VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

JULY 12, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

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

IV. MAYOR'S REPORT

1. Certificates of Recognition for Palatine Park District Lifeguards
2. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

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 (Council District: Four)
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 (Council District: Six)

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

   A. Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway

   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

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

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 (Council District: Four)

6. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

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) (Council District: Two)

2. Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road (Council District: Three)

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

4. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

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

   A. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station and Water Main Project

   B. Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station Procurement Project

   C. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2021 Water System Interconnect Project

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

3. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Establish a Lead Water Service Line Replacement Cost Sharing Program

2. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

2. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve 2021 Warrant #13

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 (Council District: Six)

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

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 (Council District: Six)

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

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 (Council District: Four)

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) (Council District: Two)

8. Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road (Council District: Three)

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

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

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

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

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

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

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

17. Consider a Resolution Reducing the Ayreshire Planned Development Security Deposit (Council District: Three)

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

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

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 (Council District: Four)

2. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 21, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jun 21, 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	Absent	
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 Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Nick Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Patrick Gratzianna, Director of Finance Paul Mehring, Police Chief Dave Daigle, Director of Human Resources Pam Jackson, and Deputy Village Clerk Doris Sadik

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

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

1. Village Council & Committee of the Whole - Special Meeting - June 7, 2021 - **Accepted**

2. Village Council & Committee of the Whole - Regular Meeting - June 7, 2021 - **Accepted**

IV. MAYOR'S REPORT

1. Certificates of Recognition for Palatine High School Boys Gymnastics Team - 3rd Place Finish at IHSA State Finals -

   Mayor Schwantz congratulated the Palatine High School Boys Gymnastics Team for their 3rd place finish at the IHSA State finals and presented the coaches and team members with certificates of recognition. Coach Scott Hagel mentioned the hard work each team member contributed and how they pulled together in spite of their team member's injury to be awarded the 3rd place finish.

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Greet Fest Drive-Thru, St. Nectarios Greek Orthodox Church
   June 24 through June 27

   Palatine Historical Society Garden Tour
   Sunday, June 27: Noon - 4 PM

   Palatine Jaycees Hometown Fest
   Thursday, July 1 through Monday, July 5

   Monday July 5: Village Offices are closed for Independence Day.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:07 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

In the absence of Chairman Scott Lamerand, Vice-Chair Doug Myslinski opened the Fire Policy & Community Information Committee.

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

1. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021 **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen reported the Octoberfest Celebration scheduled for Sept. 17 - 19, 2021 will be comparable to the event in 2019.

   Randy Klinger, incoming President of the Rotary Club addressed the Council expressing appreciation for their support. The Rotary Club raised over $650,000 over the past 12 years supporting 60-70 charities throughout the area. Mr. Klinger, organizer of the event, thanked the Village for their approval and is looking forward to a great event.

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

2. As Submitted **-**

   Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

   Director of Planning and Zoning Ben Vyverberg reported that the 2020 Special Use approval included a condition that landscaping/screening be added around the outdoor patio area for Chicago Culinary Kitchen located at 2391 N. Hicks. Given the final design orientation of the patio and the exiting mature landscaping abutting the property, staff is recommending the elimination of the landscape condition and recommends approval of the minor amendment.

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

2. Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street **- Motion Carried by Voice Vote** (Council District: Six)

Director of Planning and Zoning Ben Vyverberg reported the petitioner's request for a Special Use to permit a non-conforming 2-unit dwelling in a residential area and a Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family unit since 1987. The property is currently zoned R-2, and other multi-family units in the area show characteristics of multi-family uses and are zoned single family residential. The subject property has a studio apartment upstairs with separate private entrances and includes an existing full kitchen, laundry area, bedroom and bathroom. The character of surrounding properties are similar with a history in the area for this type of home. A similar Special Use and Variation was approved on Palatine Road for a duplex. The Plan Commission voted unanimously to approve the requested Special Use and Variation and staff concurs.

Councilman Millar questioned the garage being over the lot line and fire suppression requirements. Vyverberg explained existing fencing was built on Union Pacific ROW property. The petitioner would be required to complete the permit process and comply with occupancy requirements per Village code.

In response to Councilman Helms regarding the period of time required to elapse not being multi-family and reverting back to single family. Vyverberg mentioned a 6- month period of nonuse or vacancy with a condition of completing the special use process.

Owner Pat Driscoll, 3 E. Slade, Palatine addressed the Council and provided a brief history of the home.

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

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue **- Motion Carried by Voice Vote** (Council District: Five)

   Director of Planning and Zoning Ben Vyverberg reported the petitioner is requesting a Variation to allow a 160 square foot shed to permit the total ground floor area of all accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet. There is an existing above ground pool, deck and detached garage. The ZBA voted unanimously to approve the Variation and staff concurs.

   In response to Councilman Kozlowski regarding percentage of lot coverage, Vyverberg confirmed, 700 square feet is the maximum limitation regardless of lot size.

   Village Manager Reid Ottesen mentioned this could be reviewed by staff.

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

4. 16 S. Bothwell Street (Council District: Two):

Director of Planning and Zoning Ben Vyverberg reported the Special Use Transfer with a new owner and new name of the restaurant. Vyverberg noted staff received complaints of a food truck at the location. A condition of the Special Use relates to the food truck associated with the restaurant and shall not be permitted to be parked in a municipal lot. The Petitioner is requesting a Class D liquor license for Bendita Cocina. Staff recommends approval.

In response to Councilman Myslinski, Village Manager Reid Ottesen explained the food truck at Hicks and Lake Cook was part of their Special Use and met Village Code. The problem with this location, it's a municipal lot and complaints were received. There is a zoning process to follow to allow for this parking arrangement if needed.

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

   A. Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street **- Approved** (Council District: Two)

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street **- Approved** (Council District: Two)

5. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Planning and Zoning Director Ben Vyverberg reported on the petitioner's request for a Special Use to permit a medical office at 345 W. Northwest Highway focusing on primary care services. The ZBA voted unanimously to approve the Special Use and staff concurs.

   Bob Tanner of Greater Family Health, 373 Summit Street, Elgin thanked Council for the opportunity to have another health center in Palatine.

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

6. Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road **- Motion Carried by Voice Vote** (Council District: One)

   Planning and Zoning Director Ben Vyverberg reported the Petitioner is seeking a Special Use to permit a used auto sales and car rental office at 2161 N. Rand Road. A 6 foot fence will screen the rear area in the back of the office. As part of the approval for the Special Use, various improvements will be made including the addition of parkway trees. The ZBA voted unanimously to approve the Special Use and staff concurs.

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

7. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street **- Motion Carried by Voice Vote** (Council District: One)

   Planning and Zoning Director Ben Vyverberg reported on the subject property, a single residential lot with an existing residence. The Petitioner is requesting a Preliminary and Final Plat of Subdivision to permit a 2-lot single family residential development, rezoning the property from R-1 to R-2 and subdivide the existing lot into 2 separate lots and a Special Use for a front yard setback. The existing single-family residence (proposed Lot 2) will remain which has an existing non-conforming front yard setback of 23' (30' is required for the R-2 District). The Plan Commission voted unanimously to approve the request and staff concurs.

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

2. 1979 N. Rand Road (Council District: Three):

Village Manager Reid Ottesen presented the Planned Development Amendment at 1979 N. Rand Road. As part of the Napleton Planned Development it was the intention to add a third dealership to the site. Steve Napleton, the original developer has a long standing relationship with Chuck Weck, the petitioner for a new Volkswagen dealership within the Napleton Planned Development. Ottesen mentioned with the intention of acquiring another auto dealership much of the zoning discussion was complete. An Ordinance executing of a Redevelopment Agreement with Northwestern Motors Holding, Inc. and 1977 Rand LLC is proposed. The Plan Commission voted unanimously to approve the Planned Development Amendment and staff concurs.

Chuck Weck addressed the Council expressing his excitement in moving the Volkswagon dealership from Mt. Prospect to Palatine.

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

A. Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road **- Approved** (Council District: Three)

B. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road **- Approved** (Council District: Three)

C. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road **- Adopted by Voice Vote** (Council District: Three)

3. Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations **- Approved by Voice Vote** (Council District: Multiple)

Planning & Zoning Director Ben Vyverberg outlined the Northwest Highway Sub Area Phase 2 analysis encompassing approximately a 3.2 mile stretch of Northwest Highway from Palatine Plaza heading west. Staff identified several development challenges including:

- small vacant and/or underdeveloped parcels
- large shopping centers and office buildings with vacancies
- lack of investment on some areas of Northwest Highway
- location of Union Pacific Railroad
- existing residential properties likely to remain

Recommendations include:

- promote uniform and enhanced landscaping
- identify types of zoning relief for redevelopment
- Implement fencing
- improve infrastructure with urban design improvements

The Plan Commission voted unanimously to approve the Northwest Highway Sub Area Phase 2 Analysis and staff concurs.

Councilman Millar asked if there was any outreach to businesses for consolidating properties. Vyverberg explained there is greater success when consolidation conditions are recommended after interested parties approach the Village with a proposal.

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

4. As Submitted **-**

   Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place **- Approved by Voice Vote**

   Public Works Director Matt Barry explained the traffic signal work for the proposed roadway work on Dundee Road. A permit has been approved by IDOT and the project is fully funded through the Dundee Road TIF. Staff recommends approval of the proposal from R.W. Dunteman for the traffic signal installation at Dundee Road and Park Place in the amount of $557,000.

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

2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities **- Approved by Voice Vote**

   Public Works Director Matt Barry reported that annually the Village hires an elevator contractor to conduct preventative maintenance and testing on the various elevators throughout its facilities. Staff recommends authorizing the Village Manager to execute an agreement with KONE, Inc., in the amount of $24,424 resulting in a cost savings.

   In response to Councilman Kozlowski regarding elevator maintenance in the CLU building, Village Manager Reid Ottesen explained that the Village has a current lease with the Park District using the property.

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

3. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances **- Motion Carried by Voice Vote** (Council District: Five)

   Public Works Director Matt Barry reported that AT&T has applied for permits to improve their infrastructure by installing overhead wire within the Village requiring Village Council approval. The proposed above ground cabinet would be located on Palatine Road along the frontage of the Family Aquatic Center and on Robinson Street at the dead end west of Northwest Highway. Staff recommends approval.

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

4. Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project **- Approved by Voice Vote** (Council District: Three)

   Public Works Director Matt Barry explained the existing water tower at 1501 N. Hicks Road will be removed and a communication pole will be added to preserve critical communication for the Village. Staff recommends the contract for the Hicks & Dundee monopole project be awarded to the low responsive bidder, Windy City Tower Techs in the amount of $159,700.

   In response to Mayor Schwantz, Barry mentioned the water tower would be coming down before winter and that later this year a contract will come before the Council.

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

5. Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported that the Point to Point contract went through the competitive bid process and staff is recommending approval to

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

enter into an agreement for the Wireless Equipment Replacement project to Orbis Solutions in the amount of $86,598.

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

6. Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program **- Approved by Voice Vote**

   Public Works Director Matt Barry reported on the contract for the pavement striping program. Based on the approximate quantities for the streets to be marked this year, Superior Road Striping was the most favorable. Staff recommends the contract for the 2021 Pavement Striping be awarded to Superior Road Striping in an amount not to exceed $30,000.

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

7. As Submitted **-**

   Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported on the 2021 CDBG Action Plan and based on our population of over 50,000 the Village is entitled to funds from Federal Housing & Urban Development. There are strict guidelines on how the funds can be used with 15% going to social service agencies; remaining funds go toward administration costs and infrastructure. Staff is recommending a motion commencing the 30-day public review and comment period for the 2021 Action Plan.

   In response to Mayor Schwantz, Ottesen was unsure when the results of the census would be available.

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   Nothing was submitted.

F. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens **- Adopted by Voice Vote**

   Village Manager Reid Ottesen explained that 5 or 6 years ago the Village replaced all the water meters with the automated read system. The Village entered into a performance agreement with Siemens Industry to audit a sample of the meters for accuracy. The verification process for all the years tested confirmed a running accuracy rate at 98.5%. The meters are dependable with a 20-year warranty. Glenview and Buffalo Grove both dropped the performance agreement and staff is recommending we drop the performance agreement and save $15,000 annually. Staff recommends approval of the contract amendment with Siemens subject to the Village Attorney's review.

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

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:48 PM

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

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

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

1. Consider a Motion to Approve 2021 Warrant #12 **- Approved**

2. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 17 - 19, 2021 **- Approved** (Council District: Six)

3. Consider a Motion to Approve a Minor Amendment to Ordinance O-20-20 for Chicago Culinary Kitchen at 2391 N. Hicks Road **- Approved** (Council District: Three)

4. Consider an Ordinance Granting a Special Use and Variation for a Non-Conforming 2-Unit Dwelling 3 E. Slade Street **- Approved** (Council District: Six)

   Ordinance #O-56-21

5. Consider an Ordinance Granting a Variation for the Total Ground Floor Area of All Accessory Structures at 728 S. Warren Avenue **- Approved** (Council District: Five)

   Ordinance #O-57-21

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

6. Consider an Ordinance Transferring Special Use Ordinance #O- 220-03 for the Bendita Cocina Restaurant at 16 S. Bothwell Street **- Approved** (Council District: Two)

   Ordinance #O-58-21

7. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Bendita Cocina at 16 S. Bothwell Street **- Approved** (Council District: Two)

   Ordinance #O-59-21

8. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 345 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-60-21

9. Consider an Ordinance Granting a Special Use to Permit a Used Auto Sales and Rental Facility at 2161 N. Rand Road **- Approved** (Council District: One)

   Ordinance #O-61-21

10. Consider a Resolution Approving a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Property from R-1 to R-2 Single-Family Residential and Granting a Special Use for Front Yard Setback Reduction (Lot 2) for a Two Lot Subdivision at 828 W. Hillside Street **- Approved** (Council District: One)

    Resolution #R-20-21
    Ordinance #O-62-21
    Ordinance #O-63-21

11. Consider an Ordinance Approving a Planned Development Amendment to the Napleton Planned Development at 1979 N. Rand Road **- Approved** (Council District: Three)

    Ordinance #O-64-21

12. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement with Northwestern Motors Holding Inc. and 1977 Rand LLC for the Property at 1979 N. Rand Road **- Approved** (Council District: Three)

    Ordinance #O-65-21

13. Consider a Resolution of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of Northwestern Motors Holding, Inc. and 1977 Rand LLC for the Property Located at 1979 N. Rand Road **- Adopted by Roll Call** (Council District: Three)

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

Resolution #R-21-21

14. Consider a Motion Accepting the Northwest Highway Sub Area Phase 2 Analysis and Recommendations **- Approved** (Council District: Multiple)

15. Consider a Motion Authorizing the Village Manager to Execute a Contract with R.W. Dunteman Company for the Installation of a Traffic Signal at Dundee Road and Park Place **- Approved**

16. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Elevator Maintenance for Village Facilities **- Approved**

17. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of Aerial Wire and Two New Appurtenances **- Approved** (Council District: Five)

    Ordinance #O-66-21

18. Consider a Motion to Award a Contract for the Hicks & Dundee Monopole Project **- Approved** (Council District: Three)

19. Consider a Motion Authorizing the Village Manager to Purchase Replacement Point to Point Wireless Equipment **- Approved**

20. Consider a Motion to Award a Contract for the Village's 2021 Pavement Striping Program **- Approved**

21. Consider a Motion Opening the 30-Day Public Review and Comment Period for the 2021 Action Plan **- Approved**

22. Consider a Resolution Authorizing the Village Manager to Execute a Contract Amendment with Siemens **- Adopted by Roll Call**

    Resolution #R-22-21

23. Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage **- Approved**

    Ordinances #O-67-21

24. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Carry-Out Restaurant (Sarpino's Pizzeria) at 577 E. Dundee Road **- Approved** (Council District: Three)

    Ordinance #O-68-21

25. Consider a Motion to Amend the 2021 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances **- Approved**

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

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. Consider an Ordinance Granting a Special Use and Variations for a Detached Garage at 308 S. Benton Street **- Motion Carried by Roll Call** (Council District: Two)

   Ordinance #O-69-21

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

This item was discussed at the May 17th Village Council Meeting and continued to the June 21st meeting.

Planning & Zoning Director Ben Vyverberg explained the Petitioner revised the site plan at 308 S. Benton Street to comply with the minimum required side yard setback of 5 feet by narrowing the accessory structure by 2.5 feet. The structure height remains unchanged and the lot coverage was lowered from 48% to 47%.

RESULT:	**MOTION CARRIED BY ROLL CALL [4 TO 1]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar
ABSENT:	Lamerand

2. As Submitted -

Nothing was submitted.

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:54 PM

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

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

SUBMITTED BY:

Doris K. Sadik
Deputy Village Clerk

Minutes Acceptance: Minutes of Jun 21, 2021 7:00 PM (APPROVAL OF MINUTES)

Certificates of Recognition for Palatine Park District Lifeguards

BACKGROUND:
This presentation is in recognition of the Palatine Park District lifeguards who saved a young girl from drowning at Birchwood Pool in June, 2021.

Here tonight to accept Certificates of Recognition are lifeguards Sanjna Batra, Eli Sherman, Avery Monacella, and Delaney Morse. Also in attendance is Aquatics Manager, Patrick Griffin.

Consider an Ordinance Granting Special Uses and Variations to Permit a Drive-Through Restaurant and Electronic Message Board Sign at 1158 E. Dundee Road

BACKGROUND:
The Petitioner is proposing to relocate an existing restaurant, Tore & Luke's, and associated freestanding electronic message board (EMB) sign to a new location on Dundee Road. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a drive-through restaurant;

2) Special Use to permit an electronic message board (EMB); and

3) Variations to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet and on a lot with less than 300 feet of lot frontage and within 500 feet of another electronic message board.

KEY ISSUES:

- The Petitioner proposes to relocate their existing restaurant on Rand Road to the Subject Property and it will be drive-through only, with no interior seating.
- The Petitoner is proposing to relocate/reuse their existing sign from their current location. The EMB sign requires both a Special Use and Variations for size, EMB separation, and minimum required lot width. Both the Delta Sonic Car Wash (1245 E. Dundee Road) and the Sonic restaurant (1151 E. Dundee Road) have approved EMBs with less than 300 feet of frontage and Sonic's EMB sign is within the minimum required 500 feet between EMB signs.
- The previous Tore and Luke's Rand Road location is zoned Planned Development. As part of the Planned Development approval for the restaurant and site, the EMB sign (at 110 square feet) was approved, as the Rand Road corridor and B-5 zoning district allow freestanding signs to be up to 120 square feet. The Rand Road site contained less than 300 feet of lot frontage and was located within 500 feet of another EMB (Knupper).
- The proposed location on Dundee Road is an approved EMB corridor and is zoned Planned Development, but follows the B-2 zoning district standards. At 110 square feet, the proposed sign exceeds the maximum allowable square footage of 100 square feet and, as the Planned Development contained no underlying applicable EMB provisions, the proposed sign followed the Zoning Ordinance proscribed EMB process for review.
- While relief is needed for the proposed relocation/reuse of the EMB, the proposed location is farther from the Sonic sign (275') than the distance from the previous sign location to the nearby Knupper Nursery sign (165'). In addition, the limited amount of sign area dedicated to the EMB reduces the sign's potential impacts.

ALTERNATIVES:

1. Approve the Special Uses and Variations to permit a drive-through restaurant

and EMB Sign.

2. Do not approve the Special Uses and Variations to permit a drive-through restaurant and EMB Sign.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 22, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously 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.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses and Variations to Permit a Drive-thru Restaurant and EMB Sign at 1158 E. Dundee Road

ATTACHMENTS:

- ORD SU VAR 1158 E Dundee Rd
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- EXHIBIT - Sign Elevation
- Tore & Lukes Sign Comparison
- 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet
- Draft ZBA Minutes 6-22-21

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A DRIVE-THROUGH RESTAURANT AND A SPECIAL USE AND VARIATIONS TO PERMIT AN ELECTRONIC MESSAGE BOARD SIGN AT 1158 E DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on June 22, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a drive-through restaurant pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance, a Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance, and Variations to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet, pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance and to permit an electronic message board on a lot with less than 300 feet of lot frontage, pursuant to Section 8.03 (i)(2)(b) of the Palatine Zoning Ordinance and to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance, on the following legally described property:

Attachment: ORD SU VAR 1158 E Dundee Rd (1158 E Dundee Road - SU VAR Restaurant)

Lot 2A in Laredo Plaza Resubdivision of Lots 1 and 2 in Laredo Plaza Subdivision of part of the East half of the Southwest quarter of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat of said resubdivision recorded December 20, 2002, as Document 0021418691, in Cook County, Illinois.

Commonly known as 1158 E. Dundee Road (02-01-302-082-0000)

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

SECTION 1: A Special Use to permit a drive-through restaurant pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance, a Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance, and Variations to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance and to permit an electronic message board on a lot, with less than 300 feet of lot frontage, pursuant to Section 8.03 (i)(2)(b) of the Palatine Zoning Ordinance and to permit an electronic message board within 500 feet of another electronic message board, pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Uses and Variations shall substantially conform to the business plan, floor plan and site plan submitted by the Petitioner on 1/8/21, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The electronic message board shall comply with the applicable standards in Section 8.03 of the Village Zoning Code.**

Attachment: ORD SU VAR 1158 E Dundee Rd (1158 E Dundee Road - SU VAR Restaurant)

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

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

PASSED: This _____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 SU VAR 1158 E Dundee Rd (1158 E Dundee Road - SU VAR Restaurant)

2. BUSINESS PLAN:

2.1 HOURS OF OPERATIONS 10:30am - 10:30pm

2.2 NUMBER OF TOTAL EMPLOYEES: 8

2.3 TYPICAL # OF CUSTOMERS 100-150 PER DAY

2.4 MENU:

See Attached 2.4 Exhibit

2.5 DRIVE THRU AND PICKUP ONLY (NO INSIDE DINNING) – CONFIRMED

Attachment: EXHIBIT - Business Plan (1158 E Dundee Road - SU VAR Restaurant)

FOOD SERVICE EQUIPMENT

ITEM NUMBER	QUANTITY	ITEM DESCRIPTION
1	1	TWO COMPARTMENT WALK IN COOLERS
2	1	EVAPORATOR COIL
3	LOT	COOLER SHELVING
4	1	EVAPORATOR COIL
5	1	REFRIGERATION RACK
6	3	HAND SINKS
7	1	REACH IN REFRIGERATOR - REMOTE
8	1	CART, DISH / SILVERWARE
9	1	WORK TABLE
10	-	SPARE NUMBER
11	2	PANNINI GRILLS
12	1	CONVEYOR TOASTER
13	1	STAND
14	1	EXHAUST HOOD
15	1	FIRE SUPPRESSION SYSTEM
16	3	FRYERS
17	1	WORK TABLE
18	1	BEVERAGE COUNTER
19	1	DISPENSER, SODA / ICE
20	-	SPARE NUMBER
21	-	CUTTING TABLE
22	1	STEAM TABLE - 5 WELL
23	1	RAISED RAIL REFRIGERATOR - REMOTE
24	1	STEAM TABLE - 4 WELL
25	1	RAISED RAIL REFRIGERATOR - REMOTE
26	1	CONVEYOR OVEN - IMPINGER
27	1	WORK TABLE W/ SINK
28	1	DUNNAGE RACK
29	1	FLOOR MIXER - 80 QUART
30	1	ICE MAKER W/ BIN - REMOTE
31	1	PREP TABLE W/ SINKS
32	3	SLICERS
33	1	WORK TABLE
34	1	EXHAUST HOOD
35	1	PIZZA OVEN - AIR DECK
36	2	BRAISING PANS
37	2	FLOOR TROUGHS
38	1	SHELVING, POT / PAN
39	1	THREE COMPARTMENT SINK
40	1	MOP SINK
41	1	CHEMICAL SHELF / MOP HANGER
42	1	WATER TREATMENT SYSTEM
43	1	WATER HEATER

LOSURDO H INC.
DESIGNING AND MANUFACTURING OF FOOD SERVICE EQUIPMENT

FOODSERVICE EQUIPMENT PLAN

TORRE'S AND LUKE'S

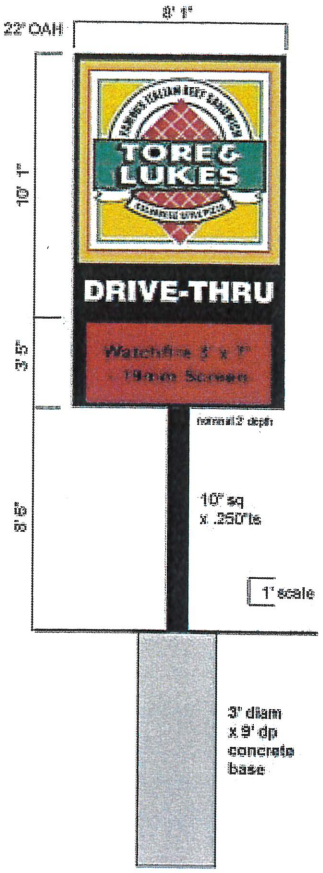
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MBP	10-22-2020		

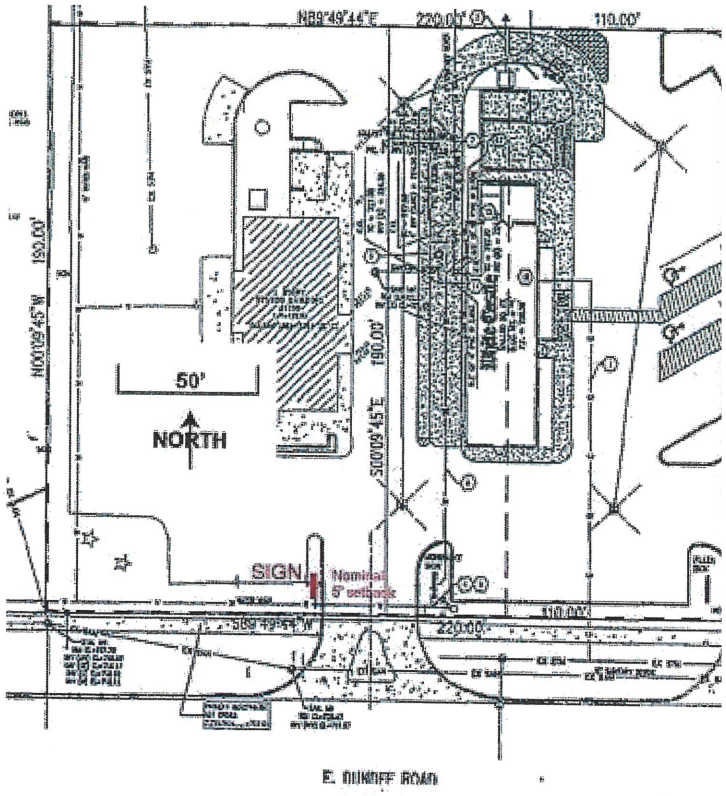
FS1

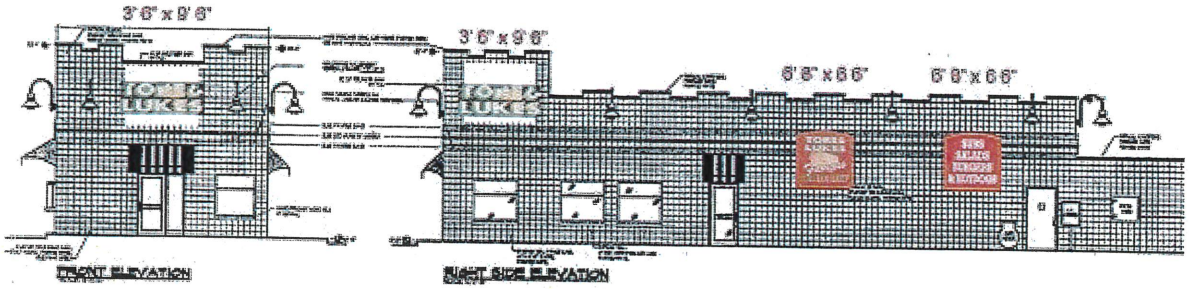
Attachment: EXHIBIT - Floor Plan (1158 E Dundee Road - SU VAR Restaurant)

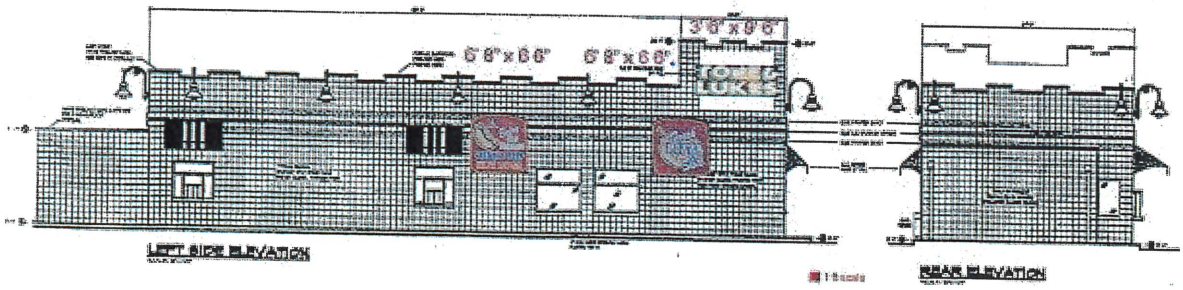
CHICAGO SIGN®
Chicago Sign and Light Company
26w 535 St Charles Road
Carol Stream, IL 60188
630-407-0802 ChicagoSigns@aol.com

11.05.2020
Tore & Lukes
1158 W. Dundee
Palatine, il

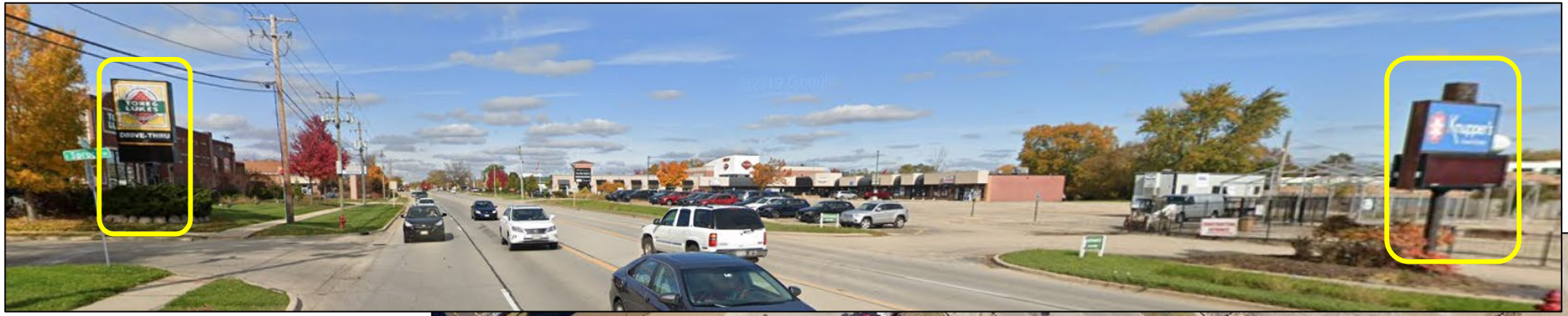


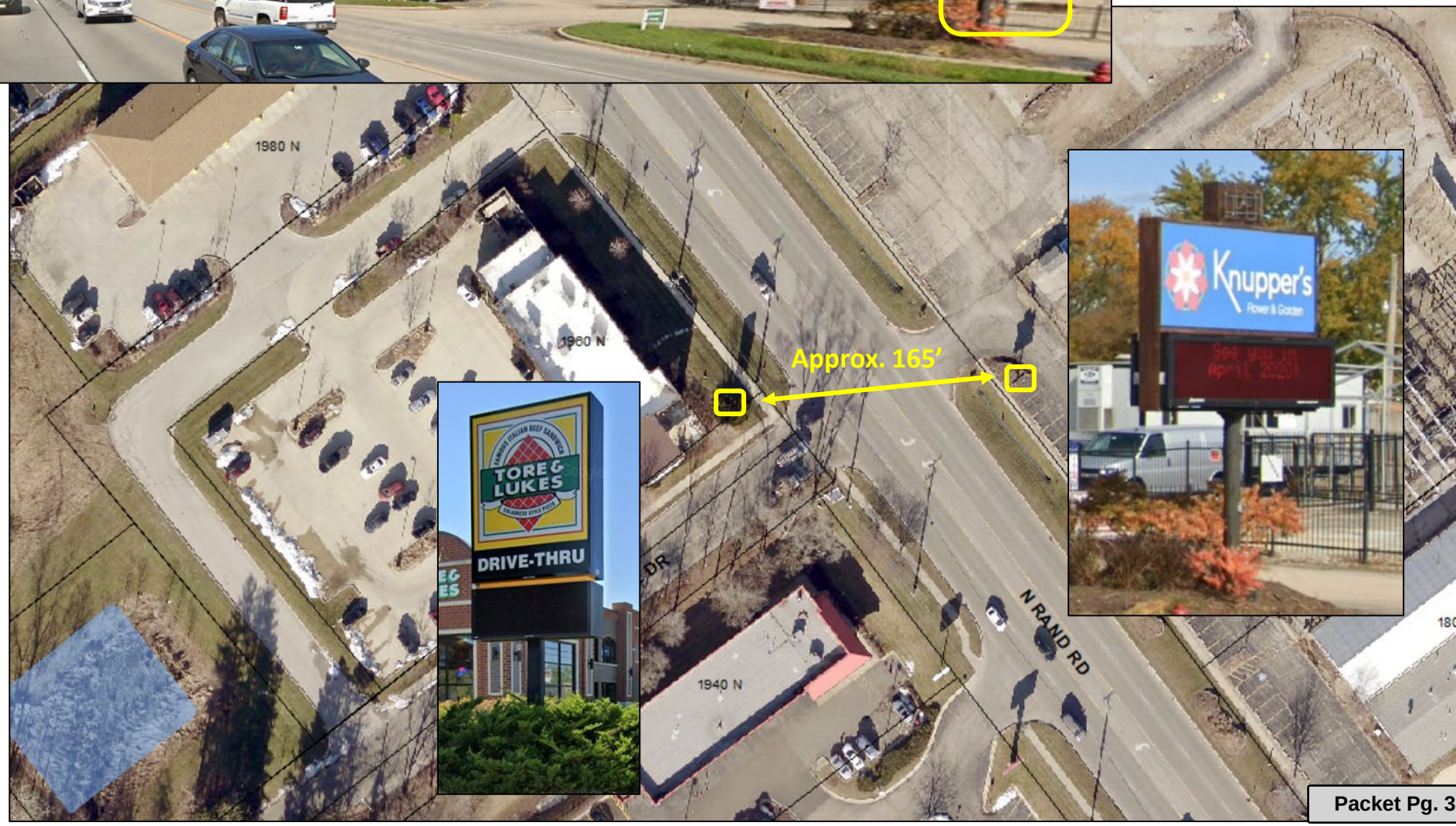




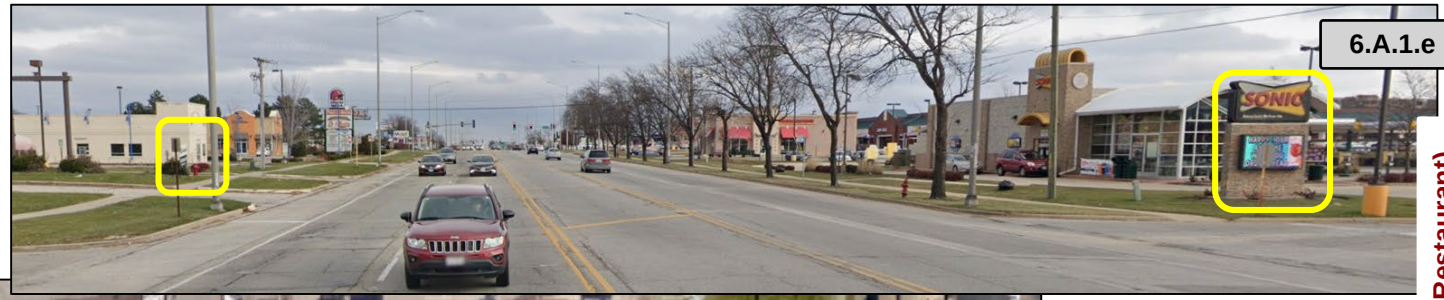


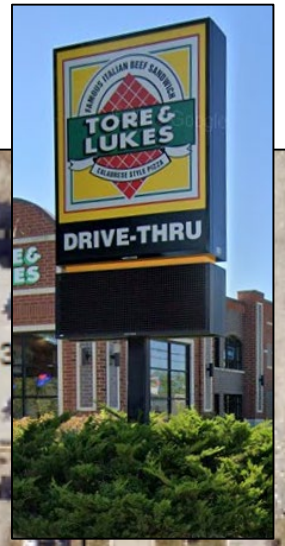
Attachment: EXHIBIT - Sign Elevation (1158 E Dundee Road - SU VAR Restaurant)





Attachment: Tore & Lukes Sign Comparison (1158 E Dundee Road - SU VAR Restaurant)









Attachment: Tore & Lukes Sign Comparison (1158 E Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/22/21 07:00 PM

CASE STAFF STATEMENT (ID # 6868)

1158 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: L. Bremanis

PETITIONER: Frank Caputo, Tore & Lukes

CASE NUMBER: 21-02

ADDRESS: 1158 E. Dundee Road

PROPOSAL:
Special Use to permit a restaurant with a drive-thru pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance.

Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance.

Variation to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage pursuant to Section 8.03 (i)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.

LOCATION:	1158 E. Dundee Road District 4 (Solberg)	**CURRENT ZONING:**	P-Planned Development

SURROUNDING CONDITIONS:

North:	B-1 Shopping Center District
South	P-Planned Development (Commercial)
East:	B-1 Shopping Center District
West:	B-2 General Business District

BACKGROUND:
The Petitioner is proposing to relocate an existing restaurant, Tore and Lukes, and an

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

associated freestanding electronic message board (EMB) sign. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant with a drive-thru.

Special Use to permit an electronic message board.

Variation to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage.

Variation to permit an electronic message board within 500 feet of another electronic message board.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development. The previous user was White Castle, which has been closed for over 10 years.
- The Subject Tenant Space is 2,055 square feet and has an existing dumpster enclosure to the north of the building.
- The Petitioner proposes to relocate their existing restaurant to the subject property; however, this location will be drive-thru only, without interior seating. Note: If seating were to be added in the future, a Special Use Amendment may be required.
- The proposed hours of operation are 7 days a week from 10:30 AM - 10:30 PM. There will be 8 employees and an estimated 100-105 customers per day.
- The required number of parking spaces is 7 spaces, per 1 to 300 square feet calculation as there is no seating. There are 24 parking spaces provided including 2 handicap spaces. Per code if seating is added in the future up to 60 seats could be added without requiring a Variation.
- The proposed sign plan includes a freestanding EMB sign, which requires a Special Use.
- The total square footage of the freestanding sign is approximately 109 square feet (100 square feet is permitted for freestanding signs); therefore, a Variation is required.
- The message board of the existing EMB sign would consist of approximately 25% of the overall sign area. The Zoning Ordinance allows up to 40%.

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

- The Subject Property has a lot width of 220 feet, which does not meet the minimum required 300 feet of frontage for an EMB. Therefore, a Variation is required. There is also a 30-foot two-way drive aisle to the east, to which the Subject Property adjoins an access and entrance easement.
- There are two existing EMB signs nearby at Delta Sonic Car Wash (1245 E. Dundee Road) and the Sonic restaurant (1151 E. Dundee Road). Sonic's EMB sign is within the minimum required 500 feet between EMB signs; therefore, a Variation is required. Both of those signs are also located on properties with less than 300 feet of frontage.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	No Issues Identified
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to relocate an existing restaurant, Tore and Lukes, to a vacant building with associated drive-through previously occupied by White Castle. The proposal also includes the relocation of an existing freestanding EMB sign, which has an overall sign area of 109 square feet.

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

While the proposed EMB sign would be located approximately 250 square feet from Sonic's existing EMB sign, it would be placed on the opposite side of Dundee Road, a 5-lane roadway, and further west. Furthermore, Dundee Road is an approved corridor for EMB signs, per the Zoning Ordinance. Therefore, the proposed EMB sign should not have a negative impact and with regard to the square footage, Staff believes that the Petitioner has presented a unique circumstance, with the sign being permitted at another location and zoning district within the Village and requiring a variation at this location.

Additionally, the proposed business will be take-out only via the drive-thru or pickup. The Subject Property has adequate parking to accommodate the proposed restaurant and its business operations. Therefore, Staff recommends approval of the Special Use for the restaurant and while Staff does not object to the Variation for the sign square footage, Staff recommends action at the discretion of the Zoning Board of Appeals for the EMB relief, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the business plan, floor plan and site plan submitted by the Petitioner on 1/8/21, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The EMB sign shall follow the operation standards in the zoning ordinance, including the following:

   8.03 Operation.
   a. All illumination shall be consistent in color.
   b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.
   c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds. (Ord. No. 0-123-15, §1, 10/19/15)

   (Ord. No. 0-8-12, §1, 1/9/12)

ATTACHMENTS:

- Aerial Map
- Application
- Business Plan
- Menu
- Floor Plan
- Sign Elevation
- Plat of Survey
- Public Notice

1158 E Dundee Road



Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case # 21-2
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
JAN 08 2021
VILLAGE OF PALATINE
date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Key Colony Beach Food and Beverage

Subject Property Address
1158 Dundee Road

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Frank Caputo

Address: 986 Williamsburg Park City/State/Zip Code: Barrington IL. 60010

Telephone: [redacted] Fax: Email: [redacted]

Relationship to Petitioner (contractor, architect, etc.)
OWNER

TYPE OF APPLICATION (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request: Requesting Use of the Drive-Thru

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of $ 898
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. The use is deemed necessary for the public convenience at that location

We are requesting to use the existing Drive-Thru for fast food service. There will be no inside dining at this time.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

as existing

3. The use will not cause substantial injury to nearby property values

as it has been used in past.

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Petitioner is requesting the variance to use an existing electronic messaging center that has been in place for the last 10 years at the an existing site in Palatine.

Petitioner is only requesting to relocate the sign in its entirety to the new location, both locations are currently in commercial zones.

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

Petitioner is only requesting to relocate an existing sign within the Village.

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

The variation will not alter the essential character of the locality.

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

The request will not be detrimental to the public welfare or other properties in the neighborhood as it has existed in the Village of Palatine for 10 years.

The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values,

as it had not in the last 10 years in its current location.

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

2. BUSINESS PLAN:

2.1 HOURS OF OPERATIONS 10:30am - 10:30pm

2.2 NUMBER OF TOTAL EMPLOYEES: 8

2.3 TYPICAL # OF CUSTOMERS 100-150 PER DAY

2.4 MENU:

See Attached 2.4 Exhibit

2.5 DRIVE THRU AND PICKUP ONLY (NO INSIDE DINNING) – CONFIRMED

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

Restaurant Menu

Salads		
Grilled Chicken Salad	$5.99	
Jumbo Mow The Lawn Salad	$5.99	Garbage salad
Antipasto Salad	$5.99	
Italian Beef Salad	$5.99	
Soup & Sides		
Cup of Chili	$2.95 - $2.45	
Bag-O-Fries	$2.39	Biggest Around
Small Fries	$1.35	
Onion Rings	$1.50	
Tamale	$1.45	
Cup of Cheddar Cheese	$0.50	
Side or Marinara Sauce	$0.50	Provolone, mozzarella or american cheese

Meal Deals

Includes our famous bag-o-fries & lare drink. $1.00 off any pizza slice with any sandwich, salad or pasta order

Hot Dog	$6.49
Polish Sausage	$6.74
Grilled Polish	$6.85
Italian Beef	$8.89
Italian Sausage	$8.09
Combo	$9.28
Meatball Sandwich	$8.19
Italain Sub (1/2 Mini)	$7.24
Hamburger	$7.44
Cheeseburger	$7.64
Turkey Sub (1/2 Mini)	$7.24

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

All Beef Hamburger	$3.69	1/3 Pound burger w/ lettuce, tomato, onion, pickle & special dressing, served on an oversize bun
Beef Cheeseburger	$3.89	1/3 Pound burger w/ lettue, tomato, onions, pickle & special dressing, served on an oversize bun

Sandwiches & Subs

Italian Submarine	$3.99 - $7.25	Green salami, motadella, ham, provolone, lettuce, temaste, italian oil served on french bread
Turkey Submarine	$3.99 - $7.25	Thinly sliced layers of fresh turkey breast, reduced fat swiss cheese choice of mayo or honey mustard, served on french bread
Turkey	$3.99	On whole grain bun, thinly sliced layers of fresh turkey breast, reduced fat siws cheese, choice of mayo or honey mustard
Turkey & Swiss Croissant	$4.50	Thinly sliced layers of fresh turkey, breasdt, reduced fat swiss cheese, chocie of mayo or honey mustard
Muffalato Sandwich	$4.50	Grenea salamo, mortadella, cappacole, prowolose, muffalato mix, served an aiago bread

Pizza, Pasta & Chicken

Thicker than thn crust. Perronio, onion, mushrooms, sweet peppers, black olives, garlic fresh tomato, pinapple, jalapeno peppers, mixican beef, ham, bacon salami, , roasted red peppers. Pizza slices cheese $2.99. sausage $3.50, pepperoni $3.50

Cheese Pizza	$12.95 - $18.95	Extra ingrediants 14" lage $1.75, 18" king $2.75
Cheese & Sausage Pizza	$14.95 - $21.95	Extra ingrediants 14" lage $1.75, 18" king $2.75
Signature Pizza		Cheese, italian beef, sweet peppers or hot giardiners
Eggplant Parm	$6.95	

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

Homemade Italian Ice Lemonade	$13.50 - $1.95
Flavor of the Day	$13.50 - $1.95
Beverages	
Large	
Pepsi	$1.95
Mist	$1.95
Mug	$1.95
Coco-Cola	$1.95
Dr Pepper	$1.95
SMK	$1.95

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

FOOD SERVICE EQUIPMENT

ITEM NUMBER	QUANTITY	ITEM DESCRIPTION
1	1	TWO COMPARTMENT WALK IN COOLERS
2	1	EVAPORATOR COIL
3	LOT	COOLER SHELVING
4	1	EVAPORATOR COIL
5	1	REFRIGERATION RACK
6	3	HAND SINKS
7	1	REACH IN REFRIGERATOR - REMOTE
8	1	CART, DISH / SILVERWARE
9	1	WORK TABLE
10	-	SPARE NUMBER
11	2	PANNINI GRILLS
12	1	CONVEYOR TOASTER
13	1	STAND
14	1	EXHAUST HOOD
15	1	FIRE SUPPRESSION SYSTEM
16	3	FRYERS
17	1	WORK TABLE
18	1	BEVERAGE COUNTER
19	1	DISPENSER, SODA / ICE
20	-	SPARE NUMBER
21	-	CUTTING TABLE
22	1	STEAM TABLE - 5 WELL
23	1	RAISED RAIL REFRIGERATOR - REMOTE
24	1	STEAM TABLE - 4 WELL
25	1	RAISED RAIL REFRIGERATOR - REMOTE
26	1	CONVEYOR OVEN - IMPINGER
27	1	WORK TABLE W/ SINK
28	1	DUNNAGE RACK
29	1	FLOOR MIXER - 80 QUART
30	1	ICE MAKER W/ BIN - REMOTE
31	1	PREP TABLE W/ SINKS
32	3	SLICERS
33	1	WORK TABLE
34	1	EXHAUST HOOD
35	1	PIZZA OVEN - AIR DECK
36	2	BRAISING PANS
37	2	FLOOR TROUGHS
38	1	SHELVING, POT / PAN
39	1	THREE COMPARTMENT SINK
40	1	MOP SINK
41	1	CHEMICAL SHELF / MOP HANGER
42	1	WATER TREATMENT SYSTEM
43	1	WATER HEATER

LOSURDO H INC.
KITCHEN DESIGNERS AND CONSULTANTS OF FOOD SERVICE EQUIPMENT

FOODSERVICE EQUIPMENT PLAN

TORRE'S AND LUKE'S

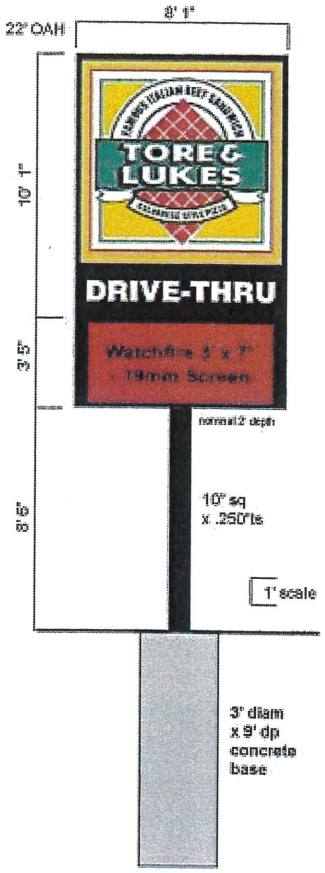
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MBP	10-22-2020		

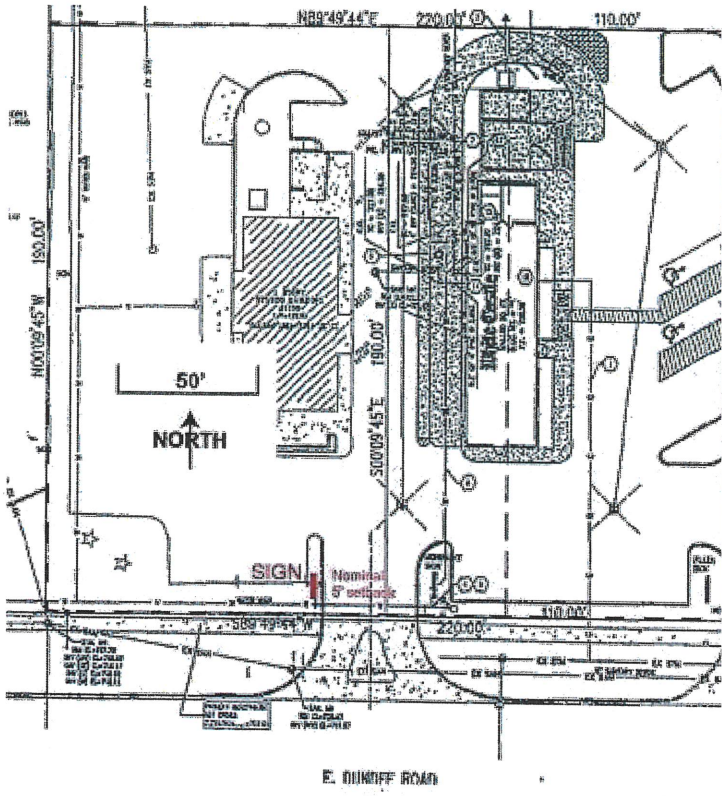
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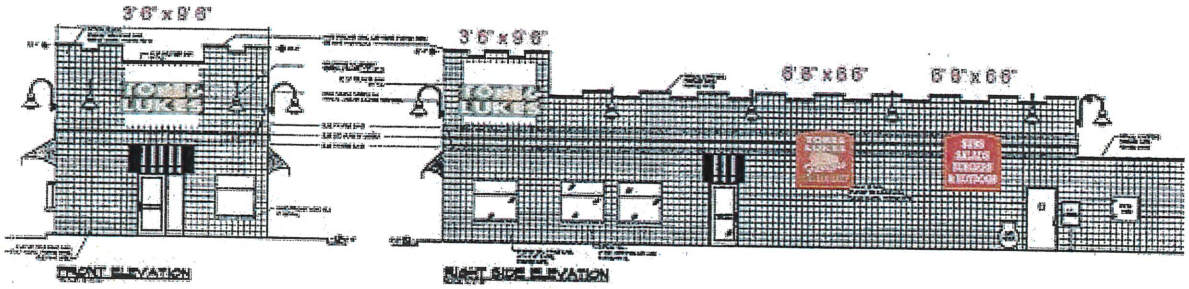
Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

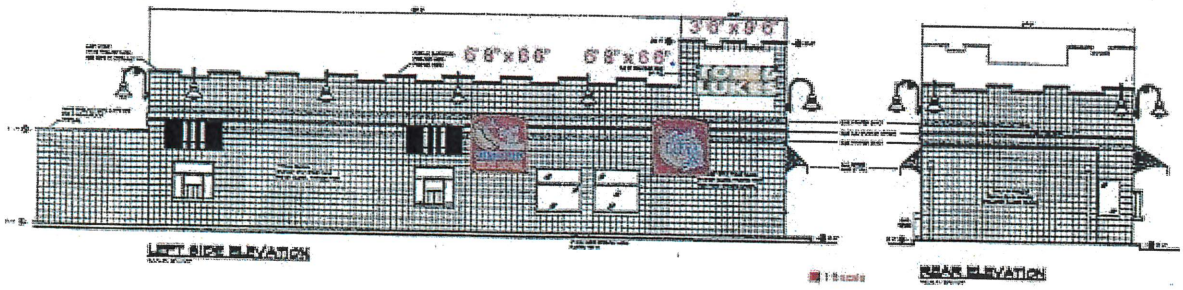
CHICAGO SIGN®
Chicago Sign and Light Company
26w 535 St Charles Road
Carol Stream, IL 60188
630-407-0802 ChicagoSigns@aol.com

11.05.2020
Tore & Lukes
1158 W. Dundee
Palatine, il

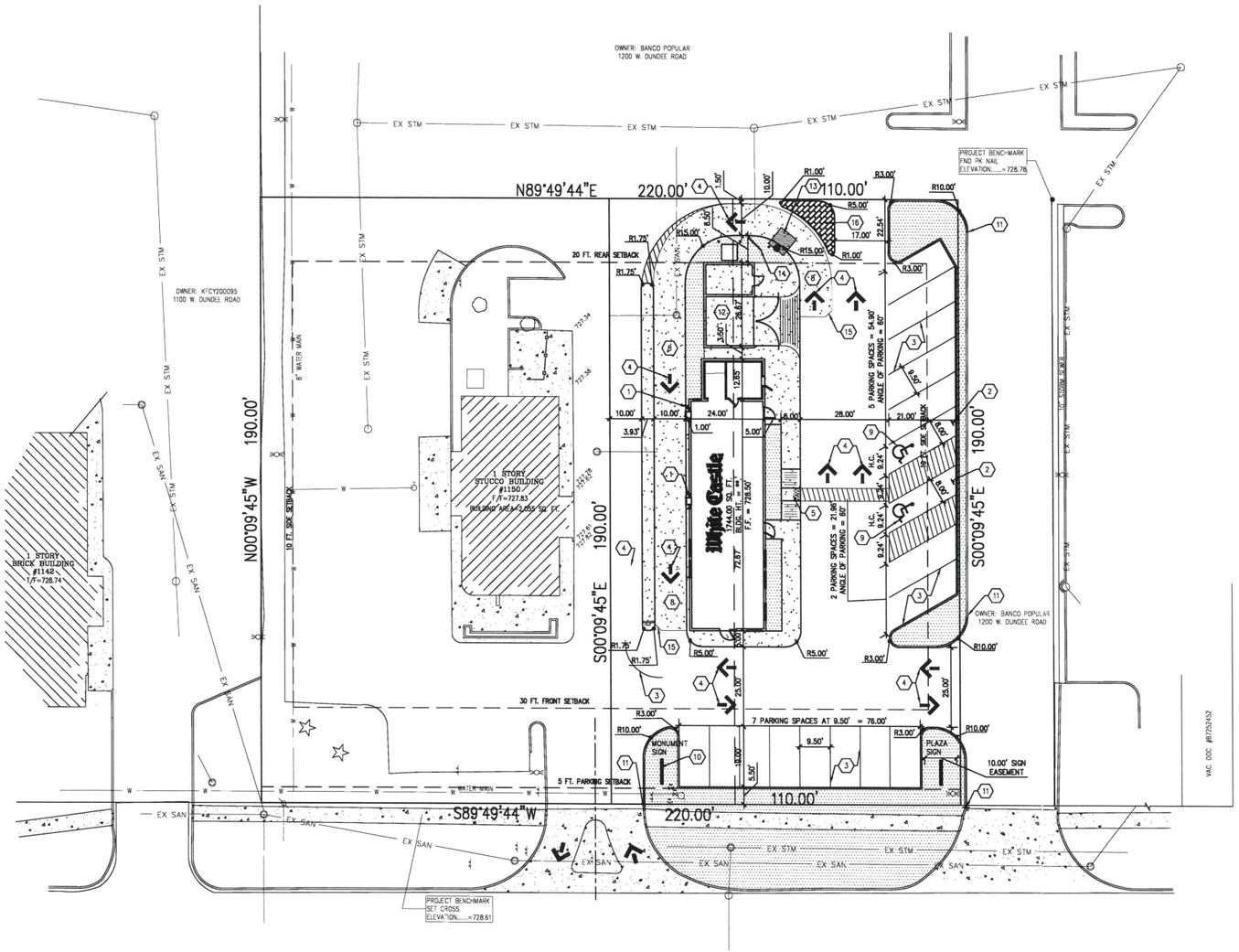








Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)



E. DUNDEE ROAD
(PUBLIC 140' RIGHT OF WAY)

KEYED NOTES

1) GUARD POST AT DRIVE-THRU WINDOW PER DETAIL 14 ON SHEET SD7.

2) GENERAL CONTRACTOR TO PROVIDE AND INSTALL (2) POSTS FOR HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS.

3) PAINTED WHITE STRIPING (TYPICAL).

4) TRAFFIC FLOW ARROW (TYPICAL) PER DETAIL 4 ON SHEET SD7.

5) HANDICAP RAMP IN CONCRETE PER DETAIL 12.1 ON SHEET SD7.

6) 4' X 4' TRANSFORMER PAD PER COMMONWEALTH EDISON COMPANY SPECIFICATIONS.

7) SITE LIGHTS, CONTROLS AND POWER BY GENERAL CONTRACTOR.

8) CONCRETE SLAB FOR 'DRIVE-THRU' TRAFFIC. SEE DETAIL 20 ON SHEET SD7 FOR CONCRETE SECTION. COORDINATE LIMITS OF CONCRETE WITH THIS SHEET.

9) HANDICAP PARKING SYMBOL, SEE DETAIL 12 ON SHEET SD7.

10) WHITE CASTLE MONUMENT SIGN PER DETAIL 2 ON SHEET SD8.

11) TAPER LAST 10' OF NEW CURB TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING ADJOINING CURB OR PAVEMENT.

12) TRASH ENCLOSURE AND STORAGE SHED, SEE SHEET SD9 FOR DETAILS.

13) VEHICLE HEIGHT CLEARANCE DETECTOR CANOPY STYLE PER DETAIL 6 ON SHEET SD7.

14) WHITE CASTLE MENU SIGN WITH PEDESTAL OCB PER DETAIL 1 ON SHEET SD7.

15) 2' x 2' CHAMFER AT CORNER OF CONCRETE SLAB.

16) DECORATIVE PAVED CONCRETE ISLAND. SEE DETAIL 17 ON SHEET SD8.

NOTES:

(A) ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF PALATINE, COUNTY OF COOK, AND STATE OF ILLINOIS, BY SURVEYOR: HUDSON RICHARDS, 101 RADIO ROAD, SUITE 13, SULPHUR SPRINGS, TEXAS 75482, PHONE: 903-438-1177, AND FAX: 903-438-9955.

(B) CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMENT.

(C) CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(D) ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.

(E) UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.

(F) EXISTING TRAFFIC FLOW THROUGH THE PRIMARY DRIVE AISLES SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE TRAFFIC FLOW INDICATORS AND BARRIERS DURING CONSTRUCTION. COORDINATE CONSTRUCTION ACTIVITIES WITH PARENT PROPERTY REPRESENTATIVE PRIOR TO COMMENCING WORK.

(G) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

(H) FLOODWAY NOTE (AS TAKEN FROM SURVEY): BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0044 F, WHICH BEARS AN EFFECTIVE DATE OF 11-6-2000 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY RESEARCH OR PHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800.638.6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

(I) ZONING: B-1 (GENERAL BUSINESS DISTRICT)

(J) BUILDING AND PARKING SETBACKS:

BUILDING SETBACKS:	PARKING SETBACKS:
FRONT: 30'	FRONT: 5'
SIDE: 10'	SIDE: 0
SIDE: 10'	SIDE: 0
REAR: 20'	REAR: 0

0 10 20 30 40

SCALE: 1"=20'

LEGEND

SOD/LANDSCAPE

WHITE CASTLE RESTAURANT PARKING REQUIREMENTS

2 HANDICAP SPACES REQUIRED
2 HANDICAP SPACES PROVIDED
1 SPACE / 100 SF OF GROSS FLOOR AREA
18 TOTAL SPACES REQUIRED
17 TOTAL SPACES PROVIDED

SITE DATA

TOTAL AREA = 20,900 S.F.
0.48 AC.
TOTAL IMPERVIOUS = 18,374.21 S.F.
0.42 AC. (87.9%)
BUILDING = 1,744 S.F.
0.04 AC. (8.3%)
FREEZER/COOLER = 427 S.F.
0.01 AC. (2.0%)
DUMPSTER/SALT SHED = 253 S.F.
0.01 AC. (1.2%)
PAVED AREA = 16,371.63 S.F.
0.37 AC. (78.1%)
TOTAL PERVIOUS = 2,525.79 S.F.
0.06 AC. (12.1%)

UNDERGROUND UTILITIES
TWO WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 1-800-892-0123
UTILITY NOTIFICATION CENTER OF ILLINOIS
NON-MEMBERS MUST BE CALLED DIRECTLY

MARK	REVISION	DATE

DATE: 8/31/05
SCALE: 1"=20'

Prepared by
me consultants, inc.
engineers, architects, planners

DRAWN BY	CHECKED BY
DATED	DATED
BUILDING SUBMITTAL DATED: -	BIDDING SUBMITTAL DATED: -

MSPN: 62-26145

THE INFORMATION AND DRAWINGS ENCLOSED ARE THE EXCLUSIVE PROPERTY OF WHITE CASTLE SYSTEM, INC., AND ARE TO BE HELD IN COMPLETE CONFIDENCE. THE ENCLOSED CONTENTS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF WHITE CASTLE SYSTEM, INC.

White Castle SYSTEM INC.
555 W. GOODALE ST.
COLUMBUS, OH 43215
(614) 228-5781

FOR: CHICAGO
1154 DUNDEE ROAD
PALATINE, IL

SITE DIMENSION PLAN

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 22, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant with a drive-thru pursuant to Section 11.03 (d)(28) of the Palatine Zoning Ordinance.
Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance
Variation to permit a free-standing sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance
Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage
Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.
The property is commonly known as 1158 E Dundee Road (02-01-302-082-0000).
The Petitioner is requesting a Special Use and Variations to open a restaurant with a drive-thru, Tori and Lukes. In addition to place an electronic message board (EMB) on a lot approximately 220 feet wide and located approximately 275 feet from another EMB.
The above petition has been filed by Frank Caputo, Key Colony Beach Food and Beverage and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-02
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 7th day of June, 2021
Published in Daily Herald June 7, 2021 (4564849)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/07/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4564849

Attachment: 1158 E Dundee Road - Tore & Luke's Relocation June 22 2021 ZBA Agenda Packet (1158 E Dundee Road - SU VAR Restaurant)

III. PUBLIC HEARING

1. 1158 E. Dundee Road

Notice was published in the Daily Herald on June 7, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Business Plan
4. Menu
5. Floor Plan
6. Sign Elevation
7. Site Plan
8. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Frank Caputo 1158 E Dundee Road Representing Torre and Luke's
Mr. Caputo explained they want to move their current restaurant business from 960 N. Rand Road to 1158 E. Dundee Road.

Ms. Wood asked about their business plan and sign request.
Mr. Caputo explained since Covid they have not had dine in and it is working for them so they want to continue. He stated it is a smaller facility and easier to manage and less overhead. Mr. Caputo explained the sign is in existence and would like to move it. He stated the cost to replace is high so would like to reuse if possible.

Ms. Wood clarified it is the same sign being used.
Mr. Caputo answered yes.

Ms. Wood asked if they need the EMB.
Mr. Caputo stated they posts specials and notify customer of the drive thru and carryout only.

Ms. Wood asked if they have been following the village requirements for the EMB.
Mr. Caputo answered yes.

Mr. Pirog clarified the sign was at the current location.
Mr. Caputo answered yes.

Mr. Pirog asked about surrounding residential properties.
Mr. Caputo stated there is an apartment building behind.

Attachment: Draft ZBA Minutes 6-22-21 (1158 E Dundee Road - SU VAR Restaurant)

Ms. Bremanis referred to aerial showing closest residential.

Mr. Pirog asked about other EMB locations.
Ms. Bremanis referred to slide to show aerial of other sign distance.

Ms. Wood asked about the size of the Sonic EMB.
Ms. Bremanis stated she is unsure but like this one, it met the 40% of the sign.

Ms. Roth-Wurster asked if it is a monument sign.
Mr. Caputo answered yes.

Mr. Pirog clarified they are taking sign down at current location and moving.
Mr. Caputo answered yes stating they have already taken it down.

Mr. Dittrich asked if the sign would be turned off when they close.
Mr. Caputo answered yes.

Ms. Wood asked if they plan on changing back to dine in.
Mr. Caputo answered no explaining they save on overhead not staffing to clean inside and business is still good enough to sustain so they plan to keep that model.

Ms. Bremanis gave a brief overview of the request stating the property is zoned Planned Development following the B-2. She stated the previous tenant was White Castle referring to the Plat of survey slide showing what was approved with White Castle. She pointed out the building next door is no longer there. Ms. Bremanis spoke to their business plan being drive thru only and open 7 days a week 10:30am-10:30pm with 100-105 customer a day. She spoke to the parking requirement and how they are well over parked. She referred to the floor plan slide showing the entrances.

Mr. Pirog asked if they go inside for pickup.
Mr. Caputo answered no explaining there is no walk-ins. He explained they will bring the food out to the customers.

Ms. Bremanis spoke to the sign and how they are relocating an existing sign so it is understandable why they would not want to get a completely new sign. She spoke to the sign variation request because their property is 220 ft. across and 300 is required for EMB signs as well as being under 500ft away from the surrounding EMB signs. She stated the EMB is approx. 25% of the overall sign with zoning code allowing 40%.

Mr. Pirog asked is the sign not in the front of the property. He asked if they own both properties.
Mr. Caputo answered yes. He explained they chose the location for convenience and not to block the actual building.

Ms. Wood asked how long they have been in business.

Attachment: Draft ZBA Minutes 6-22-21 (1158 E Dundee Road - SU VAR Restaurant)

Mr. Caputo stated they started in 1960 and moved to Palatine in 1978. He further explained they were at Hicks and Route 12 until 2006 when they moved half mile down the road.

Ms. Wood asked about the existing freestanding sign.
Ms. Bremanis explained they went through a planned development, which included the EMB sign.

Ms. Bremanis stated Community Services, Engineering, Environmental Health and Fire Prevention have reviewed and had no issues. She referred to the slides to show existing conditions and how the drive thru would operate.

Ms. Roth-Wurster asked about White Castle sign location.
Ms. Bremanis referred to plat of survey to show location.

Ms. Wood stated the request is unique with only drive thru and pick up. She asked if staff has any concern about increased drive thru traffic.
Ms. Bremanis pointed out they have an escape lane.

Ms. Wood asked Mr. Caputo is they have had any problems during lunch with the drive thru only.
Mr. Caputo answered no pointing out this space is longer than current location so should be in good shape.

Mr. Dittrich asked what their average wait time is in the drive thru.
Mr. Caputo stated approx. 2-4 minutes.

Mr. Dittrich clarified no customers will be allowed inside.
Mr. Caputo stated the doors are locked. He explained the options to order being driver thru, or through various apps.

Ms. Wood asked how many ordering stations.
Mr. Caputo answered 2.

Ms. Roth-Wurster asked about catering setup.
Mr. Caputo explained they have designated customer pickup spots.

Mr. Dittrich asked about signage allowance and how they exceed.
Ms. Bremanis explained a free standing sign in the B2 can only go up to 100 sq.ft. and this sign is 109. She further explained the EMB percentage allowance pointing opt they are within the allowed percentage.

STAFF RECOMMENDATION:

The Petitioner is proposing to relocate an existing restaurant, Tore and Lukes, to a vacant building with associated drive-through previously occupied by White Castle. The proposal also includes the relocation of an existing freestanding EMB sign, which has an overall sign area of 109 square feet.

Attachment: Draft ZBA Minutes 6-22-21 (1158 E Dundee Road - SU VAR Restaurant)

While the proposed EMB sign would be located approximately 250 feet from Sonic's existing EMB sign, it would be placed on the opposite side of Dundee Road, a 5-lane roadway, and further west. Furthermore, Dundee Road is an approved corridor for EMB signs, per the Zoning Ordinance. Therefore, the proposed EMB sign should not have a negative impact and with regard to the square footage, Staff believes that the Petitioner has presented a unique circumstance, with the sign being permitted at another location and zoning district within the Village and requiring a variation at this location.

Additionally, the proposed business will be take-out only via the drive-thru or pickup. The Subject Property has adequate parking to accommodate the proposed restaurant
and its business operations. Therefore, Staff recommends approval of the Special Use for the restaurant and while Staff does not object to the Variation for the sign square footage, Staff recommends action at the discretion of the Zoning Board of Appeals for the EMB relief, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the business plan, floor plan and site plan submitted by the Petitioner on 1/8/21, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The EMB sign shall follow the operation standards in the zoning ordinance, including the following:

8.03 Operation.

a. All illumination shall be consistent in color.
b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.
c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds. (Ord. No. 0-123-15, §1, 10/19/15)
(Ord. No. 0-8-12, §1, 1/9/12)

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

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

DELIBERATIONS:

Mr. Pirog spoke to the standards looking at unique circumstance. He pointed out it is an existing sign and is almost like when property owners are grandfathered in. He spoke to the other signs and how it is an approved EMB corridor. Mr. Pirog stated it meets the standards and votes to approve.

Ms. Wood spoke to the EMB request pointing out this is reasonable. She stated this business had been in Palatine for years and should not have a substantial injury to the property and will be nice to have the vacant property occupied. Ms. Wood pointed out it is not a large EMB so will not be overwhelming. She spoke to

Attachment: Draft ZBA Minutes 6-22-21 (1158 E Dundee Road - SU VAR Restaurant)

the uniqueness being that they are moving an already approved sign. She stated it won't alter the character of locality.

Ms. Roth-Wurster agreed the standards have been met. She stated it is an established sign and is moving to a restaurant-focused area. She spoke to the traffic flow of the drive thru and how the property is custom made for their business plan.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on July 12, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	John Pirog, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Dittrich, Pirog
ABSENT:	Luszczak, McGinn, Cavanaugh

Attachment: Draft ZBA Minutes 6-22-21 (1158 E Dundee Road - SU VAR Restaurant)

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

BACKGROUND:
J L's Pizza and Sports Bar currently holds a Class D-1 (Restaurant with Extended Hours) Liquor License. After a review of their restaurant operations, the owner, Dave Gagner, is requesting a Class D (Restaurant) liquor license with earlier closing times (12:00 AM on weekdays and 1:00 AM on weekends) to replace the Class D-1 license effective July 1, 2021.

KEY ISSUES:

- J L's Pizza and Sports Bar is currently operating under the Class D hours awaiting Village Council decision.

- Payment of $3,742 for a Class D license was received for the 2021/2022 year.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D liquor licenses by one and decreasing the number of Class D-1 liquor licenses by one.
2. Do not approve the Ordinance increasing the number of Class D liquor licenses by one and decreasing the number of Class D-1 liquor licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:

- Letter Requesting Class D Liquor License
- Increase Class D, Decrease Class D-1, J L's ORD

Dear Reid Ottesen,

JL's is currently the holder of a Class D-1 Liquor License. Following a review of our operations, I would like to switch t a Class D License with the earlier closing times (12:00am weekdays/1:00am weekends). I would like for this to take place with the new license year on July 1, 2021.

Understanding that this will require action by the Liquor Commission and Council which cannot happen until July 12th, agree to operate under the Class D hours as I await Village action. Additionally, per our conversation, I will remit the payment of $3,742 which reflects the Class D license fee for the upcoming 2021-22 year.

Owner

Dave Gagner

19 N Bothwell Street Palatine IL 60067 | Phone 847-202-9069

Attachment: Letter Requesting Class D Liquor License (19 N. Bothwell, JL's-Increase Class D, Decrease Class D-1 Liq. Lic.)

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT) AND DECREASING THE NUMBER OF CLASS D-1 (RESTAURANT WITH EXTENDED HOURS) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR J L'S PIZZA & SPORTS BAR, 19 N. BOTHWELL STREET

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

SECTION 1: That the number of Class D (Restaurant) liquor licenses shall be increased by one for J L's Pizza & Sports Bar for a total of 24 Class D liquor licenses.

SECTION 2: That the number of Class D-1 (Restaurant with Extended Hours) liquor licenses be decreased by one for J L's Pizza & Sports Bar for a total of 9 Class D-1 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 D, Decrease Class D-1, J L's ORD (19 N. Bothwell, JL's-Increase Class D, Decrease Class D-1 Liq. Lic.)

Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway

BACKGROUND:

The Petitioner is requesting to open a new sports restaurant/bar at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a restaurant/bar; and

2) Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces.

KEY ISSUES:

- The Subject Tenant Space, zoned B-2 General Business District, is located in the Century Plaza shopping center.
- The Subject Tenant Space is 6,400 square feet and the shopping center contains a total of 37,223 square feet total.
- 158 parking spaces are provided, including existing parking variations of 19 parking spaces (O-53-17 & O-60-19) for a total of 177 parking spaces. An additional 43 parking spaces would be required, per Code. As justification for the parking variation, the Petitioner identified the non-conflicting hours of operation between the proposed use and the other tenants within the center.

ALTERNATIVES:

1. Approve the Special Use and Variation to Permit a Restaurant/Bar.

2. Do not approve the Special Use and Variation to Permit a Restaurant/Bar.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted 6-1 to approve a Special Use and Variation to permit restaurant/bar and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway.

ATTACHMENTS:

- SU ORD - 365 W Northwest Hwy
- EXHIBIT - Business Plan

- EXHIBIT - Floor Plan
- EXHIBIT - Site plan
- 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet
- ZBA Minutes 6-8-21

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND A REQUIRED PARKING VARIATION TO PERMIT A RESTAURANT/BAR AT 365 W. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on June 8, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant/bar pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance and Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance, on the following legally described property:

That part of Lot 1 of Kuntze's Industrial Addition to Palatine, being a subdivision of part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the most Northerly corner of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, being along the Southwesterly line of Baldwin Road, a distance of 60.0 feet to the point of beginning; thence Southwesterly along a line that forms an angle of 90 degrees 01 minutes 46 seconds to the right with the prolongation of the last described course, a distance of 220.0 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 1, a distance of 127.83 feet; thence Southerly parallel with the most Westerly of said Lot 1, a distance of 585.50 feet to the Southerly line of said Lot 1; thence Northeasterly along said Southerly line, a distance of 125.55 feet to the Southeast corner of said Lot 1; thence Northeasterly along the Easterly line of said Lot 1 a distance of 666.81 feet to the Northeast corner of said Lot 1; thence

Attachment: SU ORD - 365 W Northwest Hwy (365 W Northwest Highway - SU & VAR Restaurant Parking)

Northwesterly along the Northeasterly line of said Lot 1, being along the Southwesterly line of Baldwin Road, a distance of 239.19 feet to an angle in said Northeasterly line; thence Northwesterly along said Northeasterly line, a distance of 149.20 feet to the point of beginning, except that part thereof described as follows: Commencing at the most Northerly corner of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, being along the Southwesterly line of Baldwin Road, a distance of 60.0 feet for the place of beginning of this exception; thence Southwesterly along a line that forms an angle of 90 degrees 01 minutes 46 seconds to the right with the prolongation of the last described course, a distance of 220.0 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 1, a distance of 131.83 feet; thence Northeasterly along a line that forms an angle of 89 degrees 58 minutes 14 seconds to the left with the prolongation of the last described course, a distance of 220.0 feet to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line, a distance of 131.83 feet to the place of beginning, in Cook County, Illinois

commonly known as 365 W Northwest Highway (02-15-102-100).

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:

<u>SECTION 1:</u> A Special Use to permit a restaurant/bar pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance and Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use and Variation shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 05/05/2019, except as such plans may be changed to conform to Village Codes and Ordinances.**

Attachment: SU ORD - 365 W Northwest Hwy (365 W Northwest Highway - SU & VAR Restaurant Parking)

2. **The parking lot shall be re-striped in a manner acceptable to the Director of Planning and Zoning to reflect the submitted site plan.**

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

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

PASSED: This _____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: SU ORD - 365 W Northwest Hwy (365 W Northwest Highway - SU & VAR Restaurant Parking)

Proposed Location at 365 W. Northwest Hwy.

Business Plan

This business operation will help the Ownership of the Shopping Center occupy 6,400 square feet of vacant space, which will entertain a middle aged community. Patrons will enjoy watching sport games and playing on the pool tables and the variety of arcade games in a nice atmosphere.

This location would have (4) employees. The hours of operation would be Monday through Thursday 3:00 pm – 11:00 pm and Friday through Sunday 11:00 am – 11:00 pm.

It has been extremely difficult and impossible to find retail tenants due to the Pandemic and the online retail business. We ask the Mayor and the Board of Trustees to grant this use to help keep the occupancy of the Shopping Center in a financially stable condition. Attached for your review is a proposed plan for this project.

Attachment: EXHIBIT - Business Plan (365 W Northwest Highway - SU & VAR Restaurant Parking)

Re: Special Use for a sports bar/restaurant at 365 W. Northwest Hwy.

Century Plaza Tenant listing and hours of operating of the tenants at Century Plaza Shopping Center.

355 W. NW Hwy. Woman Care, medical use open 8:00 am – 6:00 pm (closed Saturday and Sunday). Peak hours by appointment.

361 W. NW Hwy. Wine Cellar, open 11:00 am – 7:00 pm. Peak hours none.

371 W. NW Hwy. Urgent Care, medical use open 10:00 am – 8:00 pm. Peak hours by appointment.

375 W. NW Hwy. One Taco Dos Tequilas, open Sunday thru Thursday 11:00 am – 11:00 pm, Friday and Saturday 11:00 am – 1:00 am. Peak hours 5:00 pm – 8:00 pm.

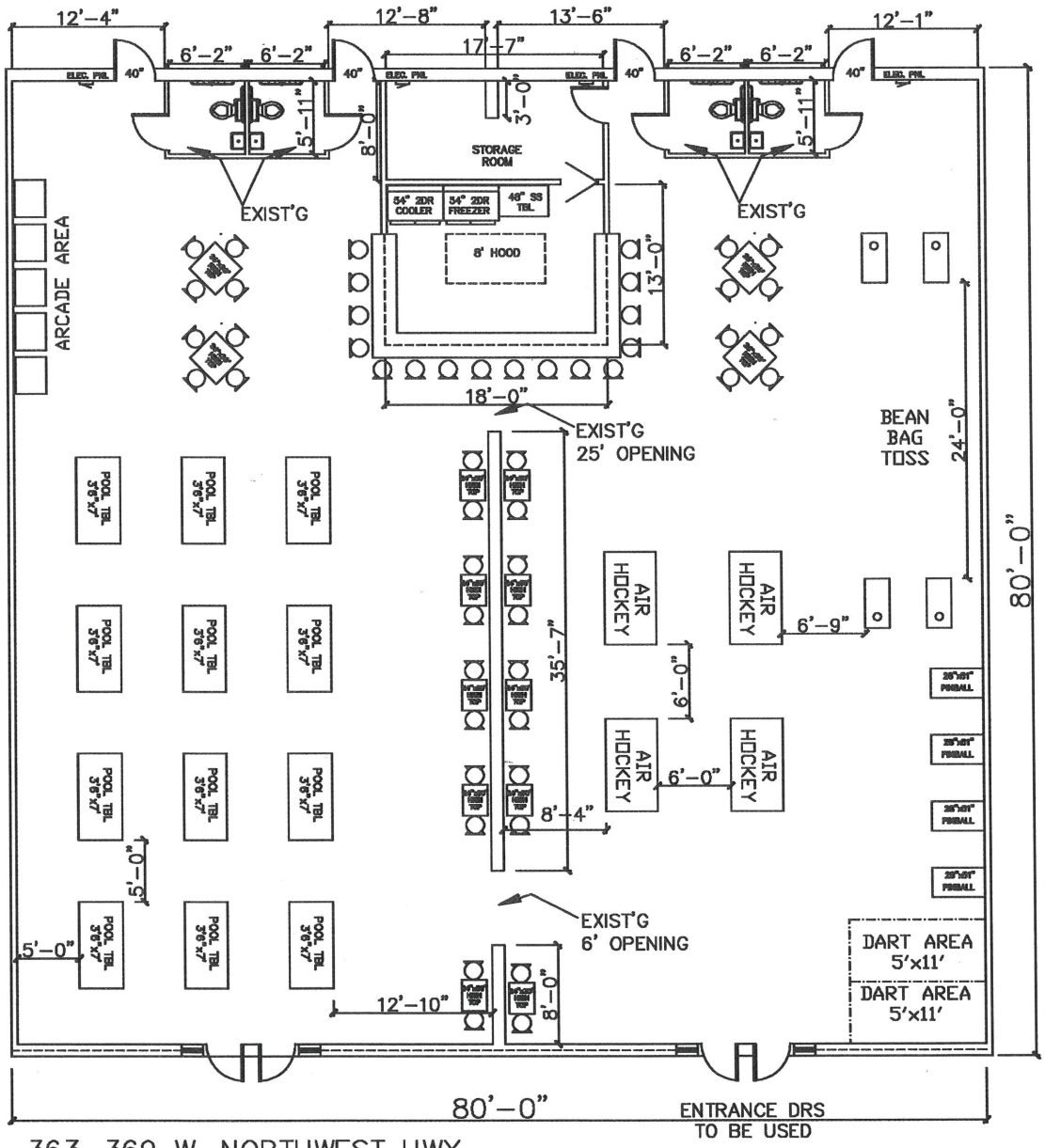
377 W. NW Hwy. Salon Suites, open 9:00 am – 6:00 pm (closed Sunday and Monday). Peak hours 11:00 am – 5:00 pm.

381 W. NW Hwy. Palatine Dental, open 11:00 am – 6:00 pm (closed Wednesday, Saturday and Sunday). Peak hours by appointment.

383 W. NW Hwy. Garsillo's Grill, open 3:00 pm – 10:00 pm (closed Monday). Peak hours 5:00 pm – 8:00 pm.

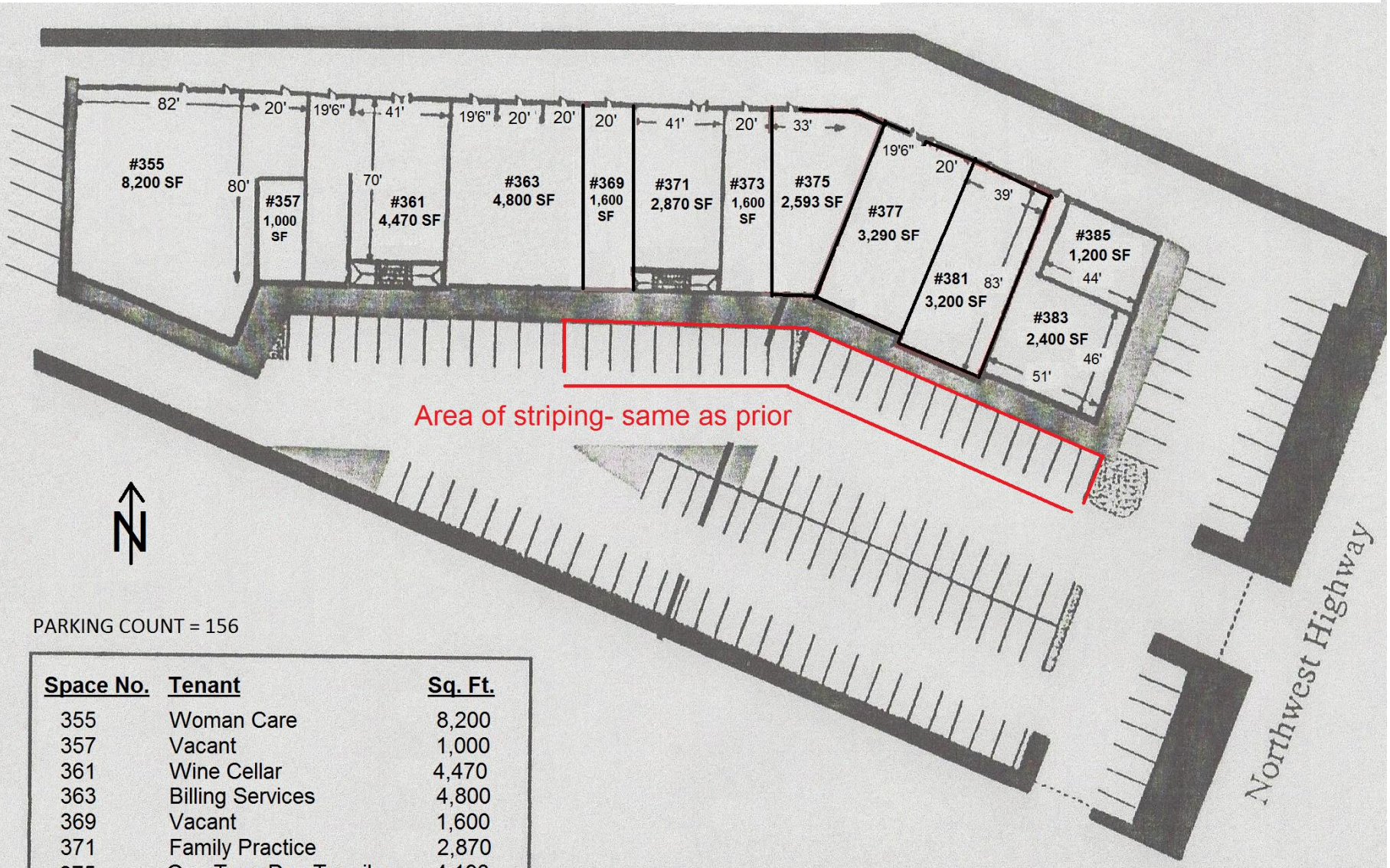
385 W. NW Hwy. Pediatric Central, medical use, open 11:00 am – 5:00 pm (closed Saturday and Sunday). Peak hours none.

Attachment: EXHIBIT - Business Plan (365 W Northwest Highway - SU & VAR Restaurant Parking)



363-369 W. NORTHWEST HWY.
6,400 SQ. FT.

Attachment: EXHIBIT - Floor Plan (365 W Northwest Highway - SU & VAR Restaurant Parking)



PARKING COUNT = 156

Space No.	Tenant	Sq. Ft.
355	Woman Care	8,200
357	Vacant	1,000
361	Wine Cellar	4,470
363	Billing Services	4,800
369	Vacant	1,600
371	Family Practice	2,870
375	One Taco Dos Tequilas	4,193
377	Palatine Salon Suites	3,290
381	Family & Pediatric Dental	3,200
383	Garsillo's Italian Bar & Grill	2,400
385	Palatine Pediatrics	1,200

Century Plaza
355 - 385 W. Northwest Hwy.
Palatine, IL 60067

Attachment: EXHIBIT - Site plan (365 W Northwest Highway - SU & VAR Restaurant Parking)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/08/21 07:00 PM

CASE STAFF STATEMENT (ID # 6846)

365 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Manny Rafidia

CASE NUMBER: 21-41

ADDRESS: 365 W. Northwest Highway

PROPOSAL:
Special Use to permit a restaurant pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance.

Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance (this parking Variation is based upon the existing parking variation for the shopping center).

LOCATION:	365 W. Northwest Highway District 6 (Helms)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	Planned Development (Lexington Oaks / Hamilton Creek)
South	M Manufacturing (Wetlands)
East:	B-2 General Business
West:	Planned Development (Hidden Prairie)

BACKGROUND:

The Petitioner is requesting to open a new sports bar/restaurant business at the Subject Property. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant/bar

Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and it is located in

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

the Century Plaza.

- The Subject Tenant Space is 6,400 square feet and the shopping center is 37,223 square feet total.
- The business plan outlines a new sports bar and restaurant that will serve food and liquor along with an open area that will have pool tables, air hockey, arcade games, etc.
- The proposed hours of operation are Monday through Thursday from 3:00 PM to 11:00 PM and Friday through Sunday from 11:00 AM to11:00 PM.
- There would be 4 employees per shift.
- The floor plan indicates a total of 52 seats.
- The previous tenant was Physician's Management Solutions office, which was a permitted use and followed the 1/300 per square foot parking calculation.
- The restaurant requires 64 parking spaces, per the 1/100 square foot requirement.
- Other tenants in this shopping center are listed below in the parking calculations table.
- 158 parking spaces are provided including existing parking Variations of 19 parking spaces (O-53-17 & O-60-19) for a total of 177 parking spaces. An additional 43 parking spaces would be required, per Code.

Address	Business	Square Footage	Requirement	Parking Spaces Required
355 W. Northwest Highway	Woman Care	8,200	1/300	27
357 W. Northwest Highway	Vacant	1,000	1/300	3
359-361 W. Northwest Highway	The Wine Cellar	4,470	1/300	15
363-369 W. Northwest Highway	**Proposed Sports Bar/Restaurant**	**6,400 (52 seats)**	**1/100**	**64**
371 W. Northwest Highway	Family Practice	2,870	1/300	10
373 -375 W. Northwest Highway	One Taco Dos Tequila	4193 (70 seats)	1/100	42
377 W. Northwest Highway	JD Michaels	3,290	1/300	11
381 W. Northwest Highway	Palatine Dental	3,200	1/300	11
383 W. Northwest Highway	Garsillo's's	2,400 (82 seats)	1 per 2.5 seats	33
385 W. Northwest Highway	Pediatric Central	1,200	1/300	4

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

Total Spaces Required	**220**
Total Spaces Provided	**158**
Existing Parking Variation	**19**
Deficit	**43**

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
Environmental Health	No Issues Identified
Fire Prevention	No Issues Identified
Public Works	N/A
Police	No Issues Identified

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new sports bar and restaurant in a vacant tenant space previously occupied by a billing office. Per the current tenant mix, four of the medical offices are closed by 6 PM weekdays and three of them are closed on Saturday and Sundays, which are typically peak restaurant hours. The current tenant configuration and uses should allow the proposed Special Use and parking Variation to function. In addition, the Petitioner provided parking counts showing the capacity on the evenings and weekends. Nevertheless, the parking Variation requested is significant and the Subject shopping center has multiple tenants; therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 05/05/2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot shall be re-striped in a manner acceptable to the Director of Planning and Zoning to reflect the submitted site plan.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site plan
- Business Plan
- Floor Plan
- Menu
- Public Notice

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

365 W Northwest Highway



Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**

MANNY RAFIDIA

Subject Property Address

365 W. NORTHWEST HWY.

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

MANNY RAFIDIA

Address: 134 BARTLETT PLAZA — City/State/Zip Code: BARTLETT IL 60103

Telephone: [redacted] | Fax | Email: [redacted]

Relationship to Petitioner (contractor, architect, etc.)

OWNER

TYPE OF APPLICATION (check one)

☒ Special Use ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B2		

Generally describe your request:

TO ALLOW FOR A SPORTS BAR WITH LIGHT FOOD MENU AND A VARIETY OF POOL TABLES AND ARCADE GAMES FOR PEOPLE THAT ARE 21 YEARS OF AGE AND OLDER.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. The use is deemed necessary for the public convenience at that location
   YES
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
   YES
3. The use will not cause substantial injury to nearby property values
   AGREED
4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

AGREED.

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

THE SPECIAL USE BUSINESS BEING APPLIED FOR WILL OCCUPY 6,400 SF OF UPCOMING VACANT SPACE AT THE CENTER.

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

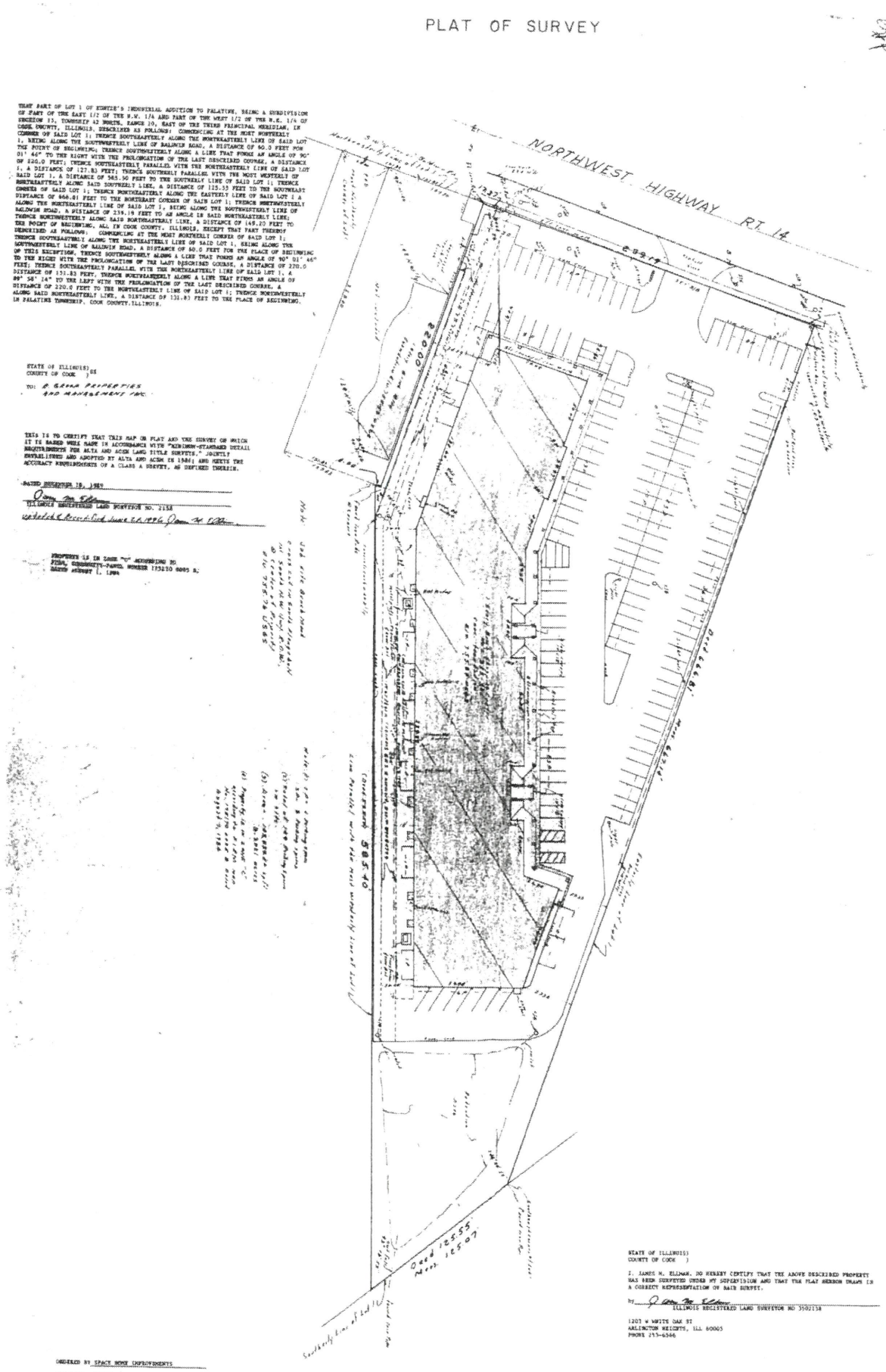
THE VARIATION WILL NOT ALTER THE CHARACTER

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

AGREED.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

PLAT OF SURVEY



THAT PART OF LOT 1 OF KINZIE'S INDUSTRIAL ADDITION TO PALATINE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE N.W. 1/4 AND PART OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF BALDWIN ROAD, A DISTANCE OF 40.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 46" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 220.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 127.83 FEET; THENCE SOUTHERLY PARALLEL WITH THE MOST WESTERLY OF SAID LOT 1, A DISTANCE OF 563.90 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 125.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 466.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF BALDWIN ROAD, A DISTANCE OF 239.19 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 149.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF BALDWIN ROAD, A DISTANCE OF 40.0 FEET FOR THE PLACE OF BEGINNING OF THIS EXCEPTION; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 46" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 220.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 131.83 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 88° 58' 14" TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 220.0 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 131.83 FEET TO THE PLACE OF BEGINNING, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO: R. GEHA PROPERTIES AND MANAGEMENT INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1986; AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

DATED NOVEMBER 18, 1987

ILLINOIS REGISTERED LAND SURVEYOR NO. 2158

Updated & Recertified June 24, 1996

PROPERTY IS IN ZONE "C" ACCORDING TO FIRM, COMMUNITY-PANEL NUMBER 170210 0005 B, DATED AUGUST 1, 1984

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ILLINOIS REGISTERED LAND SURVEYOR NO 35021158

1203 W WHITE OAK ST
ARLINGTON HEIGHTS, ILL 60005
PHONE 253-6366

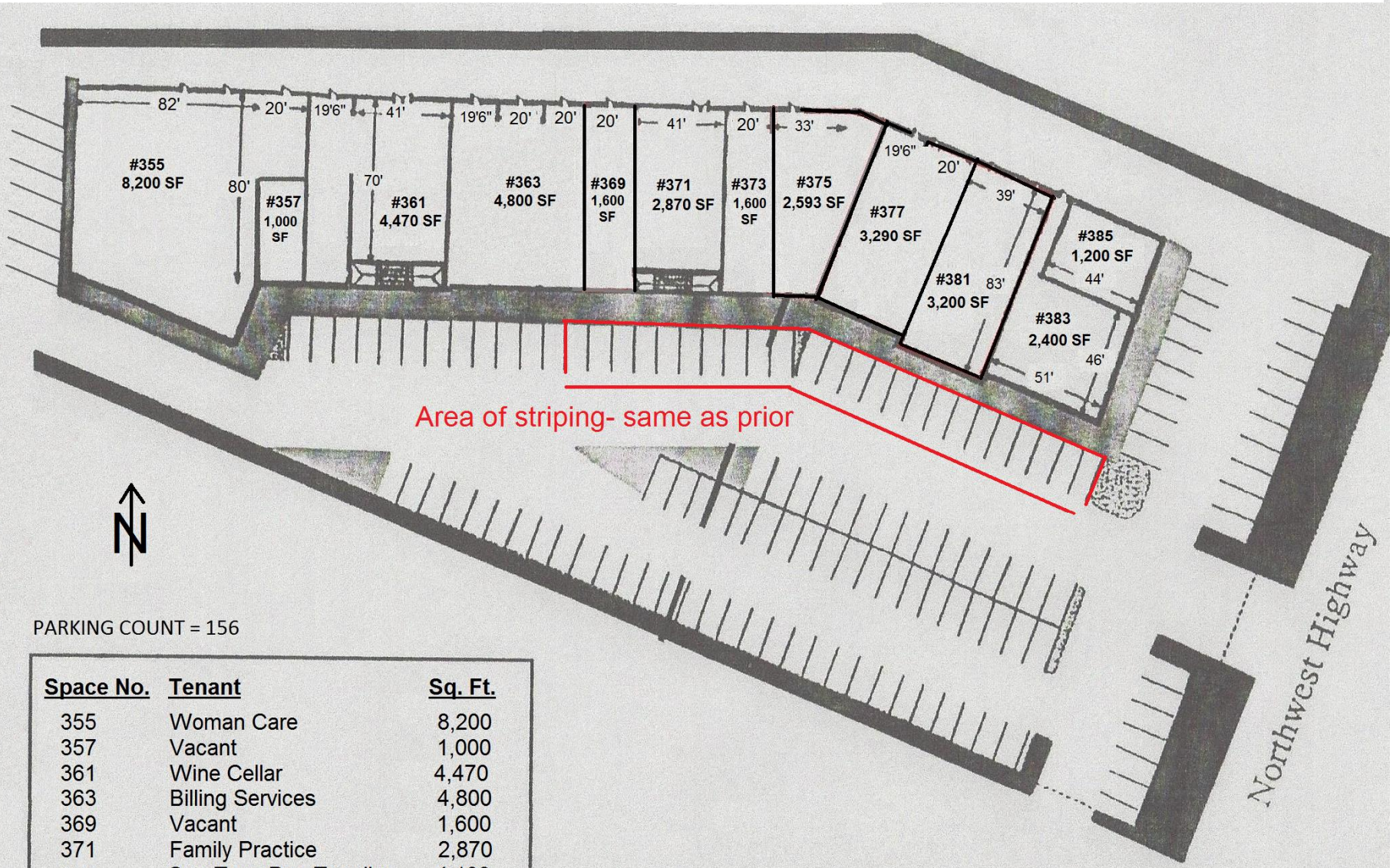
ORDERED BY SPACE HOME IMPROVEMENTS

ORDER NO 880814

OCT 3, 1988

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest



PARKING COUNT = 156

Space No.	Tenant	Sq. Ft.
355	Woman Care	8,200
357	Vacant	1,000
361	Wine Cellar	4,470
363	Billing Services	4,800
369	Vacant	1,600
371	Family Practice	2,870
375	One Taco Dos Tequilas	4,193
377	Palatine Salon Suites	3,290
381	Family & Pediatric Dental	3,200
383	Garsillo's Italian Bar & Grill	2,400
385	Palatine Pediatrics	1,200

Century Plaza
355 - 385 W. Northwest Hwy.
Palatine, IL 60067

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA

Proposed Location at 365 W. Northwest Hwy.

Business Plan

This business operation will help the Ownership of the Shopping Center occupy 6,400 square feet of vacant space, which will entertain a middle aged community. Patrons will enjoy watching sport games and playing on the pool tables and the variety of arcade games in a nice atmosphere.

This location would have (4) employees. The hours of operation would be Monday through Thursday 3:00 pm – 11:00 pm and Friday through Sunday 11:00 am – 11:00 pm.

It has been extremely difficult and impossible to find retail tenants due to the Pandemic and the online retail business. We ask the Mayor and the Board of Trustees to grant this use to help keep the occupancy of the Shopping Center in a financially stable condition. Attached for your review is a proposed plan for this project.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

Re: Special Use for a sports bar/restaurant at 365 W. Northwest Hwy.

Century Plaza Tenant listing and hours of operating of the tenants at Century Plaza Shopping Center.

355 W. NW Hwy. Woman Care, medical use open 8:00 am – 6:00 pm (closed Saturday and Sunday). Peak hours by appointment.

361 W. NW Hwy. Wine Cellar, open 11:00 am – 7:00 pm. Peak hours none.

371 W. NW Hwy. Urgent Care, medical use open 10:00 am – 8:00 pm. Peak hours by appointment.

375 W. NW Hwy. One Taco Dos Tequilas, open Sunday thru Thursday 11:00 am – 11:00 pm, Friday and Saturday 11:00 am – 1:00 am. Peak hours 5:00 pm – 8:00 pm.

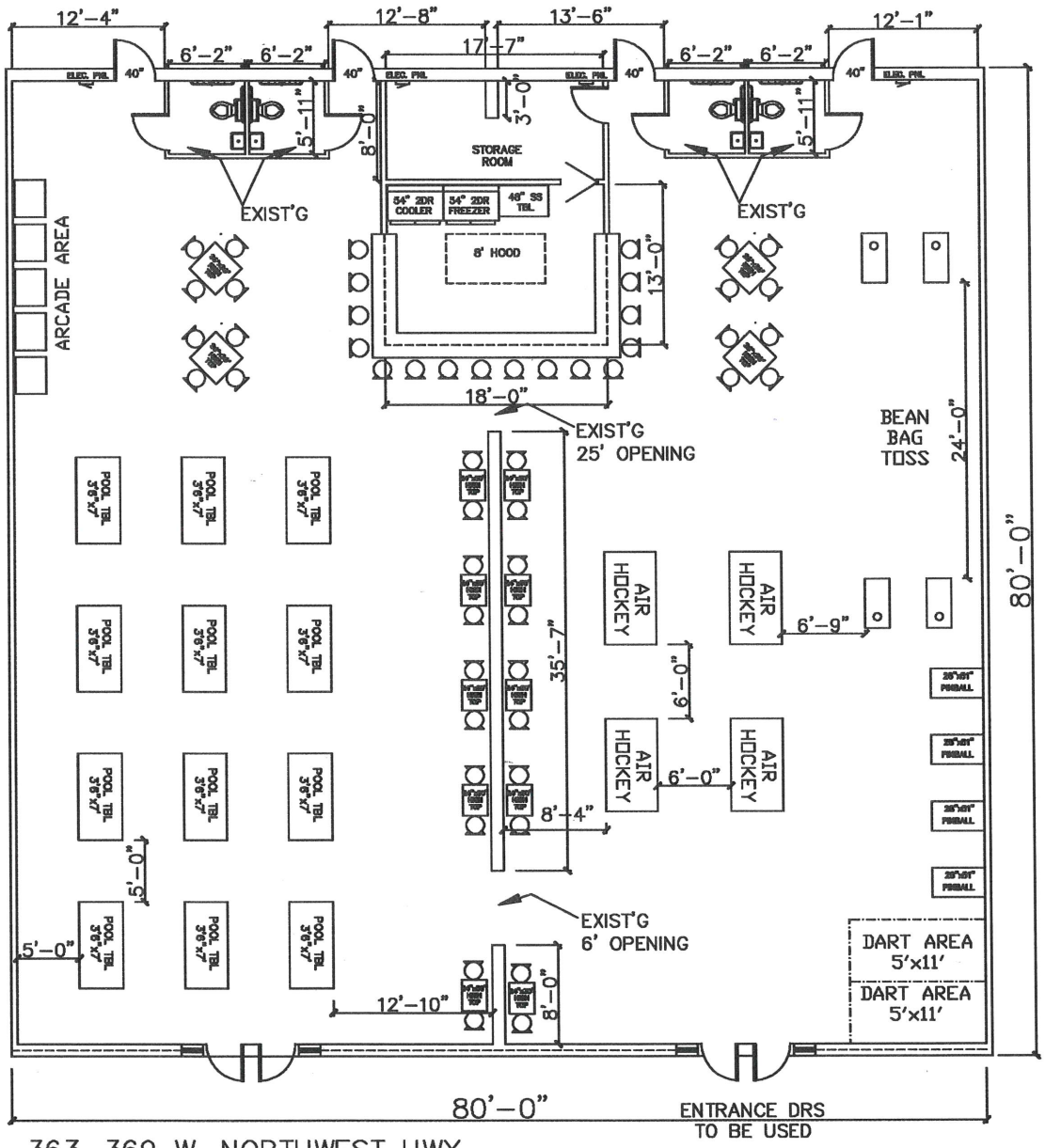
377 W. NW Hwy. Salon Suites, open 9:00 am – 6:00 pm (closed Sunday and Monday). Peak hours 11:00 am – 5:00 pm.

381 W. NW Hwy. Palatine Dental, open 11:00 am – 6:00 pm (closed Wednesday, Saturday and Sunday). Peak hours by appointment.

383 W. NW Hwy. Garsillo's Grill, open 3:00 pm – 10:00 pm (closed Monday). Peak hours 5:00 pm – 8:00 pm.

385 W. NW Hwy. Pediatric Central, medical use, open 11:00 am – 5:00 pm (closed Saturday and Sunday). Peak hours none.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest



363-369 W. NORTHWEST HWY.
6,400 SQ. FT.

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA

369 W. Northwest Hwy

Palatine, IL 66067

Preliminary Menu Items

Appetizers

- Mozzarella sticks
- Jalapeño poppers
- Onion rings
- Nachos

Wings

(Naked or Breaded)

12 Pieces

Sauces: Spicy, BBQ, Sweet & Spicy, Garlic Parmesan, Lemon Pepper

Burgers/Wraps

- Hamburger
- Cheeseburger
- Bacon Cheeseburger
- Buffalo Chicken Wrap
- Chicken Bacon Ranch Wrap
- Veggie Wrap

Salads

- Garden Salad
- Caesar Salad

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 8, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance.
Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.
The property is commonly known as 365 W Northwest Highway (02-15-102-100-0000).
The Petitioner is requesting a Special Use to open a sports bar/restaurant, in the Century Plaza shopping center. There is an existing parking variation of 19 spaces active at the shopping center.
The above petition has been filed by Manny Rafidia and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-41
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 24th day of May, 2021
Published in Daily Herald May 24, 2021 (4564086)

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 05/24/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4564086

Attachment: 365 W Northwest Highway Special Use & Variation for a Bar - Restaurant June 8 2021 ZBA Agenda Packet (365 W Northwest

3. 365 W. Northwest Highway

Notice was published in the Daily Herald on May 24, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Menu
8. Public Notice

Sworn in petitioner: Mr. Manny Rafidia 365 W Northwest Hwy
Mr. Rafidia stated he has owned the center since 1996 which has gone through a lot of changes. He stated he is losing tenants of a 6400 sq.ft. physician group and the Women's Care because they are moving to Deer Park. He spoke to the difficulty of filing with retail tenants. Mr. Rafidia stated he owns multiple centers and have issues finding retail tenants in all of them. He spoke to his other businesses similar to this request including Pop's in Roselle.

Ms. Wood asked if they are modeling this request to Pop's.
Mr. Rafidia answered yes. He explained he is not anxious to open another restaurant but running out of uses. He stated to the property taxes have gone up and can't pass expenses to the tenants because they would leave. Mr. Rafidia stated he is asking for relief for use to help traffic coming into the center.

Ms. Wood asked when taco restaurant is opening.
Mr. Rafidia stated they are having a hard time finding staff. He stated the state sent him a letter to open by the end of July or he will be fined.

Mr. Pirog asked what tenants are leaving.
Mr. Rafidia explained this use will replace the Physicians Associates which removes 50 employees which will help with parking. He further explained the Women's Care is the big hit because it will be difficult to replace.

Ms. Wood asked if Garsillos is operating.
Mr. Rafidia answered yes. He stated he works hard and will come back strong

Ms. Wood asked how long they have been open.
Mr. Rafidia answered about a year. He spoke to the previous restaurants in that tenant space.

Ms. Wood asked about the wine cellar.
Mr. Rafidia stated the owner has health issues so has done more online. He

Attachment: ZBA Minutes 6-8-21 (365 W Northwest Highway - SU & VAR Restaurant Parking)

stated they are world renown wine tasting people and are anxious to come back.

Ms. Wood asked what kind of parking demand the Wine Cellar has.
Mr. Rafidia explained their events are usually 2 hours on Saturday afternoons 4 times a year.

Mr. Rafidia pointed out he maintains the parking lot making sure it is paved and striped even under the hard times.
Ms. Wood asked about taco location.
Mr. Rafidia referred to slide to show location next to salon. He spoke to other location in Bartlett that is doing great pointing out they will open with the same management in Bartlett.

Ms. Wood asked if the Bartlett location is also his business.
Mr. Rafidia answered yes and they modeled the Palatine location as a replica from Bartlett.

Ms. Wood asked if the proposed bar will be Mr. Rafidia's business.
Mr. Rafidia answered yes with his son and nephew.

Mr. Pirog questioned amount of staff.
Mr. Rafidia explained the bar would cook their own food and there will a receptionist in front overlooking place. He explained it will be geared more for entertainment and self-service with a very limited menu.

Mr. Pirog asked about parking count and tenant spaces.
Ms. Bremanis explained the bar will take the place of the Physicians billing office.

Mr. Pirog asked if the Physicians billing office had a lower parking requirement.
Ms. Bremanis explained office space is calculated 1 per 300.

Mr. Rafidia stated at once point there were 50 people working in that office and they park for a whole 8 hour shift which will not be the case for this request.

Ms. Wood asked when the expected peak hours will be.
Mr. Rafidia stated between 7pm-12am

Mr. Pirog clarified they will only open till 11pm.
Mr. Rafidia answered expected 4pm-12am.

Ms. Wood asked about the discrepancy of hours in the packet.
Ms. Bremanis explained the liquor license will determine the hours of operation.

Ms. Wood asked about games offered.
Mr. Rafidia spoke to the offerings including 12 high-end pool tables.

Attachment: ZBA Minutes 6-8-21 (365 W Northwest Highway - SU & VAR Restaurant Parking)

Sworn in Henry Rafidia 365 W Northwest Hwy
Mr. Rafidia pointed out the center has low visibility and this will help drive traffic to it. He stated they would like to build a community for people to have fun. He stated this will give the patients at the new medical center somewhere to wait for their appointments.

Ms. Bremanis gave a brief overview of the request referring to the existing conditions slide pointing out the layout of the center. She spoke of the other tenant spaces that are closed in the evenings and weekends which are the busiest times for the proposed use which could balance the parking. Ms. Bremanis explained the restaurant is calculated by 1 per 100. She further explained if they calculated per seat for the restaurants it would be less.

Ms. Wood asked if there is a cross parking agreement.
Ms. Bremanis answered no.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new sports bar and restaurant in a vacant tenant space previously occupied by a billing office. Per the current tenant mix, four of the medical offices are closed by 6 PM weekdays and three of them are closed on Saturday and Sundays, which are typically peak restaurant hours. The current tenant configuration and uses should allow the proposed Special Use and parking Variation to function. In addition, the Petitioner provided parking counts showing the capacity on the evenings and weekends. Nevertheless, the parking Variation requested is significant and the Subject shopping center has multiple tenants; therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 05/05/2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot shall be re-striped in a manner acceptable to the Director of Planning and Zoning to reflect the submitted site plan.
Ms. Bremanis referred to the site plan slide to explain the restriping condition.

Mr. Cavanaugh asked if the reason staff is not recommending approval is due to large parking variation.
Ms. Bremanis answered yes.

Ms. Wood asked if the spaces in back are include in count.
Ms. Bremanis answered yes.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Larson

Attachment: ZBA Minutes 6-8-21 (365 W Northwest Highway - SU & VAR Restaurant Parking)

DELIBERATIONS:

Mr. Cavanaugh stated the proposal is a good idea. He stated it is a unique concept place for younger people to go for entertainment. He stated he understands parking requirement but agree the issues with parking are more in daytime. Mr. Cavanaugh stated it meets the standards and is a good use for space

Mr. Larson stated he is surprised how many spaces the center is under parked because it has never been full. He stated it seems like the lot can support this use with the other businesses hours. He stated it meets standards for special use and variation

Ms. Wood stated it is great to have an entertainment use that is a little different concept that is missing in Palatine. She stated the board needs to be cognoscente on parking to not have a negative effect on other businesses. She pointed out with less retail filling spaces the parking issue will arise more and more. Ms. Wood pointed out with this space taking the place of a highly staffed office it will have less impact.

Ms. Roth-Wurster stated the petitioner has proved than he can run a business and should be commended that he is able to adapt a space to see the space succeed. She steed the use sounds great and thinks it meets the standards. She spoke to the parking with the current use using 50 spaces and stated she doesn't see the bar requiring the same. She stated she thinks the center has a good mixed use of business ties that should work.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will tentatively go to Village Council on June 21, 2021.

RESULT:	**RECOMMENDED TO APPROVE [6 TO 1]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, Cavanaugh, Pirog
NAYS:	Dittrich
ABSENT:	McGinn

Attachment: ZBA Minutes 6-8-21 (365 W Northwest Highway - SU & VAR Restaurant Parking)

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Hot Pockets Sports Bar at 365 W. Northwest Highway

BACKGROUND: On this evening's agenda is a request for a Special Use for Hot Pockets Sports Bar located at 365 W. Northwest Highway. Owner, Manny Rafidia, is requesting a Class D (Restaurant) Liquor License. Permitted hours for a Class D Liquor License is Sunday - Thursday 6 AM to Midnight and Friday - Saturday 6 AM to 1 AM.

KEY ISSUES:
1. Increase Class D (Restaurant) Liquor by one for Hot Pockets at 365 W. Northwest Highway

ALTERNATIVES:

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:

- Increase Class D, Hot Pockets ORD
- Hot Pockets Request for Class D Liquor

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR HOT POCKETS SPORTS BAR

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

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses shall be increased by one for Hot Pockets Sports Bar located at 365 W. Northwest Highway for a total of 25 Class D 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 D, Hot Pockets ORD (365 W. Northwest Hwy. Increase Class D Liquor License)

Hot Pockets, Inc.
134 Bartlett Plaza
Bartlett, IL 60103
(847) 921-9200

June 22, 2021

Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Re: 365 W. Northwest Hwy.
New Liquor License Application

Please allow this correspondence to serve as our request for a new liquor license at the above referenced location. Enclosed please find the completed application, copy of our Articles of Incorporation, proposed floor plan, copy of the Lease, draft menu and application fee.

Sincerely,

Hot Pockets, Inc.

Manny Rafidia
President

Attachment: Hot Pockets Request for Class D Liquor (365 W. Northwest Hwy. Increase Class D Liquor License)

365 W. NORTHWEST HWY.
6,400 SQ. FT.

Attachment: Hot Pockets Request for Class D Liquor (365 W. Northwest Hwy. Increase Class D Liquor License)

Hot Pocket Sports Bar
365 W. Northwest Hwy.
Palatine, IL 60067

Draft Menu Items

Appetizers
- Mozzarella Sticks
- Jalapeno Poppers
- Onion Rings
- Nachos

Salads
- Garden Salad
- Caesar Salad

Chicken Wings
- Naked or Breaded – 12 Pieces
- Sauces: Spicy, BBQ, Sweet & Spicy, Garlic Parmesan or Lemon Pepper

Burgers & Wraps
- Hamburger
- Cheeseburger
- Bacon Cheeseburger
- Buffalo Chicken Wrap
- Chicken Bacon Ranch Wrap
- Veggie Wrap

Attachment: Hot Pockets Request for Class D Liquor (365 W. Northwest Hwy. Increase Class D Liquor License)

Consider an Ordinance Granting a Special Use to Permit a Fence at 1070 S. Brockway Street

The Petitioner is requesting to install a fence 5 feet from the side yard abutting a street property line and abutting the side lot line of a front yard of an adjacent lot. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot.

KEY ISSUES:

- The Subject Property, zoned R-1 Single-Family Residential, was annexed into the Village in 1990. 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 was going to look at revising the plan to address the concerns raised by their neighbors.
- The proposal also included the installation of a 5 foot solid fence to be located 5 feet from the side yard abutting a street lot line, which also encroaches on the side lot line of the front yard of an adjacent lot. Therefore, a Special Use is required.
- Subsequent to the Public Hearing, the Petitioner met with the two neighbors that initially objected to the proposed fencing plan and obtained their support with a revised landscaping plan. The revised landscaping includes installed evergreen bushes and hydrangeas, which are placed in front of the fence along Bryant Avenue. Both neighbors submitted email supporting the request, which are included in the packet.

ALTERNATIVES:

1. Approve the Special Use to permit a fence.
2. Do not approve the Special Use to permit a fence.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on October 13, 2020
Residents testifying:	2 neighbors: Questions about whether a 5-foot solid fence would have a negative impact on the neighborhood.
Vote:	The ZBA voted 5-3 to approve a Special Use for a fence. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a fence at 1070 S. Brockway Street.

ATTACHMENTS:

- ORD SU 1070 S Brockway Street Fence

- EXHIBIT - Fence Site Plan
- EXHIBIT - Fence Elevation
- Neighbors Support
- 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet
- ZBA Minutes

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1070 S. BROCKWAY STREET

WHEREAS, pursuant to a petition and public hearing on October 13, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, on the following legally described property:

> **LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PARTS OF SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**
>
> **Commonly known as 1070 S. Brockway Street (02-27-202-016).**

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

SECTION 1: Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following

Attachment: ORD SU 1070 S Brockway Street Fence (1070 S Brockway Street - VAR Fence)

condition(s):

1. **The Special Use for the fence shall substantially conform to the fence site plan and elevation plan submitted by the Petitioner on 9/3/20, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The existing landscaping (evergreen bushes and hydrangeas) installed in front of the fence, along Brant Avenue, shall be maintained.**

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 SU 1070 S Brockway Street Fence (1070 S Brockway Street - VAR Fence)

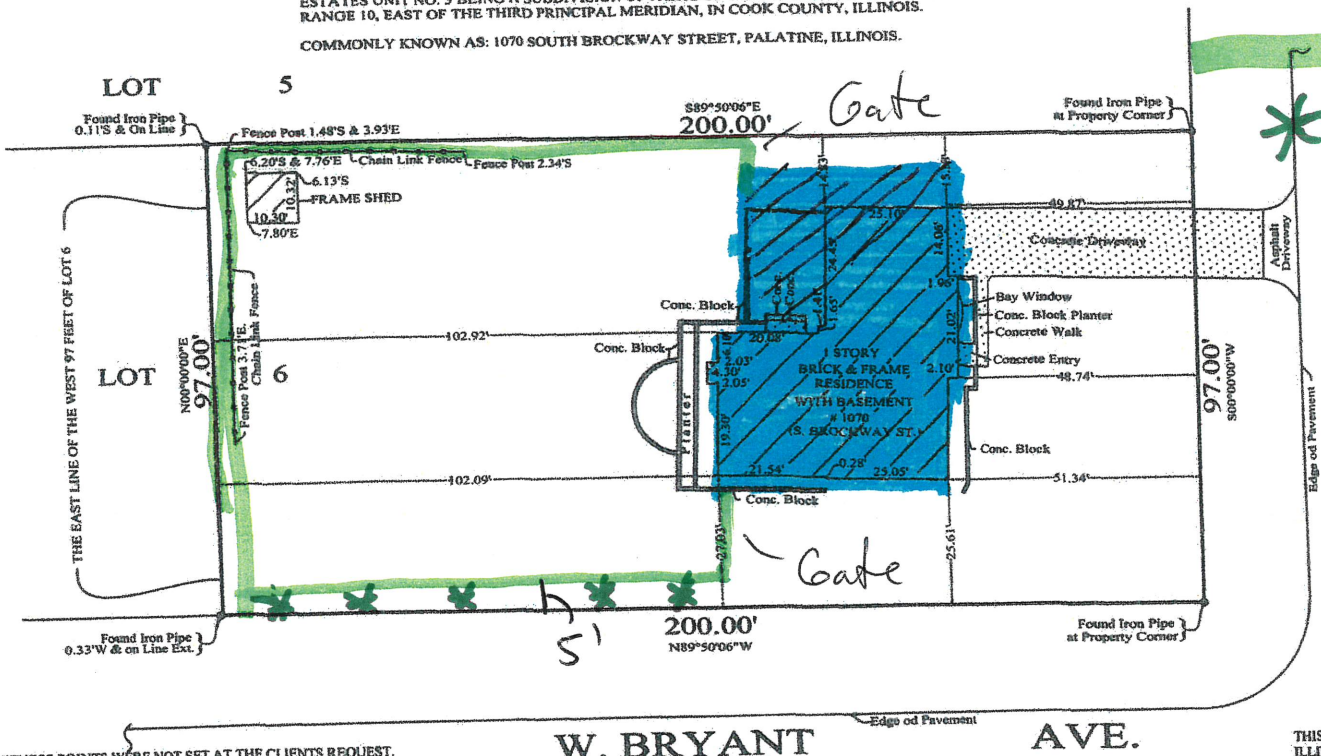
A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
1000 SKOKIE BLVD. SUITE 565
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9384
FAX: (847) 853-9391

PLAT OF SURVEY

OF

LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1070 SOUTH BROCKWAY STREET, PALATINE, ILLINOIS.



- Addition

- Fence 5'

- Landscapin

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.

I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE.
I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 09-3838
Scale: 1 inch = 25 feet.
Date: November 15, 2009.
Ordered by: B&D CUSTOM BUILDERS

HYLTON E. DONALDSON
35-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WILMETTE, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCE ARE MARKED IN FEET AND DECIMAL PART THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2010.

Attachment: EXHIBIT - Fence Site Plan (1070 S Brockway Street - VAR Fence)

Fence Elevation



Attachment: EXHIBIT - Fence Elevation (1070 S Brockway Street - VAR Fence)

Lyn Bremanis

From: Chris Gibala [redacted]
Sent: Wednesday, May 19, 2021 8:55 PM
To: Lyn Bremanis
Subject: Fwd: Fence & landscape layout

Hi Lyn,
See below emails from my two neighbors that were at the zoning meeting. They do not have any objections. Please let me know if you need anything else from me to get this on the next meeting or if you have any questions.

Thank you,
Chris Gibala
Cell: [redacted]

Sent from my iPhone

Begin forwarded message:

> **From:** Jim Reichert [redacted]
> **Date:** May 19, 2021 at 8:44:52 PM CDT
> **To:** Chris Gibala [redacted]
> **Cc:** Frank Skorski [redacted]
> **Subject: Re: Fence & landscape layout**
>
> Hi Chris,
>
> No objections from me either. The house looks great!
>
> Respectfully,
>
> Jim Reichert
> [redacted]

> On May 19, 2021, at 8:39 PM, Chris Gibala [redacted] wrote:
>
> Let me know if you see it attached now.
>
> <Updated fence line landscape_51321.pdf>
>
> Sent from my iPhone

Attachment: Neighbors Support (1070 S Brockway Street - VAR Fence)

On May 19, 2021, at 7:46 PM, Jim Reichert <Jim.Reichert@ymail.com> wrote:

Hi Chris,

There was no attachment since Frank copied me on the reply. Can you send?

Jim Reichert
[redacted]

> On May 19, 2021, at 7:38 PM, Chris Gibala [redacted] wrote:
>
> Thank you Frank.
>
> Hi Jim,
> At your convenience, please respond to this email to let me know if you have any objections to this landscape/fence plan. The village requested that I get your and Frank's feedback on this plan since there were some objections made at the village zoning meeting last fall. Feel free to call my cell with any questions 630.816.7699.
>
> Thank you,
> Chris Gibala
> AccuBuild Development, Inc.
> [redacted]
>
> Sent from my iPhone
>
> > On May 19, 2021, at 5:25 PM, Frank Skorski [redacted] wrote:
> >
> > Chris,
> >
> > As we just discussed I'm not going to object to the landscaping that you have proposed on the South side of your new 5 foot high fence.
> >
> > I copied Jim, so that he is aware of this proposal and so that you can include him in any future correspondence
> >
> > Good luck
> >
> > Frank
> >
> > ---
> >
> > **From:** Chris Gibala
> > [redacted]
> > **Sent:** Sunday, May 16, 2021 2:09 PM
> > **To:** [redacted]
> > **Subject:** Fence & landscape layout
> >
> > Hi Frank

Attachment: Neighbors Support (1070 S Brockway Street - VAR Fence)

See attached for the fence layout and the landscaping I added along the fence section across from your home. I just need your response to this email stating that you approve of this layout and plan.
I also need the same response from the other neighbor that attended the meeting with you. Do you have his email address or are you able to forward this on to him for his approval? Please call or email me with any questions.

Thank you,
Chris Gibala
AccuBuild Development, Inc.
1000 Ridge Road
Wilmette, IL 60091
[redacted]
www.AccuBuildDevelopment.com

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 10/13/20 07:00 PM

CASE STAFF STATEMENT (ID # 6231)

1070 S. Brockway Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris Gibala

CASE NUMBER: 20-44

ADDRESS: 1070 S. Brockway Street

PROPOSAL:

Special Use to permit an addition to be set back 25 feet from the side lot line abutting a street instead of the required 40 feet and a setback of 7 feet from the interior side lot line, instead of the required 15 feet, pursuant to Section 10.02 (c)(12) of the Palatine Zoning Ordinance.

Special Use to permit a fence on the rear property line abutting the side lot line of a front yard of an adjacent lot pursuant to Section 6.03 (b) (6) of the Palatine Zoning Ordinance.

LOCATION:	1070 S. Brockway St District 2 (Lamerand)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-1 Single Family Residential
East:	R-1 Single Family Residential
West:	R-1 Single Family Residential

BACKGROUND:

The Petitioner is requesting to build an addition, which encroaches into the side yard setbacks (interior and side yard abutting a street) and to install a fence 5 feet from the side yard abutting a street property line and abutting the side lot line of a front yard of an adjacent lot. Therefore, the Petitioner is requesting:

Special Use to permit an addition to be set back 25 feet from the side lot line abutting a street, instead of the minimum required 40 feet and a setback of 7 feet, instead of the minimum required 15 feet from the interior side lot line.

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

Special Use to permit a fence on the rear property line, abutting the side lot line of a front yard of an adjacent lot.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family. The property previously received relief for a single story addition, which maintained the 25-foot setback in the required side yard abutting a street setback and was approved through Ordinance #O-160-06.
- The Subject Property was annexed into the Village in 1990, with a legally non-conforming setback of 25 feet (minimum R-1 side yard abutting a street setback is 40 feet).
- The Petitioner is proposing to build a second story addition, over the existing first story, with an approximately 25 foot side yard abutting a street setback on the southern side (40 feet is the minimum) of the home and a two-story addition to the north, with an approximately 7 foot side lot line setback (15 feet is the minimum).
- Also, the Village Council previously approved a Special Use for 2nd story and garage addition, with an interior side yard setback of 5 feet. The property was under a different ownership and those plans were not implemented.
- The proposal also included the installation of a 5 foot solid fence; 5 feet from the side yard abutting a street lot line, which also encroaches on the side lot line of the front yard of an adjacent lot. Therefore, a Special Use is required.
- The peak height of the addition meets code.
- Both building and lot coverage meet code at approximately 19% building and 24% lot coverage (maximum 25% building and 35% lot coverage are permitted).

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, he following additional standards must be met:

a. Will meet the following aesthetic criteria:
   i. Will not destroy existing vistas in the area;
   ii. Will enhance the appearance of the homes and the streets in the area; and
   iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct an addition, which encroaches into the required side yards. The Petitioner received relief for the side yard abutting a street setback, for an addition to the west and is requesting the same setback for a second story addition. On the interior side yard (north), the setback is legally non-conforming, from annexation, at approximately 14 feet. The Petitioner would like to expand the single 1-car garage to a 2-car garage. Any addition would require setback relief. The neighborhood was annexed into the Village in 1990, with an R-1 designation, and many of the properties in area are legally non-conforming for the interior side yard setbacks (ranging from 5 feet to 9 feet). The Petitioner is requesting an interior side yard setback (north) of 7 feet. Therefore, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use request for side yard setbacks with the following condition:

1. The Special Use for the side yard setbacks shall substantially conform to the addition site plan and elevation plans prepared by the architect, Archimax Inc dated 7/02/20, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

The Petitioner is also requesting to build a 5-foot tall fence, 5 feet from the side lot line abutting a street and the side lot line of the front yard of an adjacent lot. Per code, the proposed fence requires a 25-foot side yard abutting a street setback to be set back 25 feet (previously approved Special Use). Fences in corner side yards are not prevalent in this neighborhood. However, there are existing bushes, which provide screening. The bushes are in the right away and would be removed, with new landscaping required in the 5 feet between the proposed fence and lot line. This may alter the characteristic of fencing in side yards abutting a street, but should not have a negative impact on sight lines. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA decides to recommend approval Staff recommends the following conditions:

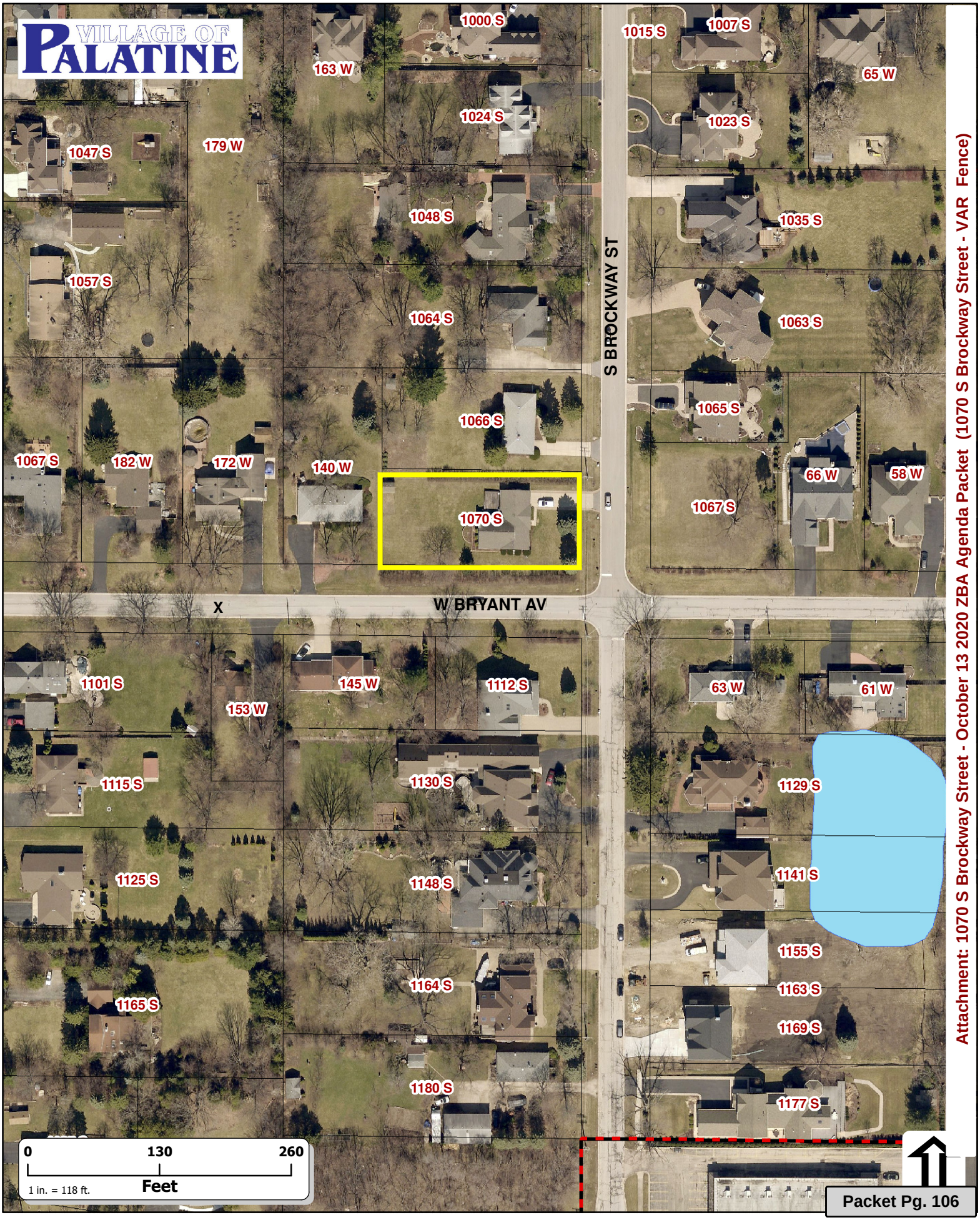
1. The Special Use for the fence shall substantially conform to the fence site plan and elevation plan submitted by the Petitioner on 9/3/20, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 1070 S. Brockway Street
- Application
- Plat of Survey
- Site Plan
- Addition Elevations
- Fence Site Plan
- Fence Elevation
- ORD - 2006 Special Use - 1070 S. Brockway
- Public Notice

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

1070 S. Brockway Street



Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
1070 S. Brockway St.

Subject Property Address

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**

Address City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

We are requesting a special use for the side yard setback for a new 2nd story residential addition and a new 6' tall wood fence

See attached plat of survey showing additional details

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. The use is deemed necessary for the public convenience at that location

The use for the new fenced in yard will allow our children to play safely and will keep coyotes out of our yard.

The use for our 2nd floor addition will provide our growning family with more space while staying in our neighborhood that we enjoy

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

The use will not create any safety hazards.

3. The use will not cause substantial injury to nearby property values

The use should help increase the property values of nearby homes as the condition of our property and home improve

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

The use does not involve live entertainment

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

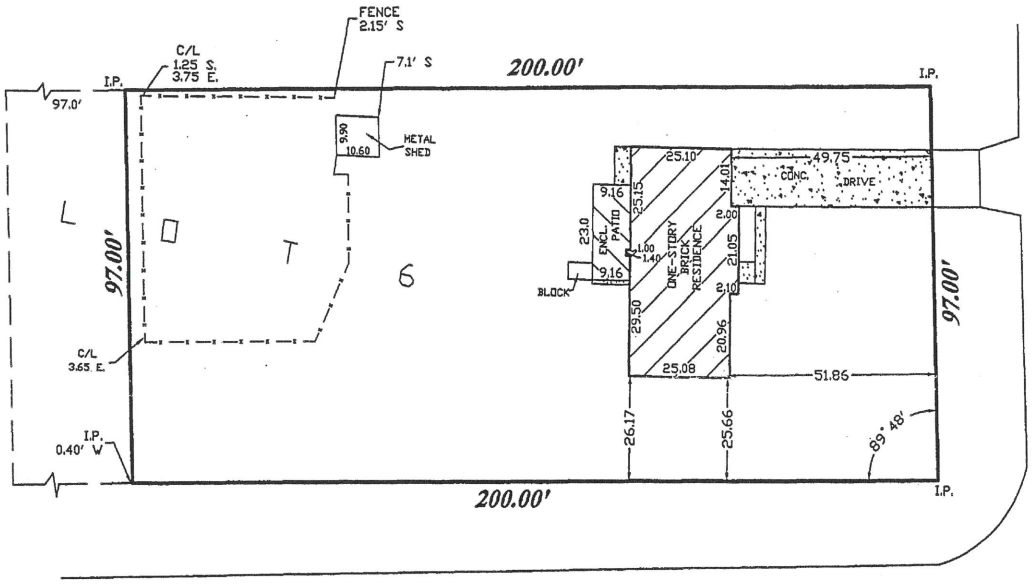
1523 WEATHERSTONE LN.
ELGIN, ILLINOIS 60123
PHONE: (847) 253-6566

PLAT OF SURVEY

-BY-

JAMES M. ELLMAN LTD.

LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Ordered by: STEPHEN R. MURRAY
Order No: 050524
Base Scale: 1 inch = 30 feet
Date: MAY 27, 2005
Address: 1070 S. BROCKWAY ST.
PALATINE, IL.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SERVEY.

—s—s— = WOOD FENCE
—x—x— = C/L FENCE
= CONCRETE

NOT VALID UNLESS EMBOSSED

STATE OF ILLINOIS)
COUNTY OF KANE) SS

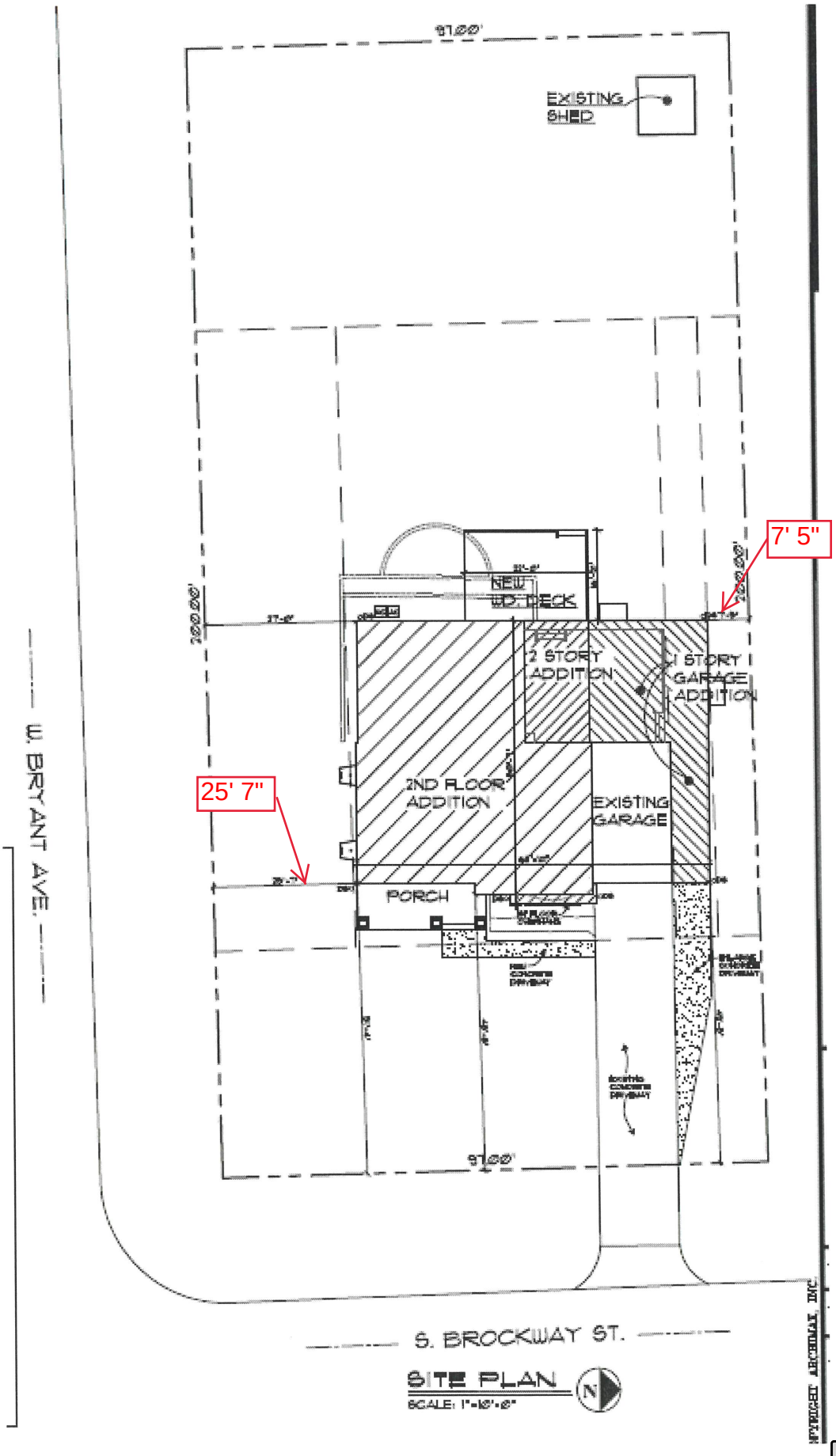
I, JAMES M. ELLMAN LTD., DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

BY: James M. Ellman

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 184-002744
(35-002158)
EXPIRES 4/30/2007

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

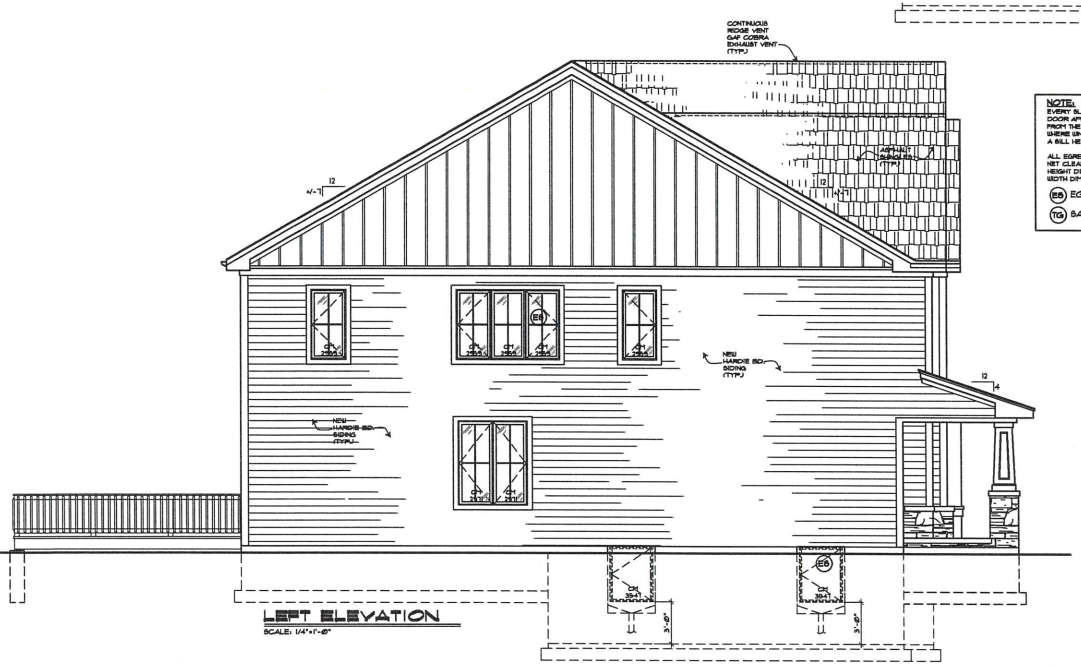
1070 S Brockway Street



Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)



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



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

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

(EG) EGRESS WINDOW
(TG) SAFETY GLAZING

ELEVATION GENERAL NOTES:

- PELLA PRO LINE SERIES OR EQUAL
  UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS
  ALL NEW WINDOWS U-FACTOR MAX. Ø.32
  DOORS U-FACTOR MIN. Ø.35
  SKYLIGHTS U-FACTOR MIN. Ø.55
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS

ARCHIMAX, INC.
PROFESSIONAL DESIGN FIRM - NO: 184.007383-0001
Phone: 847/877/4414
Archimaxinc@gmail.com

PROPOSED INTERIOR AND EXTERIOR ALTERATIONS
1070 S. BROCKWAY ST.

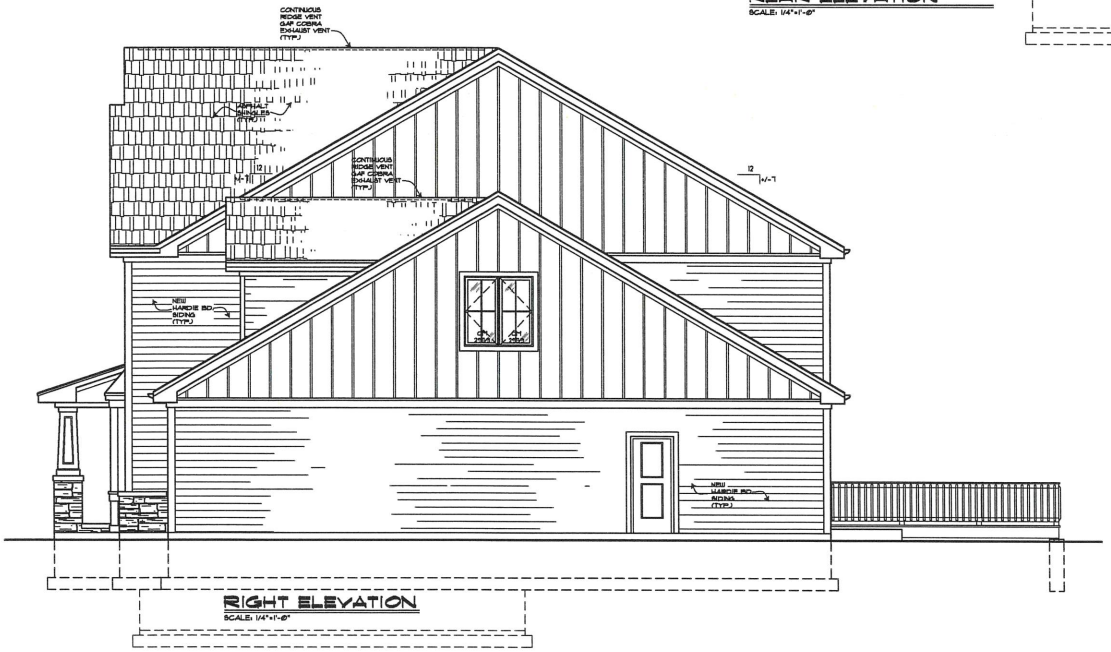
DATE: 07/02/2020
PROJECT:
SHEET NO. A-1

COPYRIGHT ARCHIMAX INC

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -



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



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

LIGHT & VENTILATION DATA SCHEDULE

ROOM	AREA	LIGHT		VENT		BTUH
		REQ'D	ACT.	REQ'D	ACT.	LOSS
NEW FAMILY RM. / KITCHEN / BREAKFAST	971.0	13.4	120.6	36.1	140.0	36480
NEW DINING RM.	259.0	20.4	42.0	10.2	35.1	10200
NEW STUDY RM.	154.0	12.3	31.5	6.2	23.4	6160
EXISTING BATH #4						
TOTAL:						53040
NEW MASTER BEDROOM	284.0	22.7	25.5	11.4	15.2	11360
NEW BEDROOM #2	216.0	17.3	25.5	8.6	15.2	8640
NEW BEDROOM #3	232.0	18.6	25.5	9.3	15.2	9280
NEW BEDROOM #4	200.0	16.0	17.0	8.0	15.2	8000
NEW MASTER BATH	169.0	N.R.	25.5	25.5	300 CFM	6760
NEW BATH #2	63.0	N.R.	8.5	10.5.5	150 CFM	2760
NEW BATH #3	63.0	N.R.	8.5	9.4.5	100 CFM	2520
TOTAL:						49320
EXIST. RECREATION / PLAY RM.						
EXISTING BATH #5						
TOTAL:						

ARCHIMAX, INC
PROFESSIONAL DESIGN FIRM - NO.184.007363-0001
Phone: 847/877-4414

PROPOSED INTERIOR AND EXTERIOR ALTERATIONS
1070 S. BROCKWAY ST.

DATE: 07/02/2020
PROJECT: --
SHEET NO. A-

COPYRIGHT ARCHIMAX, INC

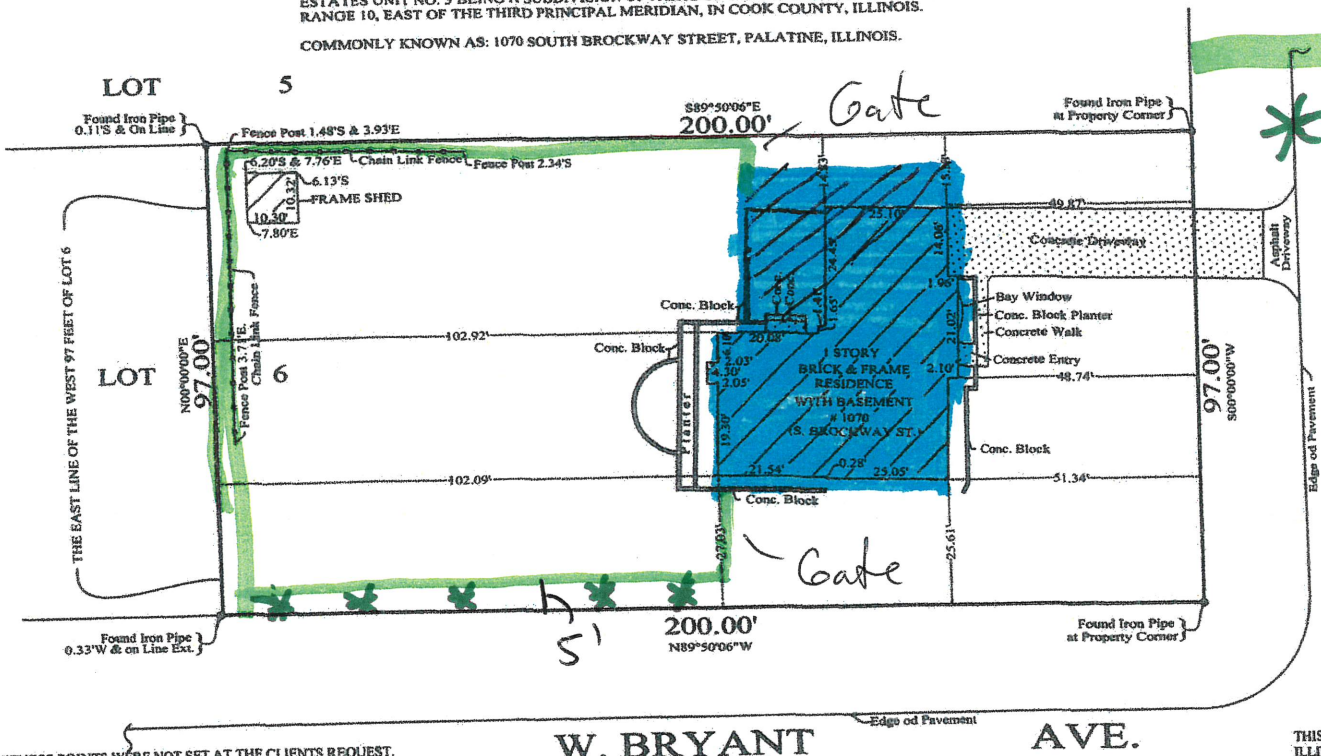
A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
1000 SKOKIE BLVD. SUITE 565
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9384
FAX: (847) 853-9391

PLAT OF SURVEY

OF

LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1070 SOUTH BROCKWAY STREET, PALATINE, ILLINOIS.



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.

I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE.
I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 09-3838
Scale: 1 inch = 25 feet.
Date: November 15, 2009.
Ordered by: B&D CUSTOM BUILDERS

HYLTON E. DONALDSON
35-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WILMETTE, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCE ARE MARKED IN FEET AND DECIMAL PART THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2010.

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -

Fence Elevation



Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

ORDINANCE NO. 0-160-06

AN ORDINANCE
GRANTING A SPECIAL USE FOR
A CORNER YARD SETBACK REDUCTION
1070 S. BROCKWAY STREET (CASE NO. 06-125)

WHEREAS, pursuant to a petition and public hearing held September 12, 2006 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings regarding a Special Use for a corner side yard setback reduction of 15' to permit a single-story house addition to be setback 25' from the corner side lot line pursuant to Section 10.02 (c) (13) of the Palatine Zoning Ordinance, on the following legally described property:

> **Lot 6 (except the West 97 feet) in Block 21 in Arthur T. McIntosh and Company's Palatine Estates Unit No. 3, being a subdivision of parts of Section 26 and 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois**

commonly known as 1070 S. Brockway Street (PIN #02-27-202-016).

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

SECTION 1: A Special Use for a corner side yard setback reduction of 15' to

permit a single-story house addition to be setback 25' from the corner side lot line pursuant to Section 10.02 (c) (13) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A', and the architectural plans attached hereto as Exhibit 'B', except as such plans may be changed to conform to Village Codes and Ordinances.

SECTION 2: That the Petition for special use, the minutes and findings of the Zoning Board of Appeals, and the public notice, be attached hereto as 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 18 day of September, 2006

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

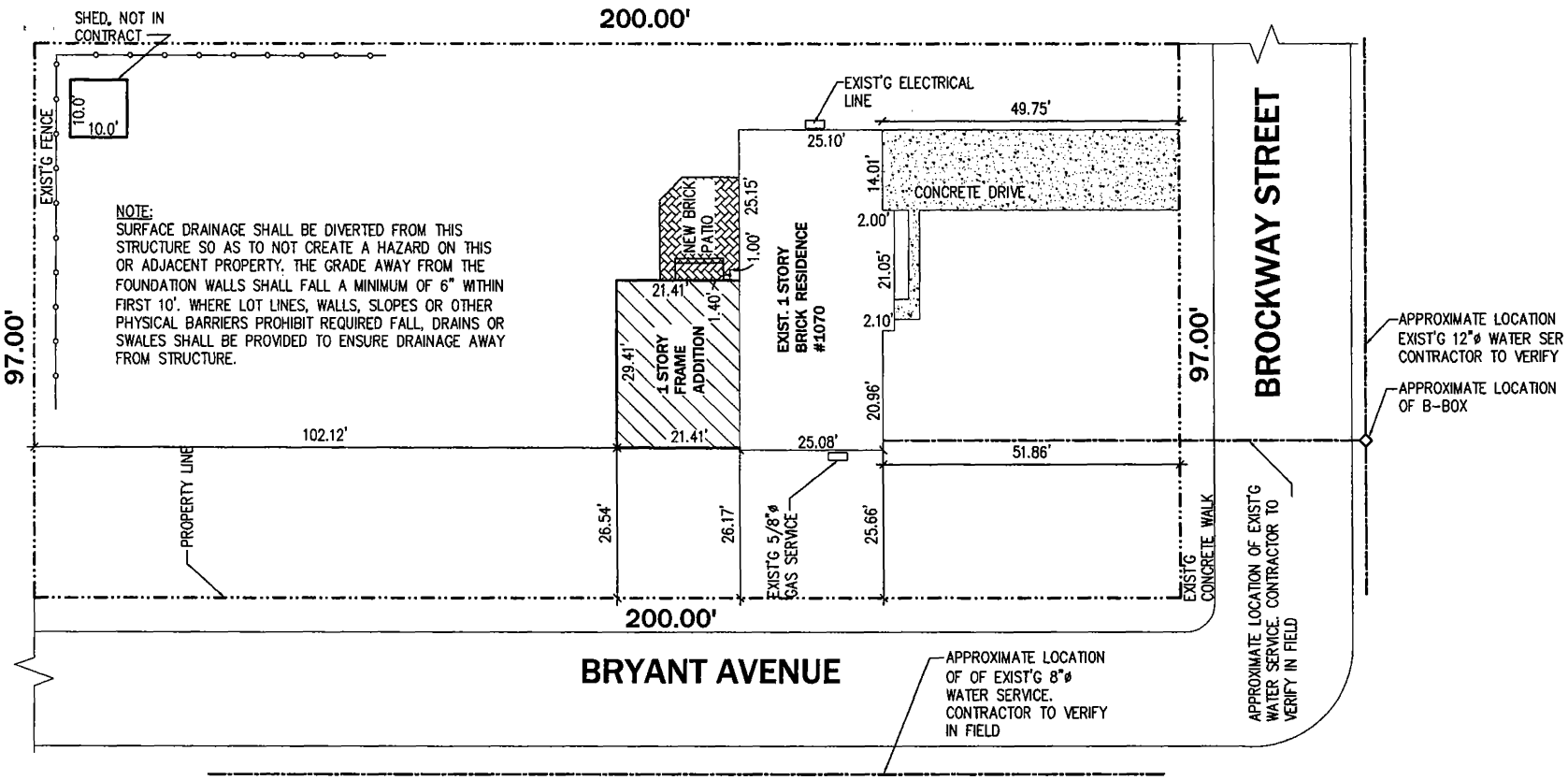
APPROVED by me this 18 **day of** September, 2006

Pro Tem **Mayor of the Village of Palatine**

ATTESTED and FILED in the office of the Village Clerk this 18 **day of** September, 2006

Village Clerk

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)



SITE PLAN

SCALE: 1"=20'-0"

SCOPE OF WORK:

ONE STORY FRAME ADDITION ABOVE CRAWL SPACE.
ELECTRICAL AND HVAC SERVICE FOR NEW ADDITION.
ALTERATION OF EXISTING CONSTRUCTION TO ACCOMMODATE NEW ADDITION.

LOT AREA:	19,400 SQ.FT.
MAX. ALLOWED AREA:	25 % OF LOT AREA
0.25x19,400 SQ.FT.	4,850 SQ.FT.
BASEMENT EXPOSED LESS THAN 3'-6":	NOT COUNTED
EXIST'G 1st FLOOR	1,095 SQ.FT.
EXIST'G 1-CAR GARAGE	351 SQ.FT.
FIRST FLOOR ADDITION	630 SQ.FT.
TOTAL	2,076 SQ.FT.

DATA: [illegible] 2006

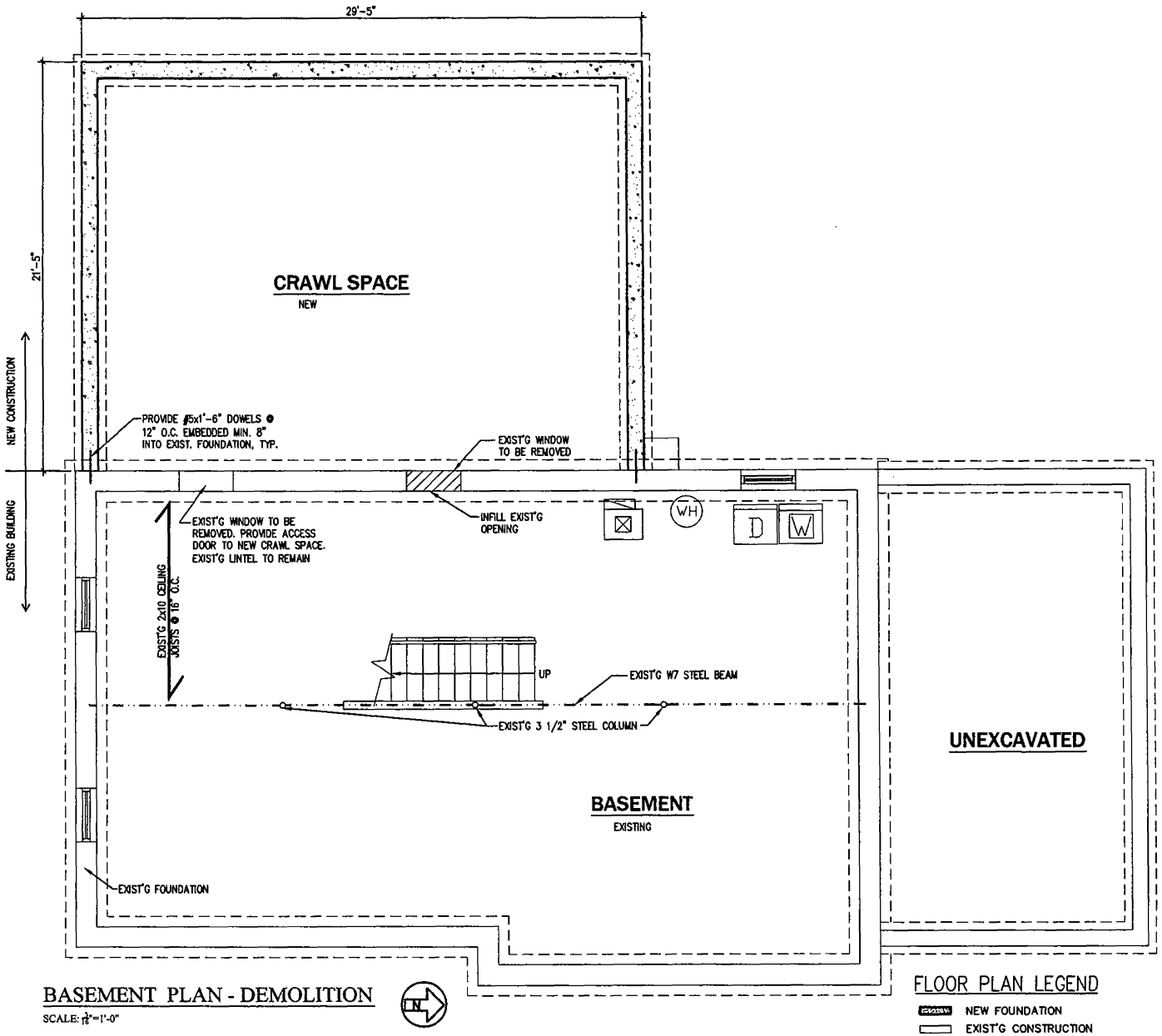
Manhattan Development Group, Inc.
7555 N Kostner Rd Skokie IL 60076

ONE STORY FRAME ADDITION

A-

EXHIBIT "A"

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -



BASEMENT PLAN - DEMOLITION

SCALE: $\frac{1}{8}$"=1'-0"

FLOOR PLAN LEGEND

NEW FOUNDATION

EXIST'G CONSTRUCTION

DATA: 7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel (847) 247-0027

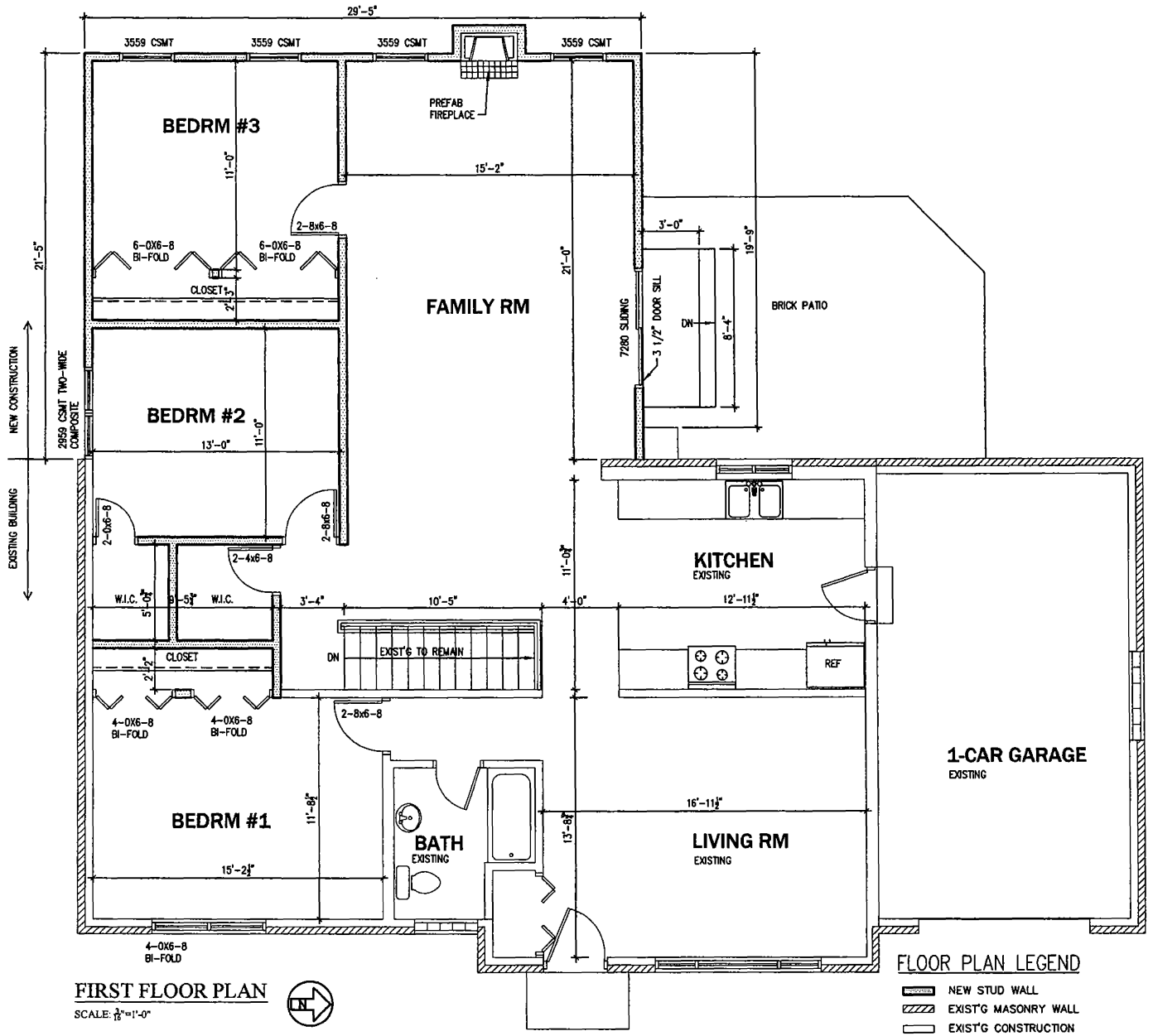
ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St, Palatine, Illinois

A-1

EXHIBIT "B"

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -



DATA: 7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel (847) 347-0037

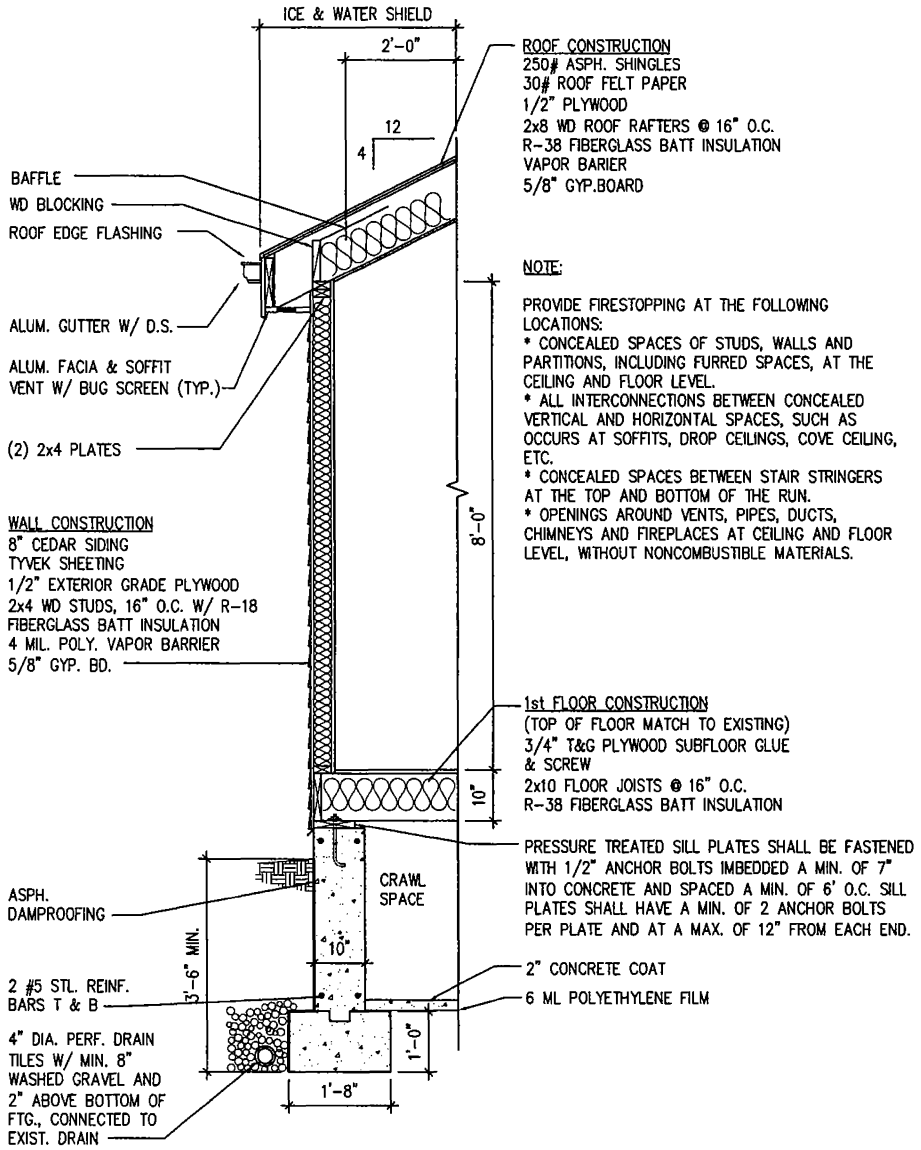
ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St, Palatine, Illinois

A-2

EXHIBIT "B"

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -



WALL SECTION - TYP.

SCALE: ½"=1'-0"

DATA: 7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel (847) 347-0037

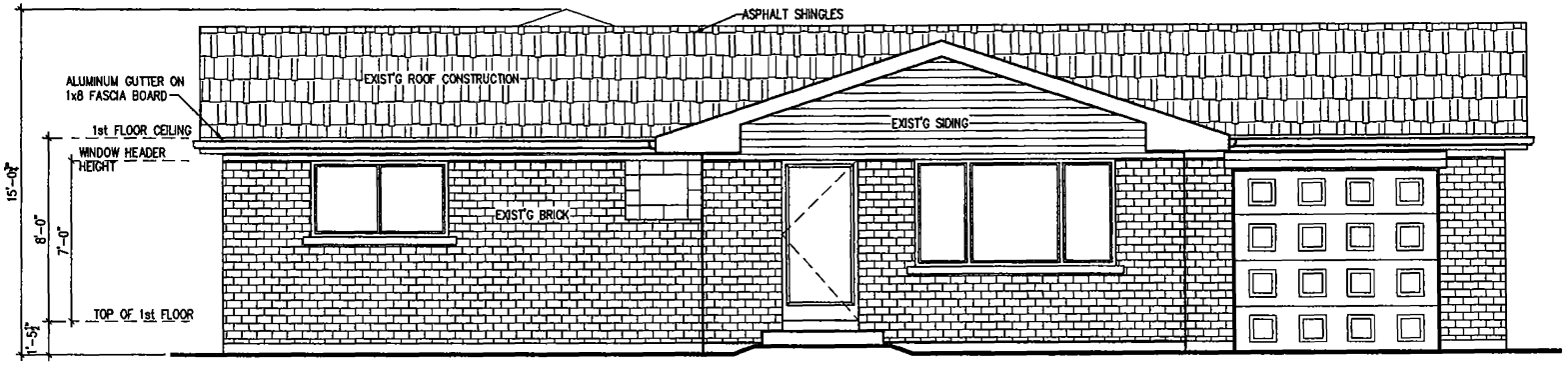
ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St Palatine Illinois

A-4

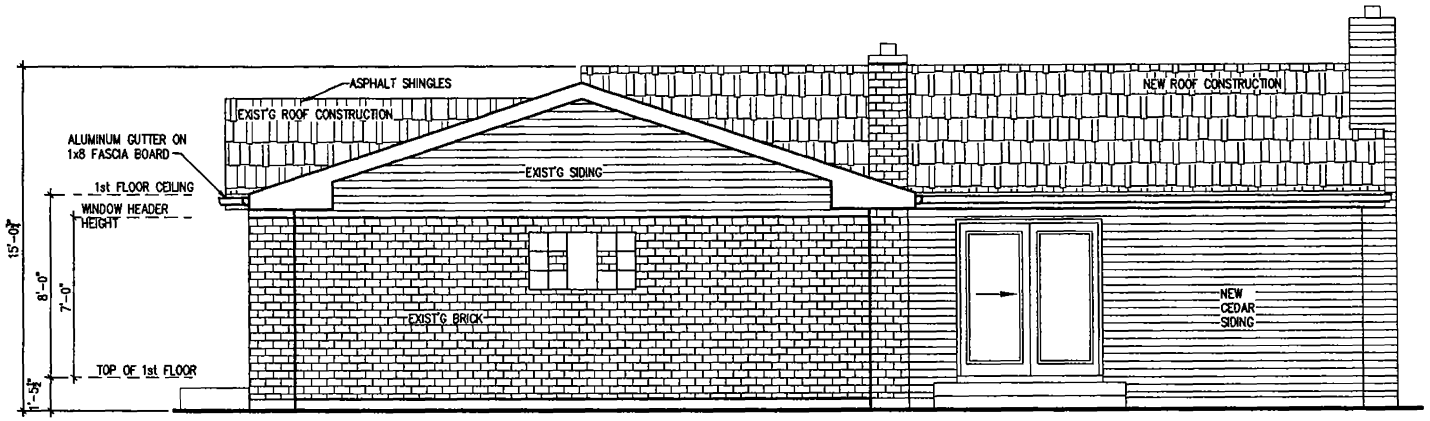
Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -

EXHIBIT "B"



FRONT ELEVATION

SCALE: $\frac{3}{16}$"=1'-0"



RIGHT ELEVATION

SCALE: $\frac{3}{16}$"=1'-0"

DATA: 7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel. (847) 347-0037

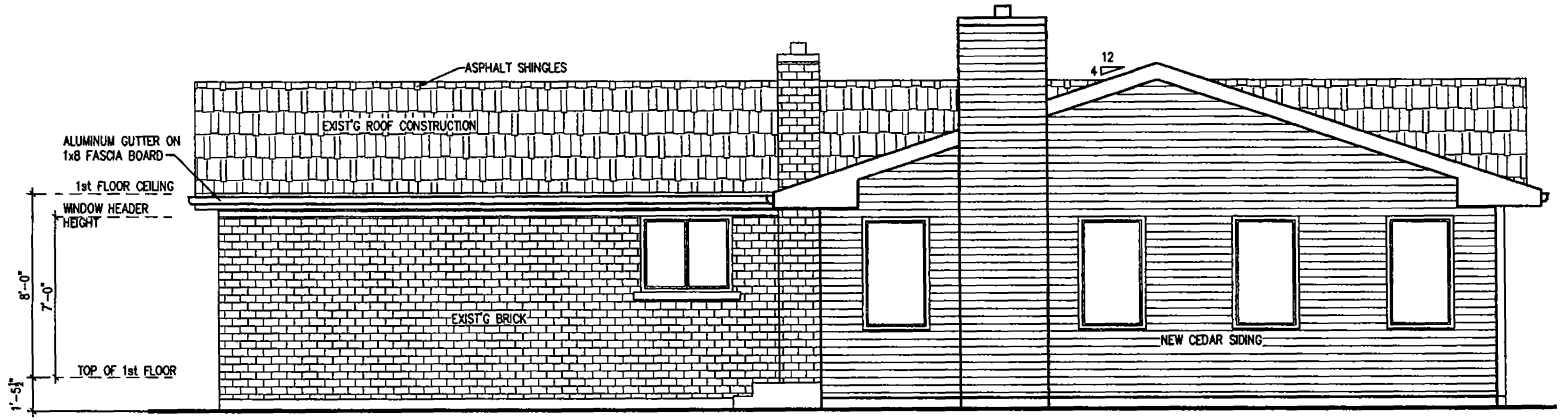
ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St. Palatine, Illinois

A-5

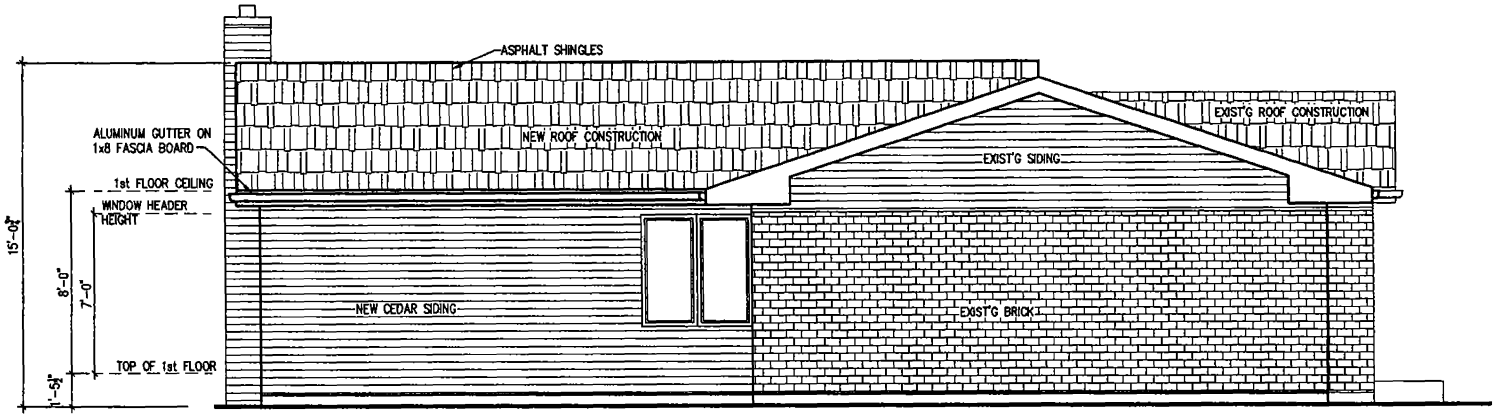
EXHIBIT "B"

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -



REAR ELEVATION

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



LEFT ELEVATION

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

DATA: 7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel. (847) 347-0037

ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St. Palatine, Illinois

A-6

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street -

EXHIBIT "B"

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a second story addition to be set back 25 feet from the side yard abutting a street lot line, instead of the minimum required 40 feet and a setback of 7 feet, instead of the minimum required 15 feet from the interior side lot line, pursuant to Section 10.02 (c)(12) of the Palatine Zoning Ordinance.
Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot pursuant to Section 6.03 (b)(6)(b) of the Palatine Zoning Ordinance.
The property is commonly known as 1070 S. Brockway Street (02-27-202-016).
The Petitioner is proposing to build a second story addition on the south side of the existing home and a two-story addition to the north that encroaches into the required side yard setbacks. The Petitioner is also proposing to build a 5-foot solid vinyl fence 5 feet from the side lot line along Bryant Avenue, with landscaping.
The above petition has been filed by Chris Gibala and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-44
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 28th day of September, 2020
Published in Daily Herald September 28, 2020 (4551916)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/28/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4551916

Attachment: 1070 S Brockway Street - October 13 2020 ZBA Agenda Packet (1070 S Brockway Street - VAR Fence)

2. 1070 S. Brockway Street

Notice was published in the Daily Herald on September 28, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Addition Elevations
6. Fence Site Plan
7. Fence Elevation
8. Public Notice

Sworn in petitioner: Mr. Chris Gibala owner 1070 S Brockway
Mr. Gibala explained they are looking for special uses for an addition that will encroach into the setbacks and the other for a fence. He explained the reason for the requests is they have 2 kids and are looking to expand family so need more space. Mr. Gibala stated they are requesting the fence for protection explaining they find half eaten animals and think it's from coyotes.

Ms. Wood asked about location of fence.
Mr. Gibala referred to existing conditions slide to show location of addition and fence
Ms. Bremanis referred to elevations slide.

Mr. Pirog asked if this was approved a few years ago.
Ms. Bremanis explained they were approved for the setback but are now adding a second floor addition.

Discussion on the previous approval.
Discussion on where the fence will be.

Mr. Gibala explained the fence will be 5ft in from the lot line which is the inside of the bushes.

Ms. Bremanis explained the bushes are in the right of way and if fence were constructed public works would want to have the bushes removed as they are not appropriate to be in the right of way.

Ms. Wood clarified there will be landscaping.
Ms. Bremanis referred to fence plan slide showing where the landscaping would be. She explained the red line on the site plan shows permitted location of a fence per their previous setback relief.

Mr. Pirog asked if any neighbors have similar fences.

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

Ms. Bremanis answered no not that she could find.
Mr. Gibala stated there are no other situations like theirs. He stated there is one down street that has an iron fence but they are looking for more privacy. He explained they are also looking to get a smaller dog, which would be able to get through that style fence.

Mr. Pirog clarified the fence will be full enclosed but the relief is just for the one side.
Ms. Bremanis referred to site plan slide to show location highlighted in green. She further explained the area below red line is the area that requires relief.

Ms. Wood asked if the slide shows the style fence.
Mr. Gibala answered explaining he adjusted his original plan from a 6ft cedar to 5ft vinyl to accommodate neighbors' concerns.

Mr. McGinn asked why they are seeking relief to bring fence to the 5ft.
Mr. Gibala explained they would lose a lot of his yard if installed where allowed.

Ms. Wood asked if he spoke to the neighbors.
Mr. Gibala explained he spoke to the neighbor that previously emailed their concern concerning a 6' solid cedar fence as well as the neighbor that is in attendance tonight. He stated he spoke to others who didn't have any concerns. Mr. Gibala stated the view is not issue pointing out the bushes are taller than the proposed fence.

Ms. Bremanis gave a brief overview explaining the property is Zoned R1 and has relief due to the previous addition at 25ft from the lot line. She referred to the site plan to show the proposed encroachment. She stated the building meets height, building and lot coverage code. She stated Community Services and Engineering have review and did not identify any issues. Ms. Bremanis explained the special use requirements for fences.

Ms. Wood asked about the rationale behind the ordinance in respect of front yard fencing, fencing in a rear yard side yard abutting a street
Ms. Bremanis explained the fence at 90 E Benton was a variation because it was along their rear lot line not visible from the street. She explained this request is more open to the public and has more of an effect on the neighborhood so the standards are in place.

Ms. Wood asked which street the house to the back faces.
Ms. Bremanis referred to aerial explaining the home faces Bryant. She noted the property was annexed in 1990 as existing nonconforming. She further pointed out on the aerial a lot of the homes do not meet the required setbacks.

Discussion on verbiage of fence abutting.

Mr. Pirog asked if approved who is responsible for mowing and landscaping.
Ms. Bremanis answered the petitioner.

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

Mr. Pirog stated the request seems to make them lose a lot of yard.
Mr. Gibala pointed out without the relief he loses a lot more yard.

Sworn in Mr. Frank Skorski 145 W Bryant
Mr. Skorski spoke to the conditions of the annexations that allowed existing conditions until properties were sold and would be forced to meet code. He spoke to new built homes in the area that have met code. He explained he spoke to Mr. Gibala and gave his approval for the addition but explained he didn't want a fence put up. Mr. Skorski explained the neighborhood doesn't have many fences and the ones that are there are 3-4ft chain link. Mr. Skorski pointed out one neighbor has a 5ft fence to protect her dog from the coyotes. He stated he thinks the 5ft solid fence is too high being more a wall than a fence. Mr. Skorski stated the advantage of a chain link fence is you can see through it. He spoke to the standards pointing out the request does not meet them.

Mr. Cavanaugh asked Mr. Skorski if he is opposed to a fence or a vinyl fence.
Mr. Skorski explained he is opposed to a solid white vinyl fence, which will deteriorate.

Mr. Cavanaugh asked if the cedar fence would be ok.
Mr. Skorski answered no because it is still solid. He stated his concern is when people see a wall they are unsure if it is a good neighborhood.

Ms. Wood asked about wrought iron.
Mr. Skorski stated that would be ok but that would not work with his dog.

Sworn in Mr. Jim Reichert 58 W Bryant
Mr. Reichert stated he has no concerns with the addition. He stated he chose the neighborhood because it is a natural neighborhood. He expressed concern with the solid fence along a road will change the community. Mr. Reichert stated he thinks it should be an open fence with tall enough landscaping to cover.

Mr. Skorski stated he didn't oppose the addition and thinks if a fence goes in it should be setback to the 25ft so it is not visible from the street as much.

Mr. Cavanaugh asked Mr. Skorski if he would oppose the location if the fence was an open style.
Mr. Skorski answered no.

Mr. Gibala pointed out there is no view currently because of the tall messy bushes. He stated he thought he was conceding with going down from 6ft to 5ft.

Ms. Wood spoke to the aesthetic criteria being a rear yard side yard abutting a street request.
Mr. Gibala stated he has never seen a wrought iron for privacy and that is what they are looking for. He pointed out they are also more expensive. He stated he was willing to pay more for the vinyl to concede with the neighbors' request.

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

Mr. Luszczak asked Mr. Gibala if he would be willing to set the fence back to 25ft. Mr. Gibala stated he didn't need relief at 25ft and could go 6ft. He pointed out that would be ridiculous because he would have a large area of unusable yard.

STAFF RECOMMENDATION:

Ms. Bremanis explained the requests have been separated to include a recommendation for the addition and a separate for the fence.

The Petitioner is requesting to construct an addition, which encroaches into the required side yards. The Petitioner received relief for the side yard abutting a street setback, for an addition to the west and is requesting the same setback for a second story addition. On the interior side yard (north), the setback is legally non-conforming, from annexation, at approximately 14 feet. The Petitioner would like to expand the single 1-car garage to a 2-car garage. Any addition would require setback relief. The neighborhood was annexed into the Village in 1990, with an R-1 designation, and many of the properties in area are legally non-conforming for the interior side yard setbacks (ranging from 5 feet to 9 feet). The Petitioner is requesting an interior side yard setback (north) of 7 feet. Therefore, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use request for side yard setbacks with the following condition:

1. The Special Use for the side yard setbacks shall substantially conform to the addition site plan and elevation plans prepared by the architect, Archimax Inc dated 7/02/20, except as such plans may be changed to conform to Village Codes and Ordinances.

The Petitioner is also requesting to build a 5-foot tall fence, 5 feet from the side lot line abutting a street and the side lot line of the front yard of an adjacent lot. Per code, the proposed fence requires a 25-foot side yard abutting a street setback to be set back 25 feet (previously approved Special Use). Fences in corner side yards are not prevalent in this neighborhood. However, there are existing bushes, which provide screening. The bushes are in the right away and would be removed, with new landscaping required in the 5 feet between the proposed fence and lot line. This may alter the characteristic of fencing in side yards abutting a street, but should not have a negative impact on sight lines. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA decides to recommend approval Staff recommends the following conditions:

1. The Special Use for the fence shall substantially conform to the fence site plan and elevation plan submitted by the Petitioner on 9/3/20, except as such plans may be changed to conform to Village Codes and Ordinances.

Mr. Skorski clarified staff's recommendation.

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

Ms. Bremanis explained approval of setback and action at discretion on fence.

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

Mr. Dittrich made a motion to approve the addition request subject staff's conditions; seconded by Mr. Cavanaugh.

DELIBERATIONS:
Mr. Dittrich stated the property goes past the bushes on the interior side lot line and thinks adding the second garage may be the only thing up for debate. He pointed out they already have approval for the setback on the addition and are only going up not encroaching any further. He stated he does not see any issues.

Ms. Wood stated she does not see it having a negative impact or a reason to present a problem with the public health safety and welfare.

Ms. Roth-Wurster stated the architectural plans look nice. She pointed out there are larger homes in the neighborhood so this would fit in.

Motion passed unanimously 8-0
This item will tentatively go to Village Council on October 19, 2020.

Mr. Cavanaugh asked if motion to approve is only for vinyl or any material.
Ms. Bremanis explained the way it is written it is for vinyl.

Mr. Cavanaugh recommended approve the fence as a general fence with the petitioner to decide material.
Discussion on wording and neighbors' concerns.

Mr. Cavanaugh made a motion to approve the fence request subject staff's conditions; seconded by Dittrich.

DELIBERATIONS:
Mr. Cavanaugh stated if they put taller landscaping it would cover the fence which would give the homeowner what he wants and being applicable to the neighbors to make it look more appealing. He stated he is not in favor of white vinyl but in favor of a fence. He stated maybe staff could dictate landscaping.

Ms. Roth-Wurster spoke to other corner fences. She pointed out this area is more open vistas. She stated if going forward would prefer to add specific conditions. She stated she thinks it will change the character of the neighborhood and doesn't think the petitioner gave a valid reason to need a privacy fence. She pointed out corner lots typically have issues.

Mr. Dittrich stated he is familiar with the neighborhood and respects the openness. He stated the property owner feels he needs protection from coyotes and for his family he doesn't think the board should deny it. He stated he

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

sympathizes with the owner as he is making changes to his original plans at his own expense to compromise with neighbors and even the compromises are insufficient.
Discussion on the responsibility of the board to vote on such requests.

Mr. Dittrich pointed out the owner tried to appease the neighbors and now the changes are not good enough. He stressed the board is here to address the request with the petitioner and hear the neighbors' concerns. He stated the request should be to address the fence not the type or material.

Ms. Wood stated everyone has different opinion on fences. She stated the owner has the right to put any fence 25ft back but once he wants to come out further he needs board approval. She stated the request needs to be looked at not from personal opinion but rather to address the standards. Ms. Wood spoke to the standards and stated given the type of fence she does not feel it has met them.

Mr. Dittrich pointed out the vistas will be changing with either a fence going up and the bushes coming down or the bushes because of the unruliness of them.
Discussion on the vistas.

Mr. Pirog stated he does not think it meets the standards. He stated it is protecting his lot at the expense of others.

Motion passed 5-3
Ayes: Larson, Luszczak, McGinn, Cavanaugh, Dittrich
Nay: Roth-Wurster, Wood, Pirog

This item will tentatively go to Village Council on October 19, 2020.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	James Dittrich, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog

Attachment: ZBA Minutes (1070 S Brockway Street - VAR Fence)

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

BACKGROUND:

On the 1000 block of E. Carpenter Drive the Village has no parking restrictions (both sides) in place from Clark Drive east to the lot line of 1054 E. Carpenter Drive. Nearby residents have expressed concerns about the parking in front of their homes during sporting events, and why there is a parking restriction by Sycamore Park.

KEY ISSUES:

- At the last Traffic Engineering Committee meeting, the Village of Palatine along with the Park District discussed the issue.
- It was determined that there is no real need for the parking restriction in front of the park.
- The Traffic Engineering Committee voted unanimously to remove the parking restriction that currently exists to allow parking in front of and across the street at the location of the park.

ALTERNATIVES:

1. Keep the parking restrictions as they currently exist
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends removing the parking restriction.

ACTION REQUIRED:
Motion to approve an ordinance amending the Village of Palatine's Traffic Code Section 18-81 Prohibited Places to remove parking restriction line item (22) from Ordinance O-27-19, Carpenter Drive (both sides): Clark Drive to 1054 E. Carpenter Drive.

ATTACHMENTS:

- Ordinance Removal No parking Carpenter Drive Clark to 1054

ORDINANCE NO._____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: PROHIBITED PLACES
(REMOVAL OF PARKING RESTRICTIONS ON EAST CARPENTER DRIVE BOTH SIDES FROM CLARK DRIVE TO 1054 EAST CARPENTER)

Attachment: Ordinance Removal No parking Carpenter Drive Clark to 1054 (Removal of no parking restrictions on Carpenter Drive)

ORDINANCE NO._____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE'S TRAFFIC CODE SECTION 18-81: PROHIBITED PLACES (REMOVAL OF PARKING RESTRICTIONS ON EAST CARPENTER DRIVE BOTH SIDES FROM CLARK DRIVE TO 1054 EAST CARPENTER)

WHEREAS, SECTION 18-81 authorizes NO PARKING, a complete listing of which shall be maintained at all times by the Village Clerk and by the Police Department;

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

SECTION 1: That the following be REMOVED from Section 18-81 PROHIBITED PLACES, which shall read as follows and indicated in the attached Exhibit A:

"REMOVAL of parking restriction, line item (22) from Ordinance O-27-19, Carpenter Drive (both sides): Clark Drive to 1054 East Carpenter Drive."

SECTION 2: That the Public Works Department is hereby directed to remove appropriate signage.

SECTION 3: That all ordinances in conflict with this ordinance are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect seven (7) days after its passage and approval as provided by law.

PASSED: This _____ of _____, 2021

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

APPROVED by me this _____ of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: Ordinance Removal No parking Carpenter Drive Clark to 1054 (Removal of no parking restrictions on Carpenter Drive)

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)

BACKGROUND:
The Petitioner is requesting to subdivide the existing Regency Plaza shopping center, which is currently one lot, into three separate commercial lots. No other changes to the center are being requested. With the proposed subdivision, Lot 1 will include the existing multi-tenant shopping center (710-790 W. Euclid Avenue), Lot 2 will include the vacant, former restaurant building (702-704 W. Euclid Avenue) and its associated parking lot, and Lot 3 will include the existing Fifth Third Bank (700 W. Euclid Avenue) and its associated parking lot. Therefore, the Petitioner is requesting approval of the following:

- **Preliminary and Final Plat of Subdivision to permit a 3-lot commercial subdivision; and**
- **Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision.**

KEY ISSUES:

- The Subject Property, Regency Plaza shopping center, is located at the northeast corner of Quentin Road and Euclid Avenue and is zoned Planned Development.
- The Regency Plaza site totals 15.2 acres and contains a 122,823 square feet shopping center and two outlots (Fifth Third Bank and a vacant building formerly used as a restaurant). Regency Plaza was approved a Planned Development in 1986.
- Currently, the Subject Property consists of one parcel. The Petitioner is requesting to subdivide the property into three separate parcels. Lot 1 (existing shopping center) would be 12.87 acres; Lot 2 (vacant restaurant building) would be 1.78 acres; and, Lot 3 (bank) would be 0.57 acres.
- The bank is approximately 5,000 sq. ft. Per the site plan, 17 parking spaces would be allocated to the bank (17 parking spaces are required per Code).
- The vacant restaurant building is approximately 10,494 square feet. Per the site plan, 106 parking spaces would be allocated for the future use of this building. The former restaurant had 365 seats, which required 146 parking spaces. The maximum number of seats for 106 parking spaces is 265 seats using 1 space per 2.5 seats. 105 parking spaces would be required for the restaurant using the 1 space per 100 sq. ft. of gross floor area. A retail use would require 35 parking spaces.
- The overall shopping center has 578 parking spaces, with 637 spaces being required. There is an existing parking variation in place to accommodate the current tenant mix for the center. The existing variation is unaffected by the proposed subdivision.

- A cross access and parking easement between the three lots would be required as a condition of approval. Thus, the cross access and parking agreement provides parking resources beyond the limits of the proposed lots within the 3 lot subdivision.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

2. Do not approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 15, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision and Planned Development Amendment, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

ATTACHMENTS:

- RES Regency Plaza SUB
- EXHIBIT - Final Plat of Subdivision
- ORD PD Amend 700-790 W. Euclid Avenue
- EXHIBIT - Site Plan
- 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet
- DRAFT June 15th Plan Commission minutes

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
700-790 W. EUCLID AVENUE

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 700-790 W. Euclid Avenue has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the June 15, 2021 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary and Final Plat of Subdivision "Regency Plaza" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The Subdivision shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The Final Plat of Subdivision shall be submitted on Mylar and substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.**
3. **A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.**

DATED: 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

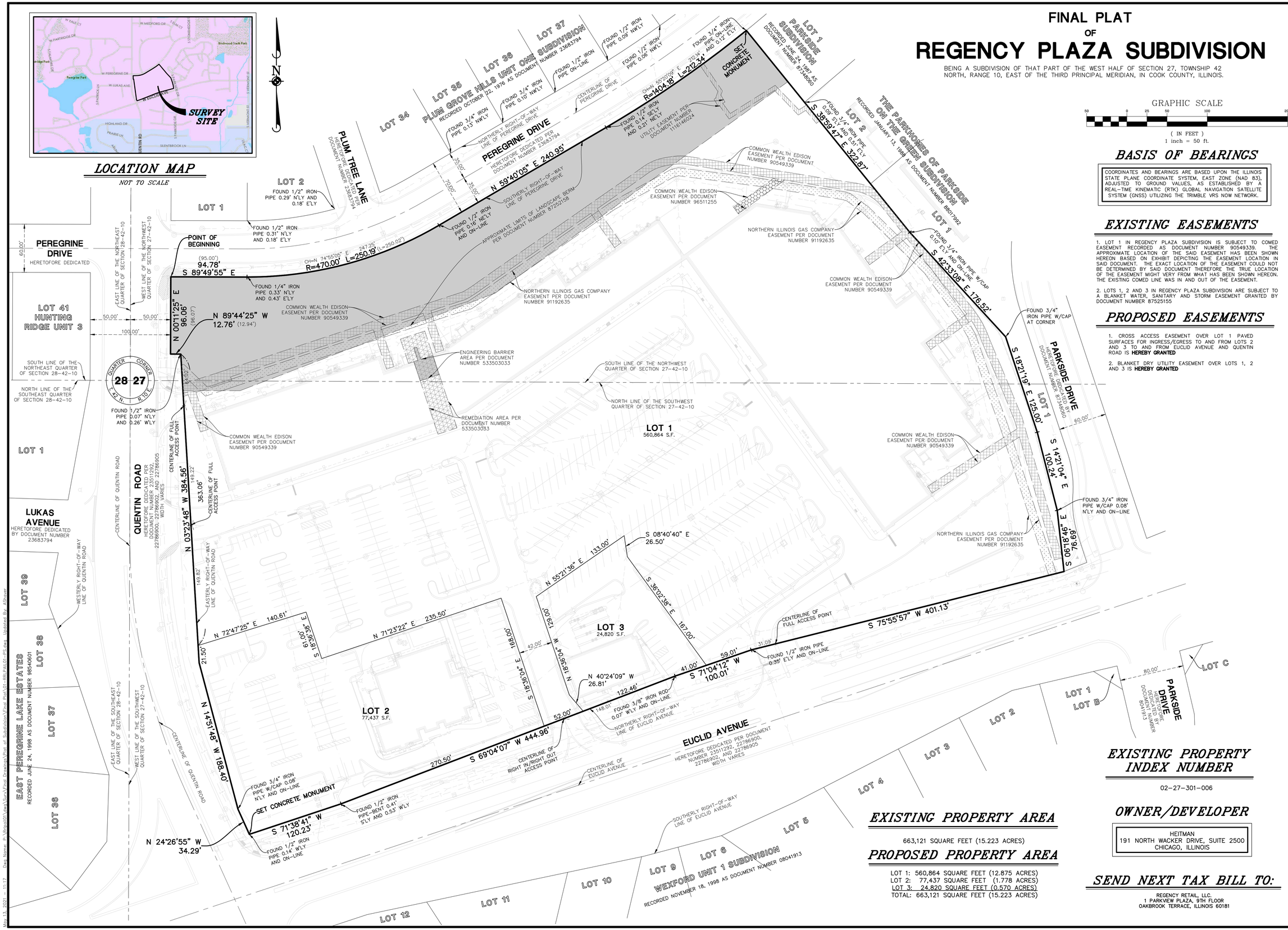
_____
Village Clerk

Attachment: RES Regency Plaza SUB (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EXISTING EASEMENTS

1. LOT 1 IN REGENCY PLAZA SUBDIVISION IS SUBJECT TO COMED EASEMENT RECORDED AS DOCUMENT NUMBER 90549339. THE APPROXIMATE LOCATION OF THE SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON EXHIBIT DEPICTING THE EASEMENT LOCATION IN SAID DOCUMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY SAID DOCUMENT THEREFORE THE TRUE LOCATION OF THE EASEMENT MIGHT VERY FROM WHAT HAS BEEN SHOWN HEREON. THE EXISTING COMED LINE WAS IN AND OUT OF THE EASEMENT.

2. LOTS 1, 2 AND 3 IN REGENCY PLAZA SUBDIVISION ARE SUBJECT TO A BLANKET WATER, SANITARY AND STORM EASEMENT GRANTED BY DOCUMENT NUMBER 87525155

PROPOSED EASEMENTS

1. CROSS ACCESS EASEMENT OVER LOT 1 PAVED SURFACES FOR INGRESS/EGRESS TO AND FROM LOTS 2 AND 3 TO AND FROM EUCLID AVENUE AND QUENTIN ROAD IS **HEREBY GRANTED**

2. BLANKET DRY UTILITY EASEMENT OVER LOTS 1, 2 AND 3 IS **HEREBY GRANTED**

EXISTING PROPERTY AREA

663,121 SQUARE FEET (15.223 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 560,864 SQUARE FEET (12.875 ACRES)
LOT 2: 77,437 SQUARE FEET (1.778 ACRES)
LOT 3: 24,820 SQUARE FEET (0.570 ACRES)
TOTAL: 663,121 SQUARE FEET (15.223 ACRES)

EXISTING PROPERTY INDEX NUMBER

02-27-301-006

OWNER/DEVELOPER

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

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DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 | p:847.634.0200 | manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REGENCY PLAZA SUBDIVISION
PALATINE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	05/13/21
SCALE:	1"=50'

SHEET 1 OF 2
RRLPAIL01

Attachment: EXHIBIT - Final Plat of Subdivision (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

May 13, 2021 - 11:17 Dwg. Name: P:\Projects\1stop\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\01-RRLPAIL01-PS.dwg Updated By: ASchauer

FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

PROPERTY INDEX NUMBER

02-27-301-006

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

SCHOOL DISTRICT CERTIFICATE

ELEMENTARY SCHOOL DISTRICT # 15

HIGH SCHOOL DISTRICT # 211

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT REGENCY CENTER, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE REGENCY PLAZA SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

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

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS
REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ HEREBY CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

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

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT SUCH OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID

_____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____ MY COMMISSION EXPIRES ON: _____
NOTARY PUBLIC

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR

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

DATED THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: MAY 13, 2021
ILLINOIS PROFESSIONAL ENGINEER

ZACHARY A. GRABILAS
062-070623
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-21

ACCESS NOTES

1. LOT 1 HAS TWO FULL ACCESS TO/FROM QUENTIN ROAD, ONE FULL ACCESS TO/FROM EUCLID AVENUE AND ONE RIGHT IN/RIGHT OUT ACCESS TO EUCLID AVENUE.

2. LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

3. LOT 3 SHALL HAVE NO DIRECT ACCESS TO EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS. (RESTRICTED ACCESS)

_____ _____
COOK COUNTY, ILLINOIS SUPERINTENDENT OF HIGHWAYS DATE

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS OVER ROADS, PARKING LOTS AND ALL PAVED SURFACES AS THEY EXIST OR MAY EXIST IN THE FUTURE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM QUENTIN ROAD AND EUCLID AVENUE. THIS EASEMENT IS FOR CROSS ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT. THE OWNER OF LOT 1 MAY REVISE THE LOCATION OF ROADS, PARKING LOTS AND PAVED SURFACES AS LONG AS ACCESS TO AND FROM LOT 2 AND 3 IS PROVIDED

DRY UTILITY EASEMENT PROVISIONS

A BLANKET EASEMENT FOR THE BENEFIT OF ALL LOTS AND FUTURE LOTS FOR EXISTING COMED AND COMMUNICATION WIRES, CABLES, CONDUIT, MANHOLES, TRANSFORMERS AND EQUIPMENT LOCATED ON LOTS WHICH MAY BENEFIT OTHER LOTS.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THE SURVEYED PROPERTY IS FURTHER SUBJECT TO ORDINANCES AND DECLARATION WHICH INCLUDE BY ARE NOTED LIMITED TO THE FOLLOWING:
   a. ORDINANCE GRANTING SPECIAL USE FOR PLANNED DEVELOPMENT RECORDED AS DOCUMENT NUMBER 86581711 AND FURTHER AMENDED BY DOCUMENT NUMBER 90508290, 95013825, 0435727024 AND 0516855143.
   b. MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 87130735 AND 90181869
   c. LEASE AGREEMENT RECORDED AS DOCUMENT NUMBER 96562132
   d. ORDINANCES RECORDED AS DOCUMENT NUMBER 0712349189, 1006249034 AND 1035449017.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ERIC R. VESELY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 30, 2021 THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 15.223 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0179J AND PANEL NUMBER 17031C0183J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 9, 2020

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0200 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REGENCY PLAZA SUBDIVISION
PALATINE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	05/13/21
SCALE:	NTS

SHEET 2 OF 2
RRLPAIL01

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May 13, 2021 - 11:23 Dwg Name: P:\Projects\Vdara\Surv\Final Drawings\Plat of Subdivision\Final Plat\V21-RRLPAIL01-FS.dwg Updated By: ASchaver

Attachment: EXHIBIT - Final Plat of Subdivision (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

Attachment: ORD PD Amend 700-790 W. Euclid Avenue (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
PLANNED DEVELOPMENT AMENDMENT APPROVAL
AT 700-790 W. EUCLID AVENUE

WHEREAS, pursuant to a petition and public hearing on June 15, 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 Planned Development Ordinance #O-24-86 to allow a 3-lot commercial subdivision, on the following legally described property:

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH O DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET

TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH O DEGREES O MINUTES O SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 700-790 W. Euclid Avenue (PIN# 02-27-301-006).

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 Planned Development Ordinance #O-24-86 to allow a 3-lot commercial subdivision, is hereby granted, subject to the following conditions:

1. **The Planned Development Amendment shall substantially conform to the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.**

Attachment: ORD PD Amend 700-790 W. Euclid Avenue (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

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:_____

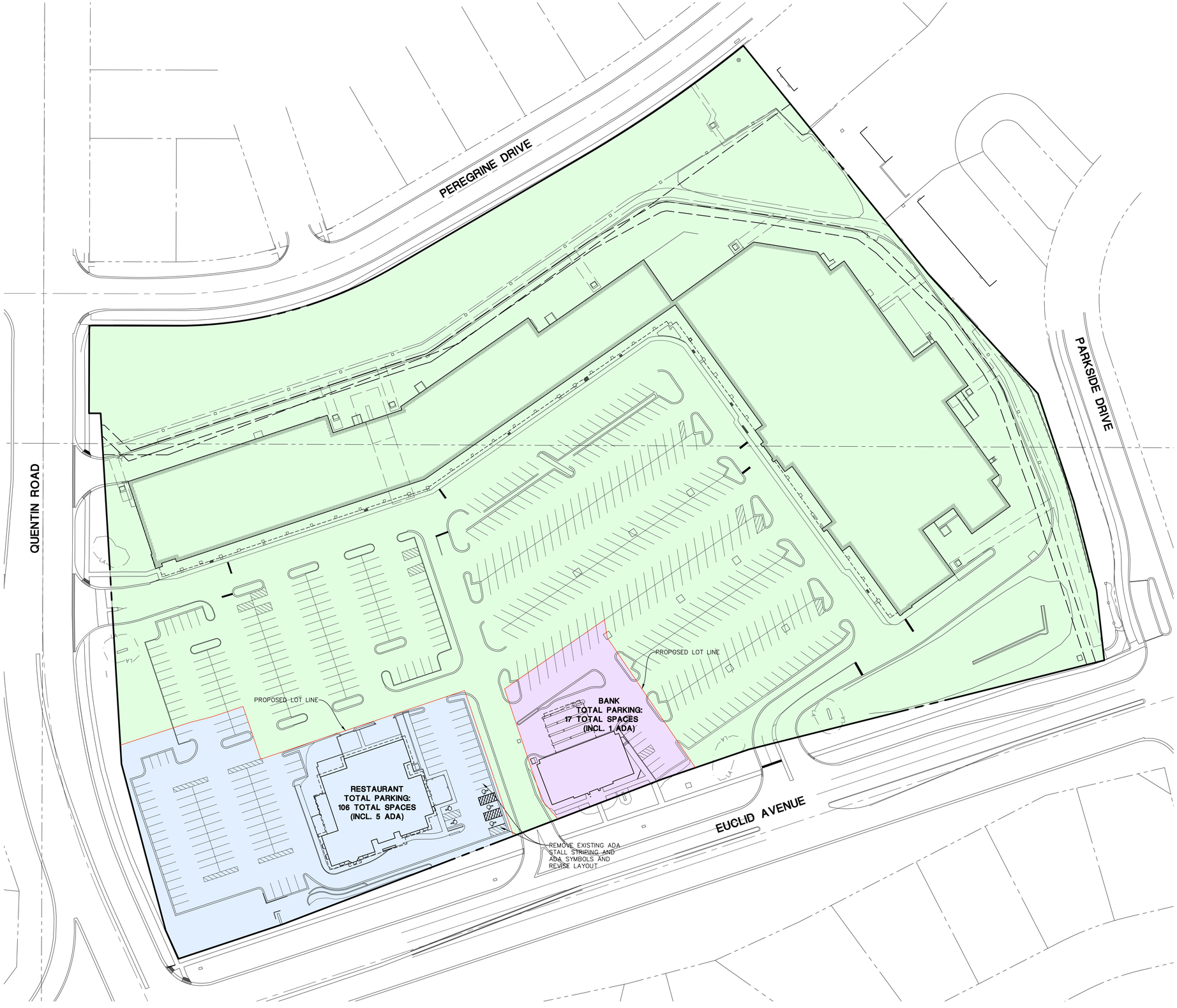
APPROVED by me this _____day of _____, 2021

_____
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 700-790 W. Euclid Avenue (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)



HATCH LEGEND

- RESTAURANT OUTLOT
- BANK OUTLOT
- REMAINING LOT

SITE DATA

TOTAL SITE AREA	663,121 S.F. (15.22 ACRES)
RESTAURANT OUTLOT	77,395 S.F. (1.78 ACRES)
BANK OUTLOT	24,803 S.F. (0.57 ACRES)
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
RESTAURANT OUTLOT	
GROSS FLOOR AREA	10,540 S.F.
PARKING REQUIRED	106 TOTAL SPACES (1 PER 100 S.F.)
PARKING PROVIDED	106 TOTAL SPACES (101 STD, 5 ADA)
BANK OUTLOT	
GROSS FLOOR AREA	4,977 S.F.
PARKING REQUIRED	17 TOTAL SPACES (1 PER 300 S.F.)
PARKING PROVIDED	17 TOTAL SPACES (16 STD, 1 ADA)
REMAINING LOT	
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
GROSS FLOOR AREA	122,823 S.F.
PARKING PROVIDED	455 TOTAL SPACES

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
116 West Illinois, 7th Floor, Chicago, IL 60654 ph:312.824.3801 fx:847.634.0095 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

REGENCY PLAZA DEVELOPMENT
VILLAGE OF PALATINE, ILLINOIS
CONCEPT SITE PLAN

PROJ. MGR.:	KJC
PROJ. ASSOC.:	MDE
DRAWN BY:	MDE
DATE:	05-10-21
SCALE:	1"=50'

SHEET 1 OF 1
RRL_PAIL01

CONCEPTUAL - NOT FOR CONSTRUCTION

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Attachment: EXHIBIT - Site Plan (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

May 11, 2021 - 13:59 Dwg Name: P:\Projects\Vara\Civil\Final Drawings\Exhibits Eng\2021-05-10 Concept Site Plan Exhibit.dwg Uploaded By: MEadie

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/15/21 07:00 PM

CASE STAFF STATEMENT (ID # 6852)

700-790 W. Euclid Avenue (Regency Plaza)

CASE NUMBER: 21-49

PETITIONER: Regency Retail, LLC C/O Heitman LLC (Kristofer Ames)

LOCATION: 700-790 W. Euclid Road (Regency Plaza Shopping Center)

PROPOSAL: Preliminary & Final Plat of Subdivision for a 3-lot commercial subdivision

Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision

ZONING AND LAND USE: Planned Development - commercial shopping center

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential (Plum Grove Hills Unit 1)
South:	P Planned Development (Wexford Unit 1)
East:	P Planned Development (The Parkhomes of Parkside on the Green)
West:	P Planned Development (East Peregrine Lake Estates) and R-1B Single-Family Residential (Hunting Ridge Unit No. 3)

COMPREHENSIVE PLAN: Retail (current and future)

BACKGROUND:

- The Subject Property, Regency Plaza shopping center, is located at the northeast corner of Quentin Road and Euclid Avenue and is zoned Planned Development.

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

- Regency Plaza is 15.2 acres (663,121 sq. ft.) and currently contains a 122,823 sq. ft. shopping center, and two outlots with a Fifth Third Bank and a vacant building formerly used as a restaurant. Regency Plaza was approved a SU for a PD in 1986 (#O-24-86).
- Currently, the Subject Property is one parcel. The Petitioner is requesting to subdivide the property into three separate parcels. Lot 1 (existing shopping center) would be 12.87 acres; Lot 2 (vacant restaurant building) would be 1.78 acres; and, Lot 3 (bank) would be 0.57 acres.
- The total number of parking spaces available is 578.
- The bank is approximately 5,000 sq. ft. Per the site plan, 17 parking spaces would be allocated to the bank. 17 parking spaces are required per Code.
- The vacant restaurant building is approximately 10,494 sq. ft. Per the site plan, 106 parking spaces would be allocated for the future use of this building. The former restaurant had 365 seats, which required 146 parking spaces. The maximum number of seats for 106 parking spaces is 265 seats using 1 space per 2.5 seats. 105 parking spaces would be required for the restaurant using the 1 space per 100 sq. ft. of gross floor area. A retail use would require 35 parking spaces.
- The overall shopping center has 578 parking spaces, with 637 spaces being required. There is an existing parking variation in place to accommodate the current tenant mix for the center. The existing variation is unaffected by the proposed subdivision.
- If the remainder of the property were ever approved for redevelopment, access for both of these lots would require additional review, concurrent with any proposed redevelopment. Also, the existing bank's use and drive through orientation will require entrance access from the north or east to remain.
- The remaining lot is approximately 560,923 square feet, with 122,823 sq. ft. of gross floor area. Per the site plan, 455 parking spaces would be allocated for this lot.
- A cross access and parking easement between the three lots would be required as a condition of approval.

RECOMMENDATIONS:

The Petitioner has indicated the request to subdivide the shopping center and outlots from one parcel to three separate parcels is to have the ability to sell individual lots in the future. While the shopping center has had previous parking Variations, a cross access and parking easement would keep the shopping center in compliance for the current required number of parking spaces. Additionally, the existing shopping center

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

and outlots will remain as is with no proposed changes to building footprints or existing number of parking spaces. Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision and Planned Development Amendment, subject to the following conditions:

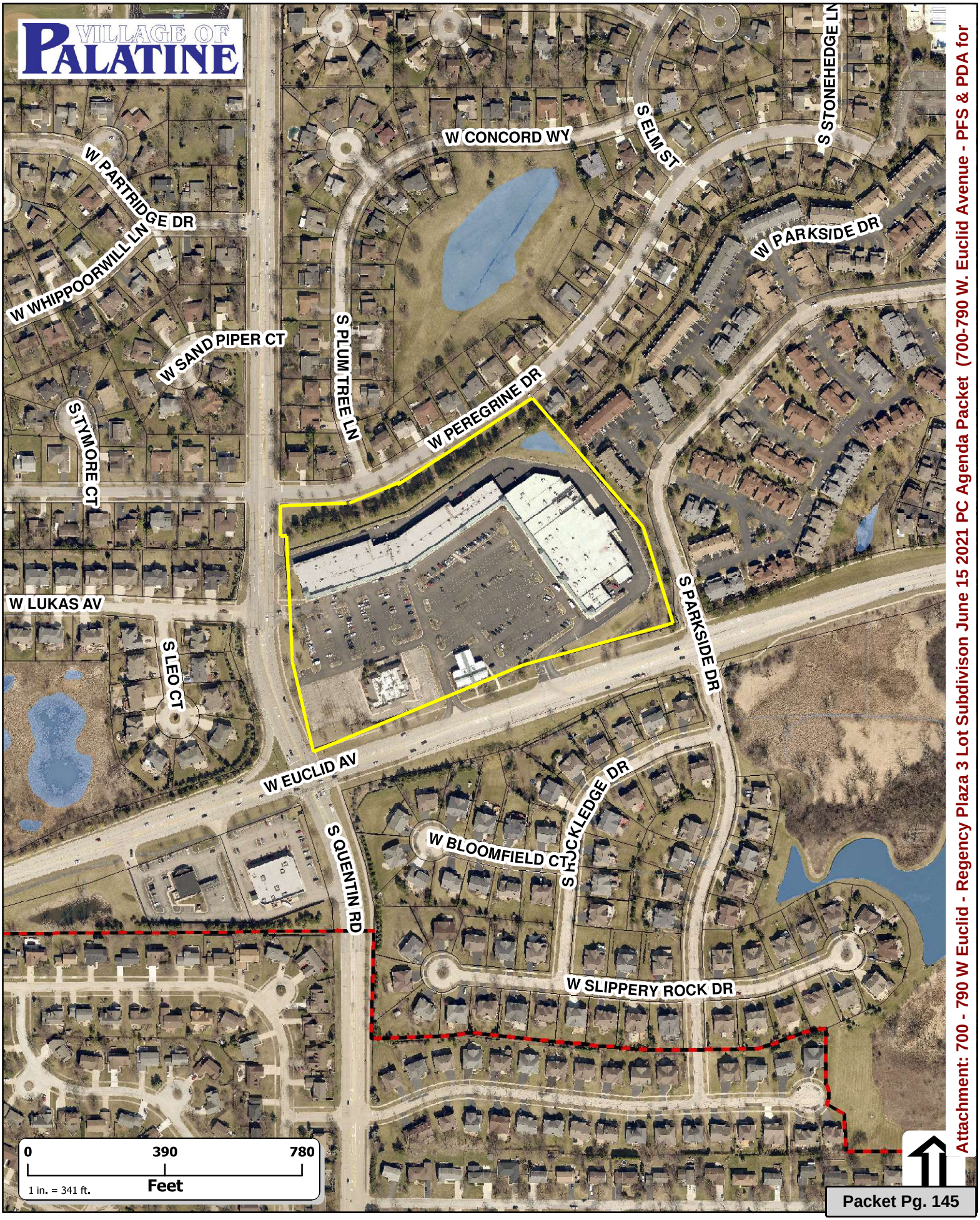
1. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021 and the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.
3. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
4. A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.

ATTACHMENTS:

- Aerial Map - Regency Plaza
- Applications
- ALTA Survey
- Topographic Survey
- Final Plat of Subdivision
- Site Plan
- Legal notice

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

Regency Plaza - 700-790 W. Euclid Avenue



Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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 #: 21-49
	Filing Fee	Notification Deadline
	PC Public Hearing Date: 6/15/21	Village Council Date

RECEIVED
MAR 22 2021
PLANNING & ZONING DEPT.
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): REGENCY RETAIL, LLC c/o HEITMAN
2. Authorized Agent of Petitioner (if different):
   - Name: _____
   - Address: _____
   - Telephone No. _____ Business No. _____
   - Email: _____
   - Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   720 W. EUCLID, PALATINE, IL 60067
5. All existing land use(s) on the property are: COMMERCIAL/RETAIL
6. The proposed use(s) on the property, if this petition is approved is (are):
7. Current zoning of property: PD- PLANED DEVELOPMENT Size of the property: 15.22 acres
8. State the specific action requested: THE PROPOSED SUB-DIVISION WOULD CREATE THREE LOTS FROM THE CURRENT LOT. LOT 1 WOULD REMAIN THE MAJORITY LOT AT 12.776 ACRES. LOT 2 WOULD BE DEDICATED FOR THE CURRENT RESTAURANT OR FUTURE RETAIL AT 1.743 ACRES.

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

LOT 3 WOULD BE DEDICATED FOR THE CORRECT AND REQUIRED PARKING, AT 0.704 ACRES. THE SUB-DIVISIONS WILL ALL BE ABLE TO SELF PARK PER LOCAL CODE AND PUD AMENDMENTS.

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

Signature: _____ Date: Mar 18 2024

State of Illinois

County of Cook

This instrument was acknowledged before me on March 18, 2024 by

Thomas D McCarthy

JENNIFER ESCOBARETE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 11, 2023

Notary Public

(Seal)

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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

Office Use Only	Project Planner	Zoning Case #
	KR	21-49
	Filing Fee	Notification Deadline

RECEIVED
MAR 24 2021
PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): REGENCY RETAIL, LLC C/O HEITMAN, L
2. Authorized Agent of Petitioner (if different):
   Name: _____
   Address: _____
   Telephone No._____ Business No. _____
   Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   720 W. EUCLID, PALATINE, IL 60067
5. All existing land use(s) on the property are: Commercial/ Retail
6. The proposed use(s) on the property, if this petition is approved is (are): RETAIL, Possible Multi-Family
7. Current zoning of property: PD - PLANNED DEVELOPMENT

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.
Sub-divide one current parcel/lot into three parcels/lots to have the ability to sell individual lots in the future. Lot 1 would remain the majority retail center at 12.776 acres. Lot 2 would be dedicated for current restaurant or future retail at 1.1439ac

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.
The 3rd lot would be the current bank at 0.704 acres
All lots will self park.

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

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

Date: 3/18/21

Signature

SUBSCRIBED AND SWORN to before me this 18 day of March 2021.

JENNIFER ESCOBARETE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 11, 2023

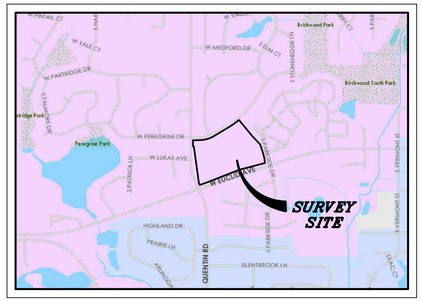
Notary Public

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

ALTA/NSPS LAND TITLE SURVEY

SURVEY PREPARED FOR

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PARKING SUMMARY

REGULAR SPACES = 552
HANDICAPPED SPACES = 15
TOTAL SPACES = 567

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR PROPERLY EXECUTED ALTA STATEMENT	UNKNOWN	NOT ADDRESSED BY SURVEY
7	N/A	NOTE REGARDING MATTERS THAT MAY APPEAR IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE THE REQUIREMENTS ARE MET	UNKNOWN	NOT ADDRESSED BY SURVEY
8	N/A	NOTE REGARDING POLICY INSURANCE RELATING TO SCHEDULE A AND INCLUDED EXCEPTIONS	UNKNOWN	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR 2020, 2021 AND THEREAFTER (02-27-301-006)	NO	NOT ADDRESSED BY SURVEY
10	87252158	DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS	YES	SHOWN AND NOTED ON SURVEY
11	87252155	EASEMENT AND INDEMNITY AGREEMENT	BLANKET	NOTED ON SURVEY
12	25401562	QUENTIN ROAD RIGHT-OF-WAY VACATION	YES	SHOWN ON THE SURVEY
13	N/A	WATERMAIN WITHIN VACATED QUENTIN ROAD	YES	IMPROVEMENTS SHOWN ON SURVEY
14	N/A	SIGN ALONG SOUTH PROPERTY LINE	YES	IMPROVEMENTS SHOWN ON SURVEY
15	86581711	ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT	NO	NOTED ON SURVEY
15	90508290	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	95013825	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	0435727024	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	0516855143	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
16	87130735	LEASE	NO	NOTED ON SURVEY
16	90181869	LEASE MODIFICATION	NO	NOTED ON SURVEY
17	90549339	COMMON WEALTH EDISON COMPANY EASEMENT	YES	SHOWN AND NOTED ON SURVEY
18	90601757	NORTHERN ILLINOIS GAS COMPANY EASEMENT	YES	NOTED ON SURVEY
18	91192635	NORTHERN ILLINOIS GAS COMPANY EASEMENT	YES	SHOWN AND NOTED ON SURVEY
19	91608060	COMMON WEALTH EDISON COMPANY EASEMENT	UNKNOWN	DOCUMENT NOT PROVIDED FOR REVIEW
20	96511255	COMMON WEALTH EDISON COMPANY EASEMENT	YES	SHOWN ON THE SURVEY
21	96438809	LEASE	NO	NO EASEMENT GRANTED
22	96562132	LEASE	NO	NOTED ON SURVEY
23	97775370	LEASE	NO	NO EASEMENT GRANTED
24	N/A	WOOF FENCE ALONG NORTH AND EAST PROPERTY LINES	YES	IMPROVEMENTS SHOWN ON SURVEY
25	0533503033	NO FURTHER REMEDIATION LETTER	YES	SHOWN AND NOTED ON SURVEY
26	0712349189	ORDINANCE NO. 0-38-07 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, 0-2258-04 AND 0-105-05	NO	NOTED ON SURVEY
27	1006249034	ORDINANCE NO. 0-148-09 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, AS AMENDED	NO	NOTED ON SURVEY
28	1035449017	ORDINANCE NO. 0-147-10 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, AS AMENDED	NO	NOTED ON SURVEY
29	1109734044	FINANCING STATEMENT	NO	NO EASEMENT GRANTED
29	1608215010	UCC FINANCING STATEMENT	NO	NO EASEMENT GRANTED
30	1116146024	UTILITY EASEMENT	YES	SHOWN ON SURVEY
31	N/A	EXISTING UNRECORDED LEASES	UNKNOWN	NOT ADDRESSED BY SURVEY

TITLE NOTES

PROPER TITLE INSURANCE COMPANY COMMITMENT NO. PT21-68176 WITH AN EFFECTIVE DATE OF JANUARY 13, 2021 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 10) THE SURVEYED PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA RECORDED AS DOCUMENT NUMBER 87252158. SAID DOCUMENTS CONTAINS PLOTTABLE AND NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT LOT LIMITED TO THE FOLLOWING:

1. NO OWNER SHALL BUILD ANY RESIDENCE, DWELLING UNIT OR OTHER STRUCTURE OF THE SUBJECT PROPERTY
2. THERE SHALL BE EARTH BERM CONSTRUCTED ALONG THE NORTH END OF THE SUBJECT PROPERTY, THE APPROXIMATE LOCATION OF SAID BERM HAS BEEN SHOWN HEREON. HOWEVER, THE LEGAL DESCRIPTION APPEARS TO BE MISSING PARTS AND DESCRIBES LAND WITHIN THE REAR ACCESS DRIVE.

(EXCEPTION 11) THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT AND INDEMNITY AGREEMENT RECORDED AS DOCUMENT NUMBER 87525155 WHICH GRANTS A BLANKET EASEMENT FOR WATER, SANITARY AND STORM SEWER FACILITIES WITHIN THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE GRANTING SPECIAL USE FOR PLANNED DEVELOPMENT RECORDED AS DOCUMENT NUMBER 86581711 AND FURTHER AMENDED BY DOCUMENT NUMBER 90508290, 95013825, 0435727024 AND 0516855143. SAID DOCUMENT GRANT NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTIONS
2. LANDSCAPE BERM REQUIREMENTS.
3. SIGN RESTRICTIONS
4. CONSTRUCTION RESTRICTIONS
5. DEVELOPMENT REQUIREMENTS

(EXCEPTION 16) THE SURVEYED PROPERTY IS SUBJECT TO MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 87130735 AND 90181869 WHICH GRANTS NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTION
2. PARKING RESTRICTION
3. THERE MUST BE AT LEAST 525 AUTOMOBILE SPACES
4. BUILDING SIZE RESTRICTIONS/REQUIREMENTS
5. BUILDING HEIGHT RESTRICTIONS/REQUIREMENTS

(EXCEPTION 17) THE SURVEYED PROPERTY IS SUBJECT TO COMED EASEMENT RECORDED AS DOCUMENT NUMBER 90549339. THE APPROXIMATE LOCATION OF THE SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON EXHIBIT DEPICTING THE EASEMENT LOCATION IN SAID DOCUMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY SAID DOCUMENT THEREFORE THE TRUE LOCATION OF THE EASEMENT MIGHT VERY FROM WHAT HAS BEEN SHOWN HEREON. THE EXISTING COMED LINE WAS IN AND OUT OF THE EASEMENT. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 18) THE SURVEYED PROPERTY IS SUBJECT TO GAS EASEMENT RECORDED AS DOCUMENT NUMBER 91192635 WHICH HAS BEEN SHOWN HEREON. THIS DOCUMENT ALSO REPLACES GAS EASEMENT GRANTED BY DOCUMENT NUMBER 90601757. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 22) THE SURVEYED PROPERTY MAY BE SUBJECT TO LEASE AGREEMENT RECORDED AS DOCUMENT NUMBER 96562132, AMONG OTHER THINGS THIS DOCUMENTS GRANTS RIGHT FOR TENANT TO USE THE THE COMMON AREA. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 25) THE SURVEYED PROPERTY IS SUBJECT TO NO FURTHER REMEDIATION LETTER RECORDED AS DOCUMENT NUMBER 0533503033. AMONG OTHER THINGS THIS DOCUMENTS INDICATES THAT LAND USE MAYBE COMMERCIAL OR INDUSTRIAL WITH PROPER BARRIER CONTROL IN PLACE. THE REMEDIATION AND BARRIER HAVE BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 26, 27 AND 28) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCES RECORDED AS DOCUMENT NUMBER 0712349189, 1006249034 AND 1035449017. SAID DOCUMENTS GRANT NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTIONS
2. LANDSCAPE BERM REQUIREMENTS.
3. SIGN RESTRICTIONS
4. CONSTRUCTION RESTRICTIONS
5. DEVELOPMENT REQUIREMENTS
6. SIGN RESTRICTIONS/REQUIREMENTS

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

663,121 SQUARE FEET (15.223 ACRES)

PIN

02-27-301-006

PROPERTY ADDRESS

720 W EUCLID AVENUE
PER COOK COUNTY GIS DATA

SHEET INDEX

SHEET 1:	LEGAL DESCRIPTION, TITLE NOTES AND INDEX SURVEYORS NOTES AND CERTIFICATE
SHEET 2:	EXISTING LOT AND EASEMENT DETAILS
SHEET 3-6:	EXISTING IMPROVEMENTS AND TIES

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS COVERED BY APPROXIMATELY 12" OF SNOW AND HAD SEVERAL LARGE SNOW PILES THROUGHOUT THE SITE. ADDITIONALLY A PORTION OF THE PARKING LOT HAS NOT BEEN PLOWED AND WAS NOT ACCESSIBLE AT THE TIME OF THE FIELD WORK. THE PARKING STRIPING WITHIN THIS AREA COULD NOT BE VERIFIED AND HAS BEEN SHOWN HEREON BASED ON AERIAL IMAGERY. FURTHER THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN. (PERTAINS TO TABLE A ITEM 15)

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0179J AND PANEL NUMBER 17031C0183J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: PROPER TITLE INSURANCE COMPANY
AND: REGENCY RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 14 AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2021.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
EMAIL ADDRESS: EVESELY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021.

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

REVISIONS | DATE | DRAWN BY

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Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	02/02/21
SCALE:	NA

SHEET 1 OF 6
RRLPAIL01

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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivision June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

February 12, 2021 - 10:45 Dwg Name: P:\Projects\Data\Survey\Final Drawings\Alta_Survey\01-RRLPAIL01-SA.dwg Updated By: EVesely

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

PEREGRINE DRIVE
HERETOFORE DEDICATED

LOT 41 HUNTING RIDGE UNIT 3

LOT 1

LOT 2

LOT 34

LOT 36

LOT 37

PLUM GROVE HILLS UNIT ONE SUBDIVISION
RECORDED OCTOBER 22, 1976 AS DOCUMENT NUMBER 23683794

PLUM TREE LANE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23683794

LOT 1 PARKSIDE SUBDIVISION
RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98546065

THE PARKHOMES OF PARKSIDE ON THE GREEN SUBDIVISION
RECORDED JANUARY 13, 1995 AS DOCUMENT NUMBER 95017992

LOT 2

LOT 1

PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 87346960

LOT 1
LOT B

LOT C

PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 80411913

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 9

LOT 10

LOT 11

LOT 12

WEXFORD UNIT 1 SUBDIVISION
RECORDED NOVEMBER 18, 1998 AS DOCUMENT NUMBER 08041913

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

EAST PEREGRINE LAKE ESTATES
RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601

LUKAS AVENUE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 23683794

QUENTIN ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786902, AND 22786905 WIDTH VARIES

VACATED QUENTIN ROAD
HERETOFORE VACATED PER DOCUMENT NUMBER 25401562 (12)

EUCLID AVENUE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786902, AND 22786905 WIDTH VARIES

UNSUBDIVIDED LAND

POINT OF BEGINNING

(95.00')
94.78'
S 89°49'55" E

N 00°11'25" E
96.06'
(96.07')

N 89°44'25" W
12.76' (12.94')

CHord N 74°55'05" E 247.25'
R=470.00' L=250.19' (L=250.02')

N 59°40'05" E 240.95'

CHord S 55°20'09" E 210.14'
R=1404.18' L=212.34'

S 39°59'47" E 322.87'

S 42°53'08" E 176.52'

S 18°21'19" E 125.00'

S 14°21'04" E
100.24'

S 06°18'46" E
76.69'

S 75°55'57" W 401.13'

S 71°04'12" W
100.01'

S 69°04'07" W 444.96'

S 71°38'41" W
120.23'

N 14°51'48" W 188.40'

N 03°23'48" W 384.56'

N 24°26'55" W
34.29'

35.00'
70.00'
35.00'

60.00'
50.00'
50.00'
100.00'
80.00'

FOUND 1/2" IRON PIPE 0.29' N'LY AND 0.18' E'LY
FOUND 1/2" IRON PIPE 0.31' N'LY AND 0.18' E'LY
FOUND 1/4" IRON PIPE 0.33' N'LY AND 0.43' E'LY
FOUND 1/2" IRON PIPE 0.07' N'LY AND 0.26' W'LY
FOUND 3/4" IRON PIPE 0.13' NW'LY
FOUND 3/4" IRON PIPE 0.10' NW'LY
FOUND 1/2" IRON PIPE ON-LINE
FOUND 1/2" IRON PIPE 0.09' NW'LY
FOUND 1/2" IRON PIPE 0.06' NW'LY
FOUND 3/4" IRON PIPE ON-LINE AND 0.12' E'LY
FOUND 1/2" IRON PIPE 0.16' NE'LY AND ON-LINE
FOUND 1/2" IRON PIPE 0.14' SE'LY AND 0.21' NE'LY
FOUND 3/4" IRON PIPE 0.08' N'LY AND 0.51' E'LY
FOUND 3/4" IRON PIPE W/CAP AT CORNER
FOUND 3/4" IRON PIPE W/CAP 0.10' E'LY AND ON-LINE
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
FOUND 3/4" IRON PIPE 0.08' N'LY AND ON-LINE
FOUND 3/8" IRON ROD 0.07' W'LY AND ON-LINE
FOUND 1/2" IRON PIPE 0.35' E'LY AND ON-LINE
FOUND 1/2" IRON PIPE-BENT 0.41' S'LY AND 0.53' W'LY
FOUND 1/2" IRON PIPE 0.14' W'LY AND ON-LINE

NORTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
SOUTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
CENTERLINE OF PEREGRINE DRIVE
APPROXIMATE LIMITS OF LANDSCAPE BERM PER DOCUMENT NUMBER 87252158 (10)
EASTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
CENTERLINE OF QUENTIN ROAD
NORTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
CENTERLINE OF EUCLID AVENUE
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
QUARTER CORNER
28 27
T.42 N. R.10 E.

COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 96511255 (20)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
ENGINEERING BARRIER AREA PER DOCUMENT NUMBER 533503033 (25)
REMEDIATION AREA PER DOCUMENT NUMBER 533503033 (25)
HERETOFORE VACATED PER DOCUMENT NUMBER 25401562 (12)

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Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers • Surveyors
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=50'

SHEET
2 OF 6
RRLPAIL01

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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

February 23, 2021 – 11:03 Dwg Name: P:\Projects\Data\Survey\Field Drawings\Misc. Survey\02-RRLPAIL01-SA.dwg Updated By: EVesely

ALTA/NSPS LAND TITLE SURVEY

PEREGRINE DRIVE
BITUMINOUS PAVEMENT
CONCRETE CURB AND GUTTER
EDGE OF CONCRETE IS 1.0' NW'LY
APPROXIMATE LIMITS OF LANDSCAPE BERM PER DOCUMENT NUMBER B7250158 (10)
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER B1182635 (16)
WOOD FENCE
GATE
CONCRETE
BRICK WALL
ELECTRIC PANEL AND METER ON BUILDING
ELECTRIC TRANSFORMER ON CONCRETE PAD T1/OVRC=2,761.9
ONE STORY BRICK BUILDING
APPROXIMATE LIMITS OF MULTIPLE GAS METERS
ELECTRIC TRANSFORMER CONCRETE PAD
ELECTRIC PANEL ON BUILDING
ENGINEERING BARRIER AREA PER DOCUMENT NUMBER 3335003033 (25)
REMEDIATION AREA PER DOCUMENT NUMBER 3335003033 (25)
BUILDING OVERHANG
FIRE LANE
BRICK COLUMN (TYP)
LIMITS OF SNOW PILE
131.01'
64.9' EP-EP
33.4' EP-EP
25.43'
43.98'
PEDESTAL IS 4.4' W'LY
SIGN IS ON-LINE
CENTER OF VALVE IS 2.0' S'LY
CENTER OF VALVE IS 3.1' W'LY
SIGN CORNER IS 2.3' E'LY
QUENTIN ROAD
BITUMINOUS PAVEMENT
LUKAS AVENUE
LANDSCAPE AREA
CONCRETE CURB AND GUTTER
CONCRETE CURB
BITUMINOUS PAVEMENT

SEE SHEET 4

SEE SHEET 6

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- OH = EX. OVERHEAD WIRES
- = EX. GUARD RAIL
- M = EX. MISCELLANEOUS MANHOLE (MH)
- ST = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
- DS = EX. DOWN SPOUT
- STCO = EX. STORM CLEANOUT
- SS = EX. SANITARY MANHOLE (SMH)
- SSP = EX. SANITARY SERVICE POST
- SCO = EX. SANITARY CLEANOUT
- = EX. GREASE TRAP
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- E = EX. ELECTRICAL METER
- E = EX. ELECTRICAL MANHOLE
- EH = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- TS = EX. TRAFFIC SIGNAL MANHOLE
- TSH = EX. TRAFFIC SIGNAL HANDHOLE
- TSB = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- H = EX. HANDHOLE
- T = EX. TELEPHONE MANHOLE
- TH = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- TV = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MARKER
- CH = EX. CABLE HANDHOLE
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FIRE SIAMESE/ALARM BOX
- AC = EX. AIR CONDITIONING UNIT
- = EX. HANDICAPPED PARKING
- EP = EDGE OF PAVEMENT
- = SNOW PILE AREA

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One Tower Lane, Suite 1600, Oakbrook Terrace, IL 60181 p:630.574.8300 f:630.574.8188
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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET 3 OF 6
RRLPAIL01

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February 12, 2021 – 11:36 Data Name: P:\Projects\Vista\Surv\Final Drawings\Alta Survey\03-05-RRLPAIL01-SA.dwg Updated By: Evesely

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivisvon June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. OVERHEAD WIRES
- = EX. GUARD RAIL
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
- DS = EX. DOWN SPOUT
- STCO = EX. STORM CLEANOUT
- = EX. SANITARY MANHOLE (SMH)
- SS = EX. SANITARY SERVICE POST
- SCO = EX. SANITARY CLEANOUT
- = EX. GREASE TRAP
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
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- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. TRAFFIC SIGNAL MANHOLE
- = EX. TRAFFIC SIGNAL HANDHOLE
- = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- = EX. HANDHOLE
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
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- EP = EDGE OF PAVEMENT
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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

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DATE: 02/02/21
SCALE: 1"=30'

SHEET 4 OF 6
RRLPAIL01

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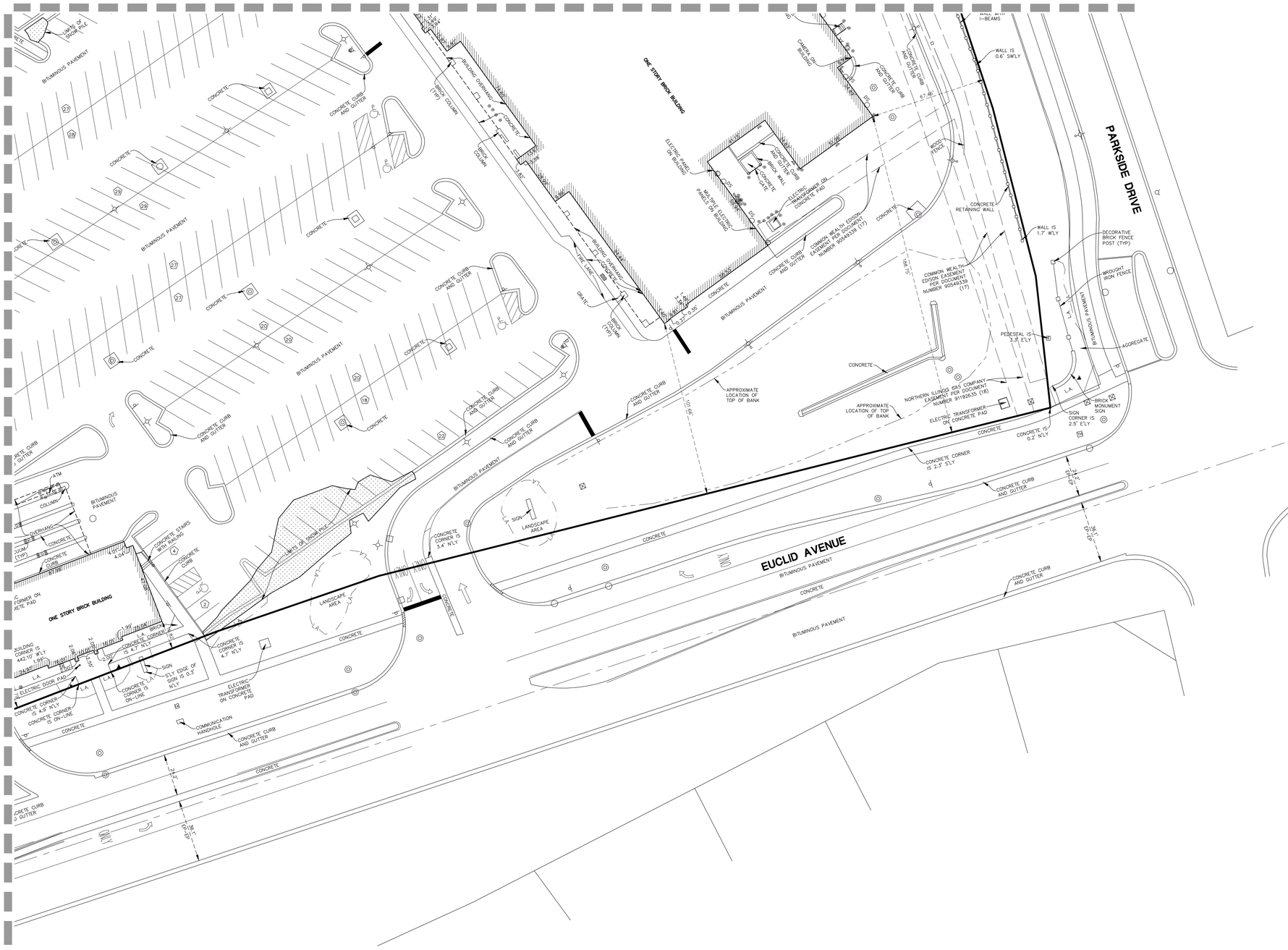
Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

February 12, 2021 – 11:56 Dwg Name: P:\Projects\Vlata\Survey\Field Drawings\Alta_Survey\03-Dgn\RRLPAIL01-SA.dwg Updated By: EVesely

ALTA/NSPS LAND TITLE SURVEY

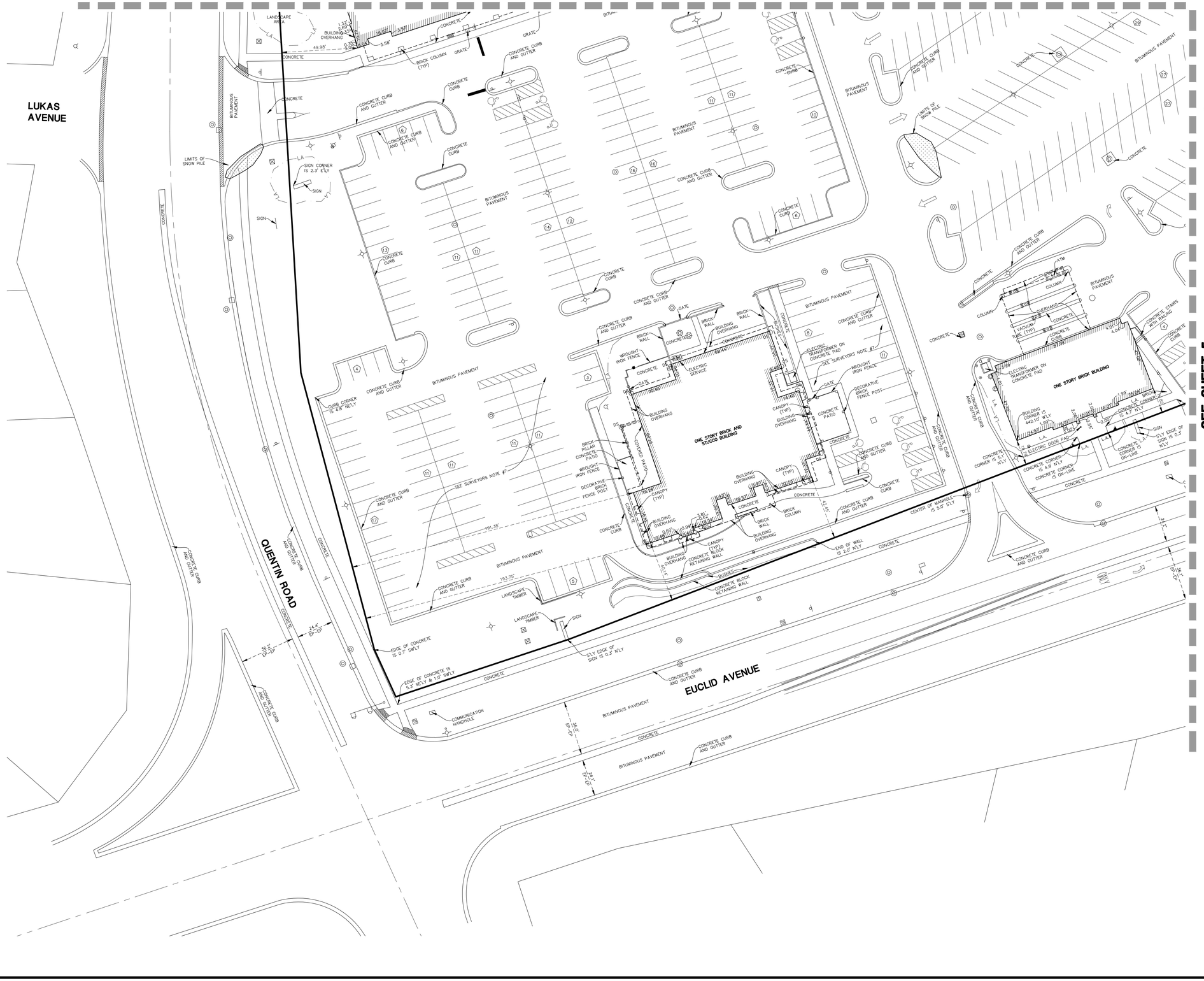
SEE SHEET 4

SEE SHEET 6


EUCLID AVENUE
PARKSIDE DRIVE
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
CONCRETE
CONCRETE CURB AND GUTTER
LANDSCAPE AREA
LIMITS OF SNOW PILE
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91193635 (18)
APPROXIMATE LOCATION OF TOP OF BANK
ELECTRIC TRANSFORMER ON CONCRETE PAD
CONCRETE RETAINING WALL
WOOD FENCE
WROUGHT IRON FENCE
DECORATIVE BRICK FENCE POST (TYP)
BRICK MONUMENT SIGN
PEDESTAL IS 3.3' E'LY
WALL IS 0.6' SW'LY
WALL IS 1.7' W'LY
CONCRETE IS 0.2' N'LY
CONCRETE CORNER IS 2.3' S'LY
CONCRETE CORNER IS 3.4' N'LY
CONCRETE CORNER IS 4.7' N'LY
CONCRETE CORNER IS 4.0' N'LY
CONCRETE CORNER IS ON-LINE
SIGN CORNER IS 2.5' E'LY
SIGN EDGE OF SIGN IS 0.3' N'LY
ELECTRIC TRANSFORMER ON CONCRETE PAD
ELECTRIC PANEL ON BUILDING
METER, ELECTRIC PANELS ON BUILDING
CAMERA ON BUILDING
BUILDING OVERHANG
BRICK COLUMN (TYP)
BRICK WALL
GRATE
FIRE LANE
ATM
CONCRETE STAIRS WITH RAILING
CONCRETE CURB
BUILDING CORNER IS 442.10' W'LY
BUILDING CORNER IS 1.99' N'LY
COMMUNICATION HANDHOLE
ELECTRIC SOOR PAD
L.A.
LIMITS OF SNOW PILE
UNDERHANG
COLUMN
CONCRETE CURB AND GUTTER
BITUMINOUS PAVEMENT
CONCRETE
ONE STORY BRICK BUILDING
LANDSCAPE AREA
SIGN
CONCRETE CURB AND GUTTER
CONCRETE
BITUMINOUS PAVEMENT
CONCRETE
CONCRETE CURB AND GUTTER

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 3



SEE SHEET 5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- OH = EX. OVERHEAD WIRES
- = EX. GUARD RAIL
- M = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
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- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. GAS VALVE
- = EX. GAS METER
- G = EX. GAS MANHOLE
- = EX. ELECTRICAL METER
- E = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- TS = EX. TRAFFIC SIGNAL MANHOLE
- = EX. TRAFFIC SIGNAL HANDHOLE
- = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- H = EX. HANDHOLE
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- T = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- TV = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MARKER
- = EX. CABLE HANDHOLE
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. HANDICAPPED PARKING
- EP = EDGE OF PAVEMENT
- = SNOW PILE AREA

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET 6 OF 6

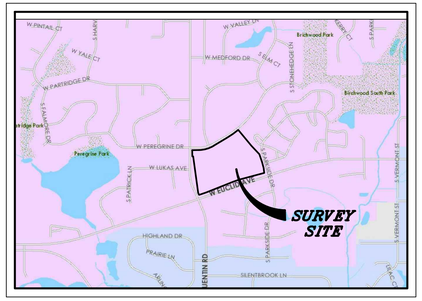
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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

February 12, 2021 - 11:36 Data Name: P:\Projects\Vitas\Survey\Final Drawings\Vitas Survey\03-00-RRLPAIL01-SA.dwg Updated By: EVesely

TOPOGRAPHIC SURVEY



LOCATION MAP

NOT TO SCALE

SURVEY PREPARED FOR

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: AJ2838)
STAINLESS STEEL ROD IN SLEEVE LOCATED APPROXIMATELY 36 FEET NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL ROAD AND APPROXIMATELY 1850 FEET WEST OF ROSELLE ROAD.

ELEVATION=771.08 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #1:
EAST NORTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 62 FEET WESTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 46 FEET NORTHERLY OF THE CENTERLINE OF LUKAS AVENUE.

ELEVATION=773.23 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #2:
WEST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 757 FEET EASTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 386 FEET NORTHERLY OF THE CENTERLINE OF EUCLID AVENUE.

ELEVATION=760.07 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #3:
SOUTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 785 FEET EASTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 192 FEET SOUTHERLY OF THE CENTERLINE OF PEREGRINE DRIVE.

ELEVATION=762.58 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #4:
NORTHWEST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 17 FEET EASTERLY OF THE CENTERLINE OF PARKSIDE DRIVE AND APPROXIMATELY 161 FEET NORTHERLY OF THE CENTERLINE OF EUCLID AVENUE.

ELEVATION=737.75 DATUM=NAVD88–GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 02/02/2021

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS COVERED BY APPROXIMATELY 12" OF SNOW AND HAD SEVERAL LARGE SNOW PILES THROUGHOUT THE SITE. ADDITIONALLY A PORTION OF THE PARKING LOT HAS NOT BEEN PLOWED AND WAS NOT ACCESSIBLE AT THE TIME OF THE FIELD WORK. THE PARKING STRIPING WITHIN THIS AREA COULD NOT BE VERIFIED AND HAS BEEN SHOWN HEREON BASED ON AERIAL IMAGERY. FURTHER THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

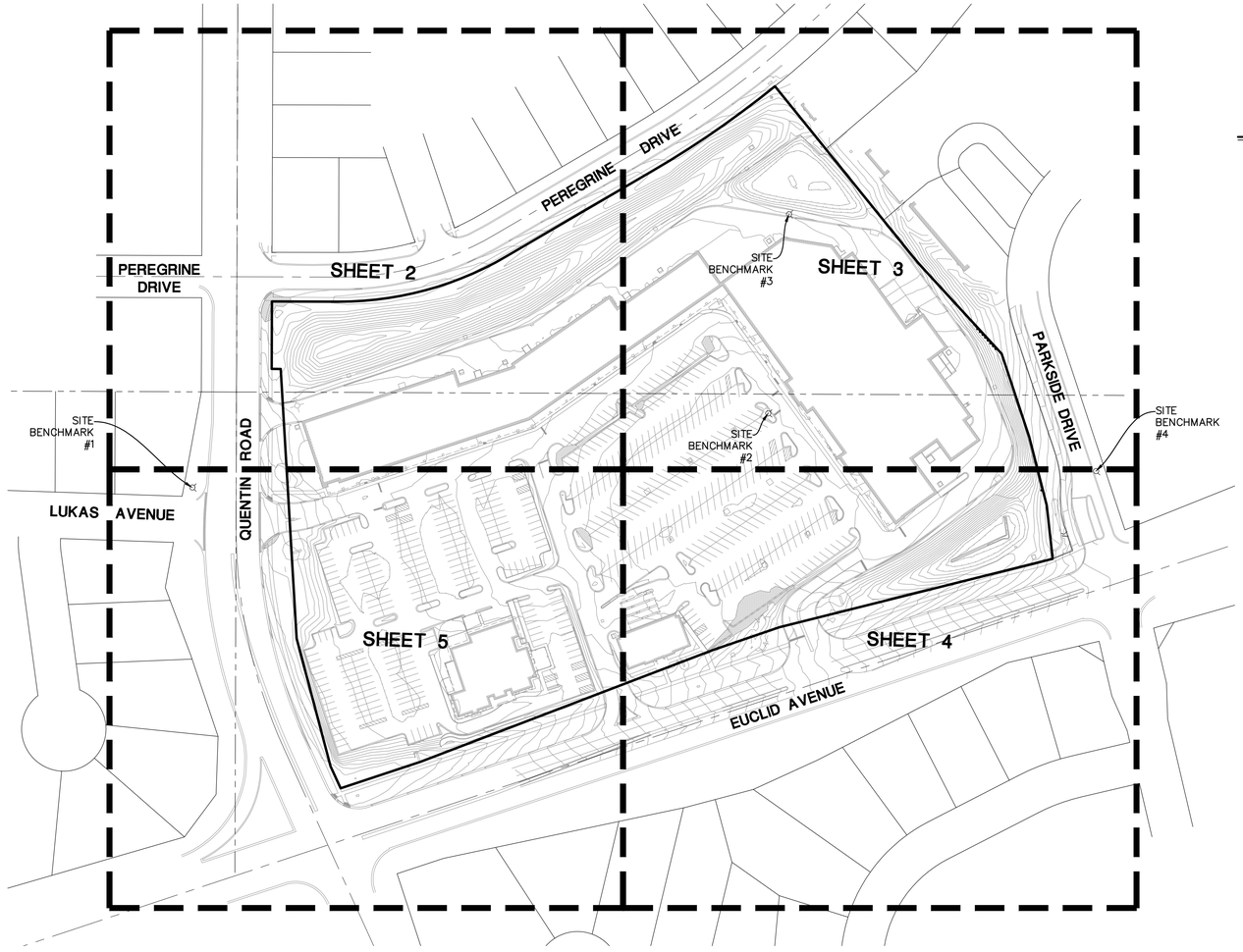
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES HAVE BEEN SHOWN HEREON BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE, UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES AND A PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON OCTOBER 26, 2017. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1–800–892–0123.

9. THIS SURVEY WAS PREPARED FOR HEITMAN BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 2, 2021. BOUNDARY LINES SHOWN HEREON ARE BASED ON AN ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD. DATED FEBRUARY 12, 2021.

10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN–LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. FORCEMAIN LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRIC
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND CABLE TELEVISION
- = EX. UNDERGROUND TELEPHONE
- = EX. UNDERGROUND GAS
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. 1 FOOT CONTOURS
- = EX. LANDSCAPE AREA
- = EX. GUARD RAIL
- = EX. DITCH/SWALE
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
- = EX. DOWN SPOUT
- = EX. STORM CLEANOUT
- = EX. STORM SEWER MARKER
- = EX. SANITARY MANHOLE (SMH)
- = EX. SANITARY SERVICE POST
- = EX. SANITARY CLEANOUT
- = EX. SANITARY SEWER MARKER
- = EX. GREASE TRAP
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. WATER MARKER
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. JULIE GAS MARKER
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. JULIE ELECTRIC MARKER
- = EX. TRAFFIC SIGNAL MANHOLE
- = EX. TRAFFIC SIGNAL HANDHOLE
- = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- = EX. HANDHOLE
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MARKER
- = EX. CABLE HANDHOLE
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. HANDICAPPED PARKING
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = SNOW PILE AREA

ABBREVIATIONS

RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
VCP	= VITREOUS CLAY PIPE
DIP	= DUCTILE IRON PIPE
CPP	= CORRUGATED PLASTIC PIPE
CNO	= COULD NOT OPEN
CNS	= COULD NOT SEE
CNA	= COULD NOT ACCESS
FOW	= FULL OF WATER
CES	= CONCRETE END SECTION
TP	= TOP OF PIPE
FL	= FLOWLINE
FF	= FINISHED FLOOR
TF	= TOP OF FOUNDATION

ERIC R. VESELY
ILLINOIS
PROFESSIONAL
SURVEYOR
NO. 3655
LINCOLNSHIRE, ILLINOIS

DATE: FEBRUARY 12, 2021

EXPIRES: 11/30/22

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
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TOPOGRAPHIC SURVEY

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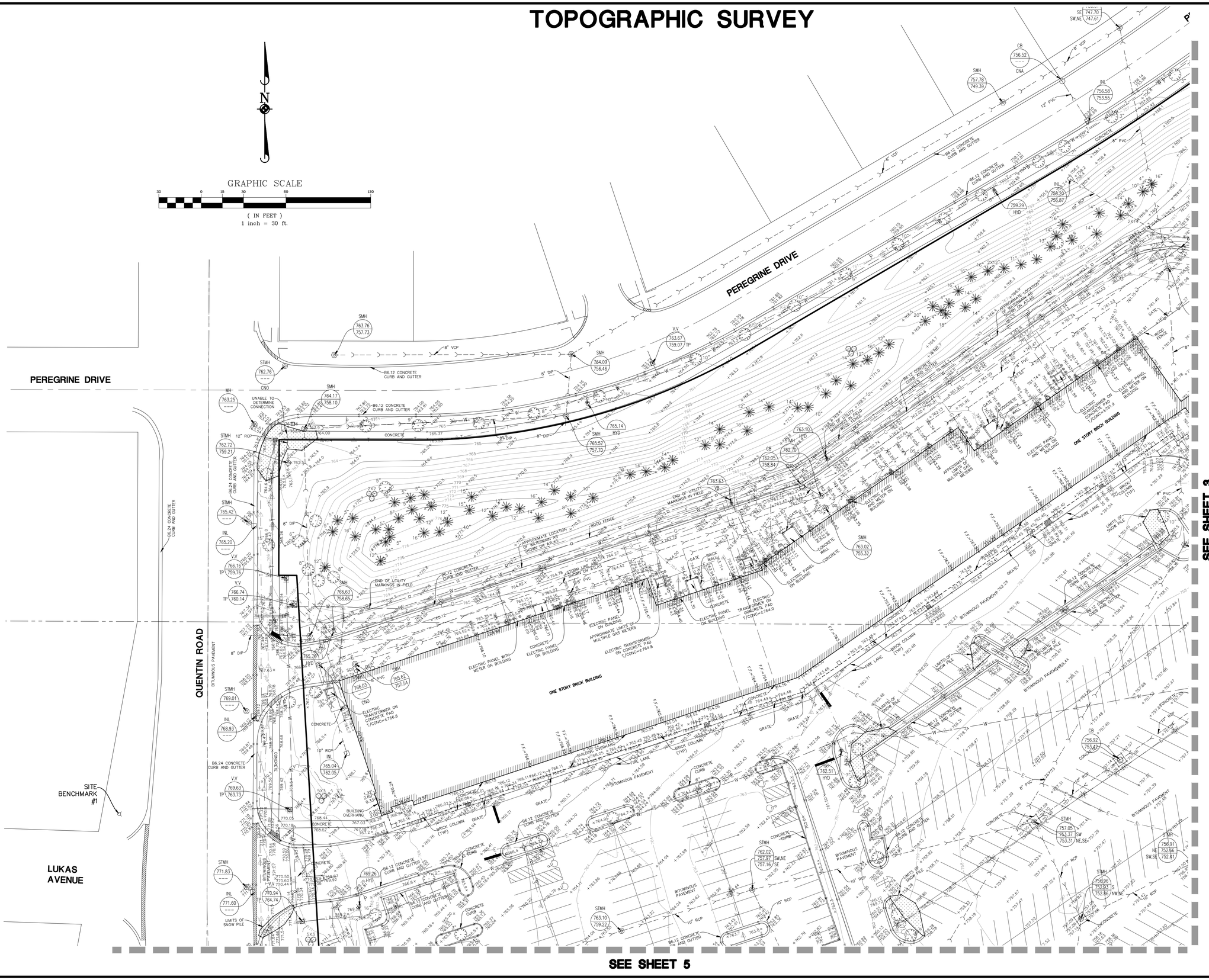
SHEET 1 OF 5

RRLPAIL01

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February 12, 2021 – 11:07 Dwg Name: P:\Projects\Data\Survey\Field Drawings\Topography\01-RRLPAIL01-T.dwg Updated By: ASchuver

TOPOGRAPHIC SURVEY



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DRAWN BY	REVISIONS	DATE

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	02/02/21
SCALE:	1"=30'

SHEET 2 OF 5

RRLPAIL01

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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

Saturday, 12, 2021 - 11:12 Dwg Name: P:\Projects\Viatel\Survey\Field Products\Topography\02--05--RRLPAIL01-T.dwg Updated By: ASchuver

TOPOGRAPHIC SURVEY



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. FORCEMAIN LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRIC
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND CABLE TELEVISION
- = EX. UNDERGROUND TELEPHONE
- = EX. UNDERGROUND GAS
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. 1 FOOT CONTOURS
- = EX. LANDSCAPE AREA
- = EX. GUARD RAIL
- = EX. DITCH/SWALE
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
- = EX. DOWN SPOUT
- = EX. STORM CLEANOUT
- = EX. STORM SEWER MARKER
- = EX. SANITARY MANHOLE (SMH)
- = EX. SANITARY SERVICE POST
- = EX. SANITARY CLEANOUT
- = EX. SANITARY SEWER MARKER
- = EX. GREASE TRAP
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. WATER MARKER
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. JULIE GAS MARKER
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. JULIE ELECTRIC MARKER
- = EX. TRAFFIC SIGNAL MANHOLE
- = EX. TRAFFIC SIGNAL HANDHOLE
- = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- = EX. HANDHOLE
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MARKER
- = EX. CABLE HANDHOLE
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. HANDICAPPED PARKING
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = SNOW PILE AREA

ABBREVIATIONS

RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
VCP	= VITREOUS CLAY PIPE
DIP	= DUCTILE IRON PIPE
CPP	= CORRUGATED PLASTIC PIPE
CNO	= COULD NOT OPEN
CNS	= COULD NOT SEE
CNA	= COULD NOT ACCESS
FOW	= FULL OF WATER
CES	= CONCRETE END SECTION
TP	= TOP OF PIPE
FL	= FLOWLINE
FF	= FINISHED FLOOR
TF	= TOP OF FOUNDATION

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.894.5500 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET 3 OF 5

RRLPAIL01

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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

Saturday, 12, 2021 - 11:12 Dwg Name: P:\Projects\Data\Survey\Field Data\Topography\02-02-(RR)PAIL01-1.dwg Updated By: ASchuver

TOPOGRAPHIC SURVEY

SEE SHEET 3



SEE SHEET 5

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DRAWN BY	REVISIONS	DATE

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.:	KJC
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DATE:	02/02/21
SCALE:	1"=30'

SHEET 4 OF 5

RRLPAIL01

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February 12, 2021 – 11:12 Dwg Name: P:\Projects\Viewpoint\Survey\Field Drawings\Topography\V03-005-RRLPAIL01-T.dwg Updated By: kShover

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

TOPOGRAPHIC SURVEY

SEE SHEET 2

SEE SHEET 4



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DRAWN BY	REVISIONS	DATE

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

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PROJ. MGR.:	KJC
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SHEET 5 OF 5

RRLPAIL01

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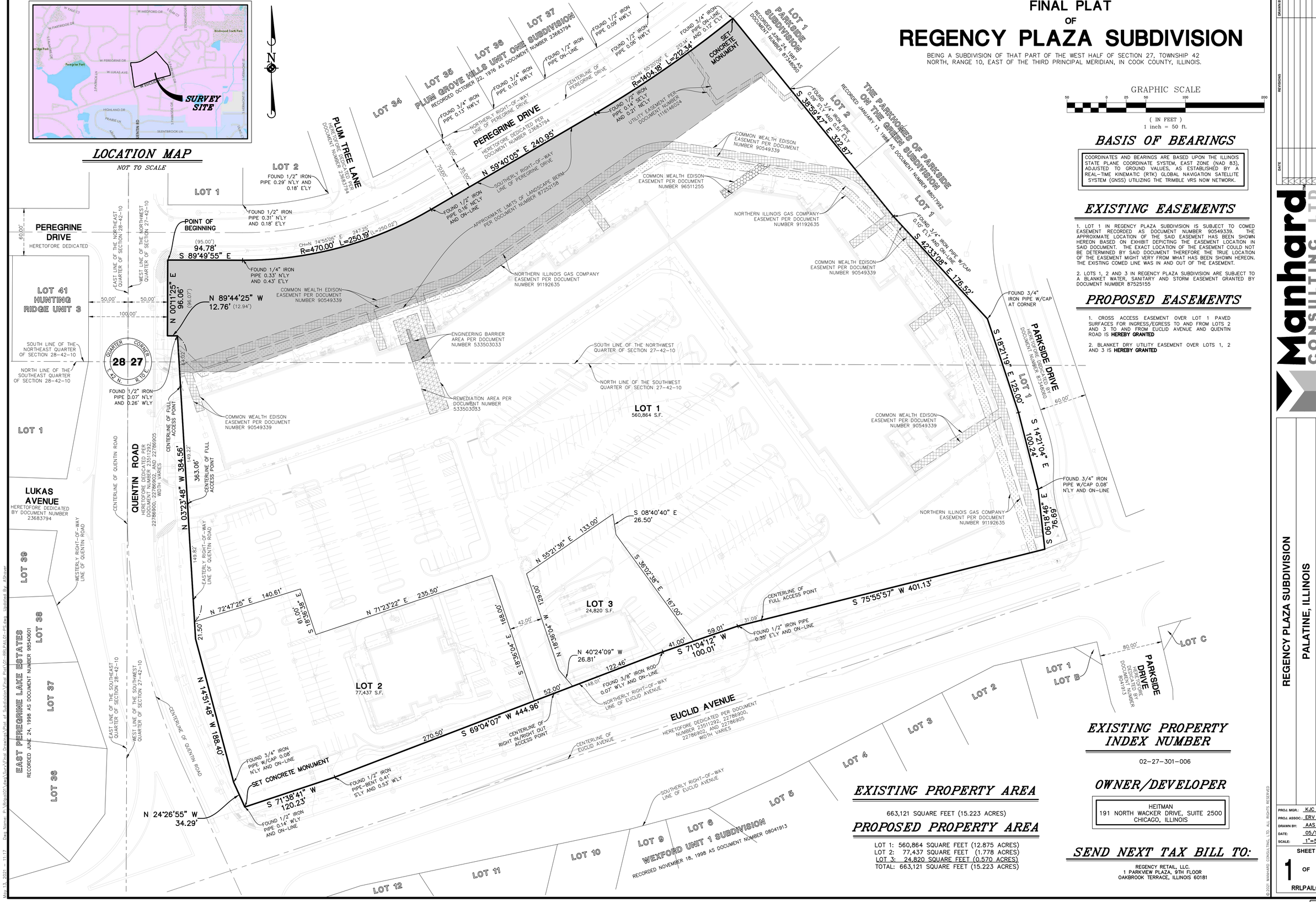
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Saturday, 12, 2021 - 11:12 Dwg Name: P:\Projects\Data\Survey\Field Drawings\Topography\02-05-RRLPAIL01-T.dwg Updated By: ASchaver

FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING EASEMENTS

1. LOT 1 IN REGENCY PLAZA SUBDIVISION IS SUBJECT TO COMED EASEMENT RECORDED AS DOCUMENT NUMBER 90549339. THE APPROXIMATE LOCATION OF THE SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON EXHIBIT DEPICTING THE EASEMENT LOCATION IN SAID DOCUMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY SAID DOCUMENT THEREFORE THE TRUE LOCATION OF THE EASEMENT MIGHT VERY FROM WHAT HAS BEEN SHOWN HEREON. THE EXISTING COMED LINE WAS IN AND OUT OF THE EASEMENT.

2. LOTS 1, 2 AND 3 IN REGENCY PLAZA SUBDIVISION ARE SUBJECT TO A BLANKET WATER, SANITARY AND STORM EASEMENT GRANTED BY DOCUMENT NUMBER 87525155

PROPOSED EASEMENTS

1. CROSS ACCESS EASEMENT OVER LOT 1 PAVED SURFACES FOR INGRESS/EGRESS TO AND FROM LOTS 2 AND 3 TO AND FROM EUCLID AVENUE AND QUENTIN ROAD IS **HEREBY GRANTED**

2. BLANKET DRY UTILITY EASEMENT OVER LOTS 1, 2 AND 3 IS **HEREBY GRANTED**

EXISTING PROPERTY INDEX NUMBER

02-27-301-006

OWNER/DEVELOPER

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

EXISTING PROPERTY AREA

663,121 SQUARE FEET (15.223 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 560,864 SQUARE FEET (12.875 ACRES)
LOT 2: 77,437 SQUARE FEET (1.778 ACRES)
LOT 3: 24,820 SQUARE FEET (0.570 ACRES)
TOTAL: 663,121 SQUARE FEET (15.223 ACRES)

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DRAWN BY | REVISIONS | DATE

REGENCY PLAZA SUBDIVISION
PALATINE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 05/13/21
SCALE: 1"=50'

SHEET 1 OF 2

RRLPAIL01

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May 13, 2021 - 11:17 Dwg. Name: P:\Projects\Vtec\Survey\Final Drawings\Plat of Subdivision\Final Plat\01-RRLPAIL01-PS.dwg Updated By: ASchauer

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

PROPERTY INDEX NUMBER

02-27-301-006

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

SCHOOL DISTRICT CERTIFICATE

ELEMENTARY SCHOOL DISTRICT # 15

HIGH SCHOOL DISTRICT # 211

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT REGENCY CENTER, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE REGENCY PLAZA SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

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

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS
REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ HEREBY CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

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

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF

_____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT SUCH OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID

_____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____ MY COMMISSION EXPIRES ON: _____
NOTARY PUBLIC

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR

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

DATED THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: MAY 13, 2021
ILLINOIS PROFESSIONAL ENGINEER

ZACHARY A. GRABILAS
062-070623
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-21

ACCESS NOTES

1. LOT 1 HAS TWO FULL ACCESS TO/FROM QUENTIN ROAD, ONE FULL ACCESS TO/FROM EUCLID AVENUE AND ONE RIGHT IN/RIGHT OUT ACCESS TO EUCLID AVENUE.

2. LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

3. LOT 3 SHALL HAVE NO DIRECT ACCESS TO EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS. (RESTRICTED ACCESS)

_____ _____
COOK COUNTY, ILLINOIS SUPERINTENDENT OF HIGHWAYS DATE

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS OVER ROADS, PARKING LOTS AND ALL PAVED SURFACES AS THEY EXIST OR MAY EXIST IN THE FUTURE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM QUENTIN ROAD AND EUCLID AVENUE. THIS EASEMENT IS FOR CROSS ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT. THE OWNER OF LOT 1 MAY REVISE THE LOCATION OF ROADS, PARKING LOTS AND PAVED SURFACES AS LONG AS ACCESS TO AND FROM LOT 2 AND 3 IS PROVIDED

DRY UTILITY EASEMENT PROVISIONS

A BLANKET EASEMENT FOR THE BENEFIT OF ALL LOTS AND FUTURE LOTS FOR EXISTING COMED AND COMMUNICATION WIRES, CABLES, CONDUIT, MANHOLES, TRANSFORMERS AND EQUIPMENT LOCATED ON LOTS WHICH MAY BENEFIT OTHER LOTS.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THE SURVEYED PROPERTY IS FURTHER SUBJECT TO ORDINANCES AND DECLARATION WHICH INCLUDE BY ARE NOTED LIMITED TO THE FOLLOWING:
   a. ORDINANCE GRANTING SPECIAL USE FOR PLANNED DEVELOPMENT RECORDED AS DOCUMENT NUMBER 86581711 AND FURTHER AMENDED BY DOCUMENT NUMBER 90508290, 95013825, 0435727024 AND 0516855143.
   b. MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 87130735 AND 90181869
   c. LEASE AGREEMENT RECORDED AS DOCUMENT NUMBER 96562132
   d. ORDINANCES RECORDED AS DOCUMENT NUMBER 0712349189, 1006249034 AND 1035449017.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ERIC R. VESELY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 30, 2021 THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 15.223 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0179J AND PANEL NUMBER 17031C0183J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 9, 2020

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0200 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REGENCY PLAZA SUBDIVISION
PALATINE, ILLINOIS
FINAL PLAT OF SUBDIVISION

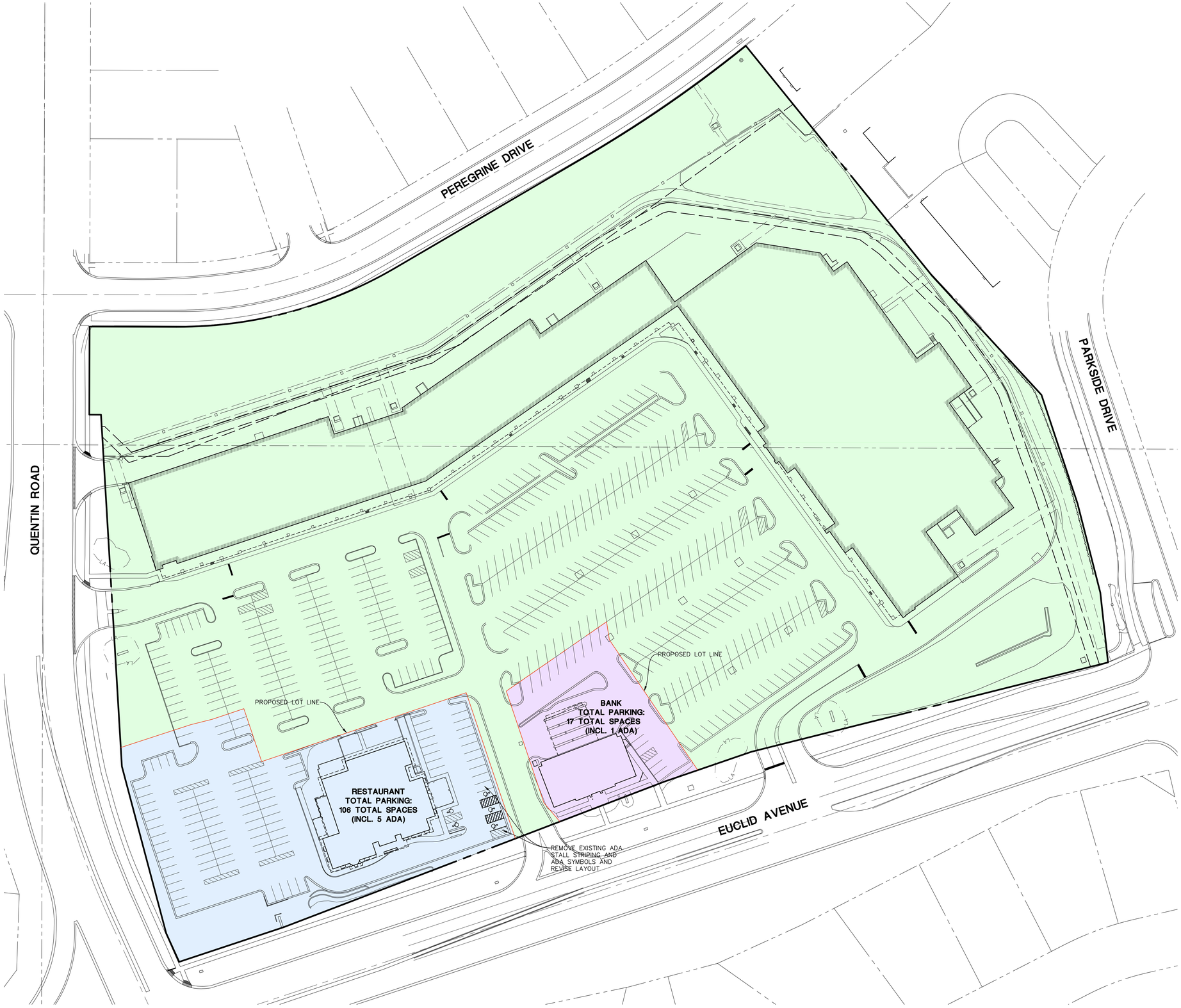
PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	05/13/21
SCALE:	NTS

SHEET
2 OF 2
RRLPAIL01

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May 13, 2021 - 11:23 Dwg Name: P:\Projects\Vistas\Surv\Final Drawings\Visit at Subdivision\Final Plat\V22-RRLPAIL01-PS.dwg Updated By: AShaver

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS.& PDA for 3-lot commercial subdivision)



HATCH LEGEND

- RESTAURANT OUTLOT
- BANK OUTLOT
- REMAINING LOT

SITE DATA

TOTAL SITE AREA	663,121 S.F. (15.22 ACRES)
RESTAURANT OUTLOT	77,395 S.F. (1.78 ACRES)
BANK OUTLOT	24,803 S.F. (0.57 ACRES)
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
RESTAURANT OUTLOT	
GROSS FLOOR AREA	10,540 S.F.
PARKING REQUIRED	106 TOTAL SPACES (1 PER 100 S.F.)
PARKING PROVIDED	106 TOTAL SPACES (101 STD, 5 ADA)
BANK OUTLOT	
GROSS FLOOR AREA	4,977 S.F.
PARKING REQUIRED	17 TOTAL SPACES (1 PER 300 S.F.)
PARKING PROVIDED	17 TOTAL SPACES (16 STD, 1 ADA)
REMAINING LOT	
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
GROSS FLOOR AREA	122,823 S.F.
PARKING PROVIDED	455 TOTAL SPACES

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
116 West Illinois, 7th Floor, Chicago, IL 60654 ph:312.824.3801 fx:847.634.0095 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

REGENCY PLAZA DEVELOPMENT
VILLAGE OF PALATINE, ILLINOIS
CONCEPT SITE PLAN

PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: MDE
DATE: 05-10-21
SCALE: 1"=50'

SHEET 1 OF 1
RRL_PAIL01

CONCEPTUAL - NOT FOR CONSTRUCTION

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Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

May 11, 2021 - 13:59 Data Name: P:\Projects\Vara\Civil\Final Drawings\Exhibits Civil\2021-05-10 Concept Site Plan Exhibit.dwg Updated By: MEgalle

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 15, 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. **Preliminary and Final Plat of Subdivision to permit a 3-lot commercial subdivision; and,**
2. **Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision**

The property is commonly known as Regency Plaza - 700-790 W. Euclid Avenue (PIN #: 02-27-301-006-0000)
The Petitioner is requesting to subdivide the existing Regency Plaza shopping center, which is currently one lot, into three separate commercial lots. All buildings will remain as is. Proposed Lot 1 will include the existing multi-tenant shopping center (710-790 W. Euclid Avenue). Proposed Lot 2 will include the vacant, former restaurant (702-704 W. Euclid Avenue) and its associated parking lot. Proposed Lot 3 will include the existing Fifth Third Bank (700 W. Euclid Avenue) and its associated parking lot. The proposed lots all meet the minimum required commercial lot sizes and bulk standards and the minimum required parking standards.
The above petition has been filed by Regency Retail c/o Heitman, LLC is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-49
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 31st day of May of 2021
Published in Daily Herald May 31, 2021 (4564399)

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 05/31/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Bartz
Designee of the Publisher and Officer of the Daily Herald

Control # 4564399

Attachment: 700 - 790 W Euclid - Regency Plaza 3 Lot Subdivison June 15 2021 PC Agenda Packet (700-790 W. Euclid Avenue - PFS & PDA for

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue (Regency Plaza) **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021

The following petitioner's exhibits were introduced:

1. Application
2. ALTA Survey
3. Topographic Survey
4. Final Plat of Subdivision
5. Site Plan
6. Public Notice

Sworn in Petitioner: Mr. Chris Ames representing Heitman LLC
Mr. Ames explains that he is seeking approval for final subdivision to create three parcels from one lot. He explains that there is a greater market for smaller lot sizes. By creating the smaller lot sizes, it would relieve the heavy tax burden, offset some of the costs and create cash flow. Mr. Ames refers to the diagram of the proposed 3 parcels and explains that the 3 parcels will self-park themselves as per code. The lot that houses the restaurant currently does not meet the code of 1 parking space per 100 sq. ft. If sold, the tenant would be made aware of the requirements and they would advise that a variance may be required, if the seating exceeded the code.

Mr. Hansen asks if the solution would be to add more parking spaces instead of a variance.
Mr. Ames explains that a new restaurant would probably not have as many seats.

Mr Friedman asks if there is a restaurant currently operating in the space.
Mr. Ames confirms that there is not - it is vacant.

Mr. Friedman asks if additional parking spaces could be added along Euclid Avenue.
Mr. Ames explains that there is a change in the grade and topography does not allow it.

STAFF RECOMMENDATION:
The Petitioner has indicated the request to subdivide the shopping center and outlots from one parcel to three separate parcels is to have the ability to sell individual lots in the future. While the shopping center has had previous parking Variations, a cross access and parking easement would keep the shopping center in compliance for the current required number of parking spaces.

Attachment: DRAFT June 15th Plan Commission minutes (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

Additionally, the existing shopping center and outlots will remain as is with no proposed changes to building footprints or existing number of parking spaces. Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision and Planned Development Amendment, subject to the following conditions:

1. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021 and the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.
3. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
4. A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.

Mr. Noonan made a motion to close the public hearing; seconded by Mr.Bettenhausen. The motion was unanimously approved

DISCUSSION:
Chairman Dwyer asked Ms. Rivard to clarify the cross access parking.
Ms. Rivard explains that this would provide access to all 3 lots, as well as, parking.
Chairman Dwyer inquires if a variance would be required if there was a change to approved tenants.
Ms. Rivard confirms that a variation would likely be required for certain uses.

Mr. Friedman asks if the language of the typical cross access easement prohibits any restricted or dedicated parking.
Mr. Vyverberg states that the final form has not been finally constructed.

Mr. Noonan made a motion to accept Case #21-49 with the four conditions--, seconded by Mr. Bettenhausen.
The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. The tentative Village Council date is Monday, July 12.

Attachment: DRAFT June 15th Plan Commission minutes (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

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

Attachment: DRAFT June 15th Plan Commission minutes (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

2. 1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021.

The following petitioner's exhibits were introduced:

1. Application
2. Public Notice
3. SpaceCo Engineering Plan

Petitioner - Charles Weck - Northwestern Motors Holding, Inc.

Proposal - Planned Development to allow for new Volkswagen dealership on Lot 1 of Napleton Subdivision.

Sworn in Mr. Weck - Owner of Northwestern Motors Holding, Inc.

Mr. Weck stated that the goal is to move the existing dealership from the current Mt. Prospect location to Palatine. He states that Palatine is a much more viable location and build a conforming and state of the art Volkswagen dealership. The dealership would be located at the Knuppers Nursery at 1979 N. Rand Rd - Lot 1 of the Napleton Subdivision. He is looking forward to doing business in Palatine.

Mr. Vyverberg provided background on the proposed location. The property is on 3.5 acres. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot building. The proposed development includes an approximate 16,000 square foot Volkswagen dealership and an associated customer, employee and inventory parking lot. Access for the site continues to utilize the full access within the existing subdivision. There are cross access points recorded from the original Subdivision. The building complies with all of the required setbacks. All engineering utilities are approximate to the site. The poposed engineering plans would take advantage of the existing detention basin and there is an underground detention that is proposed as part of the overall development. The petitioner has proposed to install an 8' board-on-board fence on the northern property line.

Mr. Hansen asks what kind of signs are being proposed.
Mr. Vyverberg states the final signs have not been identified. They would need to comply with the B-5 codes and the Petitioner would have one freestanding sign.

Mr. Freidman asks if the original development would all rights and opportunities carry over to a new applicant in that boundary.
Mr. Vyverberg explains that all common areas are specific to the property. The underlying Plan Development would provide the same access to the utilities and carry over to any other owners.

Attachment: DRAFT June 15th Plan Commission minutes (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road

BACKGROUND:
Deer Grove Centre received Planned Development approval in 1995 and has operated as a regional shopping center since that time. It is located along the Dundee Road corridor and directly adjacent to the Rand Road corridor.

The shopping center owner is planning to subdivide the Aldi supermarket building pad, in order to sell the lot. All of the existing requirements of both the Planned Development and the owner's easement agreement regarding shared parking and access will remain in place. Therefore, the Petitioner is requesting approval of the following:

Plat of Resubdivision to subdivide lot 8 A, an approximately 20,394 square feet (.468 acres) lot at 761 E. Dundee Road (Deer Grove Centre)

KEY ISSUES:

- The shopping center owner (Ramco-Gershenson Properties, L.P.) is proposing to subdivide the Aldi's Food Market into a 0.468 acre (20,394 square feet) parcel within Deer Grove Centre. The proposed Lot 8A will continue its operation as a grocery store and the existing cross access and parking easement agreement for the entire shopping center remain in place and would include the Subject Lot.

- The proposed Plat of Resubdivision does not change or impact the underlying Planned Development for the property and all of the existing conditions and requirements remain active and in place.

ALTERNATIVES:

1. Approve the Subdivision resolution for Deer Grove Centre.

2. Do not approve the Subdivision resolution for Deer Grove Centre.

ACTION REQUIRED:
A motion to approve the resolution granting approval of the final Plat of Resubdivision at 761 E. Dundee Road, within Deer Grove Centre.

RECOMMENDATION:
Staff recommends approval of the resolution granting a final resubdivision at Deer Grove Centre at 761 E. Dundee Road.

ACTION REQUIRED:
A motion to approve the resolution granting a final resubdivision at 761 E. Dundee Road.

ATTACHMENTS:

- Deer Grove Centre - Aerial Map

- RES RESUB - 761 E Dundee Road
- EXHIBIT - Deer Grove Centre Plat of RESUB

Village of Palatine GIS Viewer



Attachment: Deer Grove Centre - Aerial Map (761 E. Dundee Road - Plat of Resubdivision - Deer Grove Centre)

RESOLUTION NO. _____

A RESOLUTION GRANTING FINAL RESUBDIVISION APPROVAL
761 E. DUNDEE ROAD

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, RAMCO-Gershenson Properties L.P. has prepared a FINAL Plat of Resubdivision – 761 E. Dundee Road and has complied with all the provisions of the Subdivision Ordinance, including a public review before the Village Council of the Village of Palatine at their July 12, 2021 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary and Final Plat of Resubdivision, pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 and subject to the following condition(s):

1. **The Subdivision shall substantially conform to the Final Plat prepared by Millman National Land Services, except as such plans shall be revised to conform to Village Codes and Ordinances and shall be submitted to the Village on Mylar.**

DATED: This _____day of _____, 2021

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

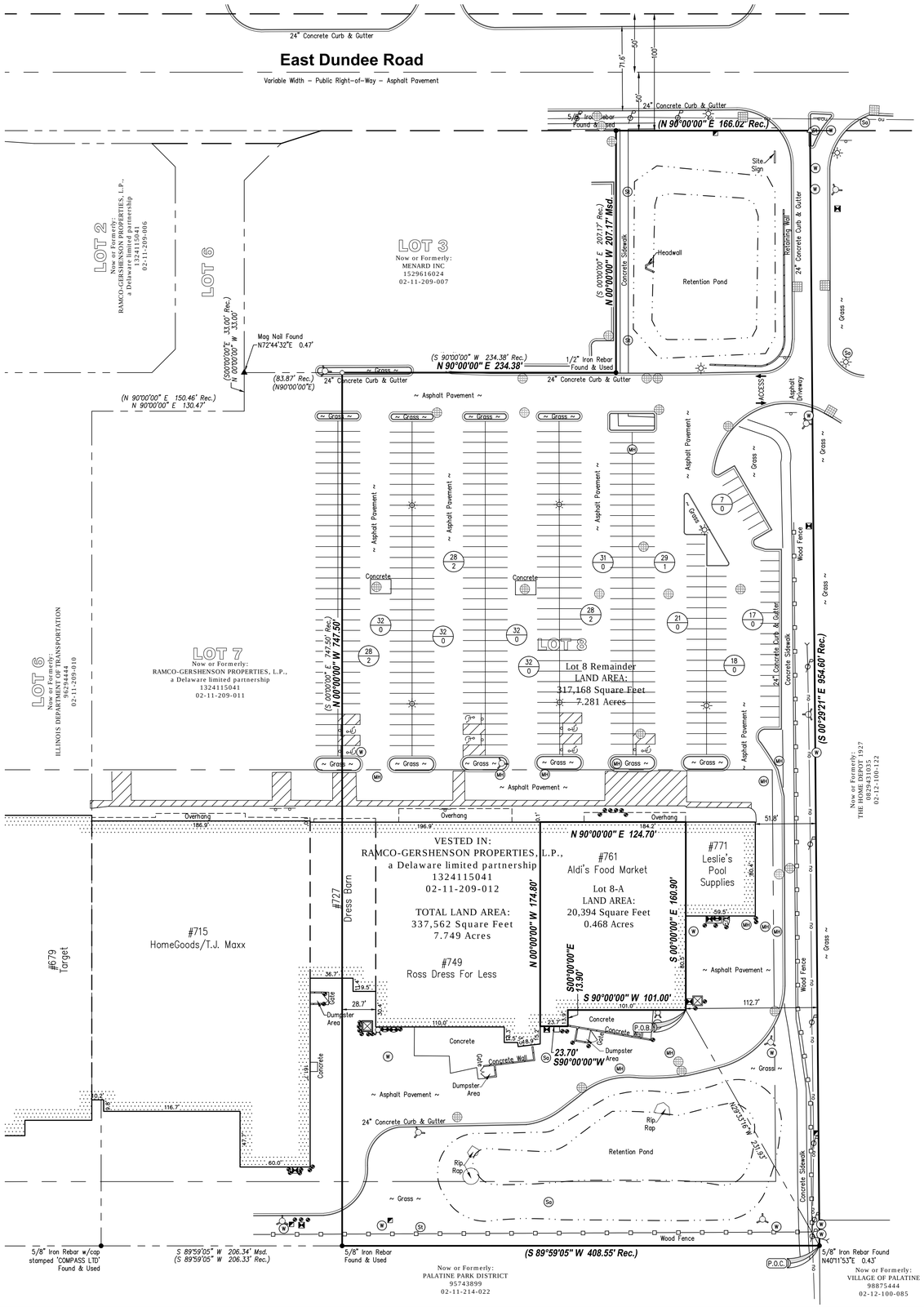
APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: RES RESUB - 761 E Dundee Road (761 E. Dundee Road - Plat of Resubdivision - Deer Grove Centre)



SURVEYOR'S DESCRIPTION:

Situated in the Village of Palatine, County of Cook and State of Illinois. Known as being a 20,394 square foot parcel of land of part of Lot 8 of Deer Grove Centre, recorded in Document 96294440 of Cook County Records and being more particularly described as follows:

Commencing at the southeast corner of said Lot 8, from which corner a 5/8" iron rebar bears North40°11'53" East, a distance of 0.43 feet; thence North 29°33'16" West, a distance of 231.93 feet to the corner of a building and the Point of Beginning;

Thence South 90°00'00" West, along the face of said building, a distance of 101.00 feet, to a corner in said building; thence South 00°00'00" East, along the face of said building, a distance of 13.90 feet to a corner in said building; thence South 90°00'00" West, along the face of said building, a distance of 23.70 feet to a corner in said building; thence North 00°00'00" West, a distance of 174.80 feet to a corner in said building; thence North 90°00'00" East, along the face of said building, a distance of 124.70 feet; thence South 00°00'00" East, a distance of 160.90 feet to the Point of Beginning and containing 0.468 acres (20,394 square feet) of land, more or less.

BASIS OF BEARING:

The basis for all bearings shown hereon is the south line of Lot 8 of Deer Grove Centre, known as being South 89°59'05" West, per Document 96294440 of the Cook County Records.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Cook, State of Illinois, Community Panel No. 17031C0044J, Effective Date August 19, 2008.

MISCELLANEOUS NOTES:

1. The locations of all utilities shown on the survey are from visible surface evidence only.
2. The posted address on site is 727, 749, 761 and 771 East Dundee Road, Palatine, Illinois.
3. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
4. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
5. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
6. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.

OWNER'S CERTIFICATE
State of Illinois)
County of Cook) S.S.
This is to certify that _____are the owners of the property described hereon and that they have caused the said property to be surveyed and resubdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.
Dated this _____ day of _____, A.D., 2____

NOTARY CERTIFICATE
State of Illinois)
County of Cook) S.S.
I, _____a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.
Given under my hand and notarial seal this _____ day of _____, A.D., 2_____
_____
Notary Public My commission expires on: _____

Form for approval of the Village Council as follows:
Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____ , 2____

Signed: _____
Mayor
Attest: _____
Village Clerk

Form for approval of the Village Engineer as follows:
State of Illinois)
County of Cook) S.S.
This plat has been checked for conformance to the Village of Palatine standards and requirements, and working drawings and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine have been paid.
Dated this _____ day of _____ , 2____

Signed: _____
Village Engineer

Form for approval by the Village Collector as follows:

VILLAGE COLLECTOR

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

Dated this _____ day of _____, 2____

By: _____
Village Collector

Form executed by an Illinois Professional Engineer stating that adequate provisions have been made for surface water drainage as follows:

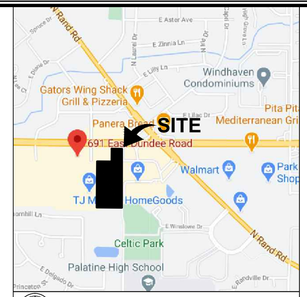
SURFACE WATER DRAINAGE CERTIFICATE

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

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

By: _____ Dated: _____
Owner

By: _____ Dated: _____
Illinois Professional Engineer



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

P.O.B.	– Place/Point of Beginning
P.O.C.	– Place/Point of Commencement
Msd.	– Measured
Rec.	– Record
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set
▲	– PK/MAG Nail or Railroad Spike Found as Noted
△	– MAG Nail Set
XX / XX	– No. of Regular Parking Spaces / No. of Handicap Parking Spaces
MH	– Manhole
St	– Storm Manhole
	– Catch Basin
So	– Sanitary Manhole
	– Fire Hydrant
	– Water Stand Pipe
W	– Water Manhole
	– Gas Meter
	– Gas Valve
	– Electric Meter
	– Electric Transformer
	– Telephone Pedestal
	– Bollard Post
	– Handicap Space
	– Sign
	– Light Pole
	– Utility Pole
—□—□—	– Wood Fence (As Noted)
—ou—	– Overhead Utilities
	– Wall (As Noted)
	– No Parking Area
	– Building Area

ZONING:

As of October 8, 2020, we have not yet received the current zoning information for the subject property.

PARKING:

306 Parking Spaces
7 Handicapped Spaces
313 Total Parking Spaces

TOTAL LAND AREA:

Lot 8-A
20,394 Square Feet
0.468 Acres

Lot 8 Remainder
317,168 Square Feet
7.281 Acres

Total Land Area (Lot 8)
337,562 Square Feet
7.749 Acres

CERTIFICATION:

The field work was completed on September 17, 2020.

Date of Plat or Map: October 8, 2020

By: _____
Michael G. Shackelford, PLS
Illinois License No. 3146
License renewal date: 11-30-2022
Sheets covered by this Signature & Seal: Sheet 1 of 1

This Professional Service Conforms to the Current Illinois Minimum Standards for a Boundary Survey.

REVISION HISTORY

BY:	DATE:	COMMENT:
TAR	07/01/2021	SURVEYOR'S COMMENTS

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

RESUBDIVISION OF LOT 8 IN DEER GROVE CENTRE

Deer Grove Centre
727, 749, 461 and 771
East Dundee Road
City of Palatine
County of Cook
State of Illinois

NORTH

GRAPHIC SCALE
0 50 100
1 INCH = 50 FT.

MICHAEL G. SHACKELFORD
035-003146
COLUMBUS OHIO
Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 47908
PC: ERF
PM: TAR Drafter: JLO

Attachment: EXHIBIT - Deer Grove Centre Plat of RESUB (761 E. Dundee Road - Plat of Resubdivision - Deer Grove Centre)

Consider an Ordinance Approving a Minor Planned Development Amendment Recognizing a New Montessori School Operator at 12 S. Linden Avenue

BACKGROUND:
The Petitioner is proposing to operate a new Montessori School at 12 S. Linden Avenue. In 2007, a Planned Development (#O-71-07) was approved to allow a Montessori School to operate on the property, excepting that any change in operator or owner required the review and approval by the Village Council. Therefore, the Petitioner is requesting:

> **A Minor Planned Development Amendment recognizing a new Montessori School operator (Montessori Academy of Illinois, Ltd.), pursuant to Planned Development Ordinance # O-71-07**

KEY ISSUES:

- The Subject Property is zoned Planned Development and was approved for a Montessori School in 2007; however, it has been vacant since late 2013.

- The proposed new operator has previous experience and is currently working with DCFS for approval at this location. In addition to beginning their operations in 1993, the school was most recently located in Niles.

- Per the table below, the school will operate in a very similar manner, the one operational difference is students will only be up to age 6, versus the previous school was to age 8:

	Approved	**Proposed**
Use	Montessori School	Montessori School
Staff Members	Approximately 8	4 increasing to max of 10
Age of Children	6 weeks - 9 Years	6 weeks - 6 Years
Number of Children	Approximately 75	9 increasing to max of 75
Hours of Operation	7 AM - 6 PM	7 AM - 6 PM

- The proposed hours of operation are Monday - Friday from 7 AM - 6 PM. There will be 4 employees initially, with the number increasing to 8 in the future. There are initially 9 children, increasing to a maximum capacity of 75 children.

- The property owner has provided a letter verifying the easement agreement for traffic flow and providing overflow parking for the school on the associated Palatine Road property. There is also a condition of the Minor Planned Development Amendment Ordinance, which requires a parking agreement be submitted in a manner acceptable to the Village Attorney for use of the available parking at 421 E. Palatine Road prior to the issuance of a Certificate of Occupancy for the school.

ALTERNATIVES:

1. Approve the Minor Planned Development Ordinance to recognize a new operator of the Montessori School, pursuant to Planned Development Ordinance #O-71-07.
2. Do not approve the Minor Planned Development Ordinance to recognize a new operator of the Montessori School, pursuant to Planned Development Ordinance #O-71-07.

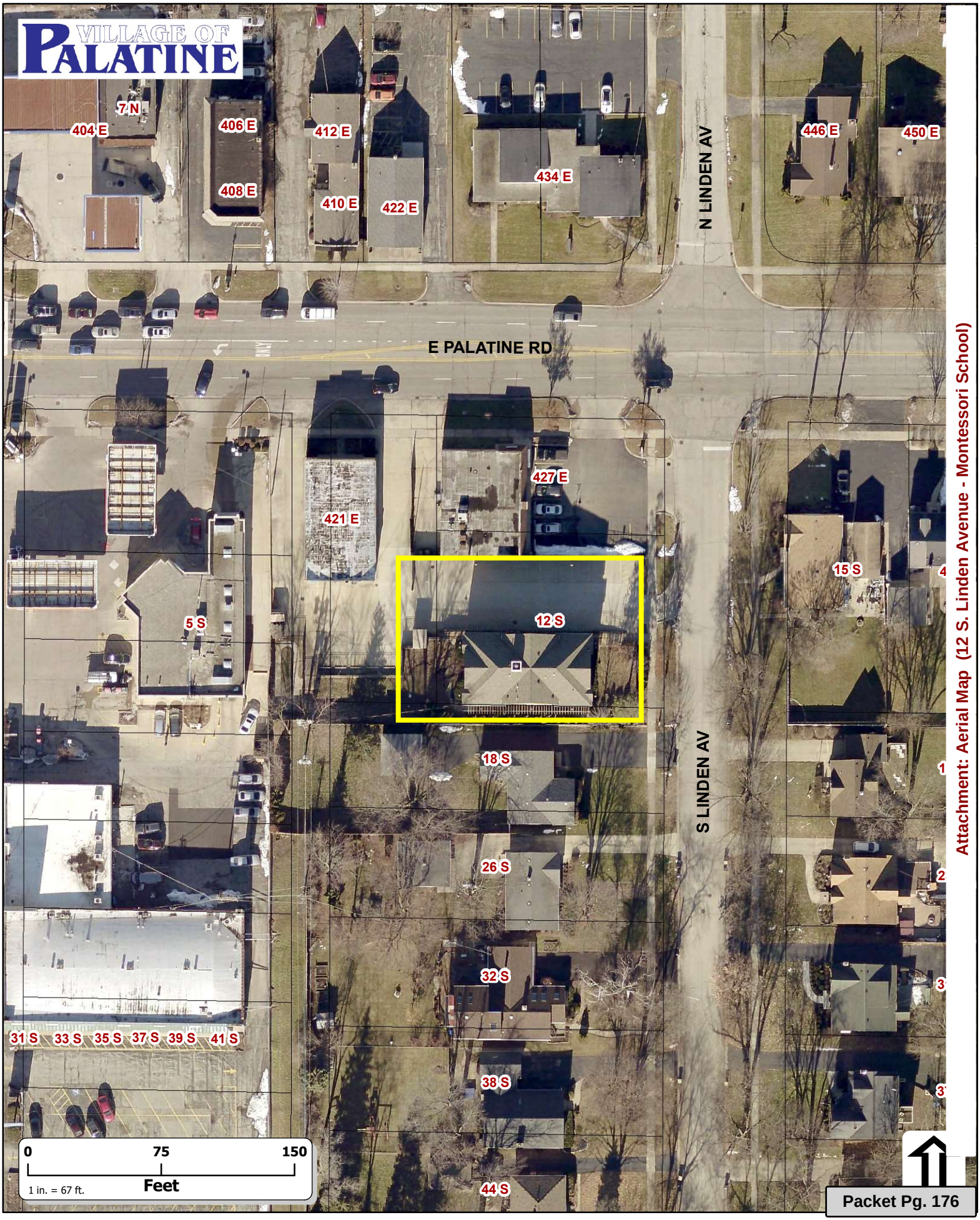
RECOMMENDATION:
Staff recommends approval of the Minor Planned Development Ordinance for the new operator of the Montessori School at 12 S. Linden Avenue.

ACTION REQUIRED:
A Motion approving a Minor Planned Development Ordinance for a new operator of a Montessori School at 12 S. Linden Avenue.

ATTACHMENTS:

- Aerial Map
- ORD Minor Planned Development Amendment - 12 S Linden Avenue
- EXHIBIT - Proposed Business Plan - 07-01-21
- EXHIBIT - Proposed Floor Plans (modified)
- Planned Development Ordinance- #O-71-07
- EXHIBIT - Letter from Owner on Parking
- Letter-Ordinance Agreement-06-14-21

12 S Linden Avenue



Attachment: Aerial Map (12 S. Linden Avenue - Montessori School)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #O-71-07 TO RECOGNIZE A CHANGE IN OPERATOR FOR THE MONTESSORI SCHOOL AT 12 S. LINDEN AVENUE

WHEREAS, Planned Development Ordinance #O-71-07 permitted a Montessori School, with required conditions; and

WHEREAS, the Petitioner Montessori Academy of Illinois, LTD. is now requesting to operate a Montessori School at 12 S. Linden Avenue within the planned development;

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: The Minor Planned Development Amendment shall permit the change in operator to Montessori Academy of Illinois LTD., in association with proposed Montessori School at 12 S. Linden Avenue and subject to the following new condition:

1. **A parking agreement for use of the parking on the 421 E. Palatine Road property shall be submitted in a manner acceptable to the Village Attorney, prior to issuance of the Final Occupancy permit for the school.**

All other conditions and requirements of Ordinance #O-71-07 shall remain in effect.

SECTION 2: 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 Planned Development Amendment - 12 S Linden Avenue (12 S. Linden Avenue - Montessori School)

MONTESSORI ACADEMY OF ILLINOIS, Ltd.

BUSINESS PLAN

School Officers:	President	Charlene Alderete
	Secretary/Treasurer:	Michael D. Rubino
	Director:	Rose de la Rosa

School History: School began its operations on 06-13-93 and was incorporated as a C-Corporation in the State of Illinois on 08-14-97. In business for over 25 years, the School had 100 students at its first location at 8800 W. Ballard Road in Des Plaines, IL (18 years occupancy).

It expanded to a second location in downtown Park Ridge, IL and when the first location was sold, it consolidated all its operations into the Park Ridge location and had 42 students. In 2018, the owner of the Park Ridge location was unable to provide the necessary renovations required by DCFS and the lease was terminated on 10-31-18 after 17+ years occupancy.

The School sought to occupy an alternative location in Niles by 10-31-18, but the renovation of a 1950s vintage building could not get completed in time. Considerable cost overruns and delays followed wherein it was agreed by both Landlord and School to terminate the project. The School then decided to move to 10 S. Linden Avenue in Palatine, as the space is already built out as a Montessori School and DCFS provided an earlier approval and on 06-10-21, inspected the premises again and said it can be approved again, subject to the Village of Palatine approving the School's occupancy.

School Hours: 7:00am – 6:00pm (Monday through Friday)

Attachment: EXHIBIT - Proposed Business Plan - 07-01-21 (12 S. Linden Avenue - Montessori School)

Classrooms: Infants

Toddlers (ages 15-23 months)

2 Year Olds (plus a 2-3 year old transitional classroom)

3-6 Year Olds

Opening Date: 09-01-21

Enrollment: Initial enrollment is projected as follows:

Infants	2
Toddlers	2
2 Year Olds	1
3-6 Year Olds	4
TOTAL	9

Anticipate 4 new students monthly until full capacity at 75 students.

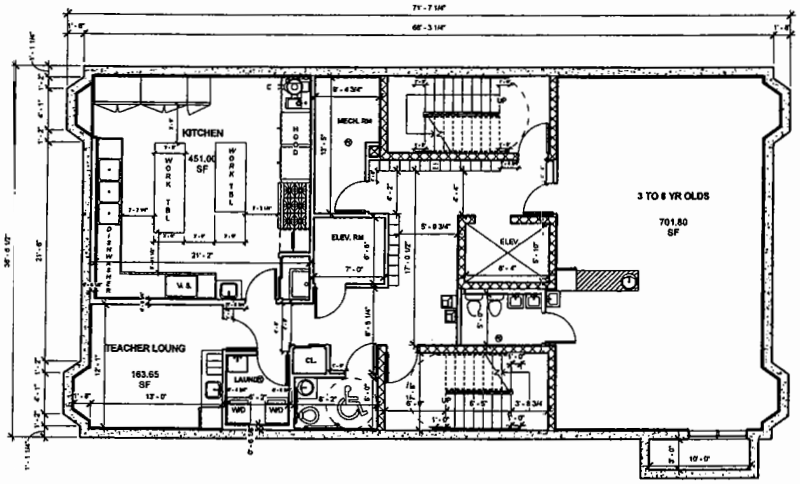
Teachers: 4 teachers initially then increasing with enrollment.

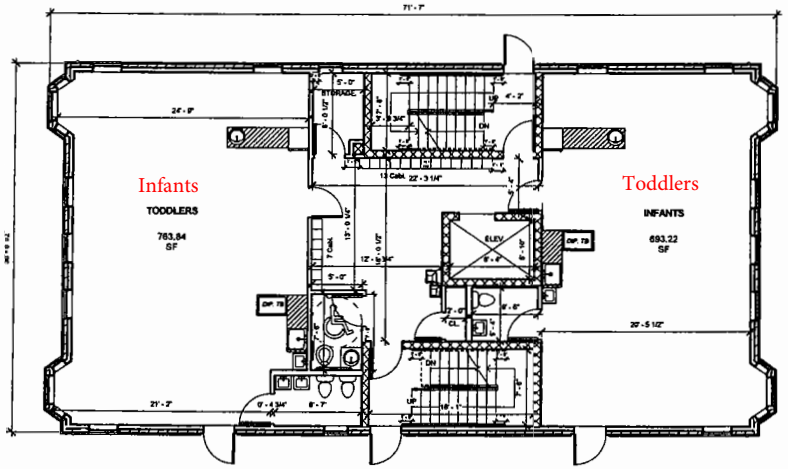
Maximum Number of Employees at Any One Time: 10 at full capacity, except for holiday parties allowed in the Ordinance.

Hours of Outdoor Play Areas: Two playgrounds will be in used during the following hours:

8:00am through 6:00pm (in conformance with Ordinance). 6-9 year olds to be replaced by children 6 weeks through the age of 6.

Attachment: EXHIBIT - Proposed Business Plan - 07-01-21 (12 S. Linden Avenue - Montessori School)





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AIC ARZOUMANIAN & COMPANY architecture + engineering

PLANNED DEVELOPMENT SUBMITTAL

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07

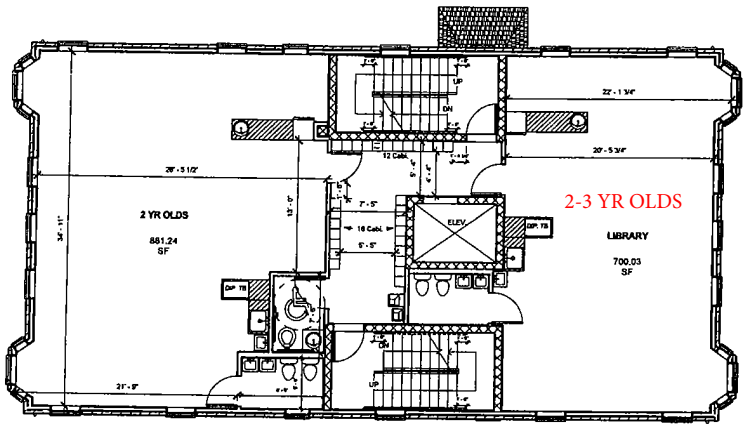
10 S. LINDEN

BASEMENT & 1ST FL. PLANS

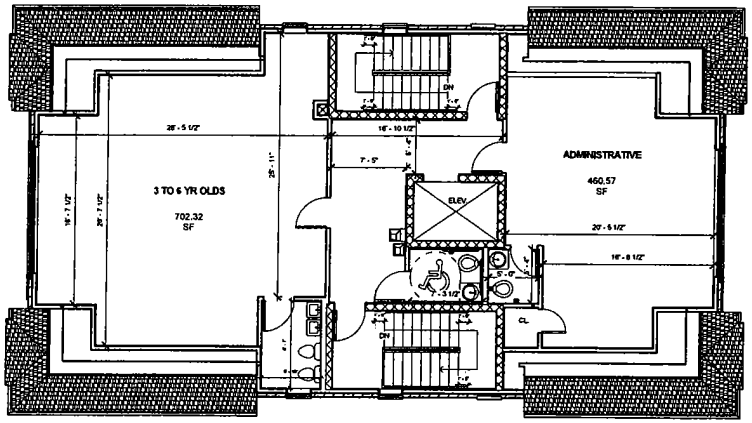
Project number	412
Date	09-08- 2006
Drawn by	Author
Checked by	Checker
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Scale	3/16" = 1'-0"

EXHIBIT "A"

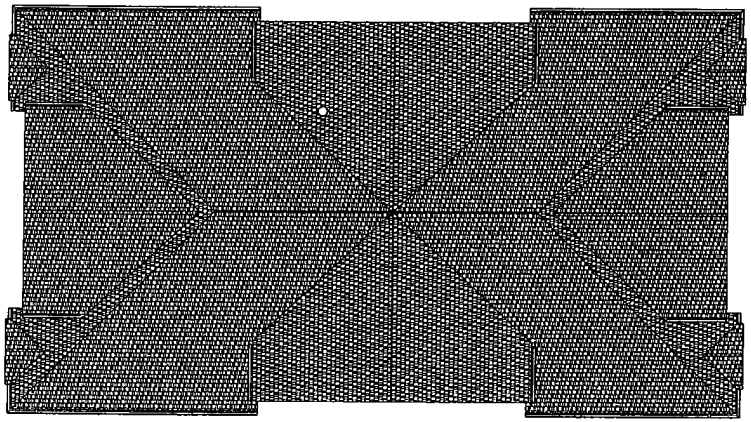
Attachment: EXHIBIT - Proposed Floor Plans (modified) (12 S. Linden Avenue - Montessori School)



1 2Second Floor
3/16" = 1'-0"



2 3Third Floor Plan
3/16" = 1'-0"



3 T.O.ROOF
3/16" = 1'-0"

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PLANNED DEVELOPMENT SUBMITTAL

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Seal

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07

10 S. LINDEN

2ND, 3RD & RF. PLANS

Project number	412
Date	09-06- 2006
Drawn by	A. AVEDOUMIAN
Checked by	R. ARZOUMANIAN

A-1.02

Scale 3/16" = 1'-0"

EXHIBIT "A"

Attachment: EXHIBIT - Proposed Floor Plans (modified) (12 S. Linden Avenue - Montessori School)

ORDINANCE NO. 0-71-07

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR THE PROPERTY AT 10 S. LINDEN AVENUE (CASE NO. 06-169)

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On May 7, 2007

ORDINANCE NO. O-71-07

AN ORDINANCE GRANTING
FINAL PLANNED DEVELOPMENT APPROVAL FOR THE PROPERTY AT
10 S. LINDEN AVENUE (CASE NO. 06-169)

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on April 17, 2007 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 approval.

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

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

The South 95 feet of Lots 1 and 2 in Block 6 in Merrill's Home Addition to Palatine, in the Northeast quarter of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois

commonly known as 10 S. Linden Avenue (PIN# 02-23-200-023).

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Planned Development shall substantially conform to the Architectural Plans, Landscape Plan, and Lighting Plan by Arzoumanian & Company dated 9/8/06 last revised 2/8/07 and attached hereto as Exhibit 'A', and the Engineering Plans by HK Consulting Services dated 11/20/06 last revised 2/15/07 and attached hereto s Exhibit 'B', except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.
3. A $50,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of $123,777.50 shall be submitted.
5. Review fees in the amount of $3,938.38 shall be submitted.
6. The design of the fence proposed for the front of the building shall be a 4' metal fence of a design acceptable to the Director of Planning and Zoning.
7. The landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The one-way drive aisle exiting onto Linden shall be appropriately signed and constructed to allow only left-turn (northbound) access onto Linden Avenue.
9. The designated playground area fronting on Linden Avenue shall not contain playground equipment or similar structures greater than 48" in height. All playground equipment shall be stored indoors between 6:00 p.m. and 7:00 a.m. The designated playground fronting on Linden Avenue shall be limited to children under the age of 2 years old.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

10. The proposed sign shall only be illuminated between the hours of 7:00 a.m. and 6:00 p.m. except when the school is hosting special events. The school shall hold no more than 10 evening and holiday events per year.
11. A cross access easement shall be recorded on the property at 421 E. Palatine Road to ensure future access to the subject property. A Plat of easement dedication shall be submitted.
12. The Planned Development approval shall permit the operation of a Montessori School by the Petitioners. Any change in the operator or owner of the school, modification to the floor plans (Exhibit "A"), or any change in the use of the building may only occur upon the review and approval of the Village Council.

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 7 day of May, 2007

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

APPROVED by me this 7 day of May, 2007

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7 day of May, 2007

Village Clerk

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

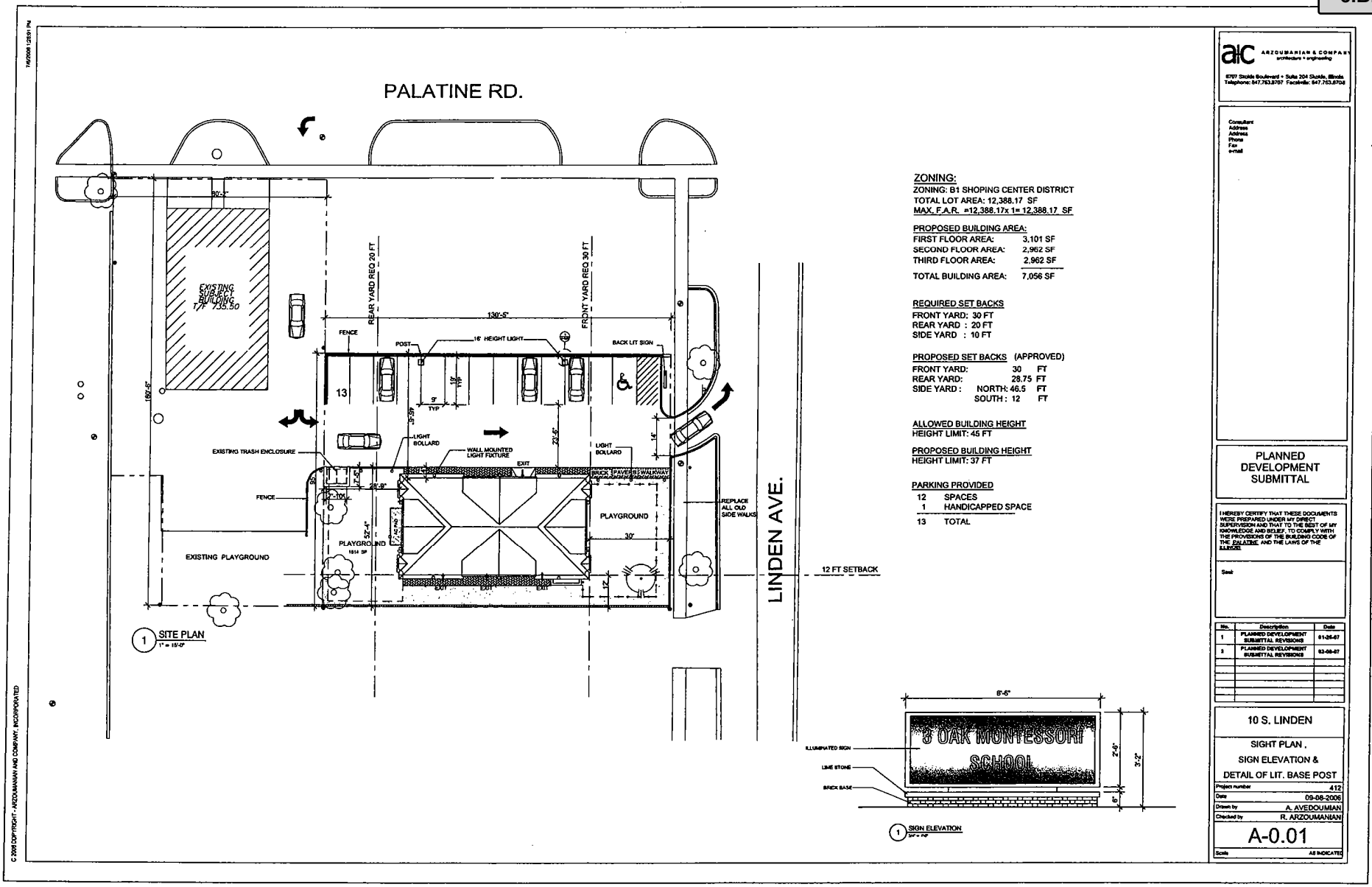
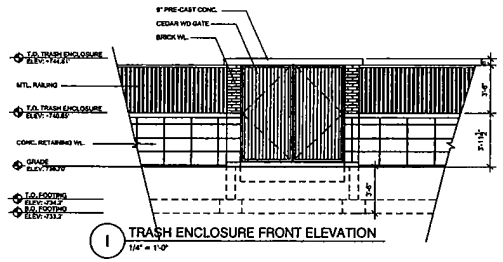
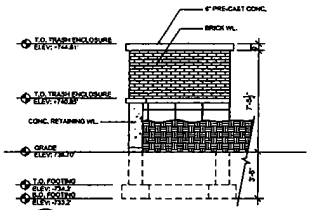


EXHIBIT "A"

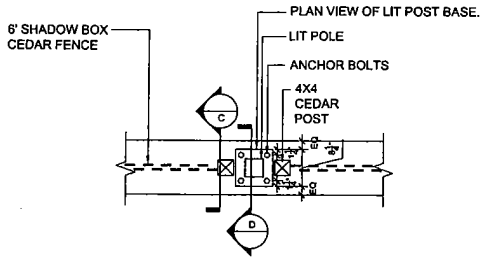
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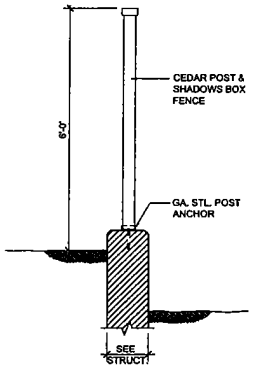
I TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



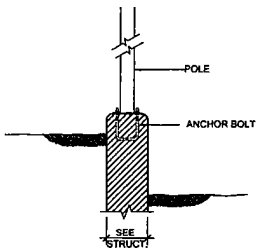
II TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



1 LITE POST BASE & FENCE PLAN
1/2" = 1'-0"



C SECTION
1/2" = 1'-0"



D SECTION
1/2" = 1'-0"



2 HANDICAPPED PARKING SPACE SIGN
1/2" = 1'-0"

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Seal:

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07
2	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	02-08-07

10 S. LINDEN

DETAIL OF TRASH ENC.
& LIT BASE POST

Project number	412
Date	09-08-2006
Drawn by	A. AVEDOUMIAN
Checked by	R. ARZOUMANIAN

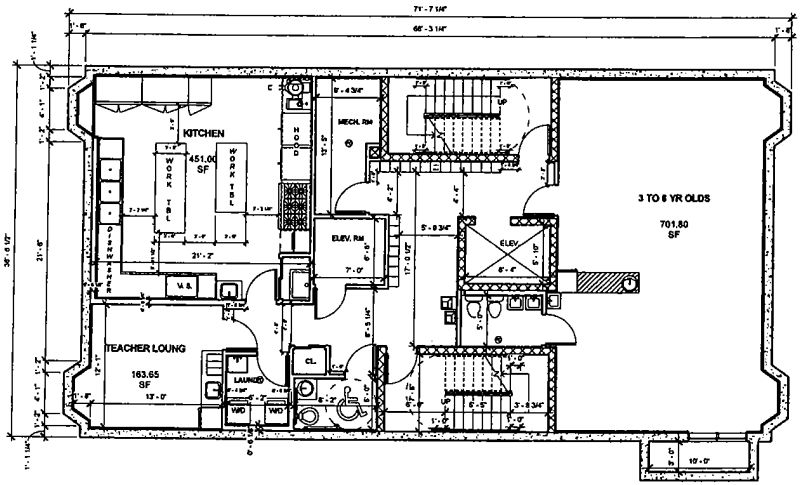
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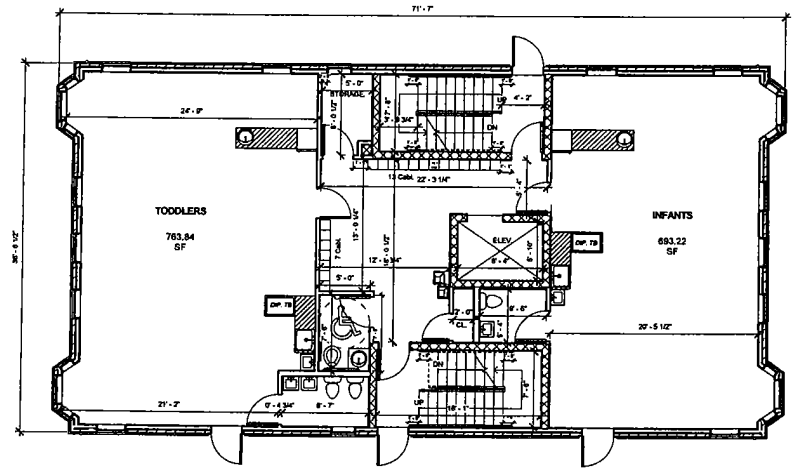
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EXHIBIT "A"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



1 0Basement
3/16" = 1'-0"



2 1First Floor
3/16" = 1'-0"

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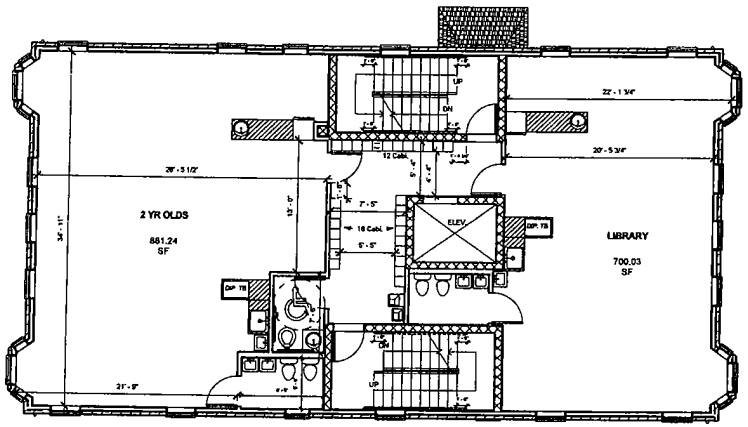
10 S. LINDEN

BASEMENT & 1ST FL. PLANS

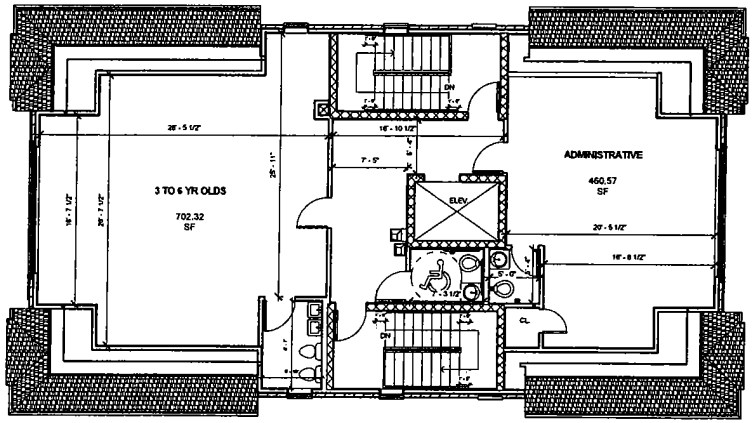
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Drawn by	Author
Checked by	Checker

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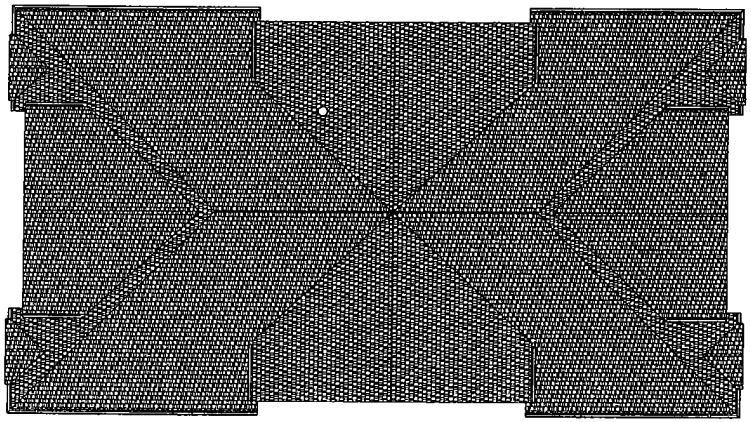
Scale 3/16" = 1'-0"



1 2Second Floor
3/16" = 1'-0"



2 3Third Floor Plan
3/16" = 1'-0"



3 T.O.ROOF
3/16" = 1'-0"

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10 S. LINDEN

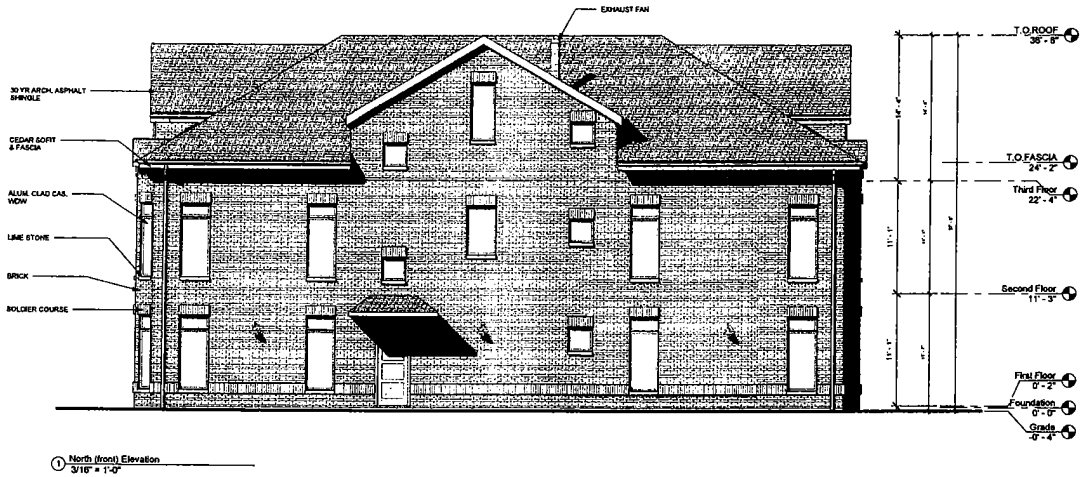
2ND, 3RD & RF. PLANS

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Checked by	R. ARZOUMANIAN

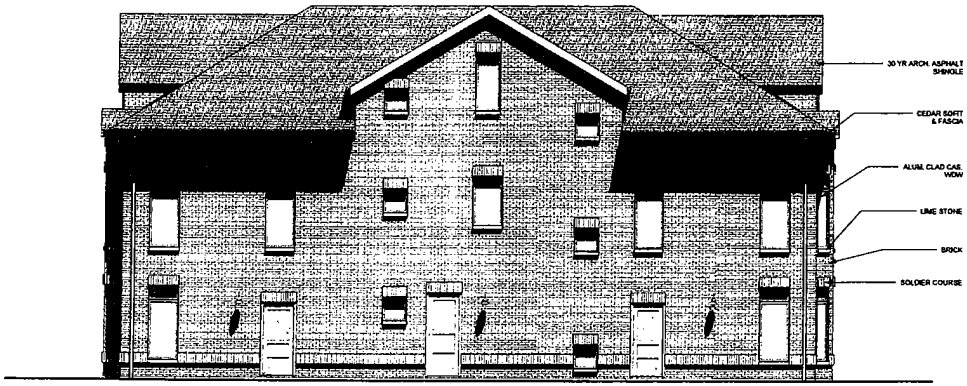
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Scale 3/16" = 1'-0"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



① North (front) Elevation
3/16" = 1'-0"



③ South Elevation
3/16" = 1'-0"

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PLANNED DEVELOPMENT SUBMITTAL

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No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-25-07

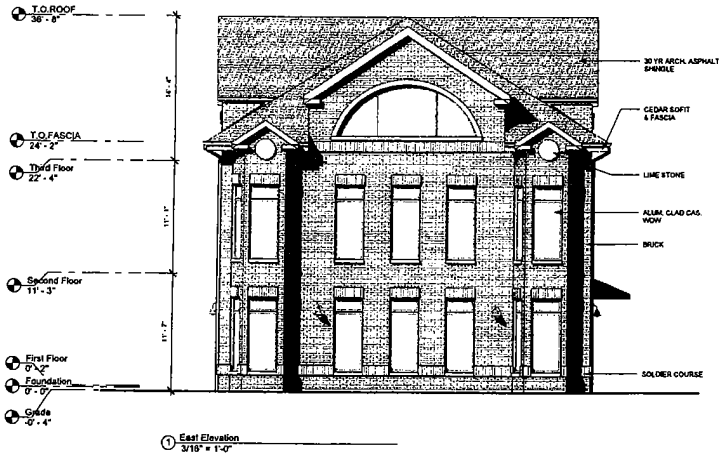
10 S. LINDEN

NORTH & SOUTH ELEVATIONS

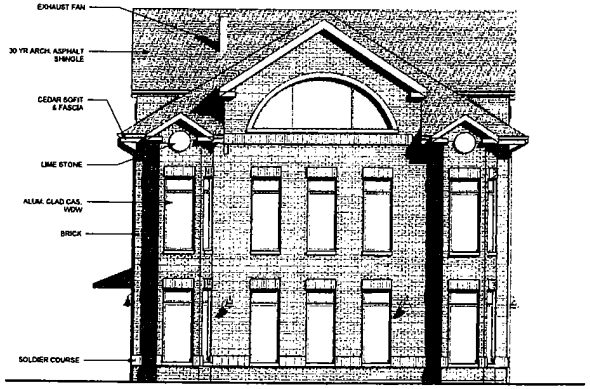
Project number	412
Date	09-08- 2006
Drawn by	A. AVEDOUMIAN
Checked by	R. ARZOUMANIAN

A-2.01

Scale 3/16" = 1'-0"



1 East Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"

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PLANNED DEVELOPMENT SUBMITTAL

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East

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07

10 S. LINDEN

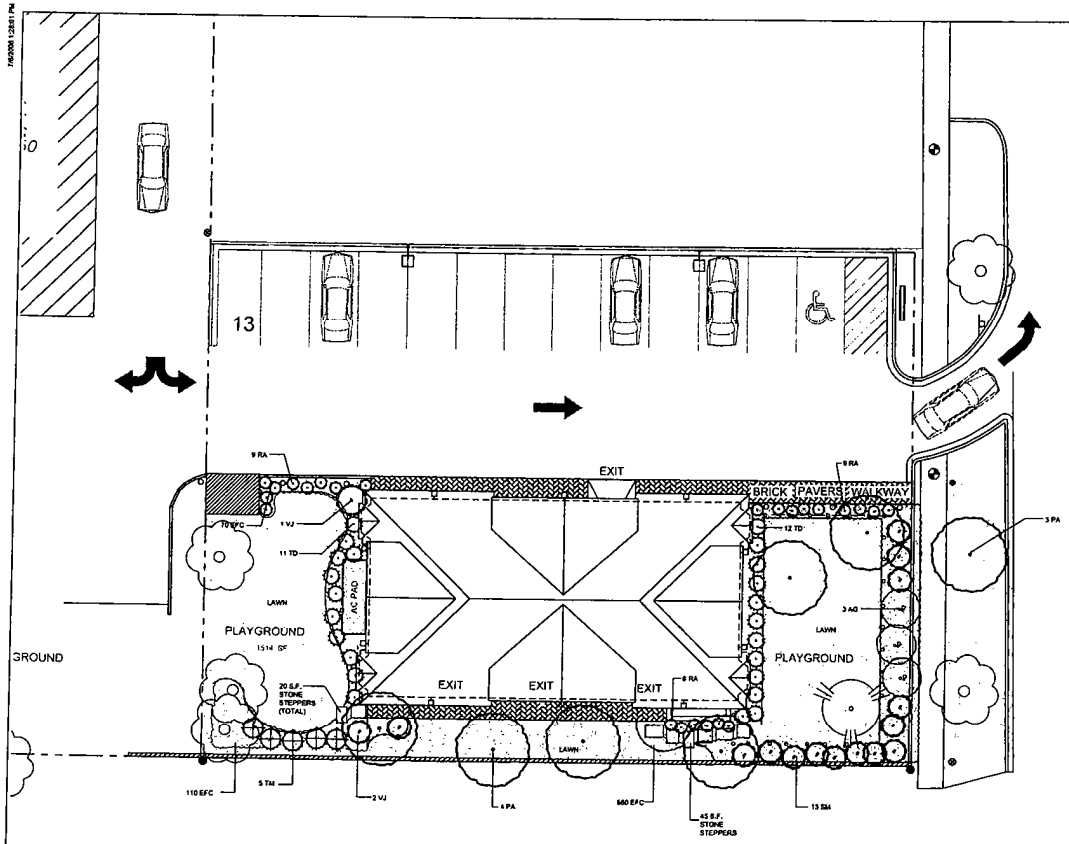
EAST & WEST ELEVATIONS

Project number	412
Date	09-08- 2006
Drawn by	Author
Checked by	Checker

A-2.02

Scale 3/16" = 1'-0"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



1 LANDSCAPE PLAN
1" = 10'-0"

PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
SHADE TREES				
PC	7	Pyrus calleryana 'Bradford' BRADFORD PEAR	3" - 3.5"	B&B
ORNAMENTAL TREES				
AG	3	Amelanchier grandiflora JUNEBERRY	CLUMPED FORM	B&B
EVERGREEN TREE				
TM	5	Taxus cuspidata 'Capitata' LOOSE UPRIGHT YEW	5'	B&B
MEDIUM DECIDUOUS SHRUB				
SM	13	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24"	B&B
VJ	3	Viburnum juddii JUDD VIBURNUM	30"	B&B
SMALL DECIDUOUS SHRUB				
RA	24	Rhus aromatica 'Gro-Lo' FRAGRANT GRO-LO SUMAC	3 GAL	B&B
EVERGREEN SHRUB				
TD	11	Taxus media 'Densiformis' DENSE YEW	24"	CONTAINER
PERENNIALS/ANNUALS/GROUNDCOVERS				
EFC	855	Euonymus fortunei coloratus PURPLELEAF WINTERCREEPER	3"	CONTAINER
	245	S.Y. SOD		

ARZOUMANIAN & COMPANY
architecture + engineering
8707 Skokie Boulevard • Suite 204 Skokie, Illinois
Telephone: 847.763.8707 Facsimile: 847.763.8708

Consultant
Address
Address
Phone
Fax
e-mail

PLANNED DEVELOPMENT SUBMITTAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF THE EVANSTON, AND THE LAWS OF THE ILLINOIS

Seal:

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07
2	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	02-06-07

10 S. LINDEN

LANDSCAPING PLAN

Project number	412
Date	09-08-2006
Drawn by	G. TOPALIAN
Checked by	R. ARZOUMANIAN

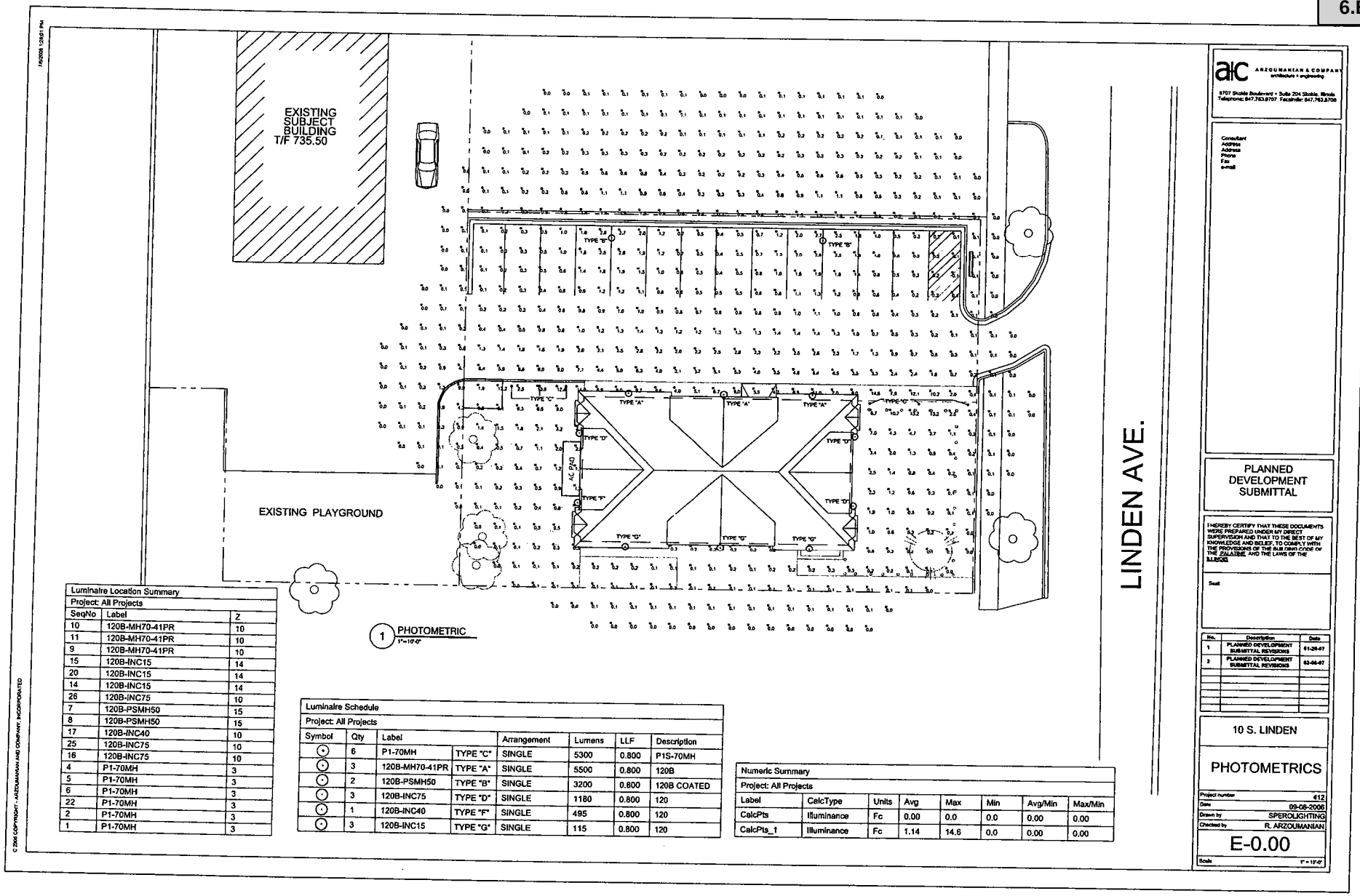
L-0.01

Scale 1" = 10'-0"

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EXHIBIT "A"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



Luminaire Location Summary		
Project: All Projects		
SeqNo	Label	Z
10	120B-MH70-41PR	10
11	120B-MH70-41PR	10
9	120B-MH70-41PR	10
15	120B-INC15	14
20	120B-INC15	14
14	120B-INC15	14
26	120B-INC75	10
7	120B-PSMH50	15
8	120B-PSMH50	15
17	120B-INC40	10
25	120B-INC75	10
16	120B-INC75	10
4	P1-70MH	3
5	P1-70MH	3
6	P1-70MH	3
22	P1-70MH	3
2	P1-70MH	3
1	P1-70MH	3

Luminaire Schedule							
Project: All Projects							
Symbol	Qty	Label		Arrangement	Lumens	LLF	Description
	6	P1-70MH	TYPE "C"	SINGLE	5300	0.800	P1S-70MH
	3	120B-MH70-41PR	TYPE "A"	SINGLE	5500	0.800	120B
	2	120B-PSMH50	TYPE "B"	SINGLE	3200	0.800	120B COATED
	3	120B-INC75	TYPE "D"	SINGLE	1180	0.800	120
	1	120B-INC40	TYPE "F"	SINGLE	495	0.800	120
	3	120B-INC15	TYPE "G"	SINGLE	115	0.800	120

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.00	0.0	0.0	0.00	0.00
CalcPts_1	Illuminance	Fc	1.14	14.6	0.0	0.00	0.00

ARZOUMANIAN & COMPANY
architecture + engineering
8707 Skokie Boulevard • Suite 204 Skokie, Illinois
Telephone: 847.763.8707 Facsimile: 847.763.8706

Consultant
Address
Address
Phone
Fax
e-mail

PLANNED DEVELOPMENT SUBMITTAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF THE PALATINE, AND THE LAWS OF THE ILLINOIS

Seal:

No.	Description	Date
1	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	01-26-07
2	PLANNED DEVELOPMENT SUBMITTAL REVISIONS	03-06-07

10 S. LINDEN

PHOTOMETRICS

Project number	412
Date	09-08-2006
Drawn by	SPEROLIGHTING
Checked by	R. ARZOUMANIAN

E-0.00

Scale: 1" = 10'-0"

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EXHIBIT "A"

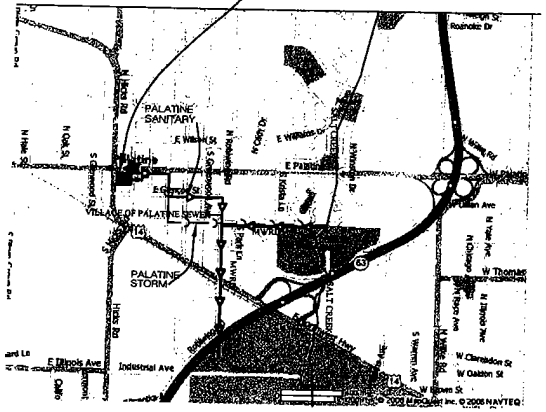
Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

PROPOSED SITE IMPROVEMENTS FOR

MONTESSORI SCHOOL

10 S LINDEN PALATINE IL

PROJECT LOCATION



LOCATION MAP

NTS

NWRD NOTES

1. The NWRD Local Sewer Plans Office must be notified at least two (2) working days prior to commencement of work. Call 708-588- 4055.
2. All elevations refer to USGS datum.
3. All floor drains shall discharge to sanitary sewer.
4. All downspouts and footing drains shall discharge to the storm sewer system.
5. All sanitary sewers Shall be PVC confirming to ASTM D-2241, SDR26 with ASTM D-3139 Joints
6. All DIP Pipe Shall conform to ANSI A-21.51 Joint ANSI 21.11
7. All CISP Shall conform to ASTM A-74 Joint ASTM C-564
8. All sanitary sewer construction and storm sewer construction in combined sewer areas, require stone bedding material ¼ inch to 1 inch in size, with a thickness equal to ¼ the outside diaeter of the sewer pipe but not less than 4" nor greater than 8". Material shall be CA-11 or CA-13 and shall extend at least 12" above the top when using PVC.
9. "Band-Seal" or similar couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. When connecting to an existing sewer main by means other than an existing eye, tee, or an existing manhole, one of the following methods shall be used:
a. Circular saw- cut of the sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub- eye saddle or hub-tee saddle.
b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a eye or tee branch section.
c. With pipe cutter, neatly and accurately cut desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
11. All sanitary and storm manholes, (AND STORM MANHOLE IN COMBINED SEWER AREAS) shall have a minimum diameter OF 48-INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. RESILIENT CONNECTORS, CONFORMING TO ASTM C-923, SHALL BE USED BETWEEN MANHOLE AND SEWER.
12. Wherever a sanitary/combined sewer crosses under a water main, the sewer shall be laid to provide vertical distance of 18" between the outside of the water main and the outside of the sewer. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located on a bench of undisturbed earth, keeping a minimum 18" vertical seperation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to watermain standards.
13. All sanitary and /or combined sewers shall be tested in keeping with all NWRD requirements.
14. All construction shall confirm to the Illinois Recommended Standards for Sewage Works, latest edition, published by the ICPA except for the conflicts with the NWRD Sewer Permit and Manual Of Procedures, where the NWRD ordinances shall take precedence.
15. All storm sewers crossing watermain shall be PVC confirming to ASTM D-2241, SDR26 with D-3139 Joints

PROJECT LOCATION

GENERAL NOTES

1. ELEVATIONS ARE USGS DATUM.
2. DO NOT SCALE DIMENSIONS FOR BUILDINGS FROM THESE DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.
4. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. CONTRACTOR TO CONTACT BUILDING MANAGER FOR ANY EXISTING UTILITIES THAT MAY NOT BE SHOWN OR MARKED IN FIELD. ANY SHOWN OR MARKED UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER, AND UTILITY OWNER BY THE CONTRACTOR AT THEIR OWN EXPENSE.
5. THE CONTRACTOR SHALL CONTACT "JULIE" AT (800) 892-0123 TO HAVE CERTAIN UTILITY COMPANIES FIELD LOCATE THEIR INSTALLATIONS. A MINIMUM OF TWO FULL WORKING DAYS NOTICE ARE REQUIRED FOR A FIELD LOCATION.
6. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION AND PROSECUTION OF THE WORK ON THIS PROJECT BEFORE SUBMITTING A PROPOSAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ADJACENT STRUCTURES, POLES, SIGNS AND PIPE LINES, BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER AND OWNER AT HIS OWN EXPENSE.
8. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND, OR AFTER 3 P.M. ON THE DAY PRECEDING A HOLIDAY OR WEEKEND, OR ANY TIME THE EXCAVATION CANNOT BE SUPERVISED, SECURED WITH SNOW FENCE AND LIGHTS.
9. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER
10. EXCESSIVE OR SOIL AND GENERAL CLEANUP. THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB BEYOND PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE NOTED.
11. THE FOLLOWING MUST BE NOTIFIED TWO WORKING DAYS PRIOR TO STARTING CONSTRUCTION: THE VILLAGE OF HANOVER GROVE PUBLIC IMPROVEMENTS INSPECTOR PH 847-672-3650 (847)533-4AND THE NWRD. ALL OTHER AGENCIES SHALL ALSO BE NOTIFIED.
12. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE SURVEYOR AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
13. ALL WORK DESCRIBED SHALL BE DONE BY QUALIFIED CONTRACTORS AND SUBCONTRACTORS FAMILIAR WITH THE TYPE OF WORK TO BE ACCOMPLISHED.
14. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES AND THEIR EMPLOYEES WITH THE MOST CURRENT RULES, REGULATIONS, POLICIES & PROCEDURES REGARDING SAFETY OF PERSONNEL WHILE PERFORMING ANY WORK OR BEING PHYSICALLY PRESENT ON THE CONSTRUCTION SITE. WHETHER OR NOT ANY WORK IS BEING PERFORMED OR EQUIPMENT IS BEING OPERATED. ALL OF THE REGULATIONS OF THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ANY ADDITIONAL STATE OF LOCAL REGULATIONS SHALL BE FOLLOWED THROUGHOUT THE DURATION OF THE CONTRACT WORK.
15. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTION OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN 1, 1997 WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE "VILLAGE OF HANOVER GROVE" IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE. REQUIREMENTS OF THE IMMEDIATE PERMITTING JURISDICTION SHALL APPLY.
16. ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" FIFTH EDITION, MAY 1996, UNLESS OTHERWISE NOTED.
17. ALL MANHOLES AND VALVE VAULTS SHALL HAVE "SANITARY" "STORM" OR "WATER" CAST INTO THE CAST IRON LIDS, AS APPROPRIATE. ALL OPEN GRATES WILL BE STAMPED "DUMP NO WASTE / DRAINS TO WATERWAY"
18. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREA SHALL BE BACKFILLED AND COMPACTED WITH AGGREGATE CA-6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A MAX 1H SLOPE AWAY FROM THE PAVEMENT.
19. "BAND-SEAL" CONNECTORS, OR EQUAL, SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIALS.
20. ALL MCV AND EXISTING STRUCTURES OR SITE AND IN AREA TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", SUCH ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
21. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET, BETWEEN ALL SEWER AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE DUCTILE IRON.
22. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS UNADEQUATE AND TO ANY ITEM OF WORK OMITTED.
23. THE CONTRACTOR WILL HAVE IN HIS POSSESSION, THE JOB SITE, A COPY OF THE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK.
24. THE CONTRACTOR WILL HAVE IN HIS POSSESSION, ON THE JOB SITE, A COPY OF THE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK.
25. ANY SOIL EROSION CONTROL MEASURES IN ADDITION TO THOSE OUTLINED IN THESE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE ENGINEER BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.

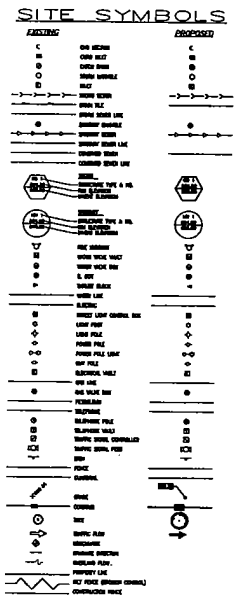
INDEX OF PLAN SHEETS

C1. COVER SHEET
C2. EXISTING TOPO
C3. PROPOSED GRADING
C4. UTILITIES
C5. GEOMETRICS
C6. DETAILS AND NOTES

CALL JULIE
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT., SUN. & HOLIDAYS)
1-800-892-0123

SITE BENCH MARK:
N.E. CORNER OF INLET NR. 39
ACCORDING TO VILLAGE UTILITY MAP
ON CENTRAL AVE.
RIM=662.10

SITE SYMBOLS



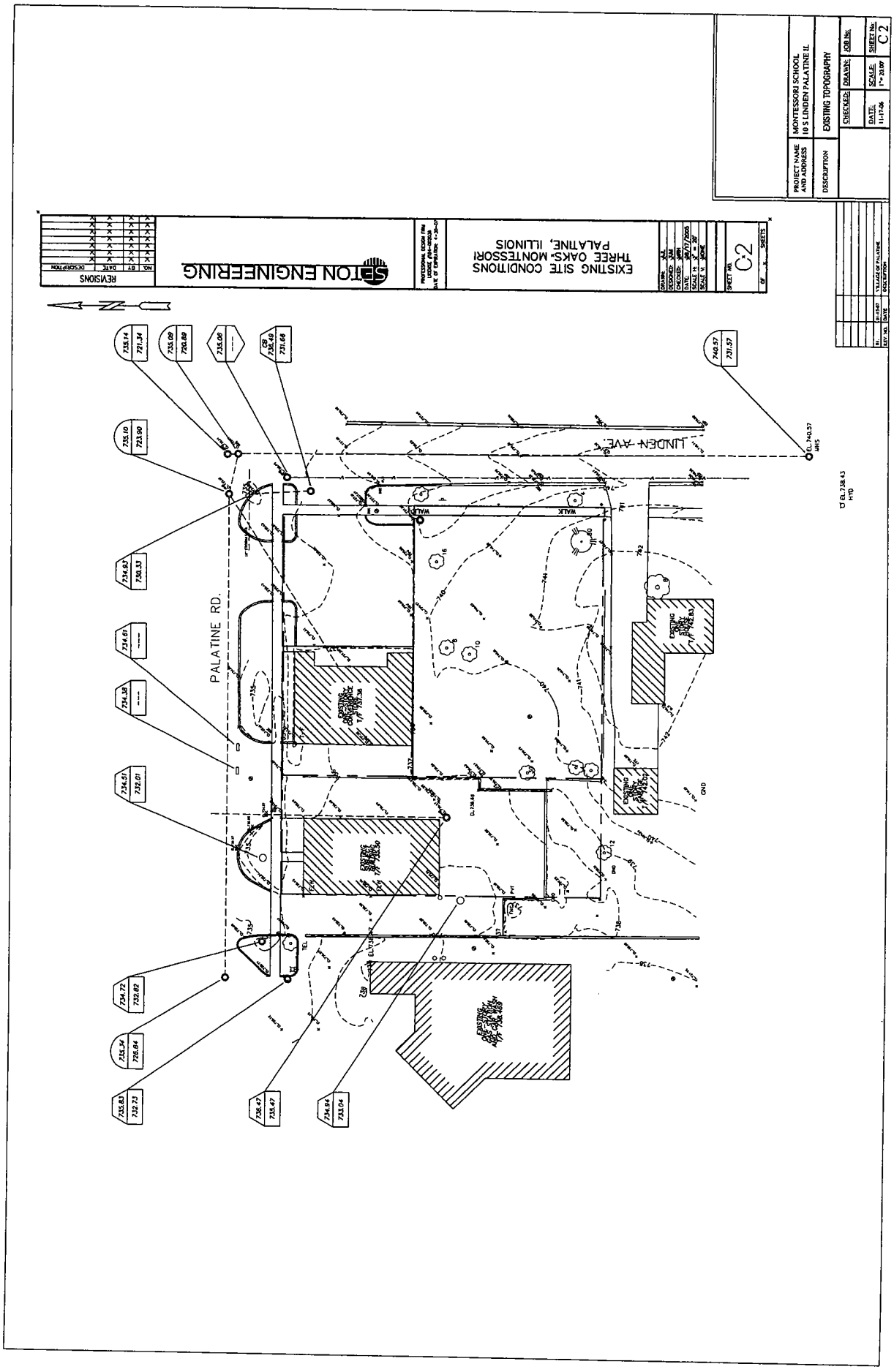
REV. NO.	DATE	DESCRIPTION:
01	01-15-07	VILLAGE OF PALATINE

HK CONSULTING SERVICES, INC.
HARRY KRAJCER, PE
3010 WARBLER PLACE
HIGHLAND PARK, IL 60035
PH.: 847-748-8677
FAX: 847-579-0227
EMAIL: hkpe@comcast.net

PROJECT NAME AND ADDRESS	MONTESSORI SCHOOL 10 S LINDEN PALATINE IL
DESCRIPTION	COVER SHEET

CHECKED:	DRAWN:	JOB No:
H. K.	J.H.	6228
DATE:	SCALE:	SHEET No:
11-20-06	NONE	C1

EXHIBIT "B"



Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

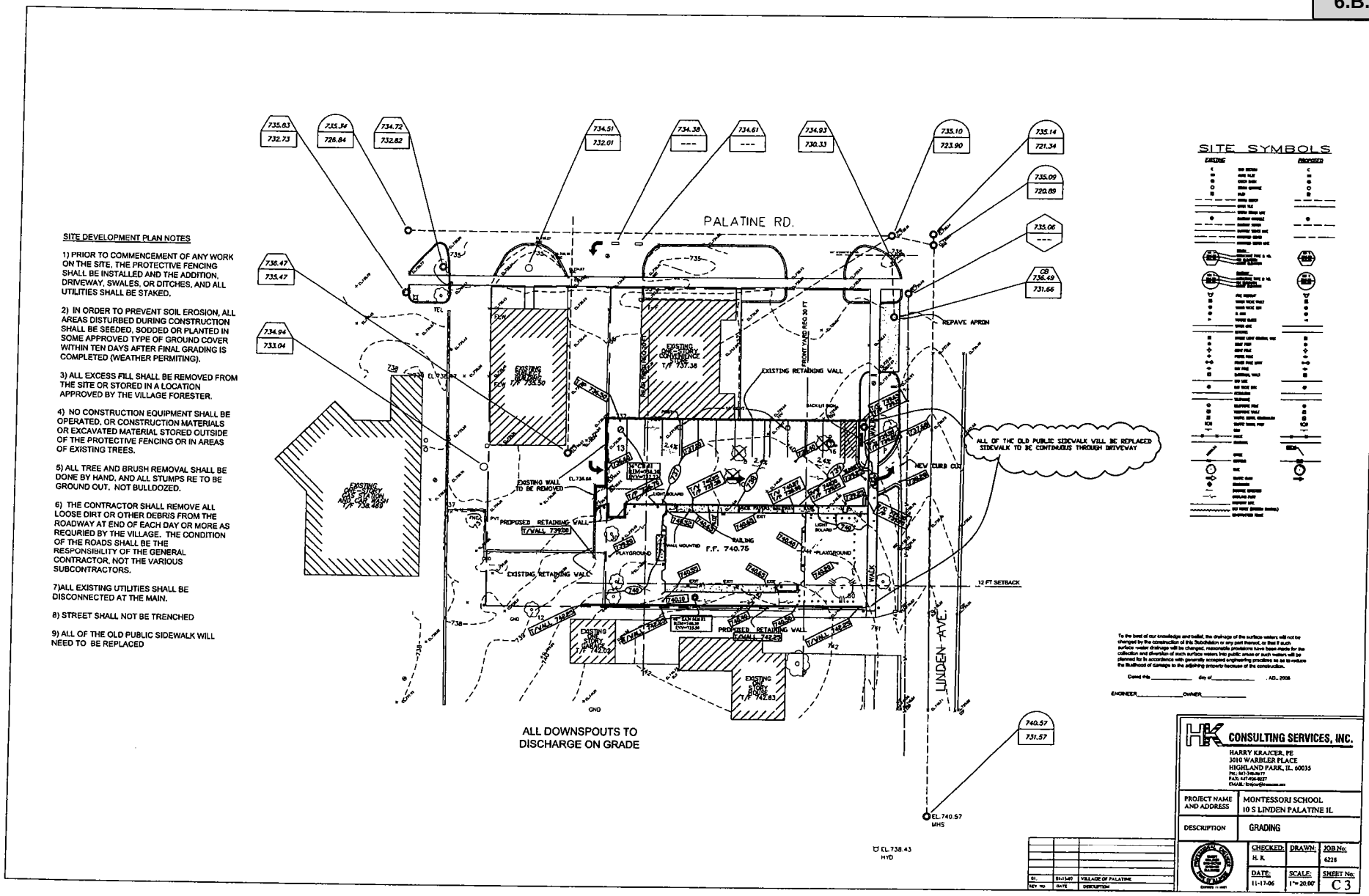
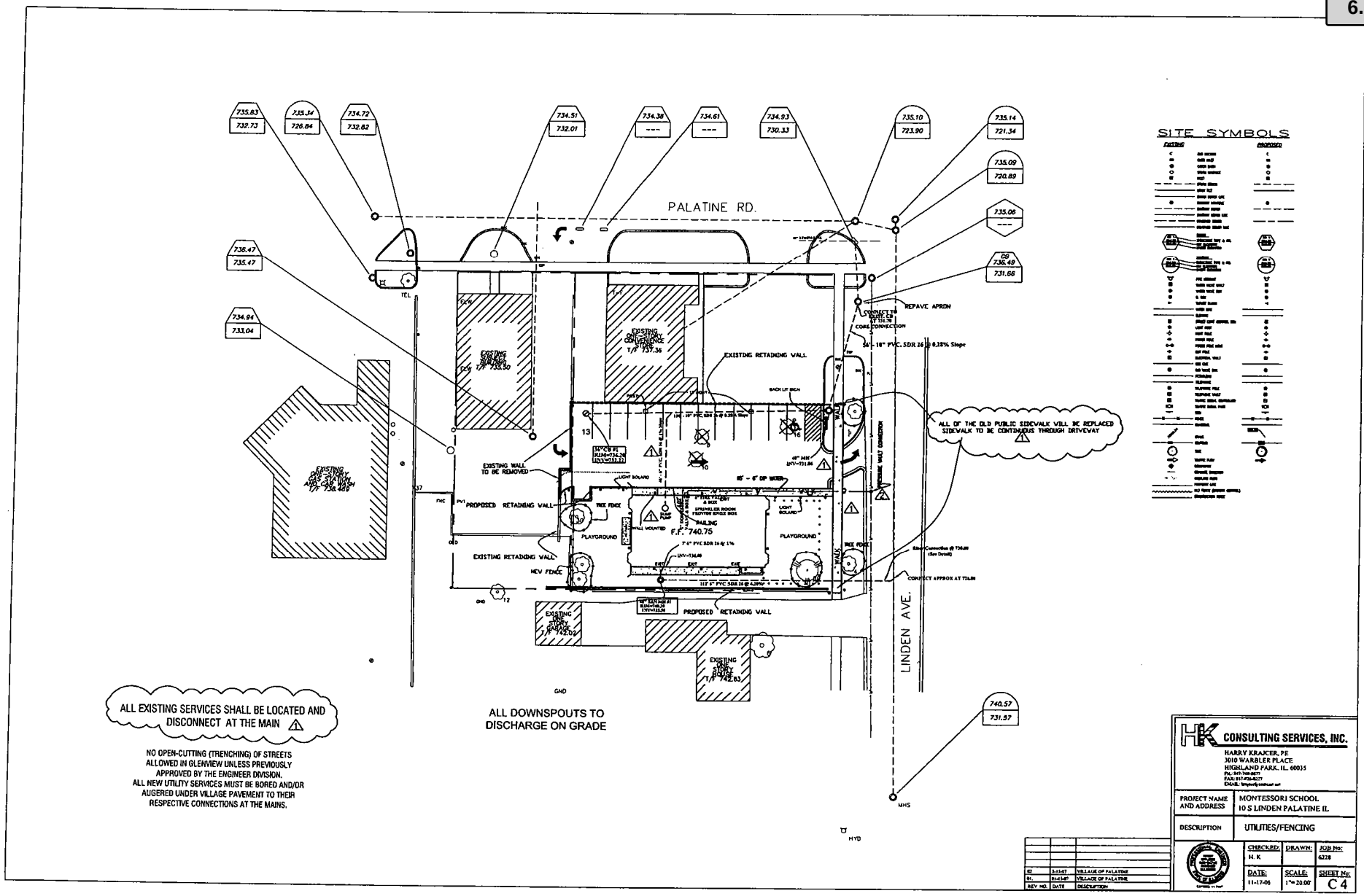


EXHIBIT "B"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



SITE SYMBOLS

ALL EXISTING SERVICES SHALL BE LOCATED AND DISCONNECT AT THE MAIN ⚠

NO OPEN-CUTTING (TRENCHING) OF STREETS ALLOWED IN GLENVIEW UNLESS PREVIOUSLY APPROVED BY THE ENGINEER DIVISION. ALL NEW UTILITY SERVICES MUST BE BORED AND/OR AUGERED UNDER VILLAGE PAVEMENT TO THEIR RESPECTIVE CONNECTIONS AT THE MAINS.

ALL DOWNSPOUTS TO DISCHARGE ON GRADE

HK CONSULTING SERVICES, INC.
HARRY KRAJCER, PE
3010 WARBLER PLACE
HIGHLAND PARK, IL. 60035
PH.: 847-748-8677
FAX: 847-926-8677
EMAIL: harrykrajcer@comcast.net

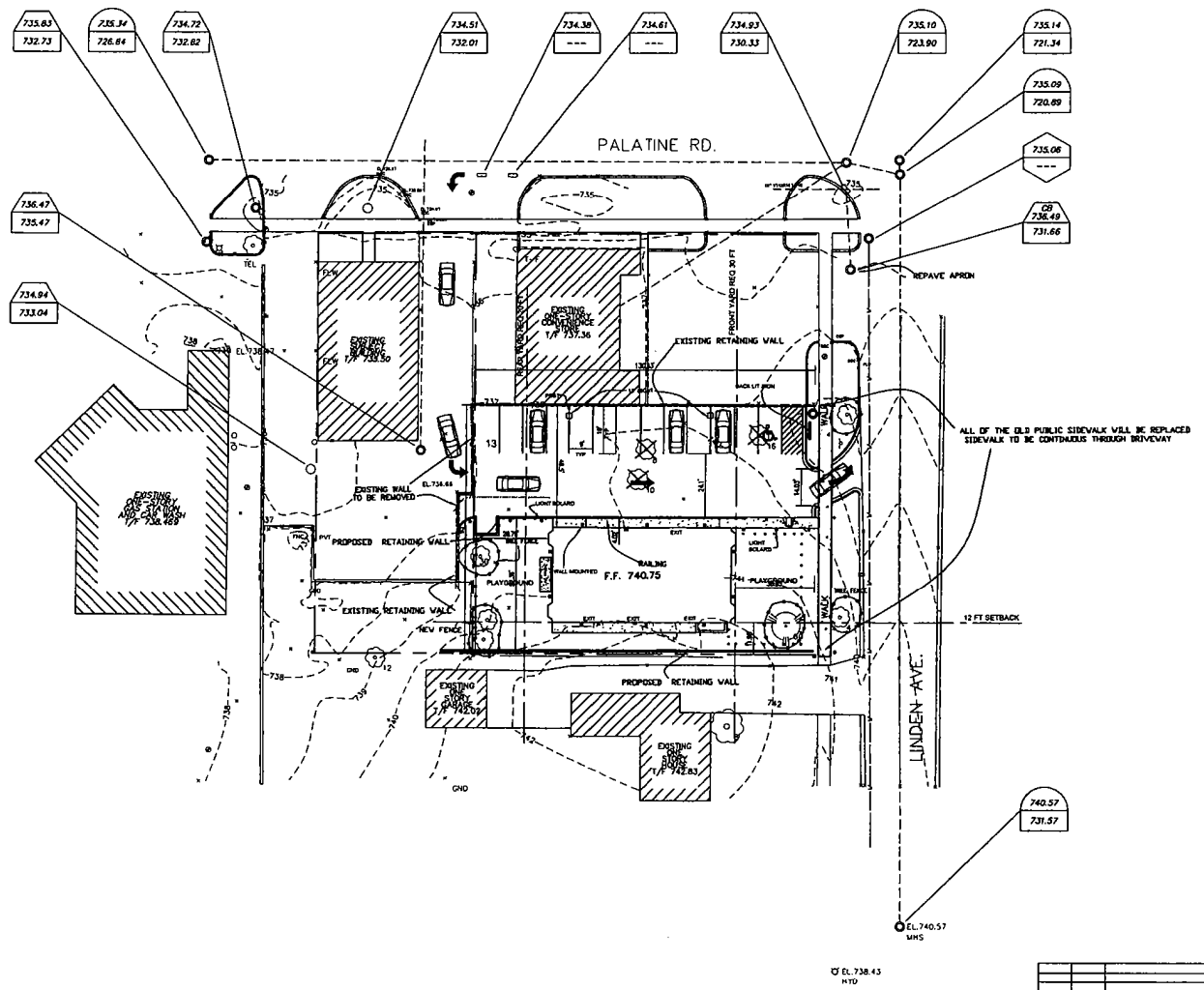
PROJECT NAME AND ADDRESS	MONTESSORI SCHOOL 10 S LINDEN PALATINE IL
DESCRIPTION	UTILITIES/FENCING

CHECKED:	DRAWN:	JOB No:
H. K		6228
DATE:	SCALE:	SHEET No:
11-17-06	1"= 20.00'	C 4

REV NO.	DATE	DESCRIPTION
#2	8-13-07	VILLAGE OF PALATINE
#1	11-1-07	VILLAGE OF PALATINE

EXHIBIT "B"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

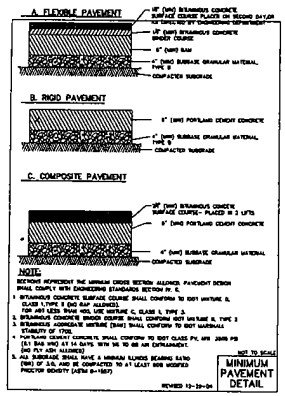


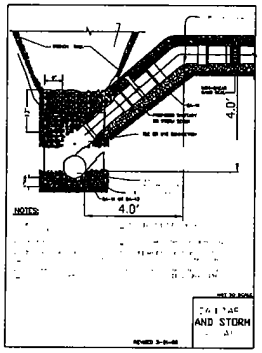
HK CONSULTING SERVICES, INC.	
HARRY KRAKER, PE 3010 WARBLER PLACE HIGHLAND PARK, IL 60035	
PROJECT NAME AND ADDRESS	MONTESSORI SCHOOL 10 S LINDEN PALATINE IL
DESCRIPTION	GEOMETRICS
CHECKED: H. K	DRAWN:
DATE: 11-17-06	SCALE: 1"=20.00'
JOB No: 6228	SHEET No: C 5

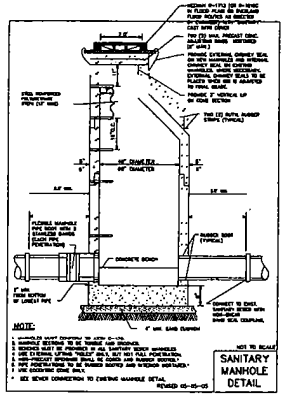
01-13-07	VILLAGE OF PALATINE	

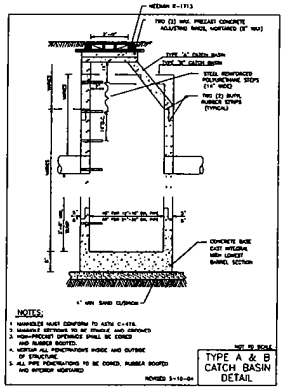
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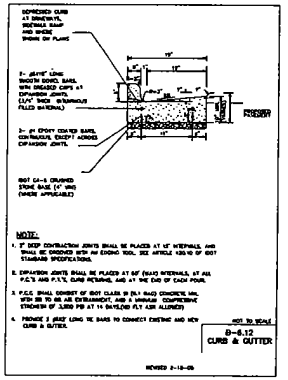
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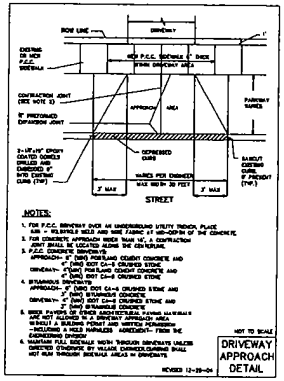


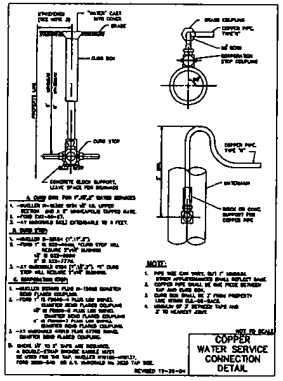


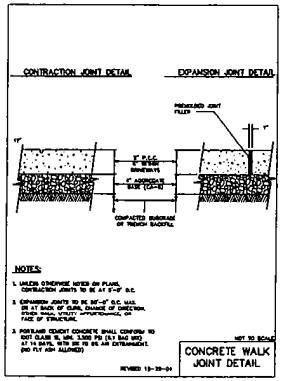


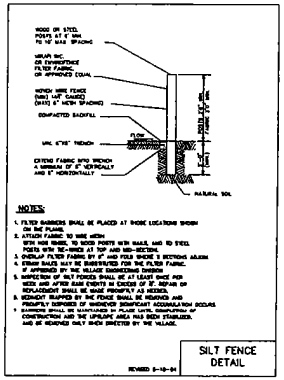


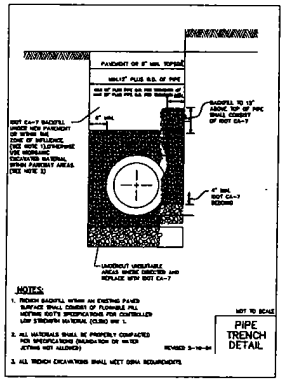


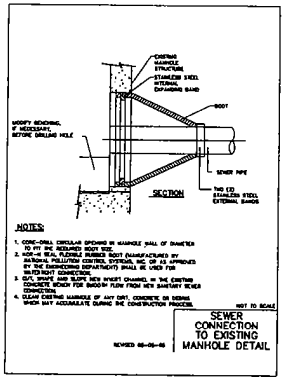


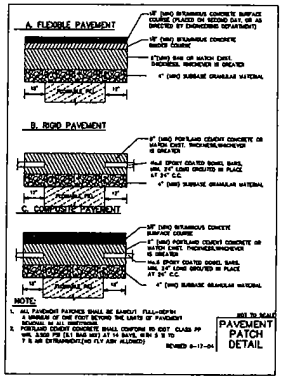


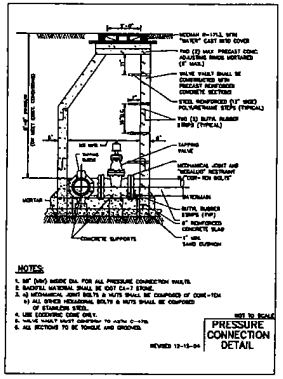












1	2-15-07	PRESSURE CONNECTION

HK CONSULTING SERVICES, INC.
HARRY KRAJCER, PE
3010 WARBLER PLACE
HIGHLAND PARK, IL 60035
PH: 847-348-8677
FAX: 847-478-8077
EMAIL: hjrpe@sbcglobal.net

PROJECT NAME AND ADDRESS	MONTESSORI SCHOOL 10 S LINDEN PALATINE IL			
DESCRIPTION	DETAILS			
	CHECKED: H. K	DRAWN:	JOB No:	
	DATE: 11-17-06	SCALE:	SHEET No: C 6	

EXHIBIT "B"

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

Zoning Docket #
Property recorded in Torrens
Filing Fee $_____ Date Filed

PETITION FOR HEARING

PRELIMINARY AND FINAL PLANNED DEVELOPMENT

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Elizabeth & John Marton
   Address: 10 S. Linden Palatine, IL 60074
   Telephone No. 847-358-2345 (0255) Business No. 4
   Email —
2. Authorized Agent of Petitioner (if different):
   Name: _____
   Address: _____
   Telephone No. _____ Business No. _____
   Email _____
   Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): 10 S. Linden - Owner
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   10 S. Linden Palatine, Illinois
5. All existing land use(s) on the property are: B-1
6. Current zoning of property: B-1 Size of the property: 95 x 130.38 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:
   Montessori Daycare
8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development ere to be developed as a traditionally zoned project (if any):
   Southside setback and parking requirements

PETITIONER'S EXHIBIT
1

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

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

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

Date: 12-5-06

Elizabeth C. Manton
Elizabeth C. Manton

SUBSCRIBED AND SWORN to before me this 5 day of December, 20 06

"OFFICIAL SEAL"
BARBARA SANTI
Notary Public, State of Illinois
My Commission Expires 10/21/08

Barbara Santi
Notary Public

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

However, Popeye's Restaurant, which is directly west of the subject site, recently received approval to make major renovations to its existing structure and site plan, indicating that redevelopment of this property would be unlikely for the foreseeable future. Therefore, Staff recommends action at the discretion of the Plan Commission:

Dwyer said to him it would make more sense to keep the lot commercial since it is the only residential use east of the Northwest hwy commercial corridor.

The public hearing was closed at 8:30 p.m.

Hansen said he is troubled by losing commercial property. He is also troubled by the fact that the petitioner has to go through this process, simply because of a small issue that makes it difficult for him to get a loan.

RECOMMENDATION

Applegate moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #07-03, Petro Kyselytsya, who seeks rezoning from B2 to R2 single family for one lot at 415 E. Wilson st.

Unanimously carried.

Report of Public Hearing – Case #06-169 – 10 S Linden ave.

The notice of public hearing was read by the chairman. The petitioners in Case #06-169, Elizabeth and John Marton, seek approval of a preliminary and final planned development to allow a new Montessori school and rezoning from B1 to P Planned Development for a parcel at 10 S. Linden ave.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit of Title
4. Plat of Survey
5. Architectural Plans dated September 8, 2006 and Engineering Plans dated November 20, 2006
6. Schedule of Operations

Anderson gave background on the petitioners' prior appearances before the plan commission:

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

- The plan commission heard this item as a Preliminary Planned Development on July 5, 2005, when it recommended not to approve the proposal. Ultimately the village council approved the Preliminary Plan on November 21, 2005.
- Because the petitioner did not submit an application for Final Planned Development within one year, as required by Code, the preliminary approval lapsed. Therefore, the plan commission should review this request based on its merits, regardless of the previous approval.

The following persons were sworn in to present the petition:
Raffi Arzoumanian, architect
John Marton, petitioner
Elizabeth Marton, petitioner

Arzoumanian said the proposed building would be 7,000 square feet, three stories tall, with a median roof height of 30 feet. North and south façades are identical. Proximity to the home to the south would be 12 feet. The required setback in a residential zone is 30 feet. Vehicular circulation would be one way from an existing curb cut and driveway on Palatine rd. that serves the existing school building. Vehicles would exit onto Linden with a left turn only drive configuration.

Hours of operation are 7 a.m. to 6 p.m. with peak drop off and pick-up times being 9 a.m. and 4 p.m. Activity is limited chiefly to normal business hours, Arzoumanian said.

He described the proposed fence and landscaping as being extremely thick, both for security purposes and neighborhood shielding.

Parking is proposed for 13 cars along the north side of the site. According to Anderson's written report of the request, "if a building of this size were used for retail or office uses, 23 parking spaces would be required."

Arzoumanian said that his clients seek the PUD designation to seek relief from the parking and setback stipulations. They plan to keep the existing playground, feeling it makes more sense closer to the residential side of the parcel.

Anderson noted that two playgrounds are proposed, one in the front of the building, one in the rear. Roof peak height is 36 feet, 8 inches, eight inches more than the peak height permitted for a residential use. The lot width is 95 feet; the width of the proposed building is 36 feet.

Uses in the building include five classrooms, divided by age group, a kitchen, library, and administrative offices.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

The developer proposes a 16 square foot illuminated sign at the northeast corner of the site. Anderson said staff recommends restrictions on the illumination of the sign.

Other logistical facts:

- The school is operated year round with students and faculty on site between 7:00 a.m. and 6:00 p.m. There are also approximately 7 holiday and evening events which would occur outside of the normal school schedule.
- Children on site would range in age between 6 weeks and 9 years old. The approximate maximum enrollment would be 75 children.
- There would be approximately 8 staff members at this site.
- The two playgrounds would be in use most of the day between 9:00 a.m. and 6:00 p.m.

All who wished to address the petition were sworn in.

Ann Roggeman, 38 S. Linden, asked if there would be a fence on Linden. Yes. She said neighbors want a structure that will fit into the neighborhood.

Rita Poklaeki, 105 W. Comfort, said she is a parent of children attending the school. Although noting that drivers sometimes have difficulty with parking, she endorses the proposal.

Jarmela Speta, 20 S. Ashland, asked how many students currently attend the school.

Mrs. Martin said she has three separate rooms with 16, 14, and 5 students respectively. Each room has two teachers. Current ages being served are 2 years through kindergarten. With the new structure, she hopes to expand the age group served downward to 6 weeks and upward to third grade. She would have 8 Staff member on the proposed site. She said that currently, she rents two rooms at St. Paul United Church of Christ and that the church has agreed to allow some overflow parking, if needed. These rooms will not be necessary when the new building is completed.

Ann Vatch, 23 S. Linden, said she feels the structure does not fit into the neighborhood. Neighbors didn't know the parcel was zoned for business. She feels the property should be zoned residential. She noted traffic tie ups for those trying to get onto Palatine rd. in the a.m. rush hour. She feels the structure is too close to a residential home.

Tom Butler, 25 S. Ashland, said he has lived here since 1957. He wanted to know if this school would pay taxes. Yes. Marton said he currently pays property taxes based on the Business zoning classification.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

Mrs. Williams said she is concerned about parking. Mrs. Marton said the teachers "float" between hours and buildings, so parking should be sufficient.

Susan Ryerson-Espino, 1174 N. Beverly ln., Arlington Heights, said she has a PhD in early childhood education and administration. She has two children currently at the school and is very favorably impressed with the program. Having children at one site will be helpful, she said.

Staff Recommendation

The subject property is zoned B-1 Shopping Center district which allows 64 commercial uses by right. While Staff believes that the proposed use may offer a transition between the existing business uses on Palatine rd. and the single-family residential neighborhood on Linden ave., the proposed proximity (12') to the existing single family residence is substandard (30' would be required using B-1 standard) and of concern for this proposal. The proposed placement of the playground (fronting on Linden) does not integrate the proposed use with the surrounding single-family residential properties and front yards. Further, staff recommends that the designated playground area fronting on Linden (east side) be relocated and not contain playground equipment or similar structures. This would further conform to the surrounding residential front yards. While the proposed use and required Planned Development application ensure that a more intense commercial use could not occupy this property without a public hearing, staff is concerned with the minimal setback along the southern property line and potential impact to the single family residential properties. Therefore, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission chooses to approve this proposal, Staff recommends the following conditions:

1. The Planned Development shall substantially conform to the Architectural Plans, Landscape Plan, and Lighting Plan by Arzoumanian & Company dated 9/8/06, last revised 2/8/07 and attached hereto as Exhibit 'A', and the Engineering Plans by HK Consulting Services dated 11/20/06, last revised 2/15/07 and attached hereto s Exhibit 'B', except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.
3. A $50,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of $123,777.50 shall be submitted.
5. Review fees in the amount of $3,938.38 shall be submitted.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

6. The design of the fence proposed for the front of the building shall be a 4' metal fence of a design acceptable to the Director of Planning and Zoning.
7. The landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The one-way drive aisle exiting onto Linden shall be appropriate signed and constructed to allow only one-way left-turn access onto Linden.
9. The designated playground area fronting on Linden (east side) shall not contain playground equipment or similar structures more than 4 feet in height.
10. The proposed sign shall only be illuminated between the hours of 7:00 a.m. and 6:00 p.m. except when the school is hosting special events. The school shall hold no more than 10 evening and holiday events per year.
11. A cross access easement shall be recorded on the property at 421 E. Palatine Road to ensure future access to the subject property. A Plat of easement dedication shall be submitted.

During discussion, Hansen said one could flip the building and put the parking lot adjacent to the single family home to generate the required 30' setback, but said he feels the parking lat adjacent to the residence would be a greater impact than the building next the residence. He also suggested that the south side landscaping be increased.

Regarding playground equipment, Mrs. Marton said that she is willing to bring toys indoors each day. She noted that the playground is not used in winter and is used three hours maximum in season.

When asked if the traffic flow could be reversed with entrance at Linden and exit at Palatine rd. Arzoumanian said better stacking is available with the proposed ingress/egress pattern.

Marton said the safety factor is better in the proposed layout.

Arzoumanian said his client is able to comply with staff conditions.

The public hearing closed at 9:25 p.m.

The following issues were examined:
Parking -- seems to be adequate
South Lot Line – will have a heavily landscaped buffer.
Playground Locations – Keep them where they are.
Traffic Flow – this is worth another look.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

Hansen reminded the plan commission that the village council overrode the commission's earlier denial.

Applegate said he feels the school is an appropriate transitional use. He feels the plan could be improved. How about building a single building on this property rather than two? He feels the parking should be moved. In his opinion the proposed building is not oriented correctly. He feels an integrated approach needs to be taken for the entire site.

Hansen noted that the school operates year round. It has no construction season.

Smith said he feels the proposal is appropriate, as presented.

RECOMMENDATION

Smith moved, Mrs. Sinacore seconded that the plan commission recommend that the village council approve the request of petitioners in Case #06-169, Elizabeth and John Marton, who seek approval of a preliminary and final planned development to allow a new Montessori school and rezoning from B1 to P Planned Development for a parcel at 10 S. Linden ave.

Those voting aye: Mrs. Noe, Smith, Hansen, Dwyer.
Those voting nay: Applegate, Mrs. Williams, Mrs. Sinacore

The motion carried.

Mrs. Noe said she would like the traffic pattern to be reversed.

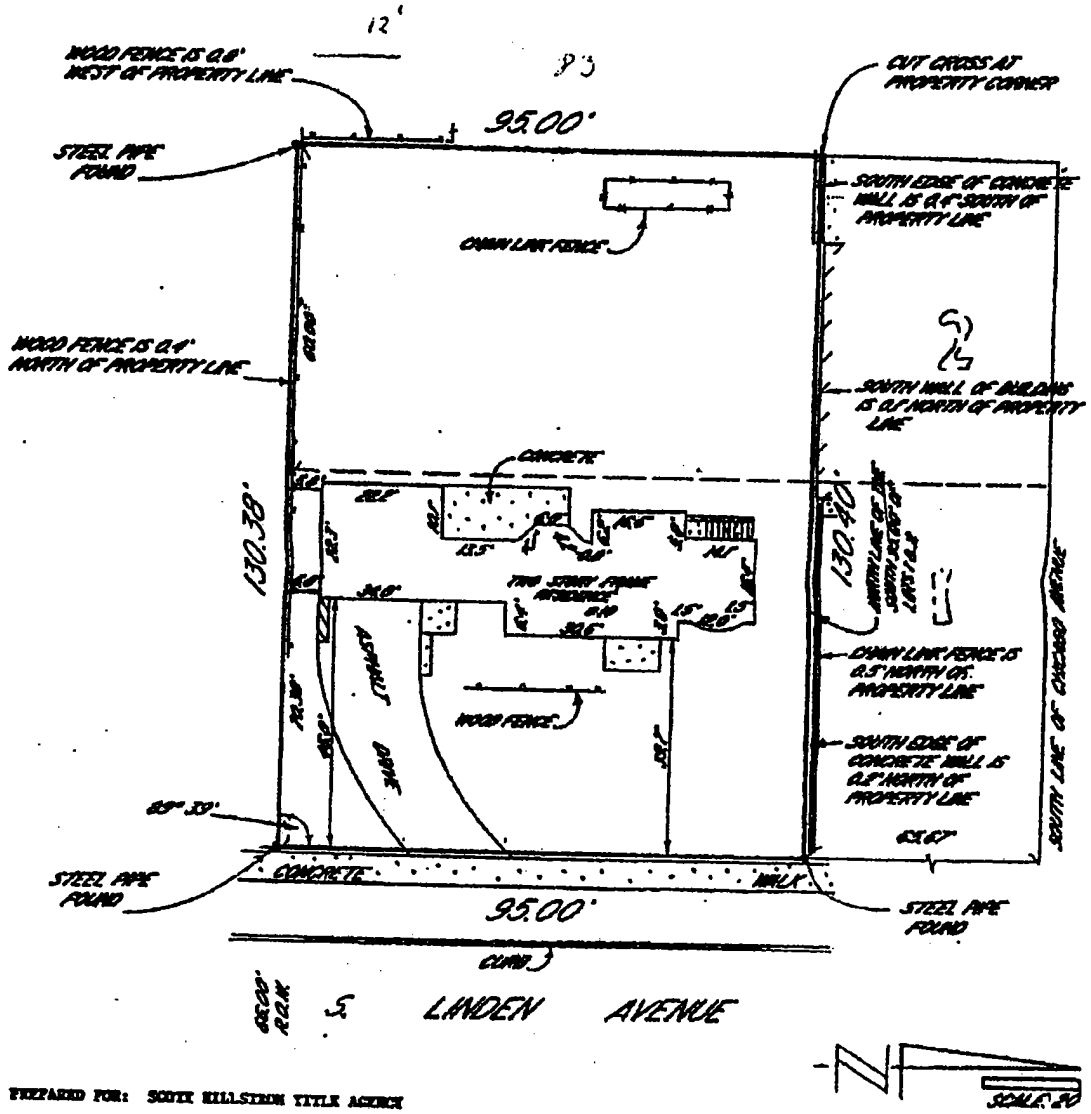
After communications, the meeting was adjourned at 10:00 p.m.

Natalie Meyer McKenzie,
secretary

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

PLAT OF SURVEY
OF

THE SOUTH 95 FEET OF LOTS 1 AND 2 IN BLOCK 6 IN MERRILL'S HOME ADDITION TO PALATINE, IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: SOUTH HILLSIDE TITLE AGENCY

gis Greater Illinois Survey Company

120 North LaSalle – Suite 900
Chicago, Illinois 60602
Phone:(312)236-7300 Fax:(312)236-0284

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FIELD WORK COMPLETED: 6-22-02

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 6-22-02

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2002

SURVEY NO. [redacted]

PETITIONER'S EXHIBIT

4

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, April 17, 2007, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Planned Development to allow a new Montessori school.

The property is commonly known as 10 S. Linden Avenue (PIN# 02-23-200-023). The proposal would allow the construction of a new school building.

The above petition has been filed by Elizabeth & John Marton and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 06-169
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
Published in Daily Herald
April 2, 2007 (3901413)N

Corporation organized and existing under and by virtue of the laws of the State of Illin
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
Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills,
Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove,
Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,
Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Graysla
Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntl
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, Schaumburg, Sleepy Hollow, St. Charles, Streamw
Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oa

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the fir
publication of the notice hereinafter referred to and is of general circulation throughout sa
Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revis
the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 71:
Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, wa
published April 2, 2007 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 Holly Bratonick
Authorized Agent

Control # T3901413

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 5/7/2007

DESCRIPTION: Consideration of: 1) Preliminary and Final Planned Development approval to permit a new Montessori School; and 2) Rezoning from B-1 Business to P Planned Development for the property at 10 S. Linden Avenue.
(Marton – File #06-169) (District: 6)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property, approximately 12,350 square feet, is currently vacant. The Petitioner, owner of the property, is proposing to construct and operate a Montessori school from this location. Therefore the Petitioner is seeking approval of the following:

1. **Preliminary and Final Planned Development to permit a new Montessori School; and**
2. **Rezoning from B-1 Business to P Planned Development**

ANALYSIS:

- As Council will recall, Preliminary Planned Development approval was granted on November 21, 2005. As the Petitioner did not submit an application for Final Planned Development within one year, as required by Code, the Preliminary approval lapsed. Therefore, this request should be reviewed on its own merit, regardless of the previous approval.
- The property is currently zoned B-1 Business. The Petitioner's proposal meets the required, setbacks, height restrictions and FAR of the B-1 Zoning district with the exception of a required 30' setback from the south lot line. The attached chart depicts the proposed and permitted setbacks.
- As proposed, the proximity (12') to the existing single family residence to the south is substandard (30' required using B-1 standards) and of concern to staff. The proposed playground placement (fronting on Linden) does not integrate with the surrounding single-family residential front yards and staff recommends that it be removed or relocated and not contain playground equipment or similar structures. Two playgrounds are proposed, including one with fencing and equipment in front yard.
- Access to the site would be provided from Palatine Road through the existing school property at 421 E. Palatine Road. The drive aisle on site would be a one-way west to east. Residents of Linden Avenue have expressed concern in previous meetings regarding an increase in cut through traffic on S. Linden Avenue. The Petitioner's proposal attempts to accommodate this concern with a one-way drive-aisle and a curb cut design that would discourage southbound traffic.
- The proposed structure would be 3 stories tall with a peak height of approximately 37 feet. The B-1 Business zoning district would allow a structure to be 45 feet in height.
- The school is operated year round with students and faculty on site between 7:00 a.m. and 6:00 p.m. There are also approximately 7 holiday and evening events which would occur outside of the normal school schedule.

ALTERNATIVES:
1. Recommend approval of the Development
2. Do not recommend approval of the Development

RECOMMENDATION:

Public Hearing:	April 17, 2007 Plan Commission
Residents Testifying:	6
Concerns:	Size and design of the structure, traffic and delays at Palatine Road.
Vote:	The Plan Commission voted 4 to 3 to approve the proposal. Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Consideration of Ordinances granting: 1) Preliminary and Final Planned Development approval to permit a new Montessori School; and 2) Rezoning from B-1 Business to P Planned Development for the property at 10 S. Linden Avenue.

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

Daily Operation Schedule:

A Montessori School with Daycare options available
7:00 a.m.. - 6:00 p.m. Monday - Friday
Holiday Events: Approx. 7 events a year - Evenings & Saturday's
Open 12 Months a year.

Program Information:

Ages: 6 weeks - 9 years
Approx: 75 children
Approx: 8 Staff members

Teachers start arriving at Approx. 7:00 a.m. - 9:00 a.m.
Teachers leave at Approx. 2:00 p.m. - 6:00 p.m.
Children arrive at Approx. 7:00 a.m. - 9:45 a.m.
Children leave at Approx. 3:00 p.m. - 6:00 p.m.

Approx. Outdoor Playtimes:

9:00 a.m. - 9:30 a.m. 3-6 year olds
10:30 a.m. - 11:00 a.m. Two year olds
11:00 a.m. - 11:30 a.m. 3-6 year olds
9:30 a.m. - 10:30 a.m. Infants & Toddlers
8:00 a.m. - 9:00 a.m. 6-9 Year olds
11:30 a.m. - 12:30 p.m. 6-9 Year olds
3:00 p.m. - 4:00 p.m. 6-9 Year olds
4:00 - 6:00 p.m. After school care group

Attn: Kevin Anderson

From: Liz Marton
Three Oaks Montessori School
847-358-2345

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

PETITIONER'S EXHIBIT

6

Attention Michael Jacobs:

Michael this is the letter you requested from me in regards to the Montessori school located on Palatine Road. The last time we spoke I informed how the Martins continue to add mulch to the playground area in the rear of the facility. As you know the facility backs right up to my yard.

The Martins continue to add mulch and never remove existing mulch. The playground equipment is now visible from my backdoor and now I have screaming kids yelling into my home. We should have a 12 buffer according to the ordinance by the village, which is a joke. There business is children and the children's playground is on my fence line. The playground equipment I had the village move has been placed back to the original areas. To refresh your memory the Martin's completely ignored the village ordinance and placed playground equipment anywhere they wanted. After five years of ignoring the village ordinance and the village of Palatine never inspecting the facilities until I persisted.

Well Michael, the Martin's know the village will not come back to look at the facility, so the equipment they moved upon your request has placed back to the original spots. Since they have never removed any mulch, but continue to add every year the fence line has been decreased and the noise has increased. I was not able to see playground equipment in the past and now I can see playground equipment and children can yell right at me and my pets.

Michael can you please review the playground area and make sure they have a 6 foot fence on the business side of the property so children cannot have easy access into the yard. There is absolutely no buffer between my property and the children's playground. With the added addition of playground equipment for children to climb on, right on the property line, right next to the fence. They have a picnic table on my fence which could be very easy access for children.

This is for the safety of myself and the children. I do not want to find any trouble when I child falls onto my property and gets hurt. Also I have pets and they are outside all the time. My friends also will leave there dogs at my house, with my dog to play in the backyard. I feel it is important to have the fence at the right safety level. My dog is friendly and a great dog, it is a Pitbull and my friend's dog is also a Pitbull. I am nervous about the playground set-up and how the Village of Palatine let the Martin's allow the playground to be on the property line.

I feel this is an important issue and I will wait to hear back from you. I am going to contact the Department of Children and Family Services after I hear from you. Please get back to me as soon as you can Thank you.

Sincerely, Andy McGivern

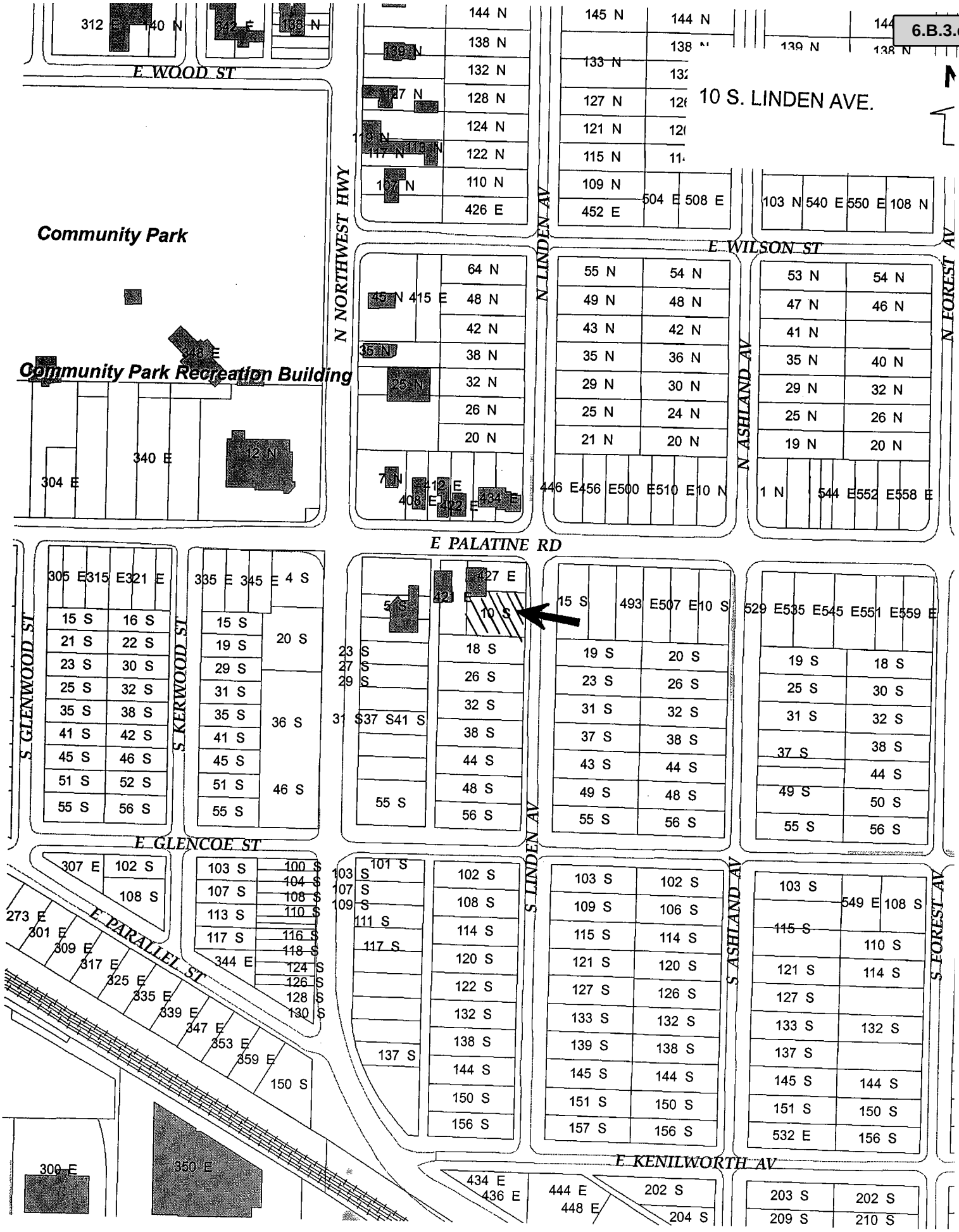


Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

Proposed and Permitted setbacks for 10 S. Linden Avenue

	Proposed Setback	B-1 Standards
Front	30'	30'
Rear	28'	20'
Side abutting a residence	12'	30'
Interior Side	46'	10'

Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)



Attachment: Planned Development Ordinance- #O-71-07 (12 S. Linden Avenue - Montessori School)

PARK 21 INVESTMENT, LLC
750 Bunker Court, Suite 100
Vernon Hills, Illinois 60061-1864

June 30, 2021

Via E-Mail
Lyn Bremanis
Planner
Planning & Zoning Department
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 10 S. LINDEN AVENUE, PALATINE

Dear Lyn,

We are the owner of the above property and plan to lease it to Montessori Academy of Illinois ("School") to operate a Montessori school/day care with children ages 6 weeks through 6 years, subject to Village, DCFS and State Fire Marshal approvals.

With regard to the parking for School, the lease will include all parking on the adjacent parcel at 421 E. Palatine Road, which we also own. In the event we ever repurpose this adjacent property, we will provide suffice parking for both the School and for the repurposed 421 E. Palatine Road.

Thank you for your time and consideration.

Sincerely,

John Graham
Managing Member

JG:st

Attachment: EXHIBIT - Letter from Owner on Parking (12 S. Linden Avenue - Montessori School)

MONTESSORI ACADEMY OF ILLINOIS, Ltd.

June 14, 2021

Lynn Bremanis
Planner
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 10 S. LINDEN AVE., PALATINE IL

Lynn,

We have reviewed the Ordinance No. 0-71-07 and are in agreement on following all of the conditions listed except for the following:

1. Approximate Outdoor Playtimes for "6-9 year olds" changed to "3-6 year olds"

2. First Floor Plan's name of classrooms switched from "Toddlers" to "Infants" on east/left side and from "Infants" to "Toddlers" on west/right side. See attached modified Floor Plan with changes in red.

3. Second Floor Plan's "Library" to be "2-3 Year Olds". See attached modified Floor Plan with changes in red.

Existing parking will not be an issue as John Graham, the owner of the building, also owns the adjacent property wherein any unexpected overflow of parking can be accommodated.

Very truly yours,

Charlene Alderete

Charlene Alderete
Head of School, President

CA:st

Montessori Academy of Illinois, Ltd., Corporate Office: 21293 W. Andover Drive, Mundelein, IL 60060
P: 847.951.6942, F: 847.374.9500, E: c.alderete@montessoriacademyofillinois.com

Attachment: Letter-Ordinance Agreement-06-14-21 (12 S. Linden Avenue - Montessori School)

Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station and Water Main Project

BACKGROUND:
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.

KEY ISSUES:

- The construction was divided into two projects; one contract to procure the needed booster station to pump water from Palatine to Hoffman Estates and the second to perform the utility work from the booster station in Hoffman Estates to the existing limits of the Palatine water system at the east limit of Little City.
- On Tuesday, June 29, 2021, eleven bids were received ranging from a high of $1,674,761.90 to a low of $1,149,779.00.
- The low responsive and responsible bidder was Mauro Sewer Construction, Incorporated of Des Plaines, Illinois in the amount of $1,149,779.
- The Engineer's Estimate was $1,491,915.

ALTERNATIVES:

1. Award the contract for the 2021 Water System Interconnect-Booster Station and Water Main Project to Mauro Sewer Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Water System Interconnect-Booster Station and Water Main Project be awarded to Mauro Sewer Construction.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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). In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $300,000).

ACTION REQUIRED:
Motion 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.

ATTACHMENTS:

- Bid Tabulation

- AwardRecommendation_BoosterStationandWaterMain_PALTN
- VOP_GISViewer Project overview

VILLAGE OF PALATINE

Bidding Summary
2021 Water System Interconnect-Booster Station and Water Main
11:00 AM Tuesday, June 29, 2021

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Mauro Sewer Construction, Inc.	$ 1,149,779.00	Correct as Read
2	Performance Construction & Engineering, LLC	$ 1,187,865.00	Correct as Read
3	Bolder Contractors	$ 1,236,770.00	Correct as Read
4	DiMeo Brothers, Inc.	$ 1,239,648.00	$ 1,238,648.00
5	Trine Construction Corp.	$ 1,330,000.00	$ 1,333,000.00
6	Martam Construction, Inc.	$ 1,394,548.00	Correct as Read
7	Joel Kennedy Constructing Corp.	$ 1,398,572.00	Correct as Read
8	Berger Excavating Contractors, Inc.	$ 1,420,279.75	Correct as Read
9	Boller Construction Company, Inc.	$ 1,440,414.00	Correct as Read
10	Sheridan Plumbing & Sewer Inc.	$ 1,536,624.00	Correct as Read
11	A Lamp Concrete Contractors, Inc.	$ 1,674,761.90	Correct as Read

Attachment: Bid Tabulation (2021 Water System Interconnect-Booster Station and Water Main)

Bid open: 11:00 AM Tuesday, June 29, 2021
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2021 Water System Interconnect-Booster Station and Water Main
DPW 2126
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Mauro Sewer Construction, In 1251 Redeker Road As Corrected Bid Amou (847) 803-2033 Fax (847) 803-2034 UNIT PRICE	Low Bidder TOTAL	2: Performance Construction & Engine 217 W. John Street Plano, IL 60545 (630) 273-2693 Fax (866) 636-1301 UNIT PRICE	2 TOTAL	3: Bolder Contractors 316 Cary Point Drive Cary, IL 60013 (847) 236-0785 Fax (847) 236-0786 UNIT PRICE	3 TOTAL	4: DiMeo Brothers, Inc. 720 Richard Lane Elk Grove Village, IL 600 (847) 640-2240 Fax (847) 640-2221 UNIT PRICE	4 TOTA
1	MOBILIZATION	LS	1	$126,000.00	$ 126,000.00	$5,000.00	$ 5,000.00	$110,000.00	$ 110,000.00	$90,000.00	$ 90,000.00	$62,000.00	$ 62,00
2	PRECONSTRUCTION VIDEO RECORDING	LS	1	$5,000.00	5,000.00	$1,500.00	1,500.00	500.00	500.00	100.00	100.00	2,000.00	2,00
3	TEMPORARY WORK BOUNDARY FENCE	LF	5,620	$7.00	39,340.00	$2.00	11,240.00	1.00	5,620.00	1.00	5,620.00	2.50	14,05
4	EROSION AND SEDIMENTATION CONTROL												
	INLET PROTECTION FILTER	EA	8	$200.00	1,600.00	$125.00	1,000.00	150.00	1,200.00	250.00	2,000.00	120.00	96
	SILT FENCE	LF	4,980	$18.00	89,640.00	$2.00	9,960.00	2.00	9,960.00	1.00	4,980.00	3.00	14,94
5	TREE REMOVAL												
	6" TO 15" DIAMETER	EA	11	$300.00	3,300.00	$300.00	3,300.00	225.00	2,475.00	200.00	2,200.00	500.00	5,50
	OVER 15" DIAMETER	EA	1	$450.00	450.00	$500.00	500.00	525.00	525.00	800.00	800.00		
6	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$8,000.00	8,000.00	$9,900.00	9,900.00	1,500.00	1,500.00	3,500.00	3,500.00	3,000.00	3,00
7	TEMPORARY AGGREGATE	TON	127	$55.00	6,985.00	$22.00	2,794.00	15.00	1,905.00	18.00	2,286.00	20.00	2,54
8	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	CY	70	$50.00	3,500.00	$40.00	2,800.00	50.00	3,500.00	65.00	4,550.00	42.00	2,94
9	SOIL TESTS FOR CONTAMINANTS	EA	5	$1,000.00	5,000.00	$2,000.00	10,000.00	750.00	3,750.00	500.00	2,500.00	1,500.00	7,50
10	CONTAMINATED WASTE DISPOSAL	CY	46	$55.00	2,530.00	$100.00	4,600.00	80.00	3,680.00	70.00	3,220.00	90.00	4,14
11	WATER MAIN (OPEN-CUT)												
	12", RJT	LF	890	$115.00	102,350.00	$125.00	111,250.00	102.00	90,780.00	140.00	124,600.00	152.00	135,28
	12"	LF	1,820	$100.00	182,000.00	$118.00	214,760.00	96.00	174,720.00	134.00	243,880.00	142.00	258,44
	8" RJT	LF	50	$80.00	4,000.00	$95.00	4,750.00	74.00	3,700.00	120.00	6,000.00	130.00	6,50
	6", RJT (ADDITIONAL HYDRANT LEADER)	LF	50	$60.00	3,000.00	$85.00	4,250.00	64.00	3,200.00	110.00	5,500.00	120.00	6,00
12	PIPE TRACER WIRE	LF	2,760	$2.00	5,520.00	$1.00	2,760.00	1.00	2,760.00	0.50	1,380.00	1.00	2,76
13	PIPE MARKING TAPE	LF	2,760	$1.00	2,760.00	$1.00	2,760.00	0.50	1,380.00	0.50	1,380.00	1.00	2,76
14	WATER MAIN FITTINGS - (R.J.T.)	LB	500	$5.00	2,500.00	$9.00	4,500.00	10.00	5,000.00	20.00	10,000.00	5.00	2,50
15	CONNECT TO WATER MAIN (NON-PRESSURE)												
	8"	EA	6	$5,500.00	33,000.00	$2,250.00	13,500.00	5,000.00	30,000.00	5,000.00	30,000.00	3,500.00	21,00
	10"	EA	1	$6,000.00	6,000.00	$5,950.00	5,950.00	5,100.00	5,100.00	5,000.00	5,000.00	5,000.00	5,00
16	AIR-RELEASE VALVE												
	12"	EA	2	$3,000.00	6,000.00	$8,950.00	17,900.00	5,000.00	10,000.00	5,000.00	10,000.00	6,000.00	12,00
17	GATE VALVE												
	12"	EA	8	$2,000.00	16,000.00	$3,950.00	31,600.00	3,200.00	25,600.00	4,000.00	32,000.00	3,000.00	24,000.00

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Bid open: 11:00 AM Tuesday, June 29, 2021
Location: Village Hall

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TABULATION OF BIDS
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2021 Water System Interconnect-Booster Station and Water Main
DPW 2126
Section # N/A

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18	VALVE VAULT												
	5' DIAMETER	EA	10	$3,500.00	35,000.00	$2,750.00	27,500.00	3,000.00	30,000.00	2,500.00	25,000.00	3,000.00	30,0
19	VALVE VAULT (ADDITIONAL DEPTH)	VF	5	$600.00	3,000.00	$500.00	2,500.00	150.00	750.00	300.00	1,500.00	400.00	2,0
20	CONNECTION TO EXISTING VAULT	EA	2	$4,500.00	9,000.00	$1,850.00	3,700.00	800.00	1,600.00	700.00	1,400.00	1,000.00	2,0
21	FIRE HYDRANT	EA	6	$4,000.00	24,000.00	$5,500.00	33,000.00	5,000.00	30,000.00	5,800.00	34,800.00	6,000.00	36,0
22	FIRE HYDRANT BARREL EXTENSION	VF	5	$500.00	2,500.00	$1,000.00	5,000.00	600.00	3,000.00	700.00	3,500.00	1,250.00	6,2
23	WATER SERVICE PIPE												
	1/2"	LF	20	$15.00	300.00	$15.00	300.00	6.00	120.00	75.00	1,500.00	32.00	6
	3/4"	LF	20	$15.00	300.00	$20.00	400.00	8.00	160.00	80.00	1,600.00	32.00	6
	1"	LF	50	$20.00	1,000.00	$25.00	1,250.00	10.00	500.00	85.00	4,250.00	36.00	1,8
	1.5"	LF	50	$25.00	1,250.00	$35.00	1,750.00	12.00	600.00	90.00	4,500.00	40.00	2,0
	3"	LF	50	$40.00	2,000.00	$85.00	4,250.00	50.00	2,500.00	95.00	4,750.00	60.00	3,0
	4"	LF	50	$50.00	2,500.00	$65.00	3,250.00	52.00	2,600.00	100.00	5,000.00	65.00	3,2
24	WATER SERVICE CONNECTION												
	1/2"	EA	1	$2,500.00	2,500.00	$1,150.00	1,150.00	1,500.00	1,500.00	1,900.00	1,900.00	500.00	5
	3/4"	EA	1	$2,750.00	2,750.00	$1,350.00	1,350.00	1,550.00	1,550.00	2,000.00	2,000.00	500.00	5
	1"	EA	2	$3,000.00	6,000.00	$1,500.00	3,000.00	1,600.00	3,200.00	2,100.00	4,200.00	500.00	1,0
	1.5"	EA	2	$3,250.00	6,500.00	$1,875.00	3,750.00	2,000.00	4,000.00	2,500.00	5,000.00	750.00	1,5
	3"	EA	2	$4,000.00	8,000.00	$2,950.00	5,900.00	2,200.00	4,400.00	2,800.00	5,600.00	1,800.00	3,6
	4"	EA	2	$4,500.00	9,000.00	$3,950.00	7,900.00	4,000.00	8,000.00	3,000.00	6,000.00	1,800.00	3,6
25	ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	LS	1	$15,000.00	15,000.00	$17,350.00	17,350.00	1,000.00	1,000.00	10,000.00	10,000.00	4,500.00	4,5
26	REMOVE AND REPLACE SANITARY SEWER												
	6", WATER MAIN QUALITY	LF	50	$180.00	9,000.00	$100.00	5,000.00	136.00	6,800.00	90.00	4,500.00	120.00	6,0
27	REMOVE AND REPLACE STORM SEWER												
	4", WATER MAIN QUALITY	LF	30	$130.00	3,900.00	$40.00	1,200.00	46.00	1,380.00	95.00	2,850.00	50.00	1,5
	6", WATER MAIN QUALITY	LF	200	$140.00	28,000.00	$50.00	10,000.00	49.00	9,800.00	100.00	20,000.00	55.00	11,0
	8", WATER MAIN QUALITY	LF	40	$150.00	6,000.00	$70.00	2,800.00	54.00	2,160.00	110.00	4,400.00	65.00	2,6
	10", WATER MAIN QUALITY	LF	10	$160.00	1,600.00	$80.00	800.00	100.00	1,000.00	115.00	1,150.00	90.00	9
	12" WATER MAIN QUALITY	LF	20	$180.00	3,600.00	$90.00	1,800.00	101.00	2,020.00	125.00	2,500.00	100.00	2,000.00
	15" WATER MAIN QUALITY	LF	40	$190.00	7,600.00	$100.00	4,000.00	128.00	5,120.00	145.00	5,800.00	135.00	5,400.00

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28	GRANULAR BACKFILL	CY	2,790	$35.00	97,650.00	$15.00	41,850.00	30.00	83,700.00	12.00	33,480.00	20.00	55,8
29	BOOSTER STATION INSTALLATION	LS	1	$100,000.00	100,000.00	$79,850.00	79,850.00	163,700.00	163,700.00	112,000.00	112,000.00	124,000.00	124,0
30	HOT-MIX ASPHALT SURFACE REMOVAL (COLD MILLING) VARIABLE DEPTH	SY	3,100	$5.00	15,500.00	$3.75	11,625.00	5.40	16,740.00	5.00	15,500.00	4.50	13,9
31	PAVEMENT RESTORATION												
	HMA CLASS D PATCH	SY	1,470	$45.00	66,150.00	$50.00	73,500.00	44.00	64,680.00	30.00	44,100.00	40.00	58,8
	HMA SURFACE, 1.5"	SY	3,100	$40.00	124,000.00	$9.00	27,900.00	11.80	36,580.00	10.00	31,000.00	11.00	34,1
	HMA DRIVEWAY, 5"	SY	114	$60.00	6,840.00	$45.00	5,130.00	65.00	7,410.00	75.00	8,550.00	90.00	10,2
	PCC DRIVEWAY, 8"	SY	50	$80.00	4,000.00	$150.00	7,500.00	94.00	4,700.00	135.00	6,750.00	95.00	4,7
	PCC SIDEWALK, 6"	SF	290	$15.00	4,350.00	$18.00	5,220.00	14.00	4,060.00	20.00	5,800.00	14.00	4,0
	PCC SIDEWALK, 8"	SF	119	$50.00	5,950.00	$20.00	2,380.00	20.00	2,380.00	26.00	3,094.00	22.00	2,6
	PCC CURB & GUTTER	LF	40	$45.00	1,800.00	$75.00	3,000.00	52.50	2,100.00	70.00	2,800.00	53.00	2,1
32	TREE REPLACEMENT	EA	12	$450.00	5,400.00	$850.00	10,200.00	700.00	8,400.00	600.00	7,200.00	800.00	9,6
33	RESTORATION OF LAWNS AND PARKWAYS	SY	5,700	$15.00	85,500.00	$12.00	68,400.00	4.00	22,800.00	9.00	51,300.00	8.00	45,6
34	TRAFFIC CONTROL AND PROTECTION	LS	1	$20,000.00	20,000.00	$77,750.00	77,750.00	40,000.00	40,000.00	50,000.00	50,000.00	35,000.00	35,0
35	CASH ALLOWANCE - PERMANENT ELECTRICITY BY COMED	LS	1	$10,000.00	10,000.00	$10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,0
36	CASH ALLOWANCE - SCADA INTEGRATION AND EQUIPMENT PROVIDED BY SCADA SUPPLIER	LS	1	$100,000.00	100,000.00	$100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,0
	TOTAL BID AS READ					**$**	**1,149,779.00**	**$**	**1,187,865.00**	**$**	**1,236,770.00**	**$**	**1,239,6**
	TOTAL BID AS CORRECTED			**$**	**1,491,915.00**							**$**	**1,238,6**
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	
	COMMENTS											EXTENDED PRICE PROVIDED FOR ITEM 5 TREE REMOVAL-OVER INCH DIAMETER. EXTENDED PRICE LEF BLANK FOR ITEM 28.	

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				5		6		7		8		9	
				Trine Construction Corp. 1041 Trine Court St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4626		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804		Joel Kennedy Constructing Cor 2830 N. Lincoln Avenue Chicago, IL 60657 (847) 360-8080 Fax (847) 360-8092		Berger Excavating Contractor 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204		Boller Construction Comp 3045 Washington Street Waukegan, IL 6008 (847) 662-5566	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTA
1	MOBILIZATION	LS	1	$73,295.00	$ 73,295.00	$60,000.00	$ 60,000.00	$120,000.00	$ 120,000.00	$65,000.00	$ 65,000.00	$70,000.00	$ 70,000
2	PRECONSTRUCTION VIDEO RECORDING	LS	1	461.50	461.50	1,800.00	1,800.00	2,500.00	2,500.00	3,200.00	3,200.00	2,735.00	2,73
3	TEMPORARY WORK BOUNDARY FENCE	LF	5,620	1.10	6,182.00	3.50	19,670.00	2.00	11,240.00	5.25	29,505.00	2.75	15,45
4	EROSION AND SEDIMENTATION CONTROL												
	INLET PROTECTION FILTER	EA	8	101.55	812.40	260.00	2,080.00	175.00	1,400.00	195.00	1,560.00	328.00	2,62
	SILT FENCE	LF	4,980	3.45	17,181.00	3.50	17,430.00	2.50	12,450.00	3.00	14,940.00	3.30	16,43
5	TREE REMOVAL												
	6" TO 15" DIAMETER	EA	11	366.35	4,029.85	580.00	6,380.00	230.00	2,530.00	200.00	2,200.00	219.00	2,40
	OVER 15" DIAMETER	EA	1	984.25	984.25	1,550.00	1,550.00	550.00	550.00	400.00	400.00	438.00	43
6	STABILIZED CONSTRUCTION ENTRANCE	EA	1	3,104.30	3,104.30	8,660.00	8,660.00	25,000.00	25,000.00	4,050.00	4,050.00	10,940.00	10,94
7	TEMPORARY AGGREGATE	TON	127	16.40	2,082.80	28.00	3,556.00	30.00	3,810.00	33.00	4,191.00	66.00	8,38
8	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	CY	70	49.25	3,447.50	55.00	3,850.00	85.00	5,950.00	90.00	6,300.00	110.00	7,70
9	SOIL TESTS FOR CONTAMINANTS	EA	5	300.75	1,503.75	1,820.00	9,100.00	500.00	2,500.00	1,200.00	6,000.00	1,200.00	6,00
10	CONTAMINATED WASTE DISPOSAL	CY	46	39.40	1,812.40	110.00	5,060.00	80.00	3,680.00	115.00	5,290.00	164.00	7,54
11	WATER MAIN (OPEN-CUT)												
	12", RJT	LF	890	158.05	140,664.50	141.00	125,490.00	186.00	165,540.00	133.00	118,370.00	131.30	116,85
	12"	LF	1,820	153.70	279,734.00	138.00	251,160.00	152.00	276,640.00	128.00	232,960.00	131.30	238,96
	8" RJT	LF	50	178.70	8,935.00	122.00	6,100.00	145.00	7,250.00	128.00	6,400.00	110.00	5,50
	6", RJT (ADDITIONAL HYDRANT LEADER)	LF	50	91.00	4,550.00	119.00	5,950.00	110.00	5,500.00	150.00	7,500.00	110.00	5,50
12	PIPE TRACER WIRE	LF	2,760	0.40	1,104.00	1.00	2,760.00	1.00	2,760.00	1.95	5,382.00	1.10	3,03
13	PIPE MARKING TAPE	LF	2,760	0.10	276.00	1.00	2,760.00	0.25	690.00	0.95	2,622.00	1.10	3,03
14	WATER MAIN FITTINGS - (R.J.T.)	LB	500	10.95	5,475.00	6.00	3,000.00	5.00	2,500.00	13.00	6,500.00	32.80	16,40
15	CONNECT TO WATER MAIN (NON-PRESSURE)												
	8"	EA	6	4,011.95	24,071.70	2,120.00	12,720.00	4,800.00	28,800.00	3,600.00	21,600.00	7,110.00	42,66
	10"	EA	1	5,139.10	5,139.10	2,310.00	2,310.00	5,000.00	5,000.00	4,350.00	4,350.00	9,300.00	9,30
16	AIR-RELEASE VALVE												
	12"	EA	2	8,598.00	17,196.00	8,420.00	16,840.00	5,500.00	11,000.00	7,700.00	15,400.00	7,110.00	14,22
17	GATE VALVE												
	12"	EA	8	3,950.00	31,600.00	3,710.00	29,680.00	2,700.00	21,600.00	3,750.00	30,000.00	4,375.00	35,000.00

Attachment: Bid Tabulation (2021 Water System Interconnect-Booster Station and Water Main)

Bid open: 11:00 AM Tuesday, June 29, 2021
Location: Village Hall

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				5		6		7		8		9	
				Trine Construction Corp. 1041 Trine Court St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4626		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804		Joel Kennedy Constructing Cor 2830 N. Lincoln Avenue Chicago, IL 60657 (847) 360-8080 Fax (847) 360-8092		Berger Excavating Contractor 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204		Boller Construction Comp 3045 Washington Street Waukegan, IL 6008 (847) 662-5566	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTA
18	VALVE VAULT												
	5' DIAMETER	EA	10	3,928.00	39,280.00	4,310.00	43,100.00	4,500.00	45,000.00	2,975.00	29,750.00	4,380.00	43,80
19	VALVE VAULT (ADDITIONAL DEPTH)	VF	5	82.00	410.00	520.00	2,600.00	325.00	1,625.00	540.00	2,700.00	548.00	2,74
20	CONNECTION TO EXISTING VAULT	EA	2	3,433.20	6,866.40	3,320.00	6,640.00	300.00	600.00	4,400.00	8,800.00	5,470.00	10,94
21	FIRE HYDRANT	EA	6	5,853.00	35,118.00	4,860.00	29,160.00	7,500.00	45,000.00	5,475.00	32,850.00	6,017.00	36,10
22	FIRE HYDRANT BARREL EXTENSION	VF	5	863.15	4,315.75	1,190.00	5,950.00	100.00	500.00	1,075.00	5,375.00	1,095.00	5,47
23	WATER SERVICE PIPE												
	1/2"	LF	20	36.20	724.00	55.00	1,100.00	8.00	160.00	72.00	1,440.00	110.00	2,20
	3/4"	LF	20	38.40	768.00	55.00	1,100.00	8.00	160.00	78.00	1,560.00	110.00	2,20
	1"	LF	50	40.55	2,027.50	55.00	2,750.00	8.00	400.00	79.00	3,950.00	110.00	5,50
	1.5"	LF	50	46.05	2,302.50	60.00	3,000.00	12.00	600.00	88.50	4,425.00	132.00	6,60
	3"	LF	50	129.15	6,457.50	118.00	5,900.00	48.00	2,400.00	115.00	5,750.00	164.00	8,20
	4"	LF	50	107.25	5,362.50	112.00	5,600.00	48.00	2,400.00	126.00	6,300.00	176.00	8,80
24	WATER SERVICE CONNECTION												
	1/2"	EA	1	2,068.85	2,068.85	2,360.00	2,360.00	1,000.00	1,000.00	2,500.00	2,500.00	875.00	87
	3/4"	EA	1	2,068.85	2,068.85	2,360.00	2,360.00	1,000.00	1,000.00	2,500.00	2,500.00	875.00	87
	1"	EA	2	1,932.15	3,864.30	2,360.00	4,720.00	1,000.00	2,000.00	2,550.00	5,100.00	875.00	1,75
	1.5"	EA	2	2,369.60	4,739.20	2,820.00	5,640.00	1,400.00	2,800.00	2,600.00	5,200.00	1,095.00	2,19
	3"	EA	2	4,859.50	9,719.00	4,240.00	8,480.00	4,900.00	9,800.00	4,650.00	9,300.00	2,735.00	5,47
	4"	EA	2	4,329.10	8,658.20	4,660.00	9,320.00	5,500.00	11,000.00	4,850.00	9,700.00	2,735.00	5,47
25	ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	LS	1	6,025.00	6,025.00	7,500.00	7,500.00	3,000.00	3,000.00	8,000.00	8,000.00	16,400.00	16,40
26	REMOVE AND REPLACE SANITARY SEWER												
	6", WATER MAIN QUALITY	LF	50	131.85	6,592.50	66.00	3,300.00	90.00	4,500.00	90.00	4,500.00	110.00	5,50
27	REMOVE AND REPLACE STORM SEWER												
	4", WATER MAIN QUALITY	LF	30	114.60	3,438.00	50.00	1,500.00	62.00	1,860.00	84.00	2,520.00	110.00	3,30
	6", WATER MAIN QUALITY	LF	200	104.30	20,860.00	51.00	10,200.00	65.00	13,000.00	55.00	11,000.00	109.50	21,90
	8", WATER MAIN QUALITY	LF	40	120.10	4,804.00	58.00	2,320.00	100.00	4,000.00	88.00	3,520.00	110.00	4,40
	10", WATER MAIN QUALITY	LF	10	149.65	1,496.50	82.00	820.00	172.00	1,720.00	120.00	1,200.00	164.00	1,64
	12" WATER MAIN QUALITY	LF	20	142.00	2,840.00	83.00	1,660.00	174.00	3,480.00	120.00	2,400.00	220.00	4,400.00
	15" WATER MAIN QUALITY	LF	40	190.10	7,604.00	136.00	5,440.00	176.00	7,040.00	142.00	5,680.00	92.50	3,700.00

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Location: Village Hall

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	5 Trine Construction Corp. 1041 Trine Court St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4626		6 Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804		7 Joel Kennedy Constructing Cor 2830 N. Lincoln Avenue Chicago, IL 60657 (847) 360-8080 Fax (847) 360-8092		8 Berger Excavating Contractor 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204		9 Boller Construction Comp 3045 Washington Street Waukegan, IL 6008 (847) 662-5566	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTA
28	GRANULAR BACKFILL	CY	2,790	0.01	27.90	47.00	131,130.00	1.00	2,790.00	42.00	117,180.00	54.70	152,61
29	BOOSTER STATION INSTALLATION	LS	1	175,026.00	175,026.00	88,200.00	88,200.00	170,000.00	170,000.00	150,000.00	150,000.00	124,400.00	124,40
30	HOT-MIX ASPHALT SURFACE REMOVAL (COLD MILLING) VARIABLE DEPTH	SY	3,100	5.50	17,050.00	7.00	21,700.00	5.00	15,500.00	4.00	12,400.00	4.39	13,60
31	PAVEMENT RESTORATION												
	HMA CLASS D PATCH	SY	1,470	54.70	80,409.00	66.00	97,020.00	53.00	77,910.00	57.00	83,790.00	47.20	69,38
	HMA SURFACE, 1.5"	SY	3,100	12.05	37,355.00	12.50	38,750.00	13.00	40,300.00	10.00	31,000.00	11.00	34,10
	HMA DRIVEWAY, 5"	SY	114	54.70	6,235.80	88.00	10,032.00	48.00	5,472.00	75.00	8,550.00	49.50	5,64
	PCC DRIVEWAY, 8"	SY	50	63.44	3,172.00	88.00	4,400.00	100.00	5,000.00	98.00	4,900.00	142.20	7,11
	PCC SIDEWALK, 6"	SF	290	10.95	3,175.50	8.00	2,320.00	12.00	3,480.00	12.00	3,480.00	28.00	8,12
	PCC SIDEWALK, 8"	SF	119	16.40	1,951.60	10.00	1,190.00	15.00	1,785.00	15.25	1,814.75	37.00	4,40
	PCC CURB & GUTTER	LF	40	63.45	2,538.00	56.00	2,240.00	40.00	1,600.00		2,000.00	171.25	6,85
32	TREE REPLACEMENT	EA	12	760.05	9,120.60	830.00	9,960.00	600.00	7,200.00	700.00	8,400.00	875.00	10,50
33	RESTORATION OF LAWNS AND PARKWAYS	SY	5,700	9.70	55,290.00	7.40	42,180.00	8.00	45,600.00	8.25	47,025.00	5.47	31,17
34	TRAFFIC CONTROL AND PROTECTION	LS	1	9,596.00	9,596.00	65,000.00	65,000.00	28,000.00	28,000.00	70,000.00	70,000.00	10,940.00	10,94
35	CASH ALLOWANCE - PERMANENT ELECTRICITY BY COMED	LS	1	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,00
36	CASH ALLOWANCE - SCADA INTEGRATION AND EQUIPMENT PROVIDED BY SCADA SUPPLIER	LS	1	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,00
	TOTAL BID AS READ			$	1,330,000.00	$	1,394,548.00	$	1,398,572.00	$	1,420,279.75	$	1,440,414
	TOTAL BID AS CORRECTED			$	1,333,000.00								
	PROPOSAL GUARANTEE			5.00%		5.00%		5.00%		5.00%		5.00%	
	COMMENTS									NO UNIT PRICE PROVIDED FOR ITEM 31 PAVEMENT RESTORATION-PCC CURB & GUTTER.			

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				10		11	
				Sheridan Plumbing & Sewer I 6754 W. 74th Street Bedford Park, IL 60638 (708) 475-7100 Fax (708) 475-7138		A Lamp Concrete Contractors 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-1873	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	$75,000.00	$ 75,000.00	$25,000.00	$ 25,000.00
2	PRECONSTRUCTION VIDEO RECORDING	LS	1	5,000.00	5,000.00	1,500.00	1,500.00
3	TEMPORARY WORK BOUNDARY FENCE	LF	5,620	1.00	5,620.00	1.00	5,620.00
4	EROSION AND SEDIMENTATION CONTROL						
	INLET PROTECTION FILTER	EA	8	120.00	960.00	15.00	120.00
	SILT FENCE	LF	4,980	3.50	17,430.00	1.00	4,980.00
5	TREE REMOVAL						
	6" TO 15" DIAMETER	EA	11	225.00	2,475.00	25.00	275.00
	OVER 15" DIAMETER	EA	1	450.00	450.00	35.00	35.00
6	STABILIZED CONSTRUCTION ENTRANCE	EA	1	1,500.00	1,500.00	1,500.00	1,500.00
7	TEMPORARY AGGREGATE	TON	127	25.00	3,175.00	10.00	1,270.00
8	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	CY	70	45.00	3,150.00	30.00	2,100.00
9	SOIL TESTS FOR CONTAMINANTS	EA	5	2,000.00	10,000.00	2,500.00	12,500.00
10	CONTAMINATED WASTE DISPOSAL	CY	46	85.00	3,910.00	100.00	4,600.00
11	WATER MAIN (OPEN-CUT)						
	12", RJT	LF	890	210.00	186,900.00	210.00	186,900.00
	12"	LF	1,820	175.00	318,500.00	201.00	365,820.00
	8" RJT	LF	50	120.00	6,000.00	185.00	9,250.00
	6", RJT (ADDITIONAL HYDRANT LEADER)	LF	50	65.00	3,250.00	180.00	9,000.00
12	PIPE TRACER WIRE	LF	2,760	1.00	2,760.00	1.10	3,036.00
13	PIPE MARKING TAPE	LF	2,760	0.10	276.00	0.25	690.00
14	WATER MAIN FITTINGS - (R.J.T.)	LB	500	4.75	2,375.00	1.00	500.00
15	CONNECT TO WATER MAIN (NON-PRESSURE)						
	8"	EA	6	8,500.00	51,000.00	3,500.00	21,000.00
	10"	EA	1	10,000.00	10,000.00	4,000.00	4,000.00
16	AIR-RELEASE VALVE						
	12"	EA	2	5,500.00	11,000.00	5,200.00	10,400.00
17	GATE VALVE						
	12"	EA	8	3,500.00	28,000.00	3,200.00	25,600.00

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				Sheridan Plumbing & Sewer I 6754 W. 74th Street Bedford Park, IL 60638 (708) 475-7100 Fax (708) 475-7138		A Lamp Concrete Contractors 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-1873	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
18	VALVE VAULT						
	5' DIAMETER	EA	10	5,000.00	50,000.00	4,200.00	42,000.00
19	VALVE VAULT (ADDITIONAL DEPTH)	VF	5	500.00	2,500.00	600.00	3,000.00
20	CONNECTION TO EXISTING VAULT	EA	2	2,500.00	5,000.00	2,000.00	4,000.00
21	FIRE HYDRANT	EA	6	6,700.00	40,200.00	7,550.00	45,300.00
22	FIRE HYDRANT BARREL EXTENSION	VF	5	925.00	4,625.00	1,500.00	7,500.00
23	WATER SERVICE PIPE						
	1/2"	LF	20	30.00	600.00	16.00	320.00
	3/4"	LF	20	30.00	600.00	10.00	200.00
	1"	LF	50	30.00	1,500.00	10.00	500.00
	1.5"	LF	50	35.00	1,750.00	16.00	800.00
	3"	LF	50	120.00	6,000.00	150.00	7,500.00
	4"	LF	50	75.00	3,750.00	130.00	6,500.00
24	WATER SERVICE CONNECTION						
	1/2"	EA	1	900.00	900.00	3,000.00	3,000.00
	3/4"	EA	1	900.00	900.00	2,800.00	2,800.00
	1"	EA	2	1,000.00	2,000.00	2,800.00	5,600.00
	1.5"	EA	2	1,700.00	3,400.00	3,000.00	6,000.00
	3"	EA	2	7,500.00	15,000.00	4,000.00	8,000.00
	4"	EA	2	7,500.00	15,000.00	4,500.00	9,000.00
25	ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	LS	1	10,000.00	10,000.00	15,000.00	15,000.00
26	REMOVE AND REPLACE SANITARY SEWER						
	6", WATER MAIN QUALITY	LF	50	65.00	3,250.00	75.00	3,750.00
27	REMOVE AND REPLACE STORM SEWER						
	4", WATER MAIN QUALITY	LF	30	35.00	1,050.00	45.00	1,350.00
	6", WATER MAIN QUALITY	LF	200	40.00	8,000.00	75.00	15,000.00
	8", WATER MAIN QUALITY	LF	40	45.00	1,800.00	90.00	3,600.00
	10", WATER MAIN QUALITY	LF	10	65.00	650.00	100.00	1,000.00
	12" WATER MAIN QUALITY	LF	20	75.00	1,500.00	110.00	2,200.00
	15" WATER MAIN QUALITY	LF	40	90.00	3,600.00	125.00	5,000.00

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				Sheridan Plumbing & Sewer I 6754 W. 74th Street Bedford Park, IL 60638 (708) 475-7100 Fax (708) 475-7138		A Lamp Concrete Contractors 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-1873	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
28	GRANULAR BACKFILL	CY	2,790	35.00	97,650.00	0.01	27.90
29	BOOSTER STATION INSTALLATION	LS	1	167,000.00	167,000.00	349,000.00	349,000.00
30	HOT-MIX ASPHALT SURFACE REMOVAL (COLD MILLING) VARIABLE DEPTH	SY	3,100	6.25	19,375.00	4.00	12,400.00
31	PAVEMENT RESTORATION						
	HMA CLASS D PATCH	SY	1,470	52.50	77,175.00	45.00	66,150.00
	HMA SURFACE, 1.5"	SY	3,100	10.50	32,550.00	8.10	25,110.00
	HMA DRIVEWAY, 5"	SY	114	57.00	6,498.00	45.00	5,130.00
	PCC DRIVEWAY, 8"	SY	50	95.00	4,750.00	95.00	4,750.00
	PCC SIDEWALK, 6"	SF	290	25.00	7,250.00	9.00	2,610.00
	PCC SIDEWALK, 8"	SF	119	30.00	3,570.00	12.00	1,428.00
	PCC CURB & GUTTER	LF	40	65.00	2,600.00	60.00	2,400.00
32	TREE REPLACEMENT	EA	12	750.00	9,000.00	770.00	9,240.00
33	RESTORATION OF LAWNS AND PARKWAYS	SY	5,700	7.00	39,900.00	7.00	39,900.00
34	TRAFFIC CONTROL AND PROTECTION	LS	1	27,000.00	27,000.00	152,000.00	152,000.00
35	CASH ALLOWANCE - PERMANENT ELECTRICITY BY COMED	LS	1	10,000.00	10,000.00	10,000.00	10,000.00
36	CASH ALLOWANCE - SCADA INTEGRATION AND EQUIPMENT PROVIDED BY SCADA SUPPLIER	LS	1	100,000.00	100,000.00	100,000.00	100,000.00
			TOTAL BID AS READ		**$ 1,536,624.00**		**$ 1,674,761.90**
			TOTAL BID AS CORRECTED				
			PROPOSAL GUARANTEE		5.00%		5.00%
			COMMENTS				

Attachment: Bid Tabulation (2021 Water System Interconnect-Booster Station and Water Main)

BAXTER & WOODMAN Consulting Engineers
8678 Ridgefield Road, Crystal Lake, IL 60012 • 815.459.1260 • baxterwoodman.com

July 1, 2021

Mr. Matt Barry
Public Works Director
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RECOMMENDATION TO AWARD

Subject: Village of Palatine – Water System Interconnect, Booster Station and Water Main, DPW-2126

Dear Mr. Barry:

The following bids were received for the Water System Interconnect – Booster Station and Water Main on June 29, 2021:

Bidder	Amount of Bid
Mauro Sewer Construction, Inc. Des Plaines, IL	$1,149,779.00
Performance Construction & Engineering, LLC Plano, IL	$1,187,865.00
Bolder Contractors Cary, IL	$1,236,770.00
DiMeo Brothers, Inc. Elk Grove, IL	$1,238,648.00
Trine Construction Corp. West Chicago, IL	$1,333,000.00
Martam Construction, Inc. Elgin, IL	$1,394,548.00
Joel Kennedy Constructing Corp. Waukegan, IL	$1,398,572.00
Berger Excavating Contractors, Inc. Wauconda, IL	$1,420,279.75
Boller Construction Company, Inc. Deerfield, IL	$1,440,414.00
Sheridan Plumbing & Sewer Inc. Lisle, IL	$1,536,624.00
A Lamp Concrete Contractors, Inc. Schaumburg, IL	$1,674,761.90

Our pre-bid opinion of probable cost for this Project was $1,500,000.

Attachment: AwardRecommendation_BoosterStationandWaterMain_PALTN (2021 Water System Interconnect-Booster Station and Water Main)

BAXTER & WOODMAN
Consulting Engineers

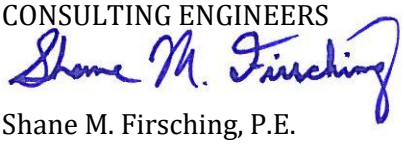
We have analyzed each of the bids and find Mauro Sewer Construction, Inc. to be the lowest, responsible, and responsive Bidder.

Based upon our familiarity and past working relationships with this Bidder, we believe that Mauro Sewer Construction, Inc. is qualified to complete the Project.

We recommend the award of the Contract to Mauro Sewer Construction, Inc. in the amount of $1,149,779.00.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Shane M. Firsching, P.E.

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Attachment: AwardRecommendation_BoosterStationandWaterMain_PALTN (2021 Water System Interconnect-Booster Station and Water Main)

Palatine/Hoffman Estates Interconnect



Attachment: VOP_GISViewer Project overview (2021 Water System Interconnect-Booster Station and Water Main)

Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station Procurement Project

BACKGROUND:
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.

KEY ISSUES:
- The construction was divided into two projects; one contract to procure the needed booster station to pump water from Palatine to Hoffman Estates and the second to perform the utility work from the booster station in Hoffman Estates to the existing limits of the Palatine water system at the east limit of Little City.
- On Tuesday, June 29, 2021, three bids were received for the booster station ranging from a high of $459,836 to a low of $249,380.
- The low responsive and responsible bidder was EFI-Solutions, Incorporated of Centralia, Illinois in the amount of $249,380.
- The Engineer's Estimate was $400,000.

ALTERNATIVES:

1. Award the contract for the 2021 Water System Interconnect-Booster Station Procurement Project to EFI-Solutions.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Water System Interconnect-Booster Station Procurement Project be awarded to EFI-Solutions.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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. The total estimated cost for the project with the 3 combined items to be awarded at this time is $1,487,309. A 3rd or 4th quarter budget adjustment would be required to accommodate this improvement. The specific amount is recommended to be revisited after the remaining water capital projects are bid so we may consider reducing the projected amount ($287,309) or eliminate any adjustment.

In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $371,827).

ACTION REQUIRED:
Motion to award 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.

ATTACHMENTS:

- Bid Tabulation
- AwardRecommendation_BoosterProcurement_PALTN
- VOP_GISViewer Project overview

2021 WATER SYSTEM INTERCONNECT-BOOSTER STATION PROCUREMENT
BID OPENING: TUESDAY, JUNE 29, 2021 11:00 AM
DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION
CONTRACT DPW-2153

Bidder Name	Proposal Signed Y/N	Bid Bond Attached Y/N	Addendum 1 Y/N	Total Bid Price
EFI-Solutions	Y	Y	Y	$249,380.00
USEMCO, Inc.	Y	Y	Y	$401,000.00
Metropolitan Industries, Inc.	Y	Y	Y	$459,836.00

Attachment: Bid Tabulation (2021 Water System Interconnect-Booster Station Procurement)

BAXTER & WOODMAN
Consulting Engineers
8678 Ridgefield Road, Crystal Lake, IL 60012 • 815.459.1260 • baxterwoodman.com

July 1, 2021

Mr. Matt Barry
Public Works Director
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RECOMMENDATION TO AWARD

Subject: Village of Palatine – Water System Interconnect, Booster Station Procurement, DPW-2153

Dear Mr. Barry:

The following bids were received for the Water System Interconnect – Booster Station Procurement on June 29, 2021:

Bidder	**Amount of Bid**
EFI-Solutions Centralia, IL	$249,380.00
USEMCO, Inc. Tomah, WI	$401,000.00
Metropolitan Industries, Inc. Romeoville, IL	$459,836.00

Our pre-bid opinion of probable cost for this Project was $400,000.

We have analyzed each of the bids and find EFI-Solutions to be the lowest, responsible, and responsive Bidder.

Based upon our familiarity and past working relationships with this Bidder, we believe that EFI-Solutions is qualified to complete the Project.

We recommend the award of the Contract to EFI-Solutions in the amount of $249,380.00.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Shane M. Firsching, P.E.

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Attachment: AwardRecommendation_BoosterProcurement_PALTN (2021 Water System Interconnect-Booster Station Procurement)

Palatine/Hoffman Estates Interconnect



Attachment: VOP_GISViewer Project overview (2021 Water System Interconnect-Booster Station Procurement)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2021 Water System Interconnect Project

BACKGROUND:
The Villages of Palatine and Hoffman Estates conducted Phase I and Phase II engineering to evaluate the water distribution systems of both Villages for installation of an emergency water interconnection. 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. Work is tentatively scheduled to commence in August with construction to be substantially completed this year.

KEY ISSUES:
- Utilizing Construction Engineering Services is recommended to meet procedural requirements, assure quality construction, and allow for the routine attention needed during this construction project.
- Baxter & Woodman, Incorporated completed the design and permitting for the project which has been competitively bid and scheduled to go to construction in August.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Baxter & Woodman for Construction Engineering Services for the 2021 Water System Interconnect Project.

2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Baxter & Woodman for Construction Engineering Services for the 2021 Water System Interconnect Project.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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). In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $300,000).

ACTION REQUIRED:
Motion to authorize 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.

ATTACHMENTS:

- Baxter & Woodman Agreement
- VOP_GISViewer Project overview

VILLAGE OF PALATINE, ILLINOIS
EMERGENCY INTERCONNECT
CONSTRUCTION ENGINEERING SERVICES AGREEMENT

THIS IS AN AGREEMENT effective as of _____, _____("Effective Date") between Village of Palatine, Illinois ("Owner") and Baxter & Woodman, Inc. ("Engineer").

Owner's Project, of which the Engineer's services under this Agreement are a part, is generally identified in Exhibit A ("Project"), attached hereto and incorporated herein by this reference.

Owner and Engineer in consideration of their mutual covenants set forth herein agree as follows:

1. **SERVICES OF ENGINEER**

1.1 Engineer shall provide, or cause to be provided, if part of its scope, the services set forth herein and in Exhibit B, attached hereto and incorporated herein by this reference.

2. **OWNER'S RESPONSIBILITIES**

2.1 Provide the Engineer with all criteria and full information as to the Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications, and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.

2.2 Furnish the Engineer all available information pertinent to the Project including reports and data relative to previous designs, existing conditions, or investigations at or adjacent to the Site.

2.3 Furnish or otherwise make available additional project related information and data as is reasonably required to enable Engineer to complete the Project.

2.4 Owner warrants that all known hazardous materials on or beneath the site have been identified to the Engineer. The Engineer shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials. The Engineer shall not be required by the Owner to provide certifications that soils, including soil mixed with other clean construction or demolition debris, are or are not contaminated unless this service is set forth in Exhibit B.

2.5 The Engineer will rely, without liability, upon the accuracy and completeness of all information furnished by the Owner, including its consultants, contractors, specialty

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

contractors, manufacturers, suppliers, and publishers of technical standards pursuant to this Agreement without independently verifying the information.

2.6 The Engineer may reasonably rely on the express and implied representations made by contractors, manufacturers, suppliers, and installers of equipment, materials, and products required by the construction documents as being suitable fit for their intended purposes and compliant with the construction documents and applicable project requirements.

2.7 Arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform services under this Agreement.

3. SCHEDULE FOR RENDERING SERVICES

3.1 Engineer is authorized to begin services as of the Effective Date.

3.2 Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided in Exhibit B, and are hereby agreed to be reasonable.

3.3 If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation shall be adjusted equitably.

3.4 If the Engineer is hindered, delayed or prevented from performing under the Agreement as a result of any act or neglect of the Owner (or those for whom the Owner is responsible) or force majeure, the time for completion of the Engineer's work shall be extended by the period of the resulting delay and the rates and amounts of Engineer's compensation shall be adjusted equitably. Force majeure includes, but is not limited to acts of God, wars, terrorism, strikes, labor walkouts, fires, natural disasters, or requirements of governmental agencies.

4. COMPENSATION, INVOICES AND PAYMENTS

4.1 The Owner shall pay the Engineer for Construction Engineering Services performed or furnished under Exhibit B, Sections 1 through 5 based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which will not exceed $88,150.00 for General Construction Administration and Full Time Field Observation or $61,850.00 for General Construction Administration and Part Time Field Observation, Engineer's Project No. 211237.60. The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

4.2 The Engineer may submit requests for periodic progress payments for services rendered. Payments shall be due and owing by the Owner in accordance with the terms and provisions of the Local Government Prompt Payment Act, Illinois Compiled Statutes, Ch.50, Sec. 505, et. Seq.; and if Owner fails to comply, the Engineer may, after giving seven (7) days written notice to the Owner, suspend services under this Agreement until the Engineer has been paid in full all amounts due for services, expenses, and late payment charges as provided in such Act.

4.3 The Owner may, at any time, by written order, make changes to the scope of this Agreement, which changes shall not become effective unless and until Engineer issues its written acceptance of same. If such changes cause an increase or decrease in the Engineer's fee or time required for performance of any services under this Agreement, an equitable adjustment shall be made and this Agreement shall be modified. No service for which added compensation is to be charged will be provided without first obtaining written authorization from the Owner. The parties further agree that if elements of the scope are reduced or eliminated by the Owner, then the Owner agrees to waive, forgive, release, and hold harmless the Engineer from all claims, causes of action, and damages arising from those reduced and/or eliminated services. The Engineer shall not be responsible for the changes made to the project documents by the Owner, contractor, or others without the Engineer's prior review and written approval.

5. **OPINION OF PROBABLE CONSTRUCTION COSTS**

5.1 The Engineer's opinion of probable construction costs, if included in its scope of services, represents its reasonable judgment as a professional engineer. The Owner acknowledges that the Engineer has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. The Engineer cannot and does not warranty or guarantee that proposals, bids, or actual construction costs will not vary from the Engineer's opinion of probable cost. Engineer shall not be responsible for any cost variance.

6. **ENGINEER'S PERFORMANCE**

6.1 The standard of care for all professional engineering and related services performed or furnished by the Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer's profession practicing under similar circumstances at the same time and in the same locality on similar projects. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services.

6.2 Engineer shall be responsible for the technical accuracy of its services and its instruments of service resulting therefrom, and Owner shall not be responsible for discovering deficiencies, if any, in them. Engineer shall correct known deficiencies in its instruments of

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

service without additional compensation except to the extent such action is directly attributable to deficiencies, errors or omissions in Owner-furnished information.

6.3 The Engineer will use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards as of this Agreement's Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's responsibilities or to Engineer's scope of services, times of performance, or compensation, which shall be adjusted equitably.

6.4 Engineer may employ such sub-consultants as Engineer deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive written objections by the Owner.

6.5 Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

6.6 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work.

6.7 Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction or surety bonding requirements.

6.8 Engineer is not acting as a municipal advisor as defined by the Dodd-Frank Act. Engineer shall not provide advice or have any responsibility for municipal financial products or securities.

6.9 Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

6.10 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.

6.11 Engineer's site observation shall be at the times agreed upon in the Exhibit B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address.

7. INSURANCE

7.1 For the duration of the Project, the Engineer shall procure and maintain the following insurance coverage and Certificates of Insurance will be provided the Owner upon written request. The insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(1)	Worker's Compensation	Statutory Limits
(2)	General Liability	
	Per Claim/Aggregate	$1,000,000/$2,000,000
(3)	Automobile Liability	
	Combined Single Limit	$1,000,000
(4)	Excess Umbrella Liability	
	Per Claim/ Aggregate	$5,000,000/$5,000,000
(5)	Professional Liability	
	Per Claim and Aggregate	$5,000,000/$5,000,000

7.2 Notwithstanding any other provisions of this Agreement, and to the fullest extent permitted by law, the total liability, of the Engineer and their officers, directors, employees, agents, or consultants to anyone claiming by, through or under Owner for any claims, losses, costs, or damages arising out of, resulting from, of in any way related to the Project or the Agreement for any claim or cause of action, including but not limited to the negligence, professional errors or omissions strict liability, breach of contract, indemnity, subrogation or warranty

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

(express or implied), hereafter referred to as the "Claims", shall not exceed the total remaining insurance proceeds available under the terms and conditions of Engineer's responding insurance policy.

8. **INDEMNIFICATION AND MUTUAL WAIVER**

8.1 To the fullest extent permitted by law, Engineer shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages arising out of or relating to the Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the Engineer's negligent acts or omissions.

8.2 Owner shall indemnify and hold harmless the Engineer and its officers, directors, employees, agents and consultants from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death of, or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the negligent acts or omissions of Owner or its officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner with respect to this Agreement and/or to the Project.

8.3 To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, exemplary, or consequential damages arising out of, resulting from, or in any way related to the Project or Engineer's services.

8.4 In the event claims, losses, damages or expenses are caused by the joint or concurrent fault of the Engineer and Owner, they shall be borne by each party in proportion to their respective fault, as determined by a mediator or court of competent jurisdiction.

8.5 The Owner acknowledges that the Engineer is a business corporation and not a professional service corporation, and further acknowledges, accepts, and agrees that the Engineer's officers, directors, and employees shall not be subject to any personal liability for services provided under this Agreement.

9. **TERMINATION**

9.1 This Agreement may be terminated, in whole or in part, by either party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. The Owner may terminate this Agreement, in whole or in part, for its convenience.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

However, no such termination will be effective unless the terminating party gives the other party (1) not less than ten (10) business day's written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party to resolve the dispute before termination.

9.2 If this Agreement is terminated by either party, the Engineer shall be paid for services performed to the effective date of termination, including reimbursable expenses. In the event of termination, the Owner will receive reproducible copies of Drawings, Specifications and other documents completed by the Engineer up to the date of termination.

10. **USE OF DOCUMENTS**

10.1 All documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Engineer to Owner pursuant to this Agreement) are instruments of service in respect to this Project, and Village shall not have the right to use such plans or specifications on any other project or for extensions of this project without the express written consent of the Consultant. Any unauthorized use of the plans and specifications or any other information, documents or materials provided by Consultant shall be at Village's sole risk and without liability to Consultant and Consultant's consultants Owner shall not rely in any way on any document unless it is in printed form, signed or sealed by the Engineer or one of its consultants.

10.2 Either party to this Agreement may rely that data or information set forth on paper (also known as hard copy) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Information in electronic format or text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience and not for reliance by the receiving party. The use of such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies will govern.

10.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests and/or procedures within 60 calendar days of receipt, after which the receiving party shall be deemed to have accepted the transferred data thus. Any transmittal errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files.

10.4 When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such information

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the creator.

10.5 The Engineer's document retention policy will be followed upon Project closeout. Executed copies of agreements, work orders, letters of understanding or proposals; design or other documents created by the Engineer or received from the Owner or a third party: plan review submittals from a third party and the Engineer's review of those submittals; and studies or reports prepared by the Engineer will be kept for a period of 14 years after Project closeout.

11. SUCCESSORS, ASSIGNS AND BENEFICIARIES

11.1 Owner and Engineer are hereby bound, as are their respective successors, employees and representatives to the other party to this Agreement with respect to all covenants, terms, promises, and obligations contained herein.

11.2 Neither the Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is required by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

11.3 Unless expressly provided otherwise in this Agreement, nothing contained shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Subcontractor, Supplies, or other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

12. DISPUTE RESOLUTION

12.1 Owner and Engineer agree to negotiate all disputes between them in good faith for a period of 30 calendar days from the date of notice prior to invoking the procedures of paragraph 12.2 or other provisions of the Agreement, or exercising their rights under law.

12.2 If the parties fail to resolve a dispute through negotiation under paragraph 12.1, Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation. The process shall be conducted on a confidential basis, and shall be completed within 120 calendar days of notice if the Dispute unless the parties mutually agree to a longer period. If such mediation is

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

13. **MISCELLANEOUS PROVISIONS**

13.1 This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.

13.2 Any notice required under this Agreement will be in writing, addressed to the designated party at its address in the signature page and served personally, by facsimile, by registered or certified mail (postage prepaid), or by a commercial courier service. All notices shall be effective upon the date of receipt.

13.3 All express representations, waivers, indemnifications, and limitations of liability in this Agreement will survive its completion and/or termination.

13.4 Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

13.5 A party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall if affect the enforceability of that provision or of the remainder of this Agreement.

13.6 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended.

13.7 This Agreement constitutes the entire agreement between Owner and Engineer and supersedes all prior or oral understandings. This Agreement may be amended only by a mutually agreed and executed written instrument.

13.8 With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Engineer: BAXTER & WOODMAN, INC.	Owner: VILLAGE OF PALATINE, ILLINOIS
By:	By:
Title: Vice President	Title: Mayor
Date Signed: June 9, 2021	Date Signed:
Address for giving notices: 8678 Ridgefield Road Crystal Lake, IL 60012	Address for giving notices: 200 e. Wood Street Palatine, IL 60067
Designated Representative: Sean O'Dell, P.E.	Designated Representative: Matthew D. Barry
Phone Number: 815-444-4438 Email Address: sodell@baxterwoodman.com	Phone Number: 847-705-5200 Email Address: mbarry@palatine.il.us

Exhibit B Sections 1 through 5:

General Construction Administration and Full Time Field Observation	$88,150.00	_____
General Construction Administration and Part Time Field Observation	$61,850.00	_____

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

VILLAGE OF PALATINE, ILLINOIS
EMERGENCY INTERCONNECT
CONSTRUCTION ENGINEERING SERVICES

EXHIBIT A

PROJECT DESCRIPTION

The Emergency Interconnect Project consists of an Interconnecting Booster Station Facility and approximately 3,000 feet of 8-inch and 12-inch diameter water main to provide for an emergency water supply interconnection between the Villages of Hoffman Estates and Palatine.

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Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

VILLAGE OF PALATINE, ILLINOIS
EMERGENCY INTERCONNECT
CONSTRUCTION ENGINEERING SERVICES

EXHIBIT B

SCHEDULE

Upon notification to proceed, the anticipated project schedule is as follows:

Start Date	Within 1 month of NTP
Substantial Completion	Within 8 months on NTP
Final Completion	Within 9 months of NTP

SCOPE OF SERVICES

The following scope of services details the anticipated tasks necessary to successfully complete the Emergency Interconnect between the Village of Palatine and Hoffman Estates that will include the Interconnect Pumping Station Facility and interconnecting Water Main.

CONSTRUCTION SERVICES

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.

2. PROJECT INITIATION
   A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed.
   B. Receive Contractor insurance documents.
   C. Attend and prepare minutes for the preconstruction conference, and review the Contractor's proposed construction schedule and list of subcontractors.

3. CONSTRUCTION ADMINISTRATION
   A. Attend periodic construction progress meetings.
   B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
   C. Review construction record drawings for completeness prior to submission to CADD.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

D. Prepare construction contract change orders and work directives when authorized by the Owner.
E. Review the Contractor's requests for payments as construction work progresses, and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
F. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
G. Project manager or other office staff visit site as needed.

4a. FIELD OBSERVATION – Full Time ☐Full Time Field Observation

A. Engineer's site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
C. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work, and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor's time for completion.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

OR

4b. FIELD OBSERVATION – PART TIME ☐Part Time Field Observation

A. Engineer will provide a Resident Project Representative at the construction site on a periodic part-time basis from the Engineer' office of not more than eight (8) hours per regular weekday, not including legal holidays (approximately 24 hours per week, for up to 288 hours) as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion.

B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If the Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

C. Part-Time Field Observation provides that the Resident Project Representative will make intermittent site visits to observe the progress and quality of Contractor's executed Work. Part-Time Field Observation does not guarantee the Engineer will observe or comment on work completed by the contractor at times the Resident Project Representative is not present on site. Such visits and observations by the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress or to involve detailed inspections of Contractor's Work in progress beyond the responsibilities specifically assigned to Engineer in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment as assisted by the Resident Project Representative, if any.

D. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.

E. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work.

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

5. PROJECT CLOSEOUT
   A. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
   B. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
   C. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
   D. Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.

I:\Azure\PALTN\211237-Hoffman Estates _ Pa\Contracts\Work\ExhibitB.docx

Attachment: Baxter & Woodman Agreement (2021 Water System Interconnect Construction Engineering Services)

Palatine/Hoffman Estates Interconnect



Attachment: VOP_GISViewer Project overview (2021 Water System Interconnect Construction Engineering Services)

Consider a Motion to Approve Change Order #1 for the 2021 Sidewalk Replacement Program

BACKGROUND:
On Monