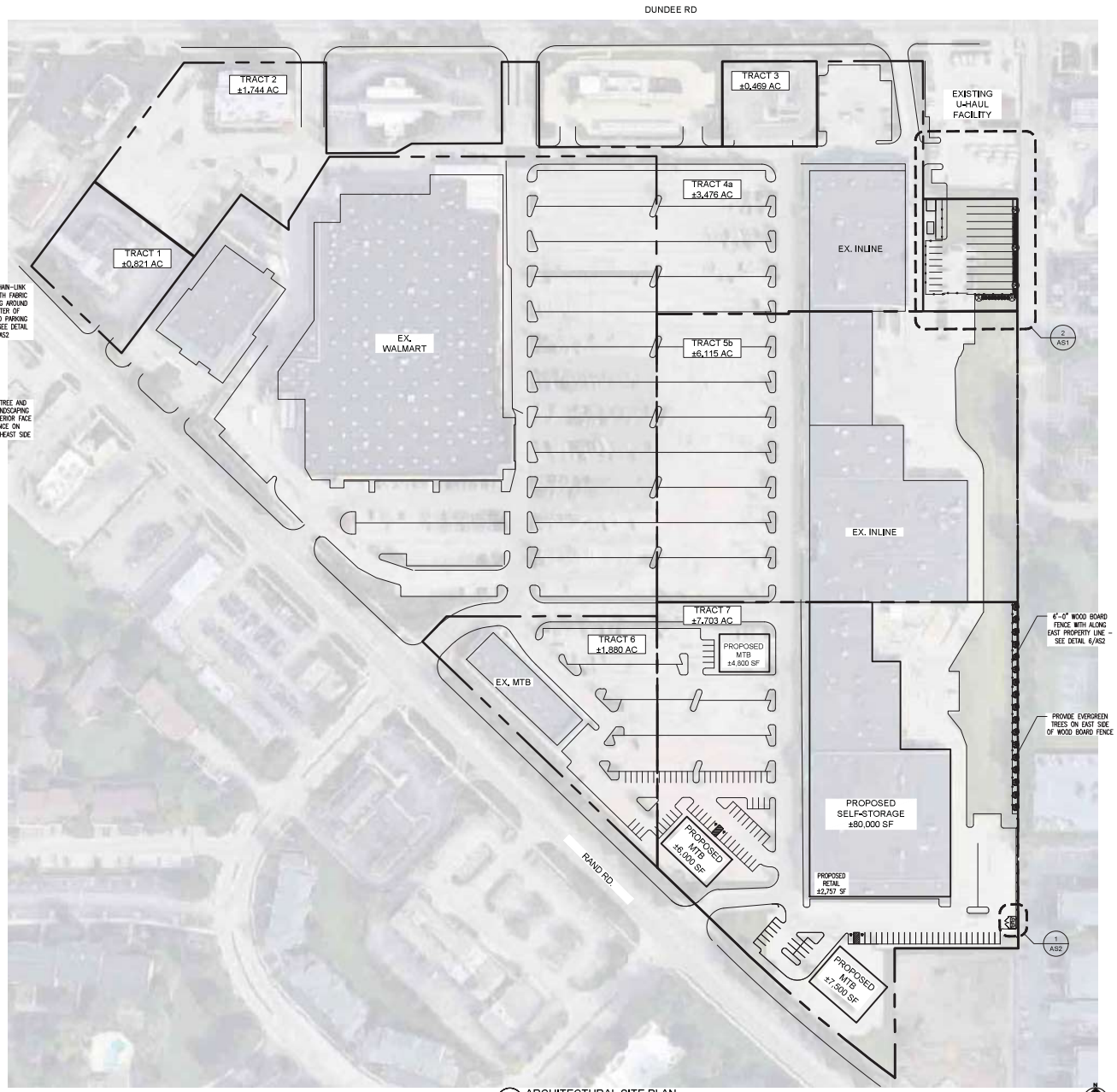
COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE

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Attachment: EXHIBIT - Legal Descripton (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)



2 ENLARGED SITE PLAN
Scale: 1/32" = 1'-0"



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 80'-0"

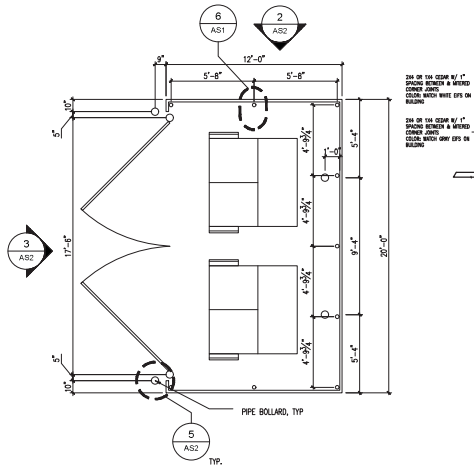
450 E. Higgins Road Suite 202
Elk Grove Village IL 60007
P 847.952.9970

BUBBLE PARK PLACE

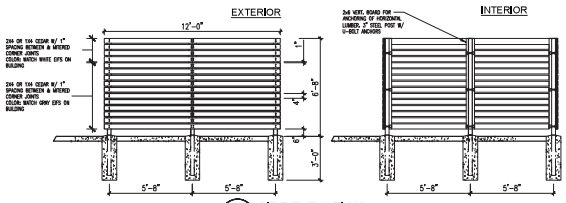
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06/04/2
JOB NO.
3001
SHEET
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Attachment: EXHIBIT - Site Plan and Elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping

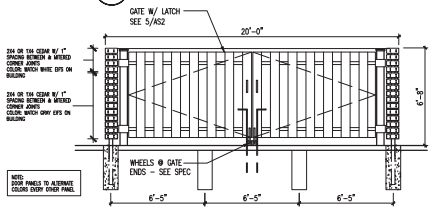
These documents are the property of the author(s). They are made available solely for the purpose of the project identified herein. Any other use or reproduction without the written permission of the author(s) is prohibited. Do not scale these documents. Verify all dimensions on site before proceeding with any work. Report any discrepancies to the author(s) before proceeding with any work. Any work carried out in connection with these documents is at the risk of the person doing the work. The author(s) accept no responsibility for any work carried out in connection with these documents except to the extent that the work is carried out in accordance with the documents and with the written instructions of the author(s). The author(s) accept no responsibility for any work carried out in connection with these documents except to the extent that the work is carried out in accordance with the documents and with the written instructions of the author(s).



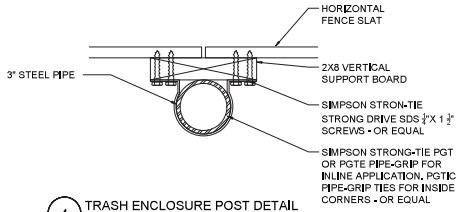
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



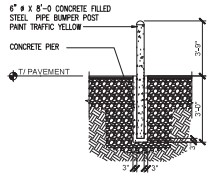
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



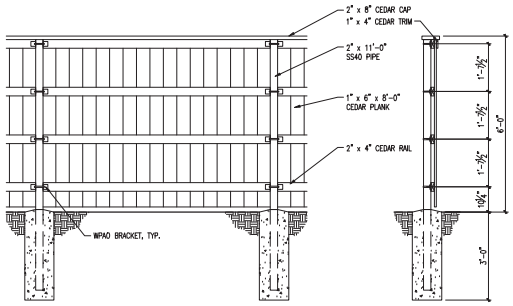
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



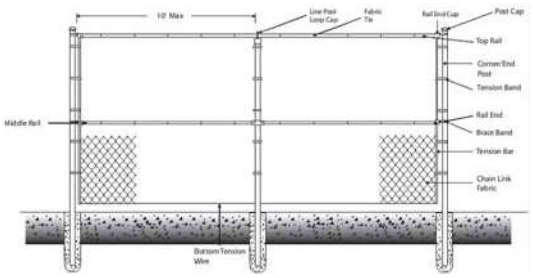
4 TRASH ENCLOSURE POST DETAIL
SCALE: 3" = 1'-0"



5 BOLLARD DETAIL
SCALE: 1/4" = 1'-0"



6 WOOD BOARD FENCE
SCALE: 1/2" = 1'-0"



NOTE:
PROVIDE FABRIC SCREENING WITHIN CHAIN-LINK FENCE

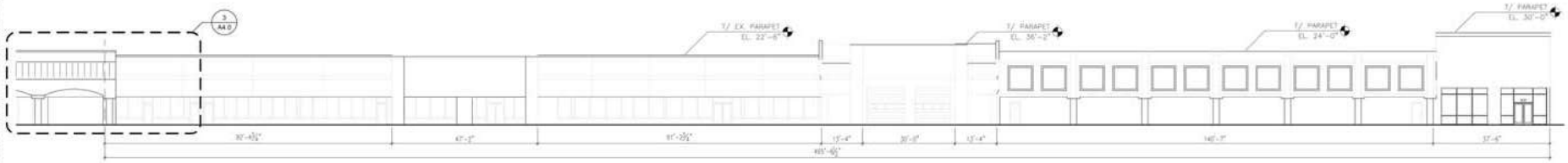
7 CHAIN-LINK FENCE
N.T.S.

450 E. Higgins Road , Suite 202
Elk Grove Village , IL 60007
P 847.952.9970

BUBBLE PARK PLACE

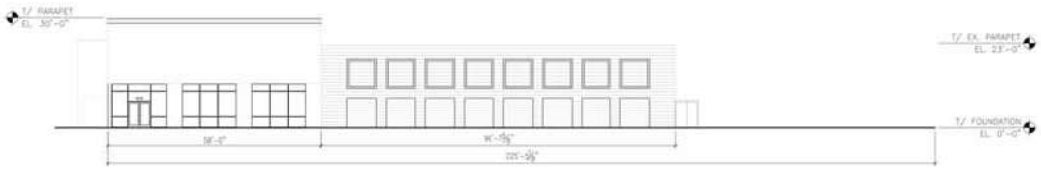
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DATE
06/04/2
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Attachment: EXHIBIT - Site Plan and Elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

BUBBLE PARK PLACE

ELEV

05/04/2

3001

A

Attachment: EXHIBIT - Site Plan and Elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping



JTS | Architects

Attachment: EXHIBIT - Proposed U-Haul elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)



JTS | Architects

Attachment: EXHIBIT - Proposed U-Haul elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)



JTS | Architects

Attachment: EXHIBIT - Proposed U-Haul elevations (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)

Attachment: EXHIBIT - Project Overview (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)

April 26, 2021

Via Email (krivard@palatine.il.us)

Ms. Katie Rivard
Planning & Zoning Department
200 E. Wood
Palatine, IL 60067

RE: Park Place Shopping Center – Self-Storage Use

Dear Katie:

As part of our submittal for PD Amendment to add a Self-Storage use to Park Place Shopping Center at Rand & Dundee, below is the business plan that we anticipate working with.

ROC Inc. and its development partners are working to finalize an agreement with a third party self-storage management company to brand the property and oversee the daily operations and lease up. Having a national operator manage the facility will ensure its success as a first-class climate-controlled storage project.

PROJECT OVERVIEW

i. **One building – Traditional self-storage – 80,000 sf**
ii. **Central leasing office (9a-6p m-f, 9:30a-5p sat/sun, 10p access limit**
iii. **Climate controlled**
iv. **Interior Loading/Unloading**
v. **3rd party National Operator (U-Haul/Extra Space/CubeSmart/Soveran)**
vi. **2-3 employees**
vii. **Security cameras with key code access**
viii. **Garbage pick-up (Private Service)**
ix. **LOW Impact Use - Traffic (15-20 trips per day)**

Please don't hesitate to contact me should you need anything else to process this request.

Sincerely,

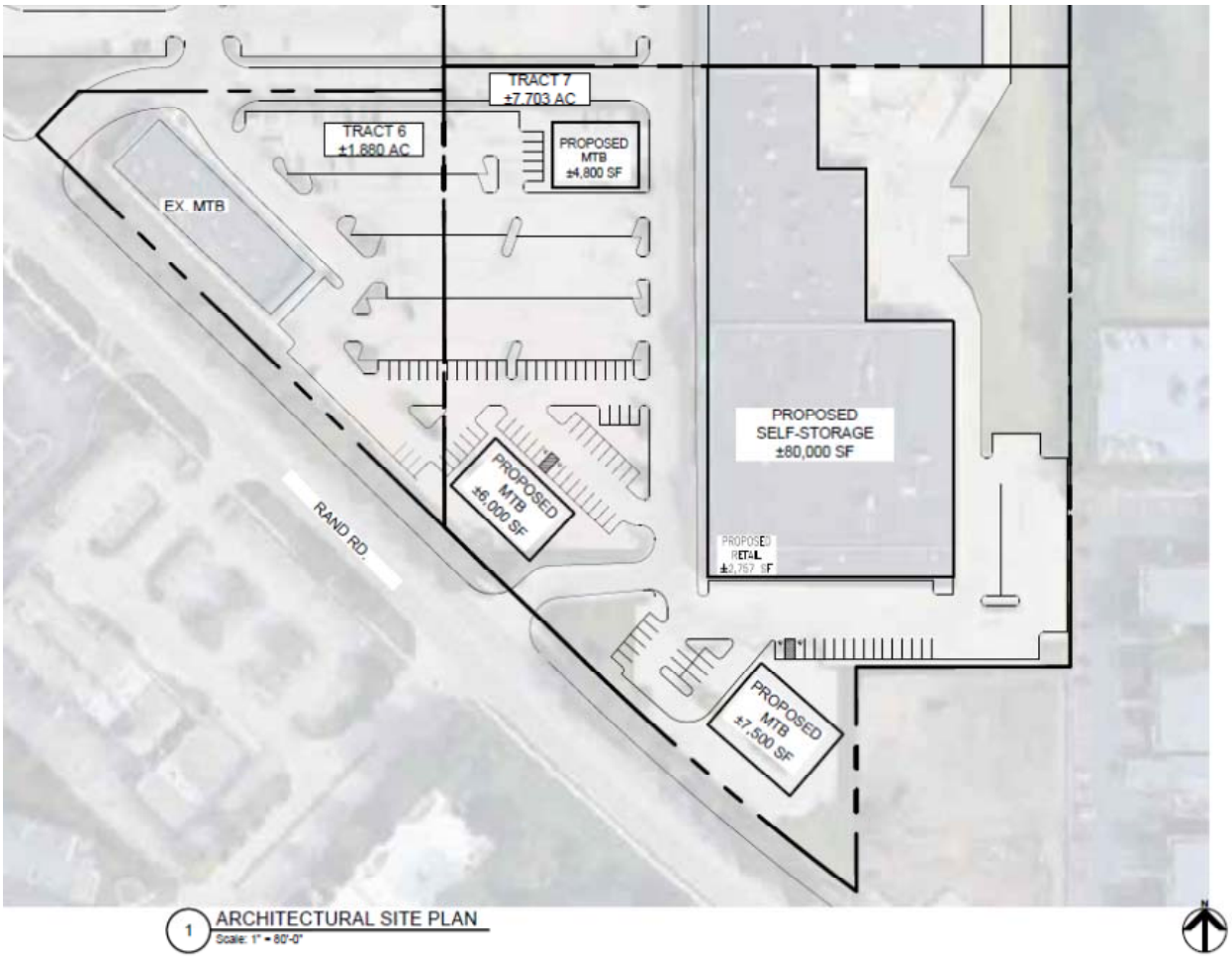
Greg Orput
ROC, Inc

Cc: M. Siurek
B. Vyverberg

The less intensive parking requirement provided by the new self-storage use will allow ROC the opportunity to develop three small outlots to the west of the repurposed 80,000sf. The three outlots will be carved out of the existing parking area to the west and will utilize the cross-easement parking afforded to the larger development in the REA. The outlots will be primarily serviced by access to N. Rand Rd. at Winslowe Dr. and Randville Dr.

While specific tenants have yet to be secured, the outlots will be marketed to a mix of quick-service or fast causal restaurants, consumer retail and service oriented tenants. The parcels will be developed as a mix of single-tenant and multi-tenant retail building which play off the vibrant mix of current Park Place retail pads as well as in the surrounding market. The southernmost 7,500sf multi-tenant building is the likely candidate for a free-standing QSR with a drive-thru.

With the national and regional economy slowly recovering from Covid's negative impact on the retail sector, ROC is optimistic that demand will increase for smaller retail properties which cater to smaller national tenants and estimate the first outlot user to come online for development in early 2023.



Attachment: EXHIBIT - Park Place - retail narrative - from center owner (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center

1311-1329 N. Rand Road



Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

CASE NUMBER: 21-45

PETITIONER: Greg Orput - ROC, Inc.

LOCATION: 1311-1329 N. Rand Road - Park Place Shopping Center

PROPOSAL: Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use.

ZONING AND LAND USE: Planned Development; commercial shopping center

SURROUNDING CONDITIONS:

North:	P Planned Development (Panda Express); B-1 Shopping Center district (Taco Bell); and, B-2 General Business district (Mobil gas station)
South:	P Planned Development (Children's Land Daycare)
East:	P Planned Development (Baldwin Court Condominium)
West:	B-2 General Business district (Board Walk Shopping Center & Harris Bank)

COMPREHENSIVE PLAN: Retail

BACKGROUND:

The Petitioner is requesting an amendment to the existing Park Place Shopping Center use list to permit a self-storage use, as a Special Use. As part of the Planned Development Amendment, the Petitioner is also requesting three additional outlots for future single-tenant and multi-tenant buildings. Therefore, the Petitioner is requesting:

- **Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use.**

ANALYSIS:

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

- The Subject Tenant spaces are located in the Park Place Shopping Center, which is approximately 24 acres and is zoned Planned Development. The development of Park Place began in Cook County and was completed through an annexation agreement into the Village of Palatine in 1985.
- The PD Ordinance has a use list that combines uses from the Cook County Zoning Ordinance C-4 - General Commercial District (Permitted and Special Uses) and the Village's B-1 and B-2 uses lists.

Business Operations

- The self-storage use will combine tenant spaces from 1311 through 1329 N. Rand Road for approximately 80,000 square feet. The self-storage use would include 100-200 storage units, and retail component of approximately 2,757 square feet.
- At this time, the Petitioner has not identified an end use. All discussions to date and plan submissions to the Village have identified U-Haul as the operator. Other national operators such as CubeSmart, Extra Space, Life Storage may also be considered for third party management role.
- The central leasing office will have hours of operation from 9 AM - 6 PM Monday-Friday, 9:30 AM - 5:00 PM Saturday and Sunday. The access limit is 10 PM.
- There will be 2-3 employees.
- The units will be climate controlled, and the building will have interior loading and unloading. There will also be security cameras with key code access.
- The Petitioner has identified this as a low impact use with approximately 15-20 trips per day.
- The Petitioner does not currently have the final interior layout of the storage units, but has provided representational layouts. At this time, the elevations include two overhead doors for unloading and loading purposes at the front of the building.
- The shopping center owner has indicated the primary issue with finding tenants is the layout of the center. Additionally, there is too much vacancy in the area and too many old empty tenant boxes within the center. Attached is a letter from the owner with an update on the shopping center.
- The existing U-Haul on Dundee Road will remain. Per the Petitioner, this location is the front door to their operation. This location is primarily box truck and trailer rental, with trailer hitch installation and propane refills.

Signage

- The Planned Development Ordinance follows the Cook County C-4 sign code. Per Cook County, attached signage is limited to up to 20% of the front face area, and 10% of the side face area.

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

Site Plan & Landscaping/Screening

- The site plan includes an additional parking lot expansion at the northeast corner of the property. This parking area will be utilized for employee parking, as well as, box truck and trailer rental parking. This could allow the existing U-Haul (1235 E. Dundee Road) to free up some of the clustered rental parking at this site, in order to both comply with the underlying Special Use and manage the rental, employee and customer parking. The Petitioner has also proposed a 6' tall chain-link fence with fabric screening around the perimeter of the proposed parking area, with additional tree and shrub landscaping along the east side and a portion of the south side.
- A 6' tall wood board-on-board fence is proposed along the eastern property line with evergreen trees on the east side of the fence.
- A screened dumpster is provided at the southeast corner of the property.
- There are 3 proposed outlots for new single or multi-tenant buildings. The outlots will utilize the existing cross-easement parking. The Petitioner has indicated the specific tenants have yet to be secured. The outlots will be a mix of quick-service or fast casual restaurant, consumer retail and service oriented tenants. The Petitioner has also indicated they believe the new outlots will bring the much desired, appropriate amount of retail tenants into the center.

RECOMMENDATIONS:

In addition to the Village's B-2 use list, Park Place follows the Cook County Zoning Ordinance C-4 - General Commercial District use list. With that being said, self-storage uses are not contemplated in either use lists. The intent of Cook County's C-4 district is to provide sites to be used as primary shopping centers; and, the intent of the Village's B-2 district is to provide areas for business establishments, which offer retail convenience goods and services to residents located in the general vicinity of the district. While the proposed use does not directly align with the intentions of the districts, the shopping center owner has identified the proposed use as a potential alternative. In addition to the proposed use, there are also specific façade improvements planned for the center to more closely align the proposed elevations and transition to the existing varying elevations of the center. Additionally, Staff has concerns with the proposed signage, as it may be excessive and exceed the allowable signage per Cook County's sign code.

The owner identifies the shopping center layout, existing vacancies, and changing national retail market as factor directly impacting the center's occupancy. In addition, the owner also indicates that this section of the center has been marketed for many years without success in refilling the former TJ Maxx and associated retail spaces. At one point, the school district was evaluating this portion of the center for a new school use. Furthermore, the owner indicates that proposed occupancy will not only generate

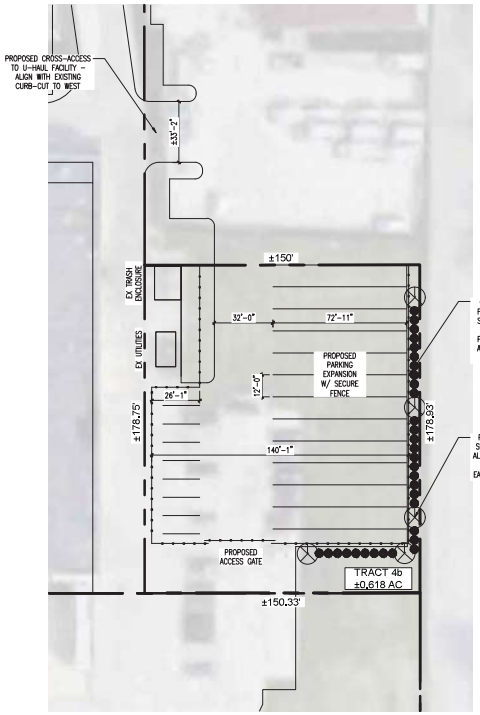
Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

foot traffic within the center, but also provide for the ability to create several smaller outparcels, which would align with the current retail demographics and needs. The proximity and access to surrounding multi-family uses is also seen as factors driving U-Haul's interest in this center.

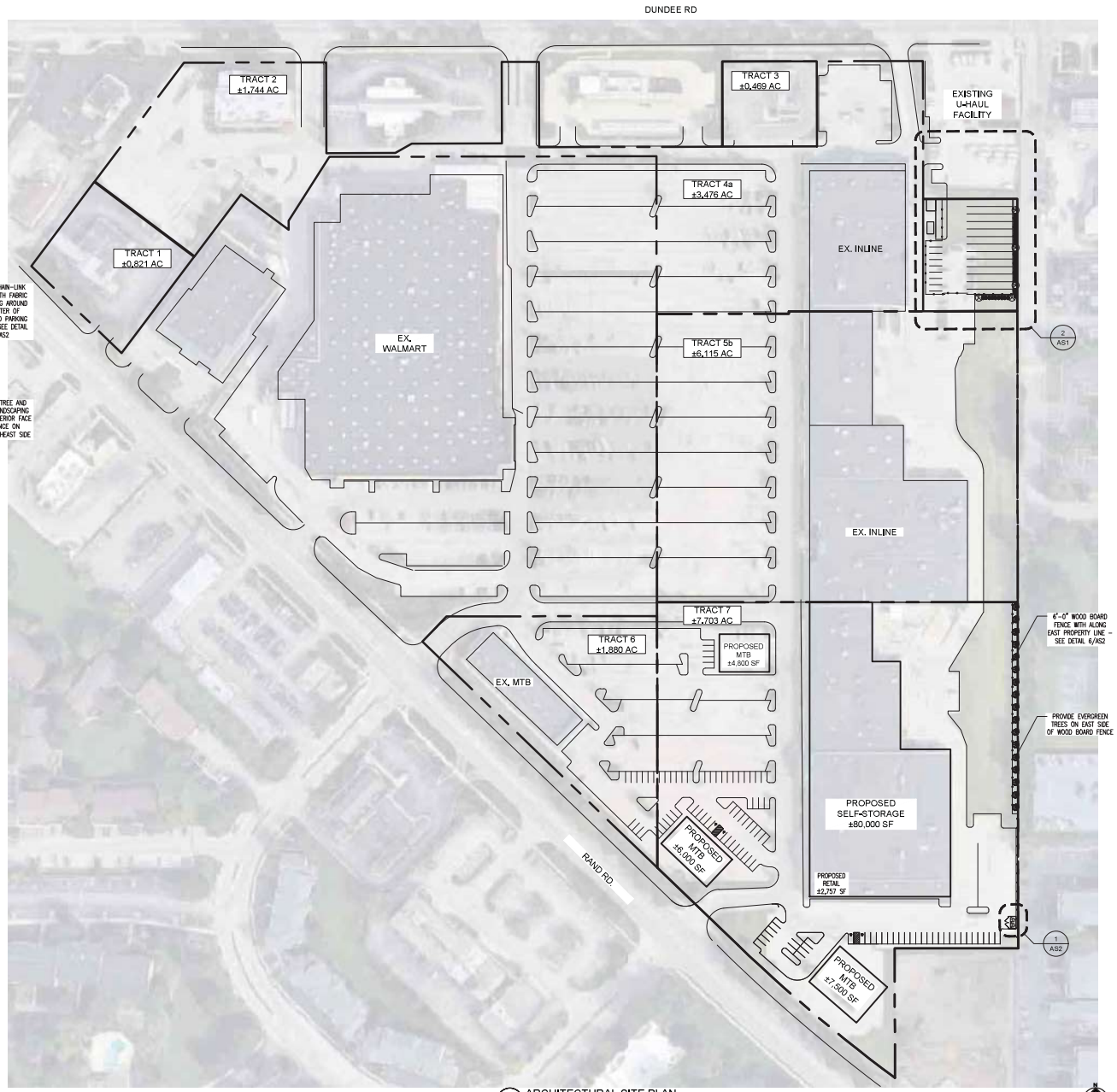
Ultimately, the proposed self-storage use within the Park Place Shopping Center will remain a policy question for the Village Council. Therefore, Staff recommends action at the discretion of the Plan Commission, subject to the following conditions,

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.
2. The Park Place Planned Development use list shall be amended to add self-storage use, as a Special Use.
3. Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.
4. All commercial rental vehicles shall be stored in the proposed northeast parking lot.
5. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
6. Parking lot lighting will be required in a manner acceptable to the Village of Palatine.
7. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.
8. An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -



2 ENLARGED SITE PLAN
Scale: 1/32" = 1'-0"



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 80'-0"

450 E. Higgins Road Suite 202
Elk Grove Village IL 60007
P 847.952.9970

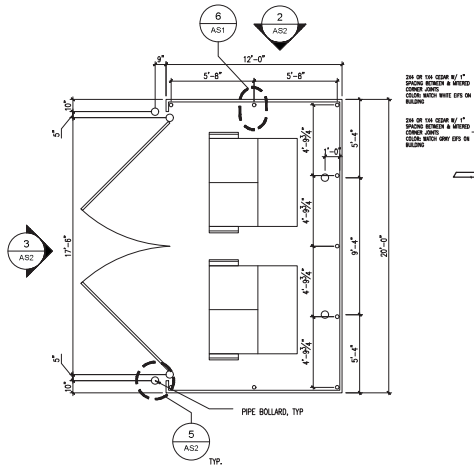
BUBBLE PARK PLACE

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06/04/2
JOB NO.
3001
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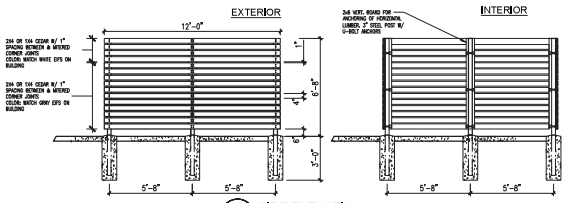
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SITE

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials

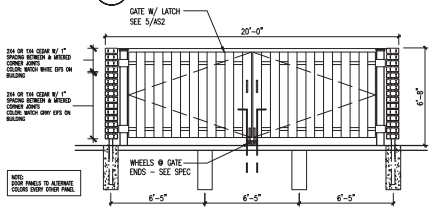
These documents are the property of the Architect and may not be used in whole or in part without the written consent of the Architect. Any unauthorized use, disclosure or modification of these documents without the express written permission of the Architect is prohibited and will be at the user's sole risk and without liability to the Architect. The user shall indemnify and hold harmless the Architect from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use, disclosure or modification by the user or by anyone who obtains the information directly or indirectly through the user without the express written permission of the Architect will be unauthorized and the user shall indemnify and hold harmless the Architect from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use, disclosure or modification by the user or by anyone who obtains the information directly or indirectly through the user without the express written permission of the Architect will be unauthorized and the user shall indemnify and hold harmless the Architect from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use, disclosure or modification by the user or by anyone who obtains the information directly or indirectly through the user without the express written permission of the Architect will be unauthorized and the user shall indemnify and hold harmless the Architect from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.



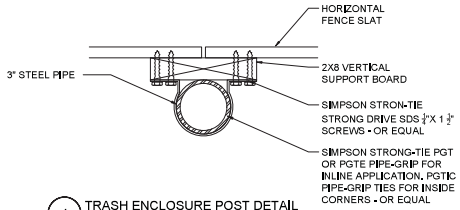
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



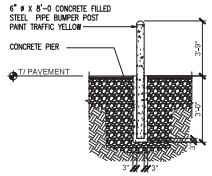
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



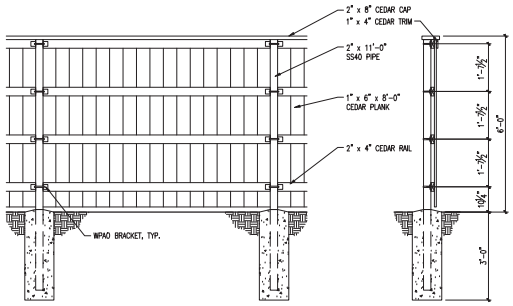
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



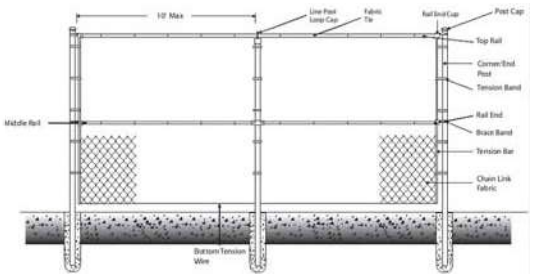
4 TRASH ENCLOSURE POST DETAIL
SCALE: 3" = 1'-0"



5 BOLLARD DETAIL
SCALE: 1/4" = 1'-0"



6 WOOD BOARD FENCE
SCALE: 1/2" = 1'-0"



NOTE:
PROVIDE FABRIC SCREENING WITHIN CHAIN-LINK FENCE

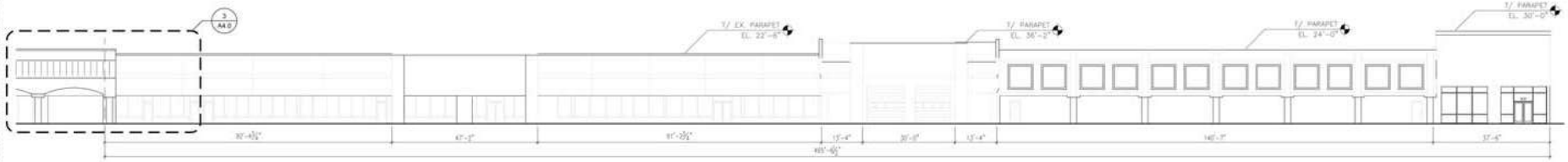
7 CHAIN-LINK FENCE
N.T.S.

450 E. Higgins Road - Suite 202
Elk Grove Village - IL 60007
P 847.952.9970

BUBBLE PARK PLACE

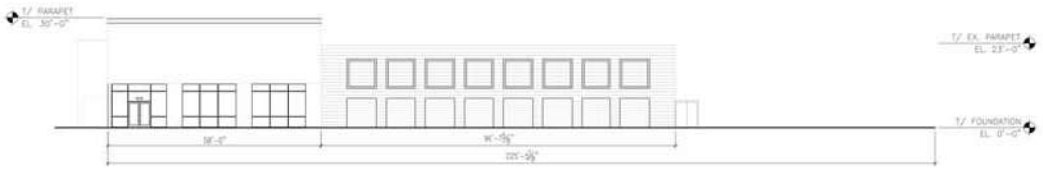
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Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

BUBBLE PARK PLACE

ELEV

05/04/2

3001

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Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials



JTS | Architects

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials
Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)



JTS | Architects

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment) (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials



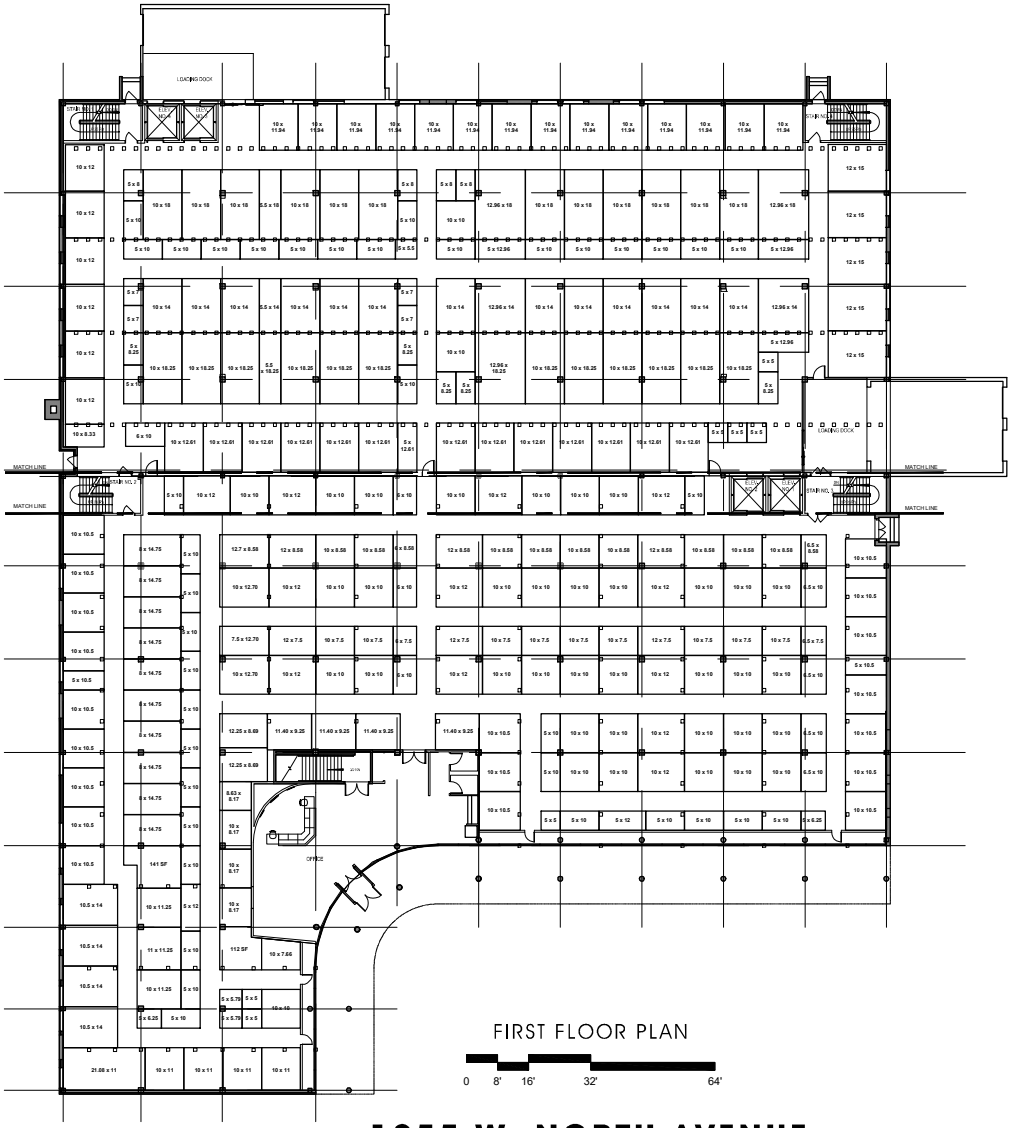
JTS | Architects

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development Amendment)





Preliminary West Elevation 340ft Building Frontage



FIRST FLOOR PLAN

0 8' 16' 32' 64'

1955 W. NORTH AVENUE

MELROSE PARK, IL 60160

ROC, INC.
OWNER

MARCH 16, 2016

PROPOSED PL

SULLIVAN GOULETTE WILSON
ARCHITECTS

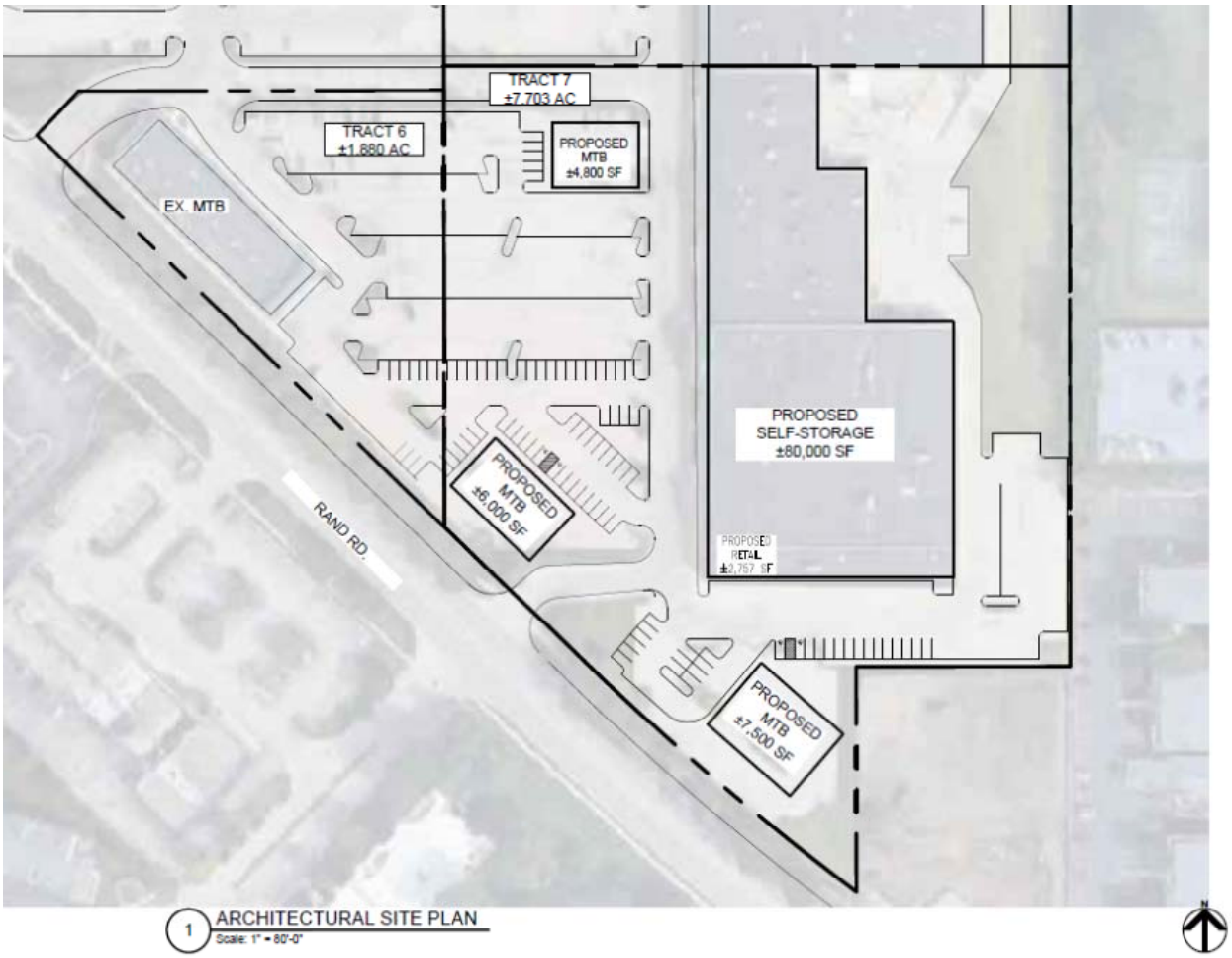
COPYRIGHT 2016, SULLIVAN GOULETTE WILSON, LTD.

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center -

The less intensive parking requirement provided by the new self-storage use will allow ROC the opportunity to develop three small outlots to the west of the repurposed 80,000sf. The three outlots will be carved out of the existing parking area to the west and will utilize the cross-easement parking afforded to the larger development in the REA. The outlots will be primarily serviced by access to N. Rand Rd. at Winslowe Dr. and Randville Dr.

While specific tenants have yet to be secured, the outlots will be marketed to a mix of quick-service or fast causal restaurants, consumer retail and service oriented tenants. The parcels will be developed as a mix of single-tenant and multi-tenant retail building which play off the vibrant mix of current Park Place retail pads as well as in the surrounding market. The southernmost 7,500sf multi-tenant building is the likely candidate for a free-standing QSR with a drive-thru.

With the national and regional economy slowly recovering from Covid's negative impact on the retail sector, ROC is optimistic that demand will increase for smaller retail properties which cater to smaller national tenants and estimate the first outlot user to come online for development in early 2023.



Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

VILLAGE OF PALATINE

[redacted] 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: KR	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date: 7/6/21	Village Council Date

RECEIVED
APR 19 2021
PLANNING & ZONING DEPARTMENT
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROC, Inc.

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____

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

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

   1311-1329 N. Rand Road - Park Place Shopping Center

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

6. Current zoning of property: PD Size of the property: Approx. 8.321 ac acres

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

Using 80,000 sf of the existing shopping center and adapting to a Self-Storage use. The project will have 100 to 200 storage units self contained pending final design. There will be a retail component within the project for the sale of storage products.

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

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

The Variance that the Developer is seeking is the allowance of a Self-Storage.

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

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

April 26, 2021

Via Email (krivard@palatine.il.us)

Ms. Katie Rivard
Planning & Zoning Department
200 E. Wood
Palatine, IL 60067

RE: Park Place Shopping Center – Self-Storage Use

Dear Katie:

As part of our submittal for PD Amendment to add a Self-Storage use to Park Place Shopping Center at Rand & Dundee, below is the business plan that we anticipate working with.

ROC Inc. and its development partners are working to finalize an agreement with a third party self-storage management company to brand the property and oversee the daily operations and lease up. Having a national operator manage the facility will ensure its success as a first-class climate-controlled storage project.

PROJECT OVERVIEW

i. **One building – Traditional self-storage – 80,000 sf**
ii. **Central leasing office (9a-6p m-f, 9:30a-5p sat/sun, 10p access limit**
iii. **Climate controlled**
iv. **Interior Loading/Unloading**
v. **3rd party National Operator (U-Haul/Extra Space/CubeSmart/Soveran)**
vi. **2-3 employees**
vii. **Security cameras with key code access**
viii. **Garbage pick-up (Private Service)**
ix. **LOW Impact Use - Traffic (15-20 trips per day)**

Please don't hesitate to contact me should you need anything else to process this request.

Sincerely,

Greg Orput
ROC, Inc

Cc: M. Siurek
B. Vyverberg

Petitioner Response - June 4, 2021

May 26, 2021

Greg Orput
ROC, Inc.
330 Chestnut Street
Hinsdale, IL 60521

sent by: ***Email***

Dear Mr. Orput:

Staff has received and reviewed your plans for a Planned Development Amendment to allow for a self-storage use in the Park Place Shopping Center at 1311-1329 N. Rand Road. The following comments were generated:

SUBMIT BY JUNE 4, IN ORDER TO BE PLACED ON JULY 8 AGENDA.
Petitioner responses below in blue italics and as attached.

Planning and Zoning

1. Submit a narrative regarding any relocation discussions with the existing U-Haul on Dundee Road. Per previous conversations, it was relayed the existing U-Haul was not interested in doing so. It is likely this question will arise again through the Plan Commission process.
   - *U-Haul considers their existing location on Dundee the front door to their operation. They will continue to utilize this facility for its exposure and primarily for box truck & trailer rental, along with trailer hitch installation and propane refills. The new space that is within the shopping center will provide them with a self-storage component that they are currently without.*

2. Provide additional context as to how you will evaluate and select an end user, as the sign plans submitted are for U-Haul, yet several other potential uses were identified. While there is not a final lease in place to complete the process, the signage and use needs will be different, depending upon the final end user. Thus, the explanation and context request.
   - *All discussions to date have been with U-Haul as operator of the self-storage facility. Other national operators such as CubeSmart, Extra Space, Life Storage (Sovran REIT) may also be considered for the 3rd party management role. Petitioner has developed 9 facilities in the Chicago area and has worked extensively with each of the major brands mentioned above. Color schemes of the display area profiles would be the only variable among operators.*

3. The new parking lot (northeast side) will need to provide landscaping and screening.

   - *Landscape and fence screening will be provided at the new northeast parking lot as part of the development approved for the PUD Amendment. Please refer to additional notes on Site Plan included.*

4. Is outdoor storage of vehicles for rent/lease going to be a component of the request? If so, how many and what type of vehicles will be present? Will the vehicles park in the new parking lot at the northeast side of the property?

   - *The northeast side property will likely be utilized for employee parking as well as box truck and trailer rental parking, as is consistent with the current use of U-Hauls existing property.*

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

5. Additional screening and/or fence along the eastern property line will be required.

   - *New landscaping and fence screening will be provided along the eastern parking lot property line buffering adjacent residential as part of the development approved for the PUD Amendment. Please refer to additional notes on Site Plan included.*

6. The proposed signage exceeds what is allowable per the Palatine Zoning Ordinance and Cook County Zoning Ordinance. In addition, if you do not have an identified end user, the signage would have to be additionally reviewed through condition or otherwise transferred from one to another.

   - *Petitioner requests that the area of signage, as submitted, be approved as part of this PUD Amendment approval. If required, ROC will pursue a variance for the signage that has been submitted, to accommodate the requirements of U-Haul.*

7. Parking lot lighting would also be a component of review.
   - *Petitioner will provide photometric analysis as part of the permit set documents.*

8. Provide an architectural rendering that shows the architectural transition between the existing center and the propose U-Haul.
   - *Provided, please refer to revised elevations as attached.*

Building

9. If multiple tenant spaces shall be combined into one large unit, the Architect of record shall verify requirements that will be enabled now from the Illinois Energy Code requirements for Change in Occupancy/ Existing Building - IECC Section C505.1. This shall remain a condition of building permit approval.

   - *Petitioner's Architect JTS will endeavor to meet all required Energy Code requirements as set forth in the IECC for Change in Occupancy / Existing Building as part of the permit.*

10. Architect of Record is requested to follow Illinois Accessibility Code for all staff use and public use areas - all circulation paths, entrances, exits and public toilet rooms shall be ADA compliant. This shall remain a condition of building permit approval.

    - *JTS, in coordination with any Civil Engineering, will endeavor to meet all ADA requirements for exterior / interior modifications. This shall remain a condition of building permit approval.*

11. A screened dumpster shall be provided. This shall remain a condition of building permit approval.
    - *Petitioner will provide a screened dumpster enclosure at the southeast of the Property. Please refer to Site Plan attached. This shall remain a condition of building permit approval.*

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

Petitioner Response - June 4, 2021

Fire Prevention

1. Required fire protection systems will be addressed in the permit process.

    - *Petitioner's architect JTS, in coordination with Fire Protection Engineering, will endeavor to cover fire protection systems in the permit drawings and provide as required to meet all applicable codes.*

Please be advised that an additional staff review will be required and additional comments may be generated. If you have any questions related to these items, please contact me at 847-359- 9073 or krivard@palatine.il.us.

Thank you.

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, July 6, 2021 at 7 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 Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use.**

The property is commonly known as 1311-1329 N. Rand Road (PIN #: 02-12-101-040)
The Petitioner is requesting an amendment to the existing Park Place Shopping Center use list to permit a self-storage use, as a Special Use. As part of the Planned Development Amendment, the Petitioner is also requesting three additional outlots for future single-tenant and multi-tenant buildings.
The above petition has been filed by Greg Orput, ROC, Inc. is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-45
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of June of 2021
Published in Daily Herald June 21, 2021 (4565704)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 06/21/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4565704

Attachment: 1311-1329 N. Rand Road - Park Place Shopping Center - July 6th Plan Commission materials (2021-84 : 1311-1329 N. Rand Road -

Attachment: July 6 Plan Commission minutes (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

III. PUBLIC HEARING

1. 1311-1329 N. Rand Road **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 18, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan and Elevations
4. Elevation 1
5. Elevation 2
6. Elevation 3
7. Sample Unit Layout
8. Sample Unit Layout
9. Public Notice

Sworn in Petitioner Mr. Greg Orput of Orput Companies and Savas Er, Principal with the shopping center owner - North America Real Estate

Mr. Er states that North American Real Estate has been in business since 1988. They have completed over 80 projects and own 25 shopping centers. The property was purchased in 2018. He noted that since the past tenants, TJ Maxx and Whole Foods moved out, the shopping center has been in distress. Mr. Er discusses the challenges in finding occupants for the vacant spaces. He also points out traffic patterns near the shopping center that hinder prospective tenants from leasing the spaces. Mr. Er points out that the retail industry is not as viable as it once was, and the new trend is for out parcels. Mr. Er states that Mr. Orput filed a petition to allow a self-storage company at the south side of Park Place Shopping Center. He also talked about adding out parcels in the center that would create new interests for the shopping center.

Mr. Orput discussed the petition and the layout. They are looking to construct an 80,000 square foot facility. He presents the site plan of the proposed self-storage facility and explains several features such as parking, the small parking lot expansion behind the facility that would be used for rental truck parking, additional landscaping and an 8' fence around the parking lot expansion and on the eastern property line. He explains that there would be a leasing office with 2-3 employees. There would be interior loading and unloading. The units would be climate controlled and have security cameras with a key code access. Mr. Orput states that the self-storage facility solidifies the center and fulfills a public need.

Mr. Kolososki asks how other locations that have this type of facility are fairing.

Mr. Orput introduces Mr. Mike Siurek, his partner, to answer this question. Mr. Sieruk is sworn in.

Mr. Siurek states that the self-storage facility is a healthy opportunity and averages a 90% occupancy. He explains that most customers come from a 5-mile radius and usually stay. It is a very good, repetitive income stream and fulfills a public need. All of their centers are doing well.

Mr. Noonan asks about the loading and unloading areas, and asks to clarify if the rear dock that is used for semi-trailer unloads would also have access for smaller box trucks and vans.
Mr. Siurek states that there would be plenty of room in the back area to park and unload.

Mr. Bettenhausen asks if the general access would be through the loading area.
Mr. Siurek explains that the office area is to sign contracts and get their access codes and access to the storage lockers is through the dock areas.

Sworn in staff - Ms. Katie Rivard

Ms. Rivard reviews the business operations. She confirms that the end user has not been finalized/identified at this time. Based on a storage facility tenant, the hours of operations would be Monday-Friday 9:00am - 6:00pm and 9:30am - 5:00 pm Saturday and Sunday. The access limit is 10pm. There would be 2-3 employees. The units would be climate controlled and the building will have interior loading and unloading with security cameras and key code access. She states that signage for the use would follow the Cook County C-4 sign code.

STAFF RECOMMENDATION:
In addition to the Village's B-2 use list, Park Place follows the Cook County Zoning Ordinance C-4 - General Commercial District use list. With that being said, self-storage uses are not contemplated in either use lists. The intent of Cook County's C-4 district is to provide sites to be used as primary shopping centers; and, the intent of the Village's B-2 district is to provide areas for business establishments, which offer retail convenience goods and services to residents located in the general vicinity of the district. While the proposed use does not directly align with the intentions of the districts, the shopping center owner has identified the proposed use as a potential alternative. In addition to the proposed use, there are also specific façade improvements planned for the center to more closely align the proposed elevations and transition to the existing varying elevations of the center. Additionally, Staff has concerns with the proposed signage, as it may be excessive and exceed the allowable signage per Cook County's sign code.
The owner identifies the shopping center layout, existing vacancies, and changing national retail market as factor directly impacting the center's occupancy. In addition, the owner also indicates that this section of the center

Attachment: July 6 Plan Commission minutes (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

has been marketed for many years without success in refilling the former TJ Maxx and associated retail spaces. At one point, the school district was evaluating this portion of the center for a new school use. Furthermore, the owner indicates that proposed occupancy will not only generate foot traffic within the center, but also provide for the ability to create several smaller outparcels, which would align with the current retail demographics and needs. The proximity and access to surrounding multi-family uses is also seen as factors driving U-Haul's interest in this center.

Ultimately, the proposed self-storage use within the Park Place Shopping Center will remain a policy question for the Village Council. Therefore, Staff recommends action at the discretion of the Plan Commission, subject to the following conditions,

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.
2. The Park Place Planned Development use list shall be amended to add self-storage use, as a Special Use.
3. Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.
4. All commercial rental vehicles shall be stored in the proposed northeast parking lot.
5. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
6. Parking lot lighting will be required in a manner acceptable to the Village of Palatine.
7. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.
8. An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.

Mr. Hansen asked for clarification about Condition #7.
Mr. Hansen asks the Petitioner is he can and will meet all requirements.

Chairman Dwyer clarifies Condition #5 and states that based on the site plan submitted the signage would have to be reduced.

Mr. Orput agrees and states that they would comply or request a variance if needed.

Attachment: July 6 Plan Commission minutes (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

Mr. Orput would also like clarification if the process would have to start over if the tenant is anyone other than U-Haul.
Ms. Rivard states he would not have to go before the Plan Commission again but would have to be reviewed by Village Council.

Commissioner Noonan made a motion to close the public hearing, seconded by Commissioner Williams; unanimously approved.

DISCUSSION:

Mr. Kolososki states that he likes the concept and believes it would work well in this shopping center. He also states it would be fulfilling a need.

Mr. Noonan states that the Village would love to add retail to the shopping center but a self-storage would fulfill the public need and the Village's need for revenue.

Commissioner Dwyer states that the retail needs have changed and consumers have turned to online shopping versus the once popular in-person shopping.

Mr. Noonan made a motion to accept case # 21-45 with the (8) Conditions - 2nd by Mr. Hansen; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, August 2, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS] Next: 7/20/2021 7:00 PM**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Bettenhausen, Kolososki
ABSENT:	Robins, Friedman, Fedota

Attachment: July 6 Plan Commission minutes (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

IV. COMMUNICATIONS

V. ADJOURNMENT

Attachment: July 6 Plan Commission minutes (2021-84 : 1311-1329 N. Rand Road - Park Place Shopping Center Planned Development

Consider a Motion Authorizing the Village Manager to Execute a Foundation Demolition and Site Restoration Agreement for the Property at 301 W. Johnson Street

BACKGROUND:
Following the closure of the Kinsch Nursery at 301 W. Johnson Street, the property owner commenced demolition of the building. While the majority of demolition has been completed, there are some portions of the former building's foundation that must be removed and site restoration completed. The property owners are requesting that previously approved, but not utilized, Facade Improvement funds be redirected towards the reimbursement of costs related to completion of the demolition and site restoration.

KEY ISSUES:

- On March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the former Kinsch Nursery property. Based on the proposed scope of façade improvements and the size of the building, the property was eligible for the Façade Improvement Program's maximum funding amount of $50,000. Despite the approved funding amount, the property owner only received reimbursement funding of $1,800 due to the limited façade improvements that were ultimately completed.

- The property owner is requesting the previously approved Façade Improvement Program funding be redirected to reimburse the Land Owner for the foundation demolition and site restoration.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the remaining building demolition and site restoration, the process for seeking reimbursement, and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Foundation Demolition and Site Restoration Agreement for the property located at 301 W. Johnson Street.

ATTACHMENTS:

- Kinsch Site Map
- Kinsch Demo & Restoration Agreement - Aug 2021

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



Attachment: Kinsch Site Map (Kinsch - Demo Reimbursement Agreement)

FOUNDATION DEMOLITION AND SITE RESTORATION AGREEMENT FOR THE PROPERTY LOCATED AT 301 W. JOHNSON STREET

This FOUNDATION DEMOLITION AND SITE RESTORATION AGREEMENT (this "Agreement"), is made and entered into as of the 2nd day of August, 2021 by and between the VILLAGE OF PALATINE, ILLINOIS, an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), and Land Trust No. 35606 (the "Land Owner") regarding the property located at 301 W. Johnson Street (the "Property"). The Village and Land Owner are sometimes referred to individually as a "Party" and collectively as the "Parties".

R E C I T A L S

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

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

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

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, on March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the Property. Based on the proposed scope of façade improvements and the size of the building, the Property was eligible for the Façade Improvement Program's maximum funding amount of Fifty Thousand Dollars ($50,000). Despite the approved funding amount, the Land Owner only received funding of Eighteen Hundred Dollars ($1,800) for the limited façade improvements that were ultimately completed. Due to these circumstances, the Land Owner is now requesting the previously approved Façade Improvement Program funding be redirected to reimburse the Land Owner for the foundation demolition and site restoration.

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

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

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

and sufficiency of which are hereby acknowledged, the Parties wish to enter into this Agreement as provided herein below and do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

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

ARTICLE TWO

FOUNDATION DEMOLITION AND SITE RESTORATION

The Village acknowledges that the Land Owner must complete certain activities at the Property that will involve demolition and removal of the remaining building foundations and restoration of the disturbed areas (the "Work"). The Village agrees to reimburse the Land Owner the costs associated with the Work, subject to the limitations set forth in this Agreement. Such reimbursement shall be in accordance with the following terms:

A. The Village's total liability for the reimbursement of the Work shall not exceed Forty Eight Thousand Two Hundred Dollars ($48,200). Any costs to complete the Work in excess of Forty Eight Thousand Two Hundred Dollars ($48,200) shall be at the sole cost of the Land Owner.

B. Prior to commencing the Work, the Land Owner shall submit any related plans, specifications, contract, and estimated costs for the Work to the Village Manager for review, modification, and approval. Any costs incurred by the Land Owner

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

related to the Work prior to obtaining Village approval shall not be subject to the terms of this Agreement.

C. Upon Village authorization to commence the Work, the Land Owner shall separately document all specific costs and payments incurred to complete the Work. This documentation shall be submitted as part of the Land Owner's request for reimbursement for the Work, subject to the terms of this Agreement. All of the Work shall be completed by no later than October 31, 2021.

D. The Village's reimbursement for the Work shall not occur until the Land Owner has successfully completed the Work as evidenced by the Land Owner passing the Village's demolition and site restoration inspections. The Village shall reimburse the Land Owner within thirty (30) days of inspection approval.

E. The Village's agreement to reimburse the Land Owner for the Work, subject to the terms and conditions within this Agreement, shall be nullified if the Land Owner does not complete all of the Work by October 31, 2021.

F. The Land Owner agrees to repay the Village the total amount of reimbursement paid by the Village to the Land Owner, up to the maximum amount of Forty Eight Thousand Two Hundred Dollars ($48,200), upon the sale of the Property. The Land Owner acknowledges the Village's right to file a lien on the Property following completion of the Work and reimbursement by the Village to ensure repayment to the Village upon the sale of the Property.

ARTICLE THREE

MISCELLANEOUS PROVISIONS

3.1 **Time of the Essence**. Time is of the essence of this Agreement.

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

3.2 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

3.3 Recordation of Agreement. The Parties agree to record this Agreement in the appropriate land or governmental records.

3.4 Severability. If any provision of this Agreement, or any section, article, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

3.5 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns.

3.6 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

3.7 No Personal Liability of Officials of Village or Land Owner. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Land Owner, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village or Land Owner shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

3.8 **Municipal Limitations**. All municipal commitments are limited to the extent required by law.

3.9 **Conflicts.** Wherever the terms and conditions of this Agreement conflict with the terms and conditions of the Redevelopment Agreement between the Parties, the terms and conditions of this Agreement shall control and govern. All other terms and conditions of the Redevelopment Agreement shall remain in effect.

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

VILLAGE OF PALATINE, an Illinois municipal corporation

By:_____
Its: Village Manager

ATTEST:

By:_____
Its: Village Clerk

LAND OWNER:
Land Trust No. 35606
By:_____
Name:_____
Its:_____

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of Land Owner, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said ____ _____ and as the free and voluntary act of saidlimited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2021.

_____
Notary Public

My commission expires _____.

Attachment: Kinsch Demo & Restoration Agreement - Aug 2021 (Kinsch - Demo Reimbursement Agreement)

Consider a Motion to Award a Contract for the Palatine Road & Winston Drive Water Main Replacement & Extension Project

BACKGROUND:
Water main breaks have occurred in the vicinity of Palatine Road, both east and west of the Winston Drive intersection. In 2020, the water main west of the intersection was replaced. A replacement water main to the east side of Winston Drive is proposed in 2021. Given the nature of the wide roadway with frontage roads, a new water main is proposed on the north frontage road to eliminate very long services crossing main line Palatine Road.

Also, as part of this scope of work, small diameter water pipe extensions are included at Palatine Road and Northwest Highway as well as Northwest Highway and Hicks Road. These extensions place access to water to improve maintenance in landscape pots and beds.

KEY ISSUES:
- On Tuesday, July 20, 2021, seven bids were received, ranging from a high of $1,668,645.05 to a low of $885,278.
- The low responsive and responsible bidder was Patnick Construction, Incorporated of Franklin Park, Illinois in the amount of $885,278.
- The Engineer's estimate was $1,050,000.

ALTERNATIVES:
1. Award the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project to Patnick Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project be awarded to Patnick Construction.

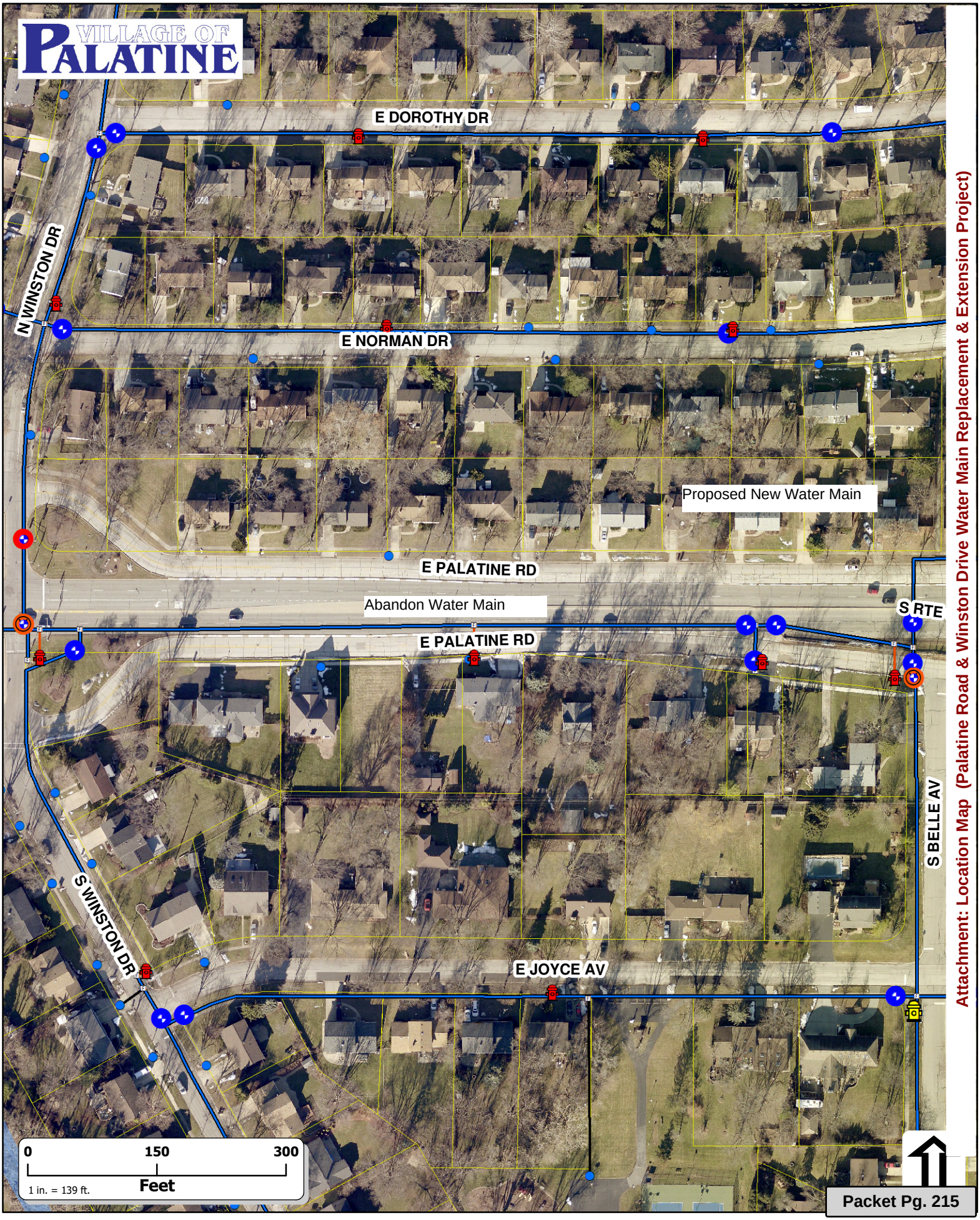
BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project to Patnick Construction, Incorporated of Franklin Park, Illinois in the amount of $885,278.

ATTACHMENTS:
- Location Map

RESULT:	**APPROVED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Village of Palatine GIS Viewer



Attachment: Location Map (Palatine Road & Winston Drive Water Main Replacement & Extension Project)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project

BACKGROUND:
Construction is scheduled for the Palatine Road and Winston Drive Water Main Replacement and Extension Project. Work is tentatively scheduled to commence in August, with construction to be substantially completed by October.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project.

2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project in the not-to-exceed amount of $43,260.

ATTACHMENTS:

- Doland Proposal

RESULT:	**APPROVED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Request for Proposal
Palatine & Winston Water Main Replacement Phase II
Construction Engineering Services
Village of Palatine
July 21, 2021

Submitted to:

Mr. Matthew Barry, P.E.
Director of Public Works
Village of Palatine

VILLAGE OF PALATINE
Est. 1866

Submitted by:

DOLAND ENGINEERING, LLC

Celebrating Over 50 years of
Responsible Engineering
- For Now, and the Future -

Attachment: Doland Proposal (Palatine and Winston Water Main Replacement and Extension Project Construction Engineering Services)

DOLAND
ENGINEERING, LLC

July 21, 2021

Mr. Matthew Barry
Director of Public Works
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 2021 Palatine & Winston Water Main Replacement Phase II (Project No.: DPW-2124)

Dear Mr. Barry,

It is with pleasure that Doland Engineering, LLC presents the Village of Palatine with this proposal for 2021 Palatine & Winston Water Main Replacement Phase II construction engineering services. We have a strong background in municipal engineering as we regularly provide construction engineering services to governmental agencies. We have served the Village of Palatine in the past on projects and we are confident that the Village staff has been fully satisfied with the quality of our firm's work. During those projects, we have fostered a strong relationship with the Village of Palatine staff by providing the highest quality consulting services. As a result of our highly qualified staff, our clients have full confidence in our leadership, planning, oversight, schedule and budget adherence, through full project completion and close out. The member of our professional staff who will represent our firm regarding all matters related to this proposal will be Jason Doland. His contact information is as follows:

Jason R. Doland, P.E., P.L.S.
Doland Engineering, LLC
334 E. Colfax Street, Suite C
Palatine, IL 60067
Ph. (847) 991-5088 x113
Email: jdoland@dolandengineering.com

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

334 EAST COLFAX STREET, SUITE C, PALATINE, ILLINOIS 60067
847.991.5088 • FAX 847.934.3427 • WWW.DOLANDENGINEERING.COM

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A. Organizational Chart

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A. Project Timeline/Milestones

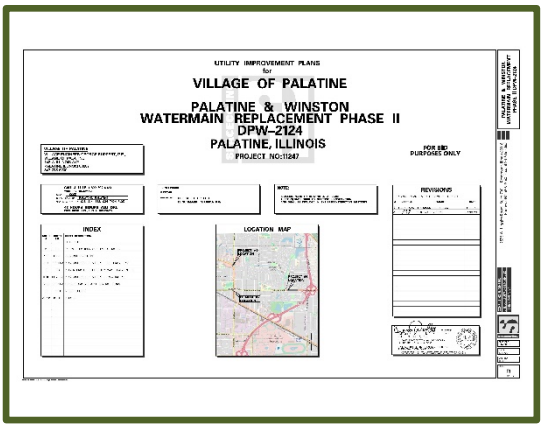
B. Construction Engineering Fee Schedule

Attachment: Doland Proposal (Palatine and Winston Water Main Replacement and Extension Project Construction Engineering Services)

SECTION 1: PROJECT UNDERSTANDING/APPROACH

A. Project Understanding

We have reviewed the Final Engineering Plans and contract bid documents, including special provisions. We have visited the site and performed a thorough inspection of all areas involved, taking special note of areas of concern for construction. This information, combined with our conversations with Village staff and our experience with prior construction engineering work for the Village of Palatine, gives us a complete understanding of this project and the expectations of the Village for a successful completion. Upon reviewing all the information, we find the main components of the project to be:



- Watermain Installation for new 6", 8" and 10" mains
- Connections to existing 6", 8" and 10" water main systems
- Water valves in vaults for system isolation
- Boring of 20" casing pipe under Palatine Road
- Roadway pavement, curb & gutter, sidewalk and driveway removal and replacement for open cut installations
- Water service replacements
- Landscape restoration

B. Project Approach

We approach construction engineering projects with a very detailed eye from start to finish, this secures the success of the project. Upon reviewing the plans and specifications there are several areas we have identified as key concerns that will require special attention to ensure the successful execution of the construction operations. The Palatine Road and Winston Drive intersection is a heavily traveled and vital intersection; therefore coordination and scheduling will be of the highest importance throughout the project. Approaching the project with a preemptive view will aid in scheduling, safety and budget adherence

Project Coordination:

Involving all parties in the coordination and scheduling of the project from the beginning is essential to its success. There are several public entities whose transportation and access needs will be significantly impacted by this project:

- Palatine Police Department
- Palatine Fire Department

Depending on the timing of this project, the following public entities may have impacts to their facility access and transportation:

- Township High School District 211
- Community Consolidated School District 15
- Palatine Park District

We would like to give the Village, its safety providers (fire and police departments), Park District and School Districts an opportunity to discuss the project and the potential impact it may have on their organizations. We would like to either hold a meeting for all interested groups involved or we can contact each party individually and work with the Contractor to incorporate their input and concerns into the construction schedule.

Utility Coordination:

It is imperative that a full review of all existing utilities and their crossing locations are verified prior to construction. We will work with the Contractor, as needed, for any exploratory excavations to determine elevations of utilities that may be in conflict. If needed, coordination will the utility companies will begin immediately so that any adjustments to the construction schedule can be made to ensure that there are no delays in progress of the project.

Traffic Control and Patterns:

With improvements occurring at the highly traveled frontage roads which connect to the intersection of Winston Drive and Palatine Road, traffic control and signage will be critical to ensuring safety and continued flow of traffic. It will be imperative that the appropriate signage is in place and verified on a daily basis. There is a heightened sensitivity at the south leg of the intersection because Winston Drive is



the only vehicular access to the north side of the Twin Lakes Park District facility and; furthermore, the Twin Lakes North Parking Lot is scheduled for reconstruction this year which further heightens the traffic control related aspects of this project.



In additions to hauling trucks, there will be many material delivery trucks throughout the construction that will also need to be coordinated with Contractor and our staff. The storing of materials will need to be determined prior to delivery and no materials will be allowed in areas that reduce sight distance or create a safety issue for both pedestrian and vehicular traffic.



Erosion Control and Roadway Maintenance:

Given the proximity of the work to the floodplain and wetlands that are present in the nearby drainage ditch at Winton and Palatine Roads and the high number of storm sewer inlets along the work route, erosion control must be employed, monitored and maintained. Appropriate erosion control measures will be in place and verified prior to commencement of any construction work. Our staff will monitor this daily and will notify the Contractor of any maintenance issues that arise.

C. Project Construction Services

We will perform construction observation and inspection services throughout the project duration on behalf of the Village of Palatine. Our RE services will be performed by professional and technical staff as warranted by the work being undertaken and all work will be under the direct supervision of a license professional engineer. The following tasks will be performed by our staff:

1) Pre-Construction Services
   - ❖ Ascertain the standard practices of the Village and become familiar with the contract documents
   - ❖ Prepare conformed bid documents
   - ❖ Prepare project files, Quantity and IDR Books
2) Construction Services
   On-site representation to accurately document and record by measure and/or computation all quantities used on the construction project and to ensure that project details and specifications are being implemented and followed. This observation will be part-time for this project which will allow up to be on-site for approximately 8-hours per day on average so that the construction operations can be viewed and inspected along with quantities and cost items adequately documents.
   - ❖ Preparing and submitting daily inspection reports and quality control reporting
   - ❖ Maintain a project daily diary
   - ❖ Advise and assist Village in resolving construction issues
   - ❖ Prepare design clarifications
   - ❖ Prepare Requests for Change (RFC)
   - ❖ Review and coordinate all Requests for Information (RFI's)
   - ❖ Verify contractor's adherence to the plans and special provisions
   - ❖ Monitor, maintain and update project schedule
   - ❖ Conduct regular meetings with contractor and applicable team members
   - ❖ Provide weekly construction activity reports
   - ❖ Review change orders for approval of extra work
   - ❖ Review contractor's submittals for conformance with contract documents
   - ❖ Develop project punchlist
   - ❖ Furnish and possess on-site all necessary field survey equipment necessary for measurement verification of contractor's work
3) Post-Construction / Project Close-out Services
   - ❖ Manage punchlist completion and documentation of all final waivers, close-out documents and record drawings
   - ❖ Assist in application for payment requests
   - ❖ Close-out project accounting and provide status of final project budget

SECTION 2: ORGANIZATIONAL CHART

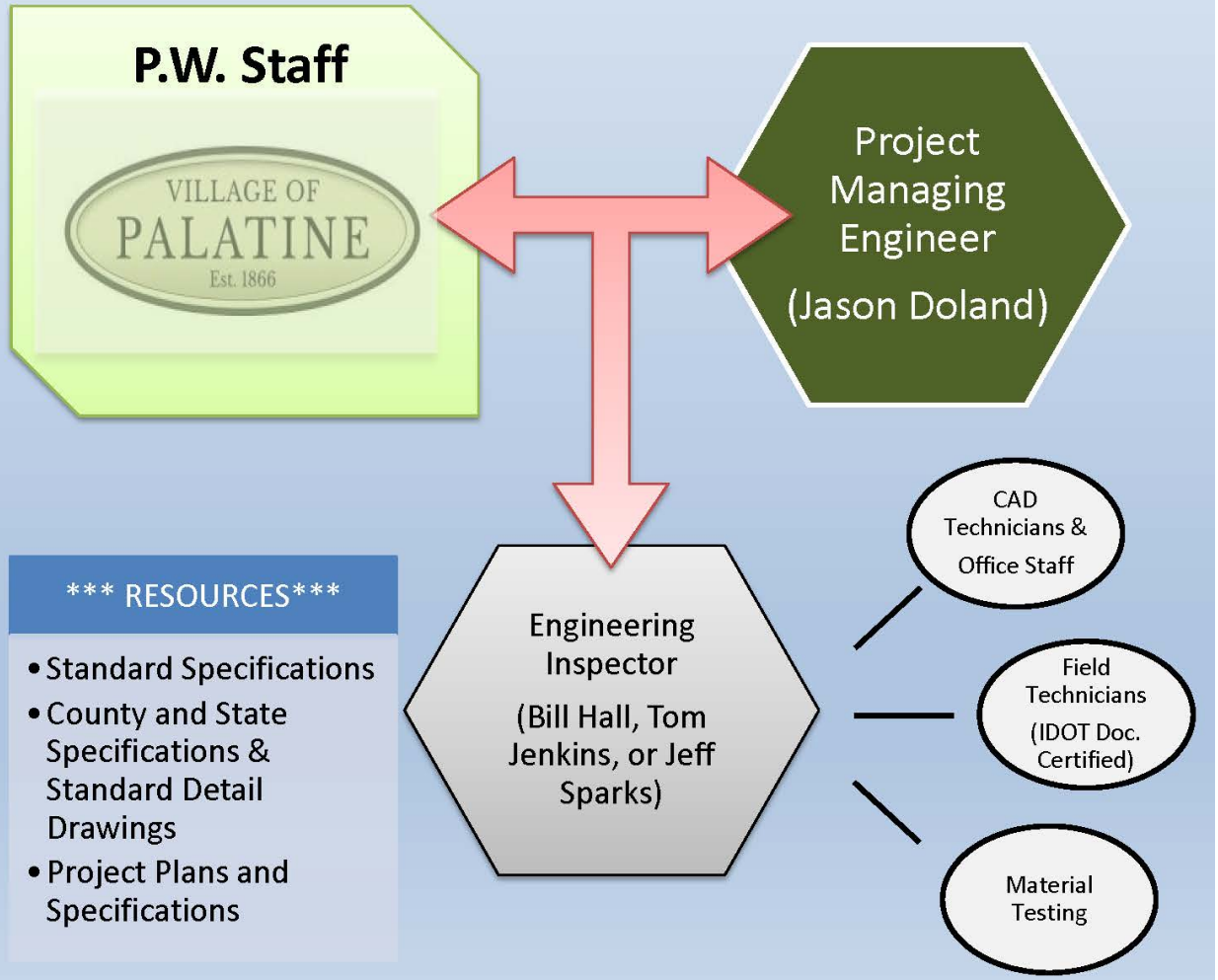
DOLAND ENGINEERING, LLC

Palatine & Winston W.M. Replacement Phase II

Construction Oversight and Inspections Services

Organizational Chart

The illustration below represents how the key staff members will utilize necessary resources and identify communication path



Attachment: Doland Proposal (Palatine and Winston Water Main Replacement and Extension Project Construction Engineering Services)

SECTION 3: PROPOSED PROJECT TIMELINE AND FEES

A. Project Timeline/Milestones

We have arrived at the project schedule and man-hour tabulations provided on the following pages. This data compilation is based upon an expected 25-day construction schedule from project start-up through substantial project completion.

Engineering Task	Date
Receive Award of Contract	Week of July 26th (estimate)
Pre-Construction Meeting with Contractor	Week of August 2nd
Pre-Construction Services, Layout Verification and Project Start-up Coordination	Week of August 2nd
Begin Full-Time Construction Observation	Week of August 9th
Begin Weekly Progress Reports and Meetings	Week of August 16th
Contractor to Substantially Complete Work	Week of October 1st
Project Punchlist Compilation	Week of October 15th

B. Construction Engineering Fee Schedule

For our fee establishment, we have talked to the low bidder, and they identified an anticipated 45-days work schedule to complete this work. We have reduced this down to 40-days since the required completion date will inherently require the contractor to add man-power to expedite the project. We further anticipate 2 contractor days for attention to punchlist items. This current anticipated contractor's work schedule was the basis for our man-hours for performing RE duties. A tabulation of the contractor's schedule and our associated inspection hours is tallied as follows:

Fee Forecast: $43,260.00
This fee forecast is based upon the estimated hours of work of the responsible staff as tallied below. The actual billing will be submitted based upon the actual hours worked by our staff.

Task	Contractor's Work Days	Professional Engineer	Construction Inspector
Task 1 Pre-Construction	0	4	8
Task 2 Construction Services	40	30	320
Task 3 Post-Construction	2	8	8
Total Estimated Hours		42	336
Hourly Rate		$150.00	$110.00
Total Fee		$6,300.00	$36,960.00
		Total Fee =	**$43,260.00**

For work outside the scope of this proposal (including additional contractor's working days, the above listed hourly rates of the individual staff members will apply.

Consider an Ordinance Approving the Village of Palatine's 2021 CDBG Action Plan

BACKGROUND:
As a requirement of the Village's participation in the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) requires a Draft Action Plan be made available for a 30-day public review and comment period. The Village Council opened this review and comment period on June 21, 2021. There were no public comments submitted during this time. Therefore, it is now appropriate to complete the submission of the 2021 Action Plan. Therefore, Staff is recommending approval of the following:

Consider an Ordinance adopting the Village of Palatine's CDBG 2021 Action Plan.

KEY ISSUES:

- The Village's anticipated CDBG FY 2021 entitlement amount is $484,944, which represents a 6% decrease from last year. Palatine's program year runs from September 1 through August 31. Through HUD regulations, the Village may recommend up to 15% ($72,741) for social service providers and up to 20% ($96,988) for program administration. The requested subrecipient funding was $112,500. The subrecipient application notice was posted on the Village's website on March 5, 2021. Additionally, Staff sent FY2020 CDBG notice to each social service agency that has applied for or received funds over the past 4 years.
- The FY 2021 Action Plan recommends CDBG funding for the following: program administration, public infrastructure, and facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare and community center administration, homelessness service & prevention, an emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the Daily Herald.

Staff recommends the following expenditure of CDBG funds for FY 2021:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration	$96,988	$96,988
Journey's Hope Center	New Journey's Hope Center Public Facility Project	$100,000	$ - **Note - $25,000 from 2019 FY is already committed to this project.**

Village of Palatine Public Works	Public Improvement Projects	$315,215	$315,215
	Total Requested	**$437,983**	
	Total Available		**$437,983**

Social Services			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$4,500	$4,000
Faith Community Homes	financial assistance for rent and case management	$3,000	$-
Journeys - The Road Home	Homeless Services	$15,000	$9,000
Northwest Compass	Support services for the Homeless	$15,000	$2,741
Palatine Township	Case Management Service Coordinator	$3,000	$3,000
Palatine Township Senior Citizens' Council	Support Services for Older Adults	$12,000	$10,000
Partners for Our Community	Resources and Programs for Very Low Income Clients	$24,000	$24,000
The Bridge Youth & Family Services	Bilingual Child Abuse Counseling	$20,000	$15,000
WINGS	Homeless Services for Domestic Violence Victims	$6,000	$5,000
	Total Requested	**$112,500**	
	Total Available		**$72,741**

The full draft FY2021 Action Plan can be reviewed on the Village Website at www.palatine.il.us/163/News-Events

ACTION REQUIRED:
Consider an Ordinance Approving the Village of Palatine's FY 2021 Action Plan.

ATTACHMENTS:

- ORD CDBG 2021

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

ORDINANCE NO._____

AN ORDINANCE ADOPTING AND APPROVING THE VILLAGE OF PALATINE'S 2021 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Village of Palatine has prepared an Action Plan, which includes a housing affordability and public service plan, as well as an application for a Community Development Block Grant; and

WHEREAS, a Public Hearing was held on June 21, 2021 at Palatine Village Hall opening the public comment period and a Public Meeting was held by the Village Council on August 2, 2021 to review the 2021 Action Plan for the Palatine's Community Development Block Grant Program; and

WHEREAS, the 2021 Fiscal Year allocation from the Office of Community Planning and Development for Village of Palatine is $484,944 within the federal Community Development Block Grant (CDBG) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) oversees the Village's use of the funds; and

WHEREAS, the Village of Palatine is required to submit a Consolidated Plan that includes a needs assessment, housing market study, 5-year strategic plan and 1-year action plan; and

WHEREAS, the Action Plan shall be submitted to HUD 45 days prior to starting the Program Year which begins October 1, 2021; and

WHEREAS, the Mayor and Village Council of the Village of Palatine has determined that the Consolidated Plan and Action Plan and the use of CDBG funds can be of benefit in providing for resident's health, safety, and welfare and in meeting the community development and housing needs of its citizens.

Attachment: ORD CDBG 2021 (2021-85 : 2021 CDBG Action Plan)

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

SECTION 1: The Mayor and Village Council of the Village of Palatine hereby approves the attached 2021 Action Plan, which includes an allocation of Community Development Block Grant funds in the amount of $484,944.

SECTION 2: The Mayor and Village Council of the Village of Palatine hereby authorize the Village Manager to prepare and forward to the U.S. Department of Housing and Urban development a submission of Palatine's Action Plan in accordance with federal guidelines. This Plan includes an application for federal Community Development Block Grant funds.

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

PASSED: This ____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

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

_____

Village Clerk

Attachment: ORD CDBG 2021 (2021-85 : 2021 CDBG Action Plan)

Consider a Motion to Approve 2021 Warrant #14

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 14 having been approved by the Village Council on 08/02/2021 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	182,162.43	-	-	-	182,162.43
DUI Fines Fund	223	1,274.00	-	-	-	1,274.00
Downtown TIF Fund	233	6,000.00	-	-	-	6,000.00
CDBG - CV	255	58,060.29	-	-	-	58,060.29
Debt Service Fund	300	475.00	-	-	-	475.00
Capital Equipment Fund	401	9,153.23	-	-	-	9,153.23
Capital Improvements Fund	402	3,645.31	-	-	-	3,645.31
Water Fund	605	78,452.84	-	-	53.90	78,506.74
Sewer Fund	610	6,123.40	-	-	-	6,123.40
Refuse Fund	615	-	-	-	247.03	247.03
Parking Fund	620	13,938.08	-	-	-	13,938.08
Liability Insurance Fund	702	265.23	-	-	-	265.23
Fleet Services Fund	710	63,263.93	-	-	-	63,263.93
Total Report		**422,813.74**	**-**	**-**	**300.93**	**423,114.67**

ATTACHMENTS:

- Warrant #14

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5090 - A.B. Kelly Inc**									
1020	Hose Holders	Open		07/01/2021	08/01/2021	07/09/2021			360.
			Vendor **5090 - A.B. Kelly Inc** Totals			Invoices	1		$360.
Vendor **1553 - Acme Truck & Brake Supply**									
02_7447	Parts - T-490	Open		07/06/2021	08/05/2021	07/20/2021			129.
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	1		$129.
Vendor **4516 - Advance Auto Parts**									
4051117437213	Parts - PT-205	Open		06/23/2021	07/24/2021	07/20/2021			188.
4051117526756	Credit Memo	Open		06/24/2021	07/24/2021	07/20/2021			(5.0
			Vendor **4516 - Advance Auto Parts** Totals			Invoices	2		$183.
Vendor **4853 - Advance Auto Parts**									
2376-1004326	Parts - PT-999	Open		06/18/2021	07/18/2021	07/26/2021			27.
2376-1007259	Parts - STOCK	Open		06/30/2021	07/30/2021	07/20/2021			375.
2376-1008285	Parts - STOCK	Open		07/06/2021	08/05/2021	07/20/2021			174.
2376-1008607	Parts - STOCK	Open		07/07/2021	08/06/2021	07/20/2021			55.
2376-1008827	Parts - STOCK	Open		07/08/2021	08/07/2021	07/20/2021			13.
2376-1009276	Parts - STOCK	Open		07/09/2021	08/08/2021	07/20/2021			127.
2376-1009278	Parts - T-416	Open		07/09/2021	08/08/2021	07/20/2021			317.
2376-1009623	Parts - STOCK	Open		07/12/2021	08/11/2021	07/20/2021			68.
2376-1009852	Parts - STOCK	Open		07/12/2021	08/11/2021	07/20/2021			100.
2376-1009853	Parts - STOCK	Open		07/12/2021	08/11/2021	07/20/2021			100.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	10		$1,360.
Vendor **4771 - AEC Fire-Safety & Security Inc**									
257391	Parts - T-427	Open		06/25/2021	07/25/2021	07/26/2021			149.
			Vendor **4771 - AEC Fire-Safety & Security Inc** Totals			Invoices	1		$149.
Vendor **2821 - Ahead of Our Time Publishing**									
13507	Subscription May 2021- April 2022	Open		03/03/2021	08/02/2021	07/13/2021			500.
			Vendor **2821 - Ahead of Our Time Publishing** Totals			Invoices	1		$500.
Vendor **1759 - Air One Equipment, Inc.**									
170580	Roof Hook	Open		07/08/2021	08/07/2021	07/09/2021			170.
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	1		$170.
Vendor **2611 - Al Warren Oil Co**									
W1401729	Motor Fuel	Open		07/07/2021	08/06/2021	07/26/2021			18,895.
W1402892	Motor Fuel	Open		07/13/2021	08/12/2021	07/26/2021			18,688.
W1402893	Motor Fuel	Open		07/13/2021	08/12/2021	07/26/2021			2,226.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	3		$39,810.

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2496 - Altorfer Industries, Inc**									
P54C0154081	Parts - E-601	Open		06/15/2021	07/15/2021	07/26/2021			1,318.
P54R0019889	Credit Memo	Open		06/15/2021	07/15/2021	07/26/2021			(260.4
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	2		$1,058.
Vendor **4650 - Amalgamated Bank of Chicago**									
2017B - 07/2021	Paying Agent Fees	Open		07/01/2021	08/01/2021	07/09/2021			475.
			Vendor **4650 - Amalgamated Bank of Chicago** Totals			Invoices	1		$475.
Vendor **2491 - Anderson Pest Solutions**									
7384884	Pest Control Services February 2021-Fire Station 83	Open		02/01/2021	07/30/2021	07/15/2021			41.
8063209	Pest Control Services May 2021-Fire Station 83	Open		05/01/2021	07/30/2021	07/15/2021			43.
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	2		$84.
Vendor **1730 - Andres Medical Billing**									
252288	Billing Charges - June	Open		07/16/2021	07/31/2021	07/16/2021			7,430.
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$7,430.
Vendor **5021 - Arlington Heights Ford LLC**									
21522H	Parts - T-437	Open		06/23/2021	07/23/2021	07/20/2021			50.
22230H	Parts - T-463	Open		07/01/2021	07/31/2021	07/20/2021			246.
22461H	Parts - T-455 & STOCK	Open		07/02/2021	08/01/2021	07/20/2021			479.
22753H	Parts - T-419	Open		07/07/2021	08/06/2021	07/20/2021			135.
22768H	Parts - T-478 & STOCK	Open		07/07/2021	08/06/2021	07/20/2021			68.
22754H	Parts - T-419	Open		07/09/2021	08/08/2021	07/20/2021			85.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	6		$1,066.
Vendor **1443 - Arlington Power Equipment**									
83660	Hedge Clipper Parts	Open		07/09/2021	08/08/2021	07/27/2021			48.
82639	Parts - PT-112	Open		06/30/2021	07/30/2021	07/20/2021			296.
82999	Parts - PT-95	Open		07/02/2021	08/01/2021	07/20/2021			22.
83232	Parts - PT-27	Open		07/06/2021	08/05/2021	07/20/2021			43.
83616	Parts -PT-60	Open		07/09/2021	08/08/2021	07/20/2021			81.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	5		$491.
Vendor **2322 - Arrow Road Construction Company**									
27909	Binder and Surface for Hot Paving	Open		06/30/2021	07/30/2021	07/20/2021			142.
28002	Binder and Surface for Hot Paving	Open		07/07/2021	08/06/2021	07/20/2021			1,548.
28164	Binder and Surface for Hot Paving	Open		07/16/2021	08/15/2021	07/20/2021			565.
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	3		$2,255.
Vendor **4455 - AutoZone Stores LLC**									

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2567253804	Parts - T-359	Open		06/16/2021	07/16/2021	07/26/2021			125.
2567256623	Parts - T-437	Open		06/21/2021	07/21/2021	07/26/2021			20.
			Vendor **4455 - AutoZone Stores LLC** Totals			Invoices	2		$146.
Vendor **1101 - Beverly Materials LLC**									
266338	Grade 9 Compactable Stone	Open		07/10/2021	08/09/2021	07/21/2021			152.
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$152.
Vendor **1722 - BLA, Inc**									
21178-16	Palatine Road Resurfacing Phase I Engineering Services	Open		06/30/2021	07/30/2021	07/19/2021			3,195.
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$3,195.
Vendor **2243 - Bristol Hose & Fitting**									
3457516	Credit Memo	Open		05/20/2021	06/27/2021	07/26/2021			(188.8
3458283	Parts - STOCK	Open		05/28/2021	06/27/2021	07/20/2021			29.
3458284	Parts - STOCK	Open		05/28/2021	06/27/2021	07/20/2021			31.
3458288	Parts - STOCK	Open		05/28/2021	06/27/2021	07/20/2021			996.
3458430	Parts - STOCK	Open		06/01/2021	07/01/2021	07/20/2021			164.
3458781	Parts - STOCK	Open		06/04/2021	07/04/2021	07/20/2021			11.
3461295	Credit Memo	Open		07/06/2021	07/30/2021	07/26/2021			(55.5
3461318	Credit Memo	Open		07/07/2021	07/30/2021	07/26/2021			(659.2
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	8		$329.
Vendor **3403 - Call One**									
428738	Landline Phone Service	Open		07/15/2021	08/01/2021	07/20/2021			6,060.
			Vendor **3403 - Call One** Totals			Invoices	1		$6,060.
Vendor **2650 - Case Lots**									
5519	Custodial Supplies-Cascade, Brown Towels, Bleach & Green Kleen	Open		07/01/2021	07/31/2021	07/15/2021			983.
5520	Custodial Supplies-24x32 Liners, 43x47 Liners & Laundry Soap	Open		07/01/2021	07/31/2021	07/15/2021			969.
5521	Custodial Supplies-Multifold Towels, Sponges and Toilet Paper	Open		07/01/2021	07/31/2021	07/15/2021			945.
5522	Custodial Supplies-Blue Recycle Bags and Gojo Antibacterial Soap	Open		07/01/2021	07/31/2021	07/15/2021			845.
5523	Custodial Supplies-Kitchen Roll Towels	Open		07/01/2021	07/31/2021	07/15/2021			358.
			Vendor **2650 - Case Lots** Totals			Invoices	5		$4,102.
Vendor **1319 - Casey Equipment Company**									
P02923	Parts - E-220	Open		05/28/2021	06/27/2021	07/26/2021			31.
			Vendor **1319 - Casey Equipment Company** Totals			Invoices	1		$31.45

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5057 - Center of Concern**									
2021-00000618	CDBG-CV3 Center of Concern	Open		07/21/2021	07/21/2021	07/21/2021			45,658.
			Vendor **5057 - Center of Concern** Totals			Invoices	1		$45,658.
Vendor **2492 - Certified Fleet Services**									
S16024	Parts - T-389	Open		06/03/2021	07/03/2021	07/26/2021			196.
			Vendor **2492 - Certified Fleet Services** Totals			Invoices	1		$196.
Vendor **4988 - Chevrolet of Palatine**									
342589	Repairs & Maintenance - T-458	Open		07/13/2021	08/12/2021	07/20/2021			98.
			Vendor **4988 - Chevrolet of Palatine** Totals			Invoices	1		$98.
Vendor **3050 - Cintas #22**									
4088901034	Uniform Cleaning	Open		07/02/2021	08/01/2021	07/20/2021			152.
5067795930	Restock Ready Room First Aid Kits	Open		07/02/2021	08/02/2021	07/20/2021			168.
4089619599	Uniform Cleaning	Open		07/09/2021	08/08/2021	07/20/2021			157.
4090236087	Uniform Cleaning	Open		07/16/2021	08/15/2021	07/20/2021			148.
			Vendor **3050 - Cintas #22** Totals			Invoices	4		$626.
Vendor **4199 - Clark Baird Smith LLP**									
14157	2021 Services Legal (June 2021 services rendered by CBS)	Open		06/30/2021	07/15/2021	07/15/2021			1,530.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$1,530.
Vendor **3029 - Clarke Aquatic Services**									
000010004	Middleton Pond Water Quality and Sediment Testing	Open		07/14/2021	08/13/2021	07/21/2021			750.
			Vendor **3029 - Clarke Aquatic Services** Totals			Invoices	1		$750.
Vendor **1596 - Clifford Wald Company**									
IN00124527	Plotter Maintenance	Open		07/26/2021	07/26/2021	07/26/2021			1,130.
			Vendor **1596 - Clifford Wald Company** Totals			Invoices	1		$1,130.
Vendor **3033 - Comcast Cable**									
PW 07-21 A	Backup Internet Connections	Open		07/02/2021	07/30/2021	07/20/2021			276.
CC 07-21 A	Backup Internet Connections	Open		07/16/2021	08/13/2021	07/27/2021			31.
PD21-Jul	Monthly Service Charge (07/11/21 - 08/10/21)	Open		06/04/2021	08/01/2021	07/27/2021			18.
			Vendor **3033 - Comcast Cable** Totals			Invoices	3		$327.
Vendor **2741 - Conserv FS**									
65121743	Herbicide Dye	Open		07/13/2021	08/12/2021	07/27/2021			140.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$140.
Vendor **3706 - Constellation NewEnergy Inc**									

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
20403641001	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		06/11/2021	07/27/2021	07/16/2021			2,081.
20403641501	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		06/11/2021	07/27/2021	07/16/2021			231.
20403866201	Electricity-700 N. North Court RT/25 Street Lighting	Open		06/11/2021	07/27/2021	07/15/2021			40.
20416438301	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		06/14/2021	07/30/2021	07/15/2021			97.
20427574401	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		06/15/2021	07/31/2021	07/16/2021			101.
20427576801	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		06/15/2021	07/31/2021	07/16/2021			125.
20427583701	Electricity-2175 N. Coach Road Long Grove Well 15	Open		06/15/2021	07/31/2021	07/16/2021			37.
20427590101	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		06/15/2021	07/31/2021	07/16/2021			336.
20427670001	Electricity-975 N. Sterling Avenue RT/25 Street Lighting	Open		06/15/2021	07/31/2021	07/15/2021			78.
20427672901	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		06/15/2021	07/31/2021	07/16/2021			89.
20443024801	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		06/16/2021	08/01/2021	07/16/2021			117.
20443037501	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		06/16/2021	08/01/2021	07/16/2021			3,877.
20443161201	Electricity-137 W. Wood Street Unit 2 Train Station	Open		06/16/2021	08/01/2021	07/15/2021			504.
20443164201	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		06/16/2021	08/01/2021	07/15/2021			242.
20443169001	Electricity-137 W. Wood Street Unit 3 Starbucks	Open		06/16/2021	08/01/2021	07/15/2021			173.
20443179701	Electricity-550 N. Smith Street Well 7 Pump Station	Open		06/16/2021	08/01/2021	07/16/2021			686.
20443183901	Electricity-Heron Drive Well 10 Pump Station	Open		06/16/2021	08/01/2021	07/16/2021			5,234.
20443210401	Electricity-429 N. Hicks Road Holiday Lighting	Open		06/16/2021	08/01/2021	07/15/2021			19.
20443249201	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		06/16/2021	08/01/2021	07/16/2021			213.
20443278401	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		06/16/2021	08/01/2021	07/16/2021			825.
20443308201	Electricity-251 W. Colfax Street Parking Deck	Open		06/16/2021	08/01/2021	07/15/2021			2,228.
20443337501	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		06/16/2021	08/01/2021	07/15/2021			39.
20443356201	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lightin	Open		06/16/2021	08/01/2021	07/15/2021			47.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
20453841901	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		06/17/2021	08/02/2021	07/15/2021			47.
20453849401	Electricity-560 S. Hale Street Storm Water Lift Station	Open		06/17/2021	08/02/2021	07/16/2021			31.
20453861701	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		06/17/2021	08/02/2021	07/16/2021			107.
20453931201	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		06/17/2021	08/02/2021	07/16/2021			35.
20453939901	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		06/17/2021	08/02/2021	07/16/2021			768.
20453940701	Electricity-0 N. Smith Street Union Pacific Box	Open		06/17/2021	08/02/2021	07/15/2021			57.
20453990401	Electricity-Palatine and Oak Street Lighting	Open		06/17/2021	08/02/2021	07/15/2021			61.
20453993001	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		06/17/2021	08/02/2021	07/16/2021			63.
20454024401	Electricity-Palatine and Bothwell Street Lighting	Open		06/17/2021	08/02/2021	07/15/2021			119.
20454034101	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		06/17/2021	08/02/2021	07/15/2021			3,584.
20454047301	Electricity-150 W. Wilson Street Clu Building	Open		06/17/2021	08/02/2021	07/15/2021			594.
20467013801	Electricity-0 Harper Well 6	Open		06/18/2021	08/03/2021	07/16/2021			356.
20467038501	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		06/18/2021	08/03/2021	07/16/2021			85.
20467041001	Electricity-826 W. Exner Court Pond Aerator	Open		06/18/2021	08/03/2021	07/16/2021			96.
20467041601	Electricity-1100 W. Illinois Avenue Well 5	Open		06/18/2021	08/03/2021	07/16/2021			716.
20467042701	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		06/18/2021	08/03/2021	07/16/2021			4,908.
20467048601	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		06/18/2021	08/03/2021	07/16/2021			205.
20467072701	Electricity-1279 W. Palatine Road Entrance Sign	Open		06/18/2021	08/03/2021	07/15/2021			5.
20453852701	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		06/21/2021	08/06/2021	07/15/2021			41.
20454030501	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		06/21/2021	08/06/2021	07/15/2021			5,553.
20454060901	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		06/21/2021	08/06/2021	07/15/2021			21.
		Vendor **3706 - Constellation NewEnergy Inc** Totals				Invoices	44		$34,892.
Vendor **2605 - Contech-MSI Co**									
173497	Dry Valve Repair-Fire Station 83	Open		07/06/2021	08/05/2021	07/15/2021			476.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2605 - Contech-MSI Co** Totals			Invoices	1		$476.
Vendor **2981 - Continental Weather Service**									
193838	Monthly Weather Forecasting-July 2021	Open		07/01/2021	07/31/2021	07/20/2021			150.
			Vendor **2981 - Continental Weather Service** Totals			Invoices	1		$150.
Vendor **2142 - Conway Shield**									
0475923	Passports	Open		06/08/2021	07/07/2021	07/09/2021			253.
			Vendor **2142 - Conway Shield** Totals			Invoices	1		$253.
Vendor **4599 - Cummins Sales and Service**									
F2-82391	Parts - T-353	Open		06/04/2021	07/04/2021	07/20/2021			241.
F2-86191	Parts - STOCK	Open		06/29/2021	07/29/2021	07/27/2021			401.
			Vendor **4599 - Cummins Sales and Service** Totals			Invoices	2		$642.
Vendor **3051 - Scott Cvetan**									
PWBRSC07082021	Boot Reimbursement	Open		07/08/2021	07/22/2021	07/20/2021			151.
PWCDLSC07162021	CDL Renewal Reimbursement	Open		07/16/2021	07/30/2021	07/20/2021			60.
			Vendor **3051 - Scott Cvetan** Totals			Invoices	2		$211.
Vendor **3852 - De Lage Landen Public Finance**									
72977167	Sharp Copier Lease	Open		06/28/2021	08/12/2021	06/16/2021			621.
			Vendor **3852 - De Lage Landen Public Finance** Totals			Invoices	1		$621.
Vendor **1929 - Delta Sonic Car Wash Systems**									
10333917	Car Wash - June	Open		07/02/2021	08/01/2021	07/20/2021			115.
			Vendor **1929 - Delta Sonic Car Wash Systems** Totals			Invoices	1		$115.
Vendor **1728 - Doland Engineering, LLC**									
21-9628	June 2021 Site Development Permit Inspection Services	Open		06/30/2021	07/30/2021	07/12/2021			2,696.
21-9626	Willow Walk Drainage Improvements Const. Engineering DPW-2105	Open		06/30/2021	07/30/2021	07/09/2021			700.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	2		$3,396.
Vendor **2854 - Dultmeier Sales LLC**									
3813197	Parts - M-995	Open		05/06/2021	07/01/2021	07/20/2021			515.
			Vendor **2854 - Dultmeier Sales LLC** Totals			Invoices	1		$515.
Vendor **2114 - EJ USA, Inc**									
110210048808	Fire Hydrant Repair Parts	Open		07/02/2021	08/01/2021	07/21/2021			3,045.
			Vendor **2114 - EJ USA, Inc** Totals			Invoices	1		$3,045.
Vendor **5089 - Express Press**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
44935A	Public Works Coordinator Uniforms and Work Shirts	Open		07/13/2021	08/12/2021	07/21/2021			1,373.
44935B	Public Works T-Shirts, Long Sleeve Shirts and Sweatshirts	Open		07/15/2021	08/14/2021	07/21/2021			7,994.
			Vendor **5089 - Express Press** Totals			Invoices	2		$9,367.
Vendor **2438 - Federal Express**									
7-420-78345	Shipping Charges	Open		06/30/2021	07/30/2021	07/20/2021			84.
7-435-27166	Shipping Charges	Open		07/14/2021	08/13/2021	07/20/2021			41.
			Vendor **2438 - Federal Express** Totals			Invoices	2		$126.
Vendor **3182 - Chad D Felde**									
2021-00000631	Lunch - TK Enforcement Roadblock Participants (Kostas)	Open		07/20/2021	08/12/2021	07/27/2021			94.
			Vendor **3182 - Chad D Felde** Totals			Invoices	1		$94.
Vendor **2102 - Fire Service Inc**									
23131	Parts - T-353	Open		06/08/2021	07/08/2021	07/26/2021			449.
			Vendor **2102 - Fire Service Inc** Totals			Invoices	1		$449.
Vendor **2195 - FMP**									
162-086415	Parts - STOCK	Open		07/06/2021	08/05/2021	07/20/2021			136.
50-3444407	Parts - STOCK	Open		07/06/2021	08/05/2021	07/20/2021			304.
162-087318	Parts - STOCK	Open		07/14/2021	08/13/2021	07/20/2021			93.
50-3455501	Parts - C-361	Open		07/15/2021	08/14/2021	07/20/2021			99.
			Vendor **2195 - FMP** Totals			Invoices	4		$634.
Vendor **3075 - Gateway Palatine LLC**									
August 2021	Parking Agreement - August	Open		07/09/2021	08/03/2021	07/09/2021			2,460.
			Vendor **3075 - Gateway Palatine LLC** Totals			Invoices	1		$2,460.
Vendor **5045 - GFL Solid Waste Midwest LLC**									
V90000034634	Waste Disposal	Open		06/30/2021	07/30/2021	07/20/2021			1,768.
V90000034664	Waste Disposal	Open		07/15/2021	08/14/2021	07/20/2021			453.
			Vendor **5045 - GFL Solid Waste Midwest LLC** Totals			Invoices	2		$2,222.
Vendor **1667 - Gilio Landscape Contractors**									
8839	410 N Northwest Hwy - 7/2/21	Open		07/06/2021	08/05/2021	07/27/2021			65.
8841	670-672 E Northwest Hwy - 7/2/21	Open		07/06/2021	08/05/2021	07/27/2021			65.
8845	1550 W Northwest Hwy - 7/10/21	Open		07/10/2021	08/09/2021	07/27/2021			65.
8847	636 E Northwest Hwy - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.
8848	630 E Northwest Hwy - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.
8849	1199 W Northwest Hwy - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.

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8850	1199 W Northwesty/PIN 02-16-200-003 - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.
8851	1199 W Northwest Hwy-PIN 02-16-200-004 - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.
8852	790 W Northwest Hwy - 7/10/21	Open		07/12/2021	08/11/2021	07/27/2021			65.
8853	1147-1151 W Palatine Rd/PIN02-21-200-024 7/15/21	Open		07/16/2021	08/15/2021	07/27/2021			110.
8854	1147-1151 W Palatine Rd/PIN02-21-200-023 7/15/21	Open		07/16/2021	08/15/2021	07/27/2021			110.
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	11		$805.
Vendor **1234 - Golf Rose Animal Hospital**									
318735	Medications for K-9 Hondo (Contreras)	Open		07/15/2021	08/14/2021	07/27/2021			111.
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$111.
Vendor **1233 - Golf Rose Boarding Kennel**									
2021-00000630	Monthly Strays (June)	Open		07/07/2021	08/06/2021	07/27/2021			388.
			Vendor **1233 - Golf Rose Boarding Kennel** Totals			Invoices	1		$388.
Vendor **2281 - Grainger**									
9964471362	Shower Curtains for Locker Rooms	Open		07/15/2021	08/14/2021	07/27/2021			57.
9963029989	CFL Ballast-Parking Deck	Open		07/15/2021	08/14/2021	07/27/2021			119.
9963009601	Gas Can	Open		07/15/2021	08/14/2021	07/21/2021			182.
9963982658	Kerosene Can	Open		07/15/2021	08/14/2021	07/21/2021			99.
9940053714	Hose Clamp	Open		06/21/2021	07/21/2021	07/20/2021			251.
9937333103	Parts - PT-999	Open		06/18/2021	07/18/2021	07/27/2021			6.
9937385749	Parts - PT-999	Open		06/18/2021	07/18/2021	07/27/2021			44.
9957824288	Parts - STOCK	Open		07/09/2021	08/08/2021	07/20/2021			230.
			Vendor **2281 - Grainger** Totals			Invoices	8		$990.
Vendor **4766 - Great Lakes Concrete LLC**									
243389	Concrete Adjusting Rings	Open		07/15/2021	08/14/2021	07/21/2021			342.
			Vendor **4766 - Great Lakes Concrete LLC** Totals			Invoices	1		$342.
Vendor **3632 - Greetis Associates Structural Engineers, P.C,**									
210707	150 S Sellstrom Services 6/1/21 - 6/30/21	Open		07/03/2021	08/02/2021	07/27/2021			250.
			Vendor **3632 - Greetis Associates Structural Engineers, P.C,** Totals			Invoices	1		$250.
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									
000020211102	Harvard & Arlene WM Replacement Construction Engineering DPW2121	Open		07/09/2021	08/08/2021	07/09/2021			29,130.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals				Invoices	1		$29,130.
Vendor **5092 - Hard Rock Concrete Cutters Inc**									
187932	2021 Sidewalk Saw Cutting-E. Dorset, E. Kimball & Echo (inside)	Open		06/18/2021	07/18/2021	07/20/2021			7,500.
		Vendor **5092 - Hard Rock Concrete Cutters Inc** Totals				Invoices	1		$7,500.
Vendor **5046 - Hoosier Fire Equipment Inc**									
109823	Parts - T-353	Open		06/11/2021	07/11/2021	07/26/2021			139.
109855	Parts - T-353	Open		06/17/2021	07/17/2021	07/26/2021			122.
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	2		$261.
Vendor **2976 - Huffman Landscape**									
HUFF7-6-21	Brick Paver Reset-South Side Sidewalk Anderson Dr, Bridge	Open		07/06/2021	08/05/2021	07/27/2021			650.
HUFF7-7-21	Brick Paver Replacement-Lot G by Firefighter's Memorial Statue	Open		07/07/2021	08/06/2021	07/21/2021			6,000.
		Vendor **2976 - Huffman Landscape** Totals				Invoices	2		$6,650.
Vendor **2420 - Hydraulic Services, Inc**									
361323	Parts - T-373	Open		06/15/2021	07/15/2021	07/26/2021			524.
		Vendor **2420 - Hydraulic Services, Inc** Totals				Invoices	1		$524.
Vendor **2076 - ID Networks**									
278028	Service Maintenance Fee for RMS (08/01/21 - 10/31/21)	Open		08/01/2021	08/11/2021	07/27/2021			450.
		Vendor **2076 - ID Networks** Totals				Invoices	1		$450.
Vendor **2938 - IIMC**									
IIMC 2021	Renewal Notice Annual Membership - IIMC	Open		07/06/2021	08/06/2021	07/27/2021			215.
		Vendor **2938 - IIMC** Totals				Invoices	1		$215.
Vendor **4591 - IL Department of Innovation & Technology**									
T2130756	Custom Bandwidth	Open		07/12/2021	08/13/2021	07/27/2021			428.
		Vendor **4591 - IL Department of Innovation & Technology** Totals				Invoices	1		$428.
Vendor **4440 - Illinois Drug Enforcement Officers Association**									
2021-00000632	IDEOA Training Conference Registration x 2	Open		07/22/2021	08/12/2021	07/27/2021			550.
		Vendor **4440 - Illinois Drug Enforcement Officers Association** Totals				Invoices	1		$550.
Vendor **3335 - Illinois Environmental Protection Agency**									
ILR4004162021	NPDES Storm Sewer System Permit	Open		06/28/2021	08/12/2021	07/21/2021			1,000.
		Vendor **3335 - Illinois Environmental Protection Agency** Totals				Invoices	1		$1,000.

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Vendor **1604 - Illinois State Police**									
PD21-1570-Jun	Fingerprinting for Liquor Licensing (1570) - June	Open		07/01/2021	08/15/2021	07/27/2021			113.
PD21-3601-Jun	Fingerprinting for Employment-LGE Checks (June)	Open		07/01/2021	08/15/2021	07/27/2021			56.
June2021	Background Checks	Open		07/16/2021	08/15/2021	07/21/2021			56.
			Vendor **1604 - Illinois State Police** Totals			Invoices	3		$226.
Vendor **2837 - Intoximeters Inc**									
684654	2 - Portable Breathalyzer Machines & Supplies	Open		07/07/2021	08/06/2021	07/27/2021			1,274.
			Vendor **2837 - Intoximeters Inc** Totals			Invoices	1		$1,274.
Vendor **4349 - J & H Magic Stitches**									
2021-00000586	Clothing	Open		06/28/2021	07/27/2021	07/09/2021			54.
			Vendor **4349 - J & H Magic Stitches** Totals			Invoices	1		$54.
Vendor **3869 - John Nelson Architect Inc**									
JN 7/12/21	Services 7/2/21 - 7/9/21	Open		07/12/2021	07/27/2021	07/27/2021			1,400.
JN 7/26/21	Services 7/14/21 - 7/23/21	Open		07/26/2021	07/27/2021	07/27/2021			2,100.
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	2		$3,500.
Vendor **3631 - Johnson Controls Security Solutions LLC**									
36122869	Alarm Monitoring- 1475 N Hicks Rd	Open		07/01/2021	08/01/2021	07/21/2021			70.
			Vendor **3631 - Johnson Controls Security Solutions LLC** Totals			Invoices	1		$70.
Vendor **1635 - Joseph D. Foreman & Company**									
329309	Hydrant Stem, Hydrant OP Nut and Gate Valve Op Nut	Open		06/23/2021	07/22/2021	07/21/2021			1,281.
329352	4.5 and 5.25 Mueller A423 Bonnet	Open		06/30/2021	07/29/2021	07/21/2021			621.
329353	Rubber Main Valve, 72" Lower Stem, 664S P500 & 12" Ext	Open		06/30/2021	07/30/2021	07/21/2021			1,017.
329431	Non-Shear Coupling	Open		07/15/2021	08/14/2021	07/21/2021			464.
329434	12" SDR26 D3034 G	Open		07/15/2021	08/14/2021	07/21/2021			420.
329436	Iron Curb Grate	Open		07/15/2021	08/14/2021	07/21/2021			389.
329443	15" SDR35 D3034 G	Open		07/15/2021	08/14/2021	07/21/2021			421.
329452	1 1/2" Comp Coupling	Open		07/15/2021	08/14/2021	07/21/2021			310.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	8		$4,926.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC07022021	Car Wash - July	Open		07/02/2021	08/01/2021	07/20/2021			230.
			Vendor **3754 - KC's Car Wash Llc** Totals			Invoices	1		$230.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3903 - Robert R Kluzek**									
2021-00000616	Tuition Reimbursement - FIR 3307	Open		07/19/2021	07/19/2021	07/19/2021			634.
			Vendor **3903 - Robert R Kluzek** Totals			Invoices	1		$634.
Vendor **3357 - KONE Inc**									
959777786	Service Contract for Elevator Maintenance-2/1/21-4/30/21	Open		02/01/2021	07/30/2021	07/15/2021			7,244.
959923882	Service Contract for Elevator Maintenance-5/1/21-7/31/21	Open		07/12/2021	08/11/2021	07/27/2021			5,856.
			Vendor **3357 - KONE Inc** Totals			Invoices	2		$13,100.
Vendor **4345 - Liftoff Llc**									
5678add14	Vizio License	Open		07/11/2021	08/11/2021	07/22/2021			30.
			Vendor **4345 - Liftoff Llc** Totals			Invoices	1		$30.
Vendor **2641 - Lyons Pinner Electric Co.**									
18125	Monthly Traffic Signal Maintenance-June 2021	Open		06/27/2021	07/27/2021	07/15/2021			940.
			Vendor **2641 - Lyons Pinner Electric Co.** Totals			Invoices	1		$940.
Vendor **4957 - MacQueen Equipment, LLC**									
P09704	Parts - T-371	Open		06/04/2021	07/04/2021	07/26/2021			434.
P09746	Parts - T-371	Open		06/08/2021	07/08/2021	07/26/2021			555.
			Vendor **4957 - MacQueen Equipment, LLC** Totals			Invoices	2		$990.
Vendor **2561 - Major Case Assistance Team**									
2021-00000634	Annual Dues - 2021-2022	Open		07/08/2021	08/07/2021	07/27/2021			3,000.
			Vendor **2561 - Major Case Assistance Team** Totals			Invoices	1		$3,000.
Vendor **4933 - Mallory Safety and Supply, LLC**									
5131406	Vehicle Lock Out Supplies	Open		07/16/2021	08/15/2021	07/27/2021			503.
			Vendor **4933 - Mallory Safety and Supply, LLC** Totals			Invoices	1		$503.
Vendor **1709 - Master Hitch**									
60960	Parts - E-639	Open		07/09/2021	08/08/2021	07/20/2021			37.
			Vendor **1709 - Master Hitch** Totals			Invoices	1		$37.
Vendor **2756 - Mc Master Carr Supply Co.**									
60295256	Hot-Dipped Galvanized Steel with Neoprene Sealing Washer	Open		06/18/2021	07/18/2021	07/20/2021			29.
58544798	Parts - T-380	Open		05/18/2021	07/01/2021	07/20/2021			70.
58559926	Parts - T-423	Open		05/18/2021	07/01/2021	07/20/2021			25.
59260036	Parts - T-371	Open		06/01/2021	07/01/2021	07/20/2021			18.
59592542	Parts - T-353	Open		06/07/2021	07/07/2021	07/20/2021			79.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
60050048	Parts - T-389	Open		06/15/2021	07/15/2021	07/26/2021			15.
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	6		$238.
Vendor **1118 - Mid American Water Of Wauconda Inc**									
239614W	Clamp, Hyd Rubber Seat and Curb Stop	Open		06/09/2021	07/09/2021	07/21/2021			3,403.
240704W	Hymax Coupling and Repair Clamps	Open		07/09/2021	08/08/2021	07/21/2021			3,600.
			Vendor **1118 - Mid American Water Of Wauconda Inc** Totals			Invoices	2		$7,003.
Vendor **2998 - Midwest Groundcovers**									
I676843	Plants-Hem. 'Pardon Me' #1	Open		07/12/2021	08/11/2021	07/27/2021			272.
I676902	Plants-Hem. 'Pardon Me' #1	Open		07/12/2021	08/11/2021	07/27/2021			54.
			Vendor **2998 - Midwest Groundcovers** Totals			Invoices	2		$327.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1067883	Repairs & Safety Lane - T-460 & T-396	Open		07/09/2021	08/08/2021	07/27/2021			72.
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$72.
Vendor **1856 - Monroe Truck Equipment**									
5458234	Parts - T-410	Open		05/27/2021	07/01/2021	07/20/2021			78.
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	1		$78.
Vendor **2360 - Napa Of Palatine**									
4460-335215	Credit Memo	Open		06/29/2021	08/06/2021	07/20/2021			(85.5
4460-336045	Parts - T-419	Open		07/07/2021	08/06/2021	07/20/2021			103.
4460-336407	Parts - STOCK	Open		07/09/2021	08/08/2021	07/20/2021			20.
			Vendor **2360 - Napa Of Palatine** Totals			Invoices	3		$38.
Vendor **2176 - Neenah Foundry Co.**									
420746	Sewer Grading Rings and Frames	Open		07/15/2021	08/14/2021	07/21/2021			1,452.
			Vendor **2176 - Neenah Foundry Co.** Totals			Invoices	1		$1,452.
Vendor **2616 - Nicor Gas**									
19505219626-6/21	Natural Gas-251 W. Colfax Street Parking Deck	Open		05/25/2021	08/10/2021	07/15/2021			137.
37917400006-6/21	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		06/18/2021	08/03/2021	07/15/2021			40.
93126652572-6/21	Natural Gas-150 W. Wilson Street Clu Building	Open		06/18/2021	08/03/2021	07/15/2021			132.
55424779829-6/21	Natural Gas-1545-47 Shires Court Lift Station	Open		06/21/2021	08/06/2021	07/15/2021			40.
46007255576-6/21	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		06/24/2021	08/10/2021	07/15/2021			40.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
83980510966-6/21	Natural Gas-550 N. Smith Street Well 7 Generator	Open		06/24/2021	08/10/2021	07/15/2021			40.
66457600006-6/21	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		06/25/2021	08/10/2021	07/15/2021			59.
25623386239-6/21	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		06/28/2021	08/13/2021	07/15/2021			41.
68017400000-6/21	Natural Gas-137 W. Wood Street Train Station	Open		06/28/2021	08/13/2021	07/15/2021			149.
70018165616-6/21	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		06/28/2021	08/13/2021	07/15/2021			42.
88271305703-6/21	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		06/29/2021	08/16/2021	07/15/2021			145.
36756460568-6/21	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		06/30/2021	08/17/2021	07/15/2021			133.
			Vendor **2616 - Nicor Gas** Totals			Invoices	12		$1,004.
Vendor **3153 - North Shore University Health System**									
2021-00000627	NIPAS Team Annual Physical Examination (Schlee)	Open		06/29/2021	07/29/2021	07/27/2021			369.
2021-00000628	NIPAS Team Annual Physical Examination (Schlee)	Open		06/29/2021	07/29/2021	07/27/2021			133.
			Vendor **3153 - North Shore University Health System** Totals			Invoices	2		$502.
Vendor **1414 - Northwest Central 911 System**									
1296	Radio Repair	Open		06/30/2021	07/29/2021	07/21/2021			353.
1310	Radio Repair	Open		07/09/2021	08/08/2021	07/21/2021			353.
			Vendor **1414 - Northwest Central 911 System** Totals			Invoices	2		$706.
Vendor **1413 - Northwest Central Dispatch Syst**									
9102	2021 - PPD & PFD Member Assessment Fee's (August)	Open		07/01/2021	07/31/2021	07/27/2021			47,519.
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$47,519.
Vendor **3002 - Northwest Community Hospital-OEHS**									
23917	2021 Services Medical (B.Bosco-FD new hire NCH-Physical Exam)	Open		07/02/2021	07/19/2021	07/19/2021			1,138.
23541	Physicals/DOT Screening	Open		06/04/2021	07/04/2021	07/20/2021			354.
23881	Physicals/DOT Screening	Open		07/02/2021	08/01/2021	07/20/2021			271.
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	3		$1,763.
Vendor **2577 - Northwestern University Center For Public Safety**									
17278	School of Police Staff & Command - Online Course (C. Ericksen)	Open		07/01/2021	08/12/2021	07/27/2021			4,000.
			Vendor **2577 - Northwestern University Center For Public Safety** Totals			Invoices	1		$4,000.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2715 - NSN Employer Services Inc**									
6527	2021 Management Services - NSN, July-September 2021	Open		07/01/2021	07/16/2021	07/16/2021			265.
			Vendor **2715 - NSN Employer Services Inc** Totals			Invoices	1		$265.
Vendor **2753 - Office Depot Inc**									
18787563	Office Supplies - Admin	Open		06/30/2021	07/30/2021	07/21/2021			195.
18787628	Department Copy Paper & Office Supplies	Open		06/30/2021	07/31/2021	07/27/2021			244.
18787604	Office Supplies	Open		06/30/2021	07/30/2021	07/20/2021			106.
			Vendor **2753 - Office Depot Inc** Totals			Invoices	3		$546.
Vendor **4155 - Ozinga Ready Mix Concrete Inc**									
ARI00137573	Concrete-605	Open		07/06/2021	08/06/2021	07/21/2021			838.
			Vendor **4155 - Ozinga Ready Mix Concrete Inc** Totals			Invoices	1		$838.
Vendor **2572 - Paddock Publications, Inc**									
185726	Legal Notices	Open		07/10/2021	08/10/2021	07/19/2021			318.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$318.
Vendor **1583 - Palatine Park District**									
2021-May	May 2021 Grass Mowing Services Reimbursement	Open		06/09/2021	08/08/2021	06/10/2021			8,260.
			Vendor **1583 - Palatine Park District** Totals			Invoices	1		$8,260.
Vendor **2376 - Palatine Township Senior Citizens**									
2021-00000619	CDBG-CV PTSCC	Open		07/21/2021	07/21/2021	07/21/2021			7,401.
			Vendor **2376 - Palatine Township Senior Citizens** Totals			Invoices	1		$7,401.
Vendor **4873 - Partners and Paws Veterinary Services**									
92670	Medications for K-9 Puma (Christians)	Open		06/28/2021	07/28/2021	07/27/2021			363.
			Vendor **4873 - Partners and Paws Veterinary Services** Totals			Invoices	1		$363.
Vendor **1310 - Partners for Our Communities**									
2021-00000622	CDBG - CV1 Police SS Space	Open		07/23/2021	07/23/2021	07/23/2021			5,000.
			Vendor **1310 - Partners for Our Communities** Totals			Invoices	1		$5,000.
Vendor **4921 - Penn Care, Inc**									
M61513	Patient Mover	Open		07/16/2021	08/15/2021	07/26/2021			194.
			Vendor **4921 - Penn Care, Inc** Totals			Invoices	1		$194.
Vendor **1276 - Pirtek O'Hare**									
OH-T00011021	Parts - T-371	Open		06/04/2021	07/04/2021	07/20/2021			757.
			Vendor **1276 - Pirtek O'Hare** Totals			Invoices	1		$757.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2167 - Pomp's Tire Service, Inc.**									
280122546	Parts - T-423	Open		07/02/2021	08/01/2021	07/20/2021			345.
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	1		$345.
Vendor **5077 - Public Safety Direct Inc**									
98075	Police Department Vehicle Decommissioning - T-443	Open		06/24/2021	07/24/2021	07/15/2021			495.
98149	Police Department Vehicle Upfitting - T-494 (P-10)	Open		07/12/2021	08/11/2021	07/15/2021			8,658.
			Vendor **5077 - Public Safety Direct Inc** Totals			Invoices	2		$9,153.
Vendor **3983 - Rock River Sports LLC**									
612	Swiftwater Suite Repair	Open		06/25/2021	07/24/2021	07/26/2021			199.
			Vendor **3983 - Rock River Sports LLC** Totals			Invoices	1		$199.
Vendor **4019 - Rush Truck Centers**									
3023984139	Parts - T-450 & T-451	Open		06/29/2021	07/29/2021	07/20/2021			349.
3024018664	Parts - T-331	Open		07/02/2021	08/01/2021	07/20/2021			30.
3024031471	Parts - T-451	Open		07/02/2021	08/01/2021	07/20/2021			211.
3024060359	Parts - T-396	Open		07/06/2021	08/05/2021	07/07/2021			241.
3024081867	Parts - T-415	Open		07/08/2021	08/07/2021	07/20/2021			76.
3024091198	Parts - T-425	Open		07/09/2021	08/08/2021	07/20/2021			32.
3024155482	Parts - T-411	Open		07/15/2021	08/14/2021	07/20/2021			1,875.
3024156174	Parts - STOCK	Open		07/15/2021	08/14/2021	07/20/2021			178.
3024173338	Parts - T-385	Open		07/15/2021	08/14/2021	07/20/2021			481.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	9		$3,475.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
June 2021	Legal Services June 2021	Open		07/07/2021	08/02/2021	07/12/2021			33,781.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$33,781.
Vendor **4447 - SESAC, Llc**									
2021-596495	Music Performance License Street Fest	Open		07/27/2021	07/27/2021	07/27/2021			525.
			Vendor **4447 - SESAC, Llc** Totals			Invoices	1		$525.
Vendor **3694 - SHI International Corp**									
B13689099	Laptop Battery	Open		06/25/2021	07/25/2021	07/22/2021			109.
			Vendor **3694 - SHI International Corp** Totals			Invoices	1		$109.
Vendor **3246 - Sign Outlet**									
CG-305969	Temporary Sign Material	Open		07/16/2021	08/15/2021	07/20/2021			313.
			Vendor **3246 - Sign Outlet** Totals			Invoices	1		$313.
Vendor **4262 - SnoDepot**									

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400405	Parts - T-451	Open		06/28/2021	07/28/2021	07/26/2021			995.
			Vendor **4262 - SnoDepot** Totals			Invoices	1		$995.
Vendor **2313 - Standard Equipment Co**									
P29462	Parts - E-222	Open		06/04/2021	07/03/2021	07/20/2021			82.
P29554	Parts - E-224	Open		06/09/2021	07/09/2021	07/26/2021			58.
P29938	Parts - E-224	Open		06/24/2021	07/24/2021	07/26/2021			1,139.
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	3		$1,280.
Vendor **1848 - Suburban Trim & Glass**									
I141878	Parts - T-389	Open		06/18/2021	07/18/2021	07/26/2021			488.
			Vendor **1848 - Suburban Trim & Glass** Totals			Invoices	1		$488.
Vendor **4966 - T-Mobile**									
965537055-0621	CS Telematics Program Monthly Service Fee-June	Open		07/01/2021	07/21/2021	07/12/2021			255.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$255.
Vendor **2111 - Terminal Supply Co**									
48894-00	Parts - STOCK	Open		06/04/2021	07/03/2021	07/20/2021			801.
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$801.
Vendor **2545 - Terrace Supply Co**									
70505175	Oxygen	Open		07/15/2021	08/14/2021	07/21/2021			170.
01024853	Parts - M-999	Open		06/30/2021	07/30/2021	07/27/2021			21.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$192.
Vendor **2743 - The Sidwell Co.**									
SIDXT0000935	52nd Edition Cook County Lease Atlas Area 2	Open		06/04/2021	07/04/2021	07/21/2021			400.
			Vendor **2743 - The Sidwell Co.** Totals			Invoices	1		$400.
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
21-1852	Harper College-Bldg P / 1200 W Algonquin Rd	Open		07/01/2021	07/31/2021	07/27/2021			75.
21-1968	33 semi-annual code inspections	Open		07/12/2021	08/11/2021	07/27/2021			1,254.
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$1,329.
Vendor **3787 - Township High School District 211**									
06-24-2021-D211	Motor Fuel	Open		06/24/2021	07/24/2021	07/20/2021			1,492.
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$1,492.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-Jun-21	Online Investigative Search Engine (June)	Open		07/01/2021	08/14/2021	07/27/2021			184.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
	Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals					Invoices	1		$184.
Vendor **2565 - Tredroc Tire Services LLC**									
7220050587	Repairs & Maintenance - E-211	Open		05/26/2021	07/01/2021	07/27/2021			305.
7220050591	Repairs & Maintenance - E-601	Open		05/26/2021	07/01/2021	07/27/2021			297.
7220050593	Repairs & Maintenance - E-221	Open		05/26/2021	07/01/2021	07/27/2021			320.
	Vendor **2565 - Tredroc Tire Services LLC** Totals					Invoices	3		$924.
Vendor **3157 - UniFirst Corporation**									
061 1382012	Shop Rags/Carpets	Open		07/05/2021	08/04/2021	07/20/2021			42.
061 1383589	Shop Rags/Carpets	Open		07/12/2021	08/11/2021	07/20/2021			42.
	Vendor **3157 - UniFirst Corporation** Totals					Invoices	2		$85.
Vendor **3601 - United States Alliance Fire Protection, Inc**									
1046-F058824	Annual Sprinkler Inspection-1215 N. Quentin Rd	Open		06/30/2021	07/30/2021	07/15/2021			315.
	Vendor **3601 - United States Alliance Fire Protection, Inc** Totals					Invoices	1		$315.
Vendor **3387 - Utility Dynamics Corporation**									
0712-2654	2020 Fiber Optic Link DPW-2041	Open		07/12/2021	08/11/2021	07/09/2021			3,540.
	Vendor **3387 - Utility Dynamics Corporation** Totals					Invoices	1		$3,540.
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000002489288	PW Telematics Program Monthly Service Fee-June	Open		07/01/2021	07/31/2021	07/12/2021			323.
	Vendor **4825 - Verizon Connect NWF Inc** Totals					Invoices	1		$323.
Vendor **3709 - Verizon Wireless**									
9883082828	Cellular In-Vehicle	Open		07/01/2021	07/24/2021	07/20/2021			3,397.
9884022665	Cellular Usage	Open		07/12/2021	08/04/2021	07/22/2021			2,681.
	Vendor **3709 - Verizon Wireless** Totals					Invoices	2		$6,078.
Vendor **3020 - Village of Palatine Petty Cash**									
PWPCADMIN012921	Koutas - Stamps for Ordinance Violation Communication	Open		01/29/2021	07/28/2021	07/20/2021			22.
PWPCFL03292021	Swanson - Fuel for T-489 (P-8)	Open		03/29/2021	07/28/2021	07/20/2021			10.
	Vendor **3020 - Village of Palatine Petty Cash** Totals					Invoices	2		$32.
Vendor **3209 - Warehouse Direct**									
5005464-0	Index Tabs	Open		07/21/2021	07/28/2021	07/21/2021			87.
	Vendor **3209 - Warehouse Direct** Totals					Invoices	1		$87.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
159189	Parts - C-371	Open		06/15/2021	07/15/2021	07/26/2021			286.
159358	Parts - C-361	Open		06/23/2021	07/23/2021	07/26/2021			76.
159359	Parts - C-361	Open		06/24/2021	07/24/2021	07/26/2021			160.00

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
813753	Repairs & Maintenance - T-471	Open		07/14/2021	08/13/2021	07/20/2021			54.
		Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals				Invoices	4		$576.
Vendor **4699 - Eric Zimmerman**									
101114600	ICC Renewal - E Zimmerman	Open		07/06/2021	07/27/2021	07/27/2021			105.
		Vendor **4699 - Eric Zimmerman** Totals				Invoices	1		$105.
Vendor **1919 - Zoll Medical Corporation**									
3308107	Cables and Sensors	Open		06/18/2021	07/17/2021	07/14/2021			1,998.
3311352	Battery	Open		06/24/2021	07/23/2021	07/14/2021			356.
3312288	Single Bay Charger	Open		06/25/2021	07/24/2021	07/14/2021			704.
		Vendor **1919 - Zoll Medical Corporation** Totals				Invoices	3		$3,058.
Vendor **Frank Caputo**									
2021-00000624	sign refund/ 1158 E Dundee Road / 21-02	Open		07/26/2021	07/26/2021	07/26/2021			125.
		Vendor **Frank Caputo** Totals				Invoices	1		$125.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000587	Ambulance Fee Refund	Open		07/07/2021	07/12/2021	07/12/2021			433.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$433.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000588	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			491.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$491.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000589	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			497.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$497.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000590	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			499.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$499.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000591	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			502.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$502.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000592	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			489.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$489.
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000593	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			418.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$418.

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND**									
2021-00000594	Ambulance Fee Refund	Open		06/17/2021	07/12/2021	07/12/2021			426.
		Vendor **COVID 19 HRSA UNINSURED TESTING & TREATMENT FUND** Totals				Invoices	1		$426.
Vendor **David Swanson DLS Landscaping**									
blde2477-2021	BLDE-2477-2021/24 W Pleasant Hill-Withdrawn Permit	Open		07/27/2021	07/27/2021	07/27/2021			92.
		Vendor **David Swanson DLS Landscaping** Totals				Invoices	1		$92.
Vendor **Greater Elgin Family Care Center**									
2021-00000623	sign refund/ 345 W Northwest Hwy / 21-42	Open		07/26/2021	07/26/2021	07/26/2021			125.
		Vendor **Greater Elgin Family Care Center** Totals				Invoices	1		$125.
Vendor **Kevin Louis**									
2021-00000617	50/50 Sidewalk Replacement Program Reimbursement	Open		07/20/2021	07/23/2021	07/20/2021			200.
		Vendor **Kevin Louis** Totals				Invoices	1		$200.
Vendor **Mary Lucania**									
VS #37395	Refund - New Vehicle Late Fee Removal	Open		07/16/2021	07/16/2021	07/16/2021			20.
		Vendor **Mary Lucania** Totals				Invoices	1		$20.
Vendor **Gaspare Pitrello**									
2021-00000625	sign refund/ 550 S Vermont Street / 21-30	Open		07/26/2021	07/26/2021	07/26/2021			125.
		Vendor **Gaspare Pitrello** Totals				Invoices	1		$125.
Vendor **Jordan Wood Poul's Landscaping & Nursery Inc.**									
blde-002846-2021	blde2846-2021/239 S Benton-duplicate permit	Open		07/27/2021	07/27/2021	07/27/2021			92.
		Vendor **Jordan Wood Poul's Landscaping & Nursery Inc.** Totals				Invoices	1		$92.
Vendor **Logan Rebodos**									
VS #24993	Refund - New Resident	Open		07/16/2021	07/16/2021	07/16/2021			50.
		Vendor **Logan Rebodos** Totals				Invoices	1		$50.
Vendor **Stephen & Helen Costello**									
rp13-00192	129 N Clark Dr - Rental Closed	Open		07/27/2021	07/27/2021	07/27/2021			83.
		Vendor **Stephen & Helen Costello** Totals				Invoices	1		$83.
Vendor **Kathryn Villacorta**									
2021-00000626	50/50 Sidewalk Replacement Program Refund	Open		07/26/2021	07/30/2021	07/26/2021			250.

Attachment: Warrant #14 (2021-14 : Warrant # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/21 - 08/17/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **Kathryn Villacorta** Totals			Invoices	1		$250.
			Grand Totals			Invoices	324		$422,813.

Attachment: Warrant #14 (2021-14 : Warrant # 14)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 07/16/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	07/16/2021	257406	Utility Management Refund	PERLICK , MATHEW		5.10

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:		Transactions: 1	$5.10
Checks:	1	$5.10	

Attachment: Warrant #14 (2021-14 : Warrant # 14)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 07/23/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	07/23/2021	257407	Utility Management Refund	BONO , CHRISTY		81.05
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			209027002-003	07/20/2021	Refund
Check	07/23/2021	257408	Utility Management Refund	K F WALTER HOMES		19.26
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			600000481-001	07/21/2021	Refund
Check	07/23/2021	257409	Utility Management Refund	PULLUM , BRITTANY		7.49
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			462834502-004	07/21/2021	Refund
Check	07/23/2021	257410	Utility Management Refund	SALAMAH , WASEEM		14.09
	Account Type			Account Number	Transaction Date	Transaction Type
Check	07/23/2021	257411	Utility Management Refund	SHIMP , AMY		114.94
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			211861002-004	07/20/2021	Refund
Check	07/23/2021	257412	Utility Management Refund	THOMAS , JACK		5.10
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			201496001-001	07/21/2021	Refund
Check	07/23/2021	257413	Utility Management Refund	VAN STEDUM , ROBERT		53.90
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			206844001-003	07/20/2021	Refund
AP Accounts Payable ZBA Totals:				Transactions: 7		$295.83

Checks:	7	$295.83

Attachment: Warrant #14 (2021-14 : Warrant # 14)

Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighters Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 8, 2021 at Lamplighter Inn, 60 N. Bothwell Street

BACKGROUND:
Bomb Shell Bullies (Bully Breed Rescue) is partnering with Lamplighters Inn, 60 N. Bothwell, for the 'Pipes for Pits' event on Sunday, August 8, 2021. To proceed with the proposed event, the Petitioners are requesting approval of the following:

- **Waiver of the Village's Sound Amplification Ordinance;**
- **Temporary Closure of a Portion of Bothwell Street; and**
- **Temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021 (from 3 to 6 PM).**

KEY ISSUES:

- The proposed event would be held from 3 to 6 PM on Sunday, August 8, 2021 on the east side of Lamplighter Inn (within Bothwell Street, between Wilson and Station Streets). The closure of Bothwell Street would occur from approximately Noon to 7:30 PM on Sunday, August 8.

- The proposed event will include one food truck, amplified sound from an acoustic music player using one speaker and a microphone, and alcohol sales by Lamplighter Inn.

- The Council has previously approved other similar events at Lamplighter Inn.

ALTERNATIVES:

1. Approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

2. Do not approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

RECOMMENDATION:
Staff recommends action at the Village Council’s discretion.

ACTION REQUIRED:

A motion to approve the waiver of the Village's Sound Amplification Ordinance, temporary closure of a portion of Bothwell Street, and temporary amendment to the licensed premises of Lamplighter Inn's existing Liquor License all to allow for the 'Pipes for Pits' event on Sunday, August 8, 2021.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Approving a Minor Planned Development Amendment to Ordinances #O-87-15 and #O-61-16 to Amend the Business Plan to Allow Liquor Sales at The Pride of Palatine, 1400 W. Algonquin Road

BACKGROUND:
The Petitioner is requesting to amend the existing business plan for the Pride of Palatine Planned Development to allow the sale of package liquor in the existing store. Therefore, the Petitioner is requesting the following:

> **Minor Planned Development Amendment to amend the business plan for the Pride of Palatine to recognize the sale of package liquor, in conjunction with the associated B-4 liquor license requirements.**

KEY ISSUES:

- The Subject Property, zoned Planned Development, was approved in 2015 for a gas station and Convenience Store, including a restaurant. In 2016 Special Uses for a drive-thru and car wash were approved.
- The Petitioner is requesting to sell packaged liquor in the convenience store, which requires a Minor Planned Development Amendment. The Village Council recently approved the creation of a new Class B-4 liquor license, which allows limited package sales, under specific criteria. This establishment meets those criteria. If approved the establishment will be required to follow all regulations associated with a Class B-4 liquor license.
- The convenience store is open 24 hours a day however; per the license, liquor sales will only occur, between the hours of 8 AM and 10 PM.
- The floor plan shows the locations of the liquor display total 106 square feet which is approximately 2.2% (maximum of 10% required) of the total square footage of 4,800 square feet (minimum 4,000 square feet required).
- Staff also sent a courtesy notice to all of the required properties advising of the requested Minor Planned Development. All of the other aspects of the Planned Development and requirements remain in place.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-87-15.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-87-15.

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Planned Development Ordinances #O-87-15 and #O-61-16.

ACTION REQUIRED:
A motion to approve the Minor Amendment to Planned Development Ordinances #O-87-15 and #O-61-16 at 1400 W. Algonquin Road.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Increasing the Number of Class B-4 Liquor Licenses (Restaurant/Convenient Store with Package Liquor) by One for The Pride of Palatine, 1400 W. Algonquin Road

BACKGROUND: On this evening's agenda is an Ordinance approving a Minor Planned Development Amendment to allow liquor sales at The Pride of Palatine located at 1400 W. Algonquin Road. The Petitioner wishes to apply for a Class B-4 Liquor License (Restaurant/Convenient Store with Package Liquor). The Village Council approved the creation of the B-4 Liquor classification in June, 2021. Permitted hours for liquor sales are 8 AM - 10 PM daily.

KEY ISSUES:

- Increase Class B-4 (Restaurant/Convenient Store with Package Liquor) Liquor Licenses by one.

ALTERNATIVES:

1. Approve the ordinance increasing the number of Class B-4 Liquor Licenses by one.
2. Do not approve the ordinance increasing the number of Class B-4 Liquor Licenses by one.

RECOMMENDATION: Action is at the discretion of the Committee.

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

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of the Groves of Hidden Creek Community and Condominium II

BACKGROUND:
The Police Department can enforce traffic regulations on private property with proper agreements between the Village and the private property owners. The Groves of Hidden Creek Community and Condominium II HOA represent a residential subdivision with associated common areas within the Village of Palatine and abut upon private roads over which the Association has control. This Association filed a request asking the Village to establish and enforce the IL State Vehicle Code and the Village Code of Ordinances on all private streets and roads within the subdivision.

KEY ISSUES:

- The Village desires to exercise such rights to traffic and enforce parking regulations and Ordinances on the private streets located within these subdivisions. This includes the enforcement of Village vehicle sticker compliance, but excludes overnight parking restrictions.

- The Groves of Hidden Creek HOA has taken all steps and votes necessary to enter into the agreement.

- Terms of this agreement shall be for a five-year period and be automatically renewable for three additional five-year terms unless canceled by either party in writing at least three months prior to the end of any term.

ALTERNATIVES:

1. Approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement Between the Village of Palatine and the Homeowner Association of the Groves of Hidden Creek Community and Condominium II.

2. Do not approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of the Groves of Hidden Creek Community and Condominium II.

RECOMMENDATION:
Staff recommends approving the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of the Groves Hidden Creek Community and Condominium II.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Authorizing the Village Manager to Execute a Traffic Enforcement Agreement Between the Village of Palatine and the Homeowners Association of Kingsbrooke of Palatine

BACKGROUND: The Police Department can enforce traffic regulations on private property with proper agreements between the Village and the private property owners. The Kingsbrooke HOA represent a residential subdivision with associated common area within the Village of Palatine and abut upon private roads over which the Association has control. This Association filed a request asking the Village to establish and enforce the IL State Vehicle Code and the Village Code of Ordinances on all private streets and roads within the subdivision.

KEY ISSUES:

- The Village desires to exercise such rights to traffic and enforce parking regulations and Ordinances on the private streets located within these subdivisions. This includes the enforcement of Village vehicle sticker compliance and overnight parking restrictions (from 1 AM to 6 AM).

- The Kingsbrooke HOA has taken all steps and votes necessary to enter into the agreement.

- Terms of this agreement shall be for a five-year period and be automatically renewable for three additional five-year terms unless canceled by either party in writing at least three months prior to the end of any term.

ALTERNATIVES:

1. Approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement Between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

2. Do not approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

RECOMMENDATION:
Staff recommends to approve the Ordinance Authorizing the Village Manager to Execute the Traffic Enforcement Agreement between the Village of Palatine and the Homeowner Association of Kingsbrooke of Palatine.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Property Located at 434 E. Palatine Road

BACKGROUND: The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the substantial rehabilitation of 434 E. Palatine Road, the Petitioner, MO434PalatineRd, LLC, is seeking approval of the following:

> **Approval of a Resolution for support for the filing of a 7c Cook County Tax Classification for the property located at 434 E. Palatine Road.**

KEY ISSUES:

- The Petitioners are looking to complete a substantial rehabilitation to the existing building at 434 E. Palatine Road. The Petitioner is seeking a 7c tax classification to help offset their various remodel costs and investment.
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value. The 7c program does allow for a renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County.

ALTERNATIVES:

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

RECOMMENDATION:
Staff recommends action at the discretion of the Council.

ACTION REQUIRED:
Motion to approve a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 434 E. Palatine Road.

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

Consider an Ordinance Approving Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to Permit a Self-Storage Use at 1311-1329 N. Rand Road and to Allow Three Additional Outbuildings Within the Center

BACKGROUND:
The Petitioner is requesting a Planned Development Amendment to permit a self-storage use. The Petitioner is also requesting approval to construct three additional outbuildings for future single-tenant/multi-tenant buildings. Therefore, the Petitioner is requesting:

> **Planned Development Amendment to the Park Place Shopping Center Planned Development (#O-132-85) to permit a self-storage use, as a Special Use, and approval for three additional outbuildings for future single tenant and multi-tenant buildings along the Rand Road frontage.**

KEY ISSUES:

- The Planned Development use list combines uses from the Cook County Zoning Ordinance (C-4 District) and the Village's B-1 and B-2 uses lists. Self-storage uses are not contemplated in any of the use lists for the shopping center. The Petitioner seeks to allow an 80,000 square foot self-storage use, with an associated retail use of approximately 2,700 square feet.
- While the Petitioner has not identified a final end user, the application and plans reference U-Haul. Although other operators may also be considered, there is a proposed condition requiring additional Village Council review if the end user is not U-Haul, to ensure consistency with the business operations and plans.
- The shopping center owner prepared a narrative identifying the center's layout, as a hindrance to tenant attraction. While the existing U-Haul on Dundee Road will remain, the proposed site plan changes include an additional parking lot directly south of U-Haul to assist with the rental vehicle and employee parking overflow.
- Additional improvements include an 8' tall wood fence, with landscaping for the residential properties to the east and additional parking lot landscaping.
- There are 3 proposed outlots for new single or multi-tenant buildings. While the specific tenants are not yet secured, the application indicates a mix of quick-service or fast casual restaurant, consumer retail, and service oriented tenants. As a proposed condition for the outbuildings, the Village Council shall review directly any proposed restaurant which adheres to the parking and drive-through requirements.

ALTERNATIVES:

1. Approve the Planned Development Amendment to allow a self-storage use as a Special Use and approval for three additional outbuilding for future single tenant and multi-tenant buildings along the Rand Road frontage at Park Place Shopping Center at 1311-1329 N. Rand Road.

2. Do not approve the Planned Development Amendment to allow a self-storage

use as a Special Use and approval for three additional outbuilding for future single tenant and multi-tenant buildings along the Rand Road frontage at Park Place Shopping Center at 1311-1329 N. Rand Road.

RECOMMENDATION:

Public Hearing:	Plan Commission - July 6, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development Amendment. Staff recommends Action Village Council's discretion.

ACTION REQUIRED:

A motion to approve the Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use and approval for three additional outbuildings, at 1311-1329 N. Rand Road.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion Authorizing the Village Manager to Execute a Foundation Demolition and Site Restoration Agreement for the Property at 301 W. Johnson Street

BACKGROUND:
Following the closure of the Kinsch Nursery at 301 W. Johnson Street, the property owner commenced demolition of the building. While the majority of demolition has been completed, there are some portions of the former building's foundation that must be removed and site restoration completed. The property owners are requesting that previously approved, but not utilized, Facade Improvement funds be redirected towards the reimbursement of costs related to completion of the demolition and site restoration.

KEY ISSUES:

- On March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the former Kinsch Nursery property. Based on the proposed scope of façade improvements and the size of the building, the property was eligible for the Façade Improvement Program's maximum funding amount of $50,000. Despite the approved funding amount, the property owner only received reimbursement funding of $1,800 due to the limited façade improvements that were ultimately completed.

- The property owner is requesting the previously approved Façade Improvement Program funding be redirected to reimburse the Land Owner for the foundation demolition and site restoration.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the remaining building demolition and site restoration, the process for seeking reimbursement, and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Foundation Demolition and Site Restoration Agreement for the property located at 301 W. Johnson Street.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion to Award a Contract for the Palatine Road & Winston Drive Water Main Replacement & Extension Project

BACKGROUND:
Water main breaks have occurred in the vicinity of Palatine Road, both east and west of the Winston Drive intersection. In 2020, the water main west of the intersection was replaced. A replacement water main to the east side of Winston Drive is proposed in 2021. Given the nature of the wide roadway with frontage roads, a new water main is proposed on the north frontage road to eliminate very long services crossing main line Palatine Road.

Also, as part of this scope of work, small diameter water pipe extensions are included at Palatine Road and Northwest Highway as well as Northwest Highway and Hicks Road. These extensions place access to water to improve maintenance in landscape pots and beds.

KEY ISSUES:
- On Tuesday, July 20, 2021, seven bids were received, ranging from a high of $1,668,645.05 to a low of $885,278.
- The low responsive and responsible bidder was Patnick Construction, Incorporated of Franklin Park, Illinois in the amount of $885,278.
- The Engineer's estimate was $1,050,000.

ALTERNATIVES:
1. Award the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project to Patnick Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project be awarded to Patnick Construction.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Palatine Road & Winston Drive Water Main Replacement and Extension Project to Patnick Construction, Incorporated of Franklin Park, Illinois in the amount of $885,278.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project

BACKGROUND:
Construction is scheduled for the Palatine Road and Winston Drive Water Main Replacement and Extension Project. Work is tentatively scheduled to commence in August, with construction to be substantially completed by October.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project.

2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for construction engineering services for the Palatine Road and Winston Drive Water Main Replacement and Extension Project in the not-to-exceed amount of $43,260.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Approving the Village of Palatine's 2021 CDBG Action Plan

BACKGROUND:
As a requirement of the Village's participation in the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) requires a Draft Action Plan be made available for a 30-day public review and comment period. The Village Council opened this review and comment period on June 21, 2021. There were no public comments submitted during this time. Therefore, it is now appropriate to complete the submission of the 2021 Action Plan. Therefore, Staff is recommending approval of the following:

Consider an Ordinance adopting the Village of Palatine's CDBG 2021 Action Plan.

KEY ISSUES:

- The Village's anticipated CDBG FY 2021 entitlement amount is $484,944, which represents a 6% decrease from last year. Palatine's program year runs from September 1 through August 31. Through HUD regulations, the Village may recommend up to 15% ($72,741) for social service providers and up to 20% ($96,988) for program administration. The requested subrecipient funding was $112,500. The subrecipient application notice was posted on the Village's website on March 5, 2021. Additionally, Staff sent FY2020 CDBG notice to each social service agency that has applied for or received funds over the past 4 years.
- The FY 2021 Action Plan recommends CDBG funding for the following: program administration, public infrastructure, and facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare and community center administration, homelessness service & prevention, an emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the Daily Herald.

Staff recommends the following expenditure of CDBG funds for FY 2021:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration	$96,988	$96,988
Journey's Hope Center	New Journey's Hope Center Public Facility Project	$100,000	$ - **Note - $25,000 from 2019 FY is already committed to this project.**

Village of Palatine Public Works	Public Improvement Projects	$315,215	$315,215
	Total Requested	**$437,983**	
	Total Available		**$437,983**

Social Services			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$4,500	$4,000
Faith Community Homes	financial assistance for rent and case management	$3,000	$-
Journeys - The Road Home	Homeless Services	$15,000	$9,000
Northwest Compass	Support services for the Homeless	$15,000	$2,741
Palatine Township	Case Management Service Coordinator	$3,000	$3,000
Palatine Township Senior Citizens' Council	Support Services for Older Adults	$12,000	$10,000
Partners for Our Community	Resources and Programs for Very Low Income Clients	$24,000	$24,000
The Bridge Youth & Family Services	Bilingual Child Abuse Counseling	$20,000	$15,000
WINGS	Homeless Services for Domestic Violence Victims	$6,000	$5,000
	Total Requested	**$112,500**	
	Total Available		**$72,741**

The full draft FY2021 Action Plan can be reviewed on the Village Website at www.palatine.il.us/163/News-Events

ACTION REQUIRED:
Consider an Ordinance Approving the Village of Palatine's FY 2021 Action Plan.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider an Ordinance Granting a Minor Special Use to Allow a Shed at 1261 E. Dorothy Drive

BACKGROUND:

The Subject Property, zoned R-2 Single-Family Residential, contains a single-family residence and related improvements. The Petitioners are building a shed that is 0 feet from the principal structure and 4 feet from the interior side lot line. Therefore, the Petitioners are requesting approval of the following:

> **Minor Special Use to permit a shed to be located 0 feet from the principal structure, instead of the minimum required 10 feet and 4 feet from the side lot line, instead of the minimum required 5 feet.**

KEY ISSUES:

- Per Code, accessory structures must be located at least 10 feet from the principal structure and 5 feet from the side lot line. The proposed shed is 0 feet from the principal structure and 4 feet from the side lot line.
- The proposed shed is 6' x 10' (60 square feet) and approximately 8 feet in height, which is below the maximum allowed height of 15 feet. The shed will be outside of the front yard and screened by a hedge row in between the Subject and neighboring property to the west. The Petitioners have a one-car garage and indicated the shed would be used to store landscaping equipment and materials.
- As required, the Petitioners have obtained the required sign-off approvals from the neighboring property owners.

ALTERNATIVES:

1. Approve the Minor Special Use for a shed to be located less than 10 feet from the principal structure and less than 5 feet from the side lot line.

2. Do not approve the Minor Special Use for a shed to be located less than 10 feet from the principal structure and less than 5 feet from the side lot line.

RECOMMENDATION:
This request was reviewed by the relevant Departments and the Petitioner submitted the required sign-off approvals from the surrounding residents. Therefore, Staff recommends approval of the Minor Special Use.

ACTION REQUIRED:

Motion to approve a Minor Special Use to permit a shed to be located 0 feet from the primary structure, instead of the minimum required 10 feet and 4 feet, from the side lot line, instead of the minimum required 5 feet, for the property at 1261 E. Dorothy Drive.

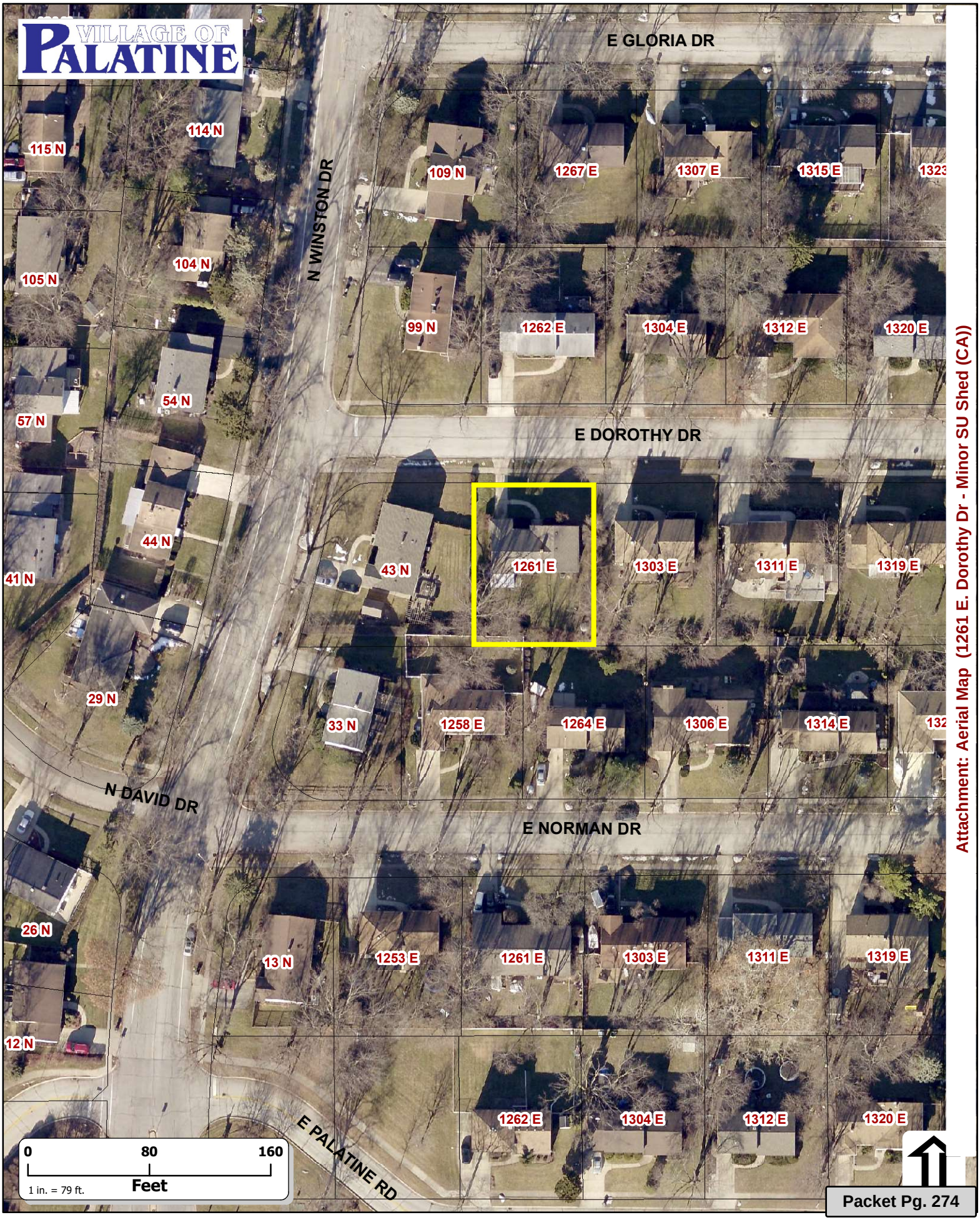
ATTACHMENTS:

- Aerial Map

- ORD Minor SU 1261 E Dorothy Dr
- EXHIBIT - Site Plan
- EXHIBIT - Shed Elevation
- Application

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

1261 E Dorothy Drive



Attachment: Aerial Map (1261 E. Dorothy Dr - Minor SU Shed (CA))

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR SPECIAL USE
1261 E. DOROTHY DRIVE

WHEREAS, pursuant to an application submitted to the Village of Palatine for Minor Special Use to Permit a Shed to be located 2 feet from the principal structure pursuant to Section 14.05 (b) (1) (a) of the Palatine Zoning Ordinance on the property commonly known as 1261 E. Dorothy Drive (PIN# 02-13-407-002).

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

SECTION 1: Minor Special Use to Permit a Shed to be located 0 feet from the principal structure and 4 feet from the side lot line pursuant to Section 14.05 (b) (1) (a) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Minor Special Use shall substantially conform to the site plan submitted by the Petitioners, Nidia and Joshua Julian, attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2021
AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: ORD Minor SU 1261 E Dorothy Dr (1261 E. Dorothy Dr - Minor SU Shed (CA))

PLAT OF SURVEY

BY

EMMET KNNEDY & CO.

30 NORTH LSALLE STREET

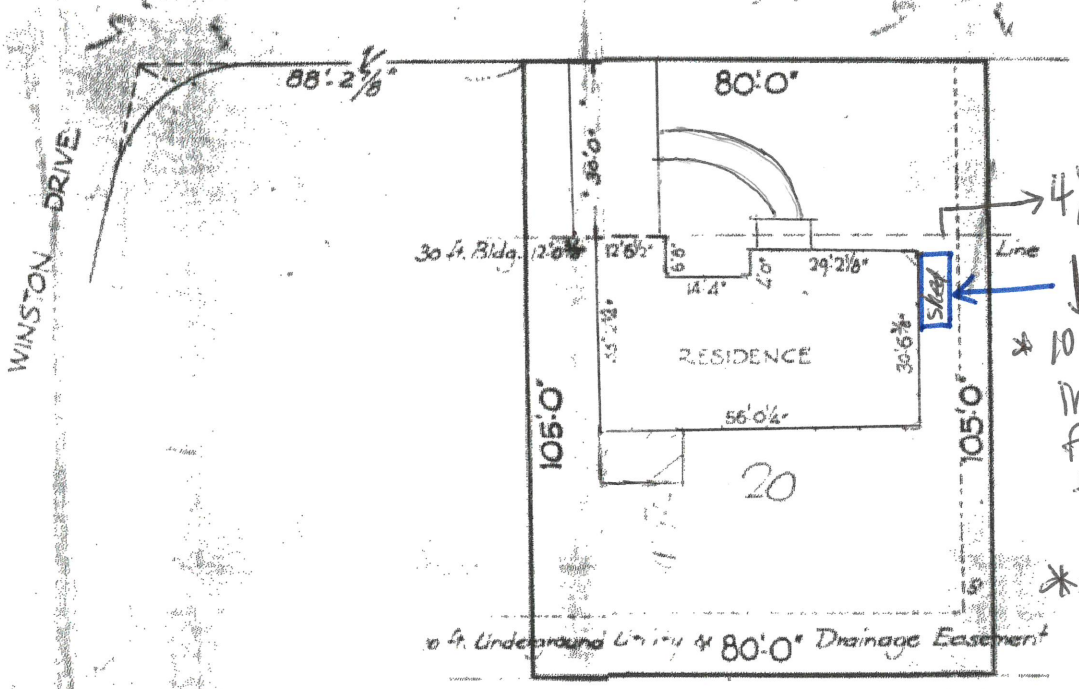
FOR

TEL. FRANKLIN 2-2065 CHICAGO, ILL.

LOT 20 IN BLOCK 13 IN WINSTON PARK NORTH WEST UNIT No 1, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

* lean to Shed dimensions: 10ft x 10ft / 8ft 3 inches.

DOROTHY DRIVE



4½ feet away from property line to the right

* 10 feet into property from front to back

* See shed attachment

Attachment: EXHIBIT - Site Plan (1261 E. Dorothy Dr - Minor SU Shed (CA))

Distances marked in feet (') and inches (") thus 2'-4" means 2 feet and 4 inches.

And in decimals 0.00 thus 2.40 - 2 feet and 40/100 of a foot.

Buildings should be located after foundations are completed and before brick work is started.

This plat is not transferable.

Surveyed by _____
Illinois Land Surveyor

GUARANTY.

The persons or firm whose names appear hereon are hereby guaranteed against loss or damage caused through any error in this survey not exceeding the sum of $500.00.

STATE OF ILLINOIS } ss
COUNTY OF COOK }

EMMET KENNEDY & CO. hereby certifies that a ry has been made at and under its direction by an Illinc Surveyor of the property described above and that the pla drawn is a correct representation of said Survey.

Chicago January 31st A D

EMMET KENNEDY & CO.

By _____

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE

8.13.d

#1 Home Improvement Retailer

You're shopping
South Loop
OPEN until 10 pm

Search

Cart | 0 items

Home / Storage & Organization / Sheds, Garages & Outdoor Storage / Outdoor Storage /

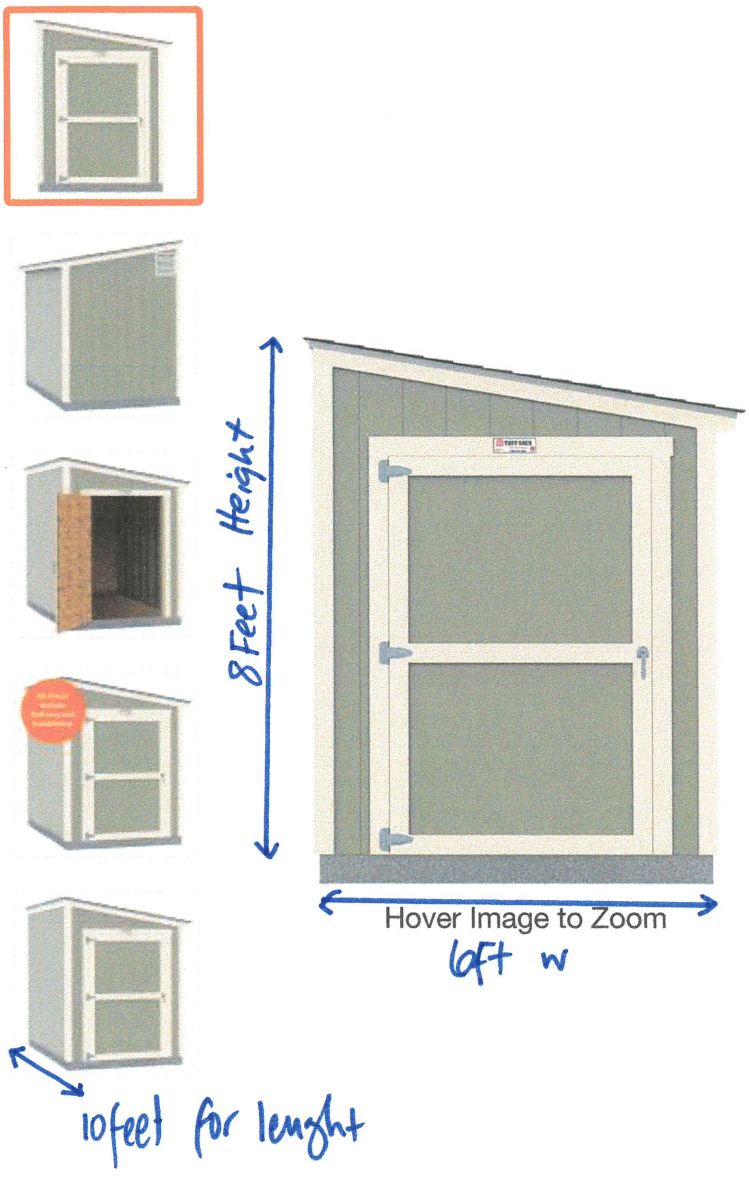
Internet #305318344 Model #6x10 L2 E1

259

Installed The Tahoe Series Lean-To 6 ft. x 10 ft. x 8 ft. 3 in. Painted Wood Storage Building Shed

by **Tuff Shed**

★★★★½ (13) Write a Review Questions & Answers (7



$2849.00

OR

$475.00

per month* suggested payments with 6 months* financing on this $2849 purchase

Apply for a Home Depot Consumer Card

Floor Options: **With Floor and Runners**

With Floor and Runners

Roof Color Family: **Medium-brown Wood**

Brown | **Medium-brown Wood**

Attachment: EXHIBIT - Shed Elevation (1261 E. Dorothy Dr - Minor SU Shed (CA))

Packet Pg. 277

VILLAGE OF PALATINE
DEPARTMENT OF PLANNING & ZONING
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us ·

MINOR SPECIAL USE REQUEST

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

1. Name of Petitioner(s): Nidia Julian, Joshua Julian
   Address: 1261 E Dorothy Dr Palatine IL 60074
   Home Telephone: [redacted]
   Business Telephone: _____ Email: [redacted]

2. Describe the proposed Special Use: the use of this shed will be to store items that are necessary for our daily basis; things such cannot be store in garage since is only one car garage. example: tools for gardening chairs, lounge chairs etc.

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

Signature(s) of Petitioner(s)

Date: 7/9/2021

Attachment: Application (1261 E. Dorothy Dr - Minor SU Shed (CA))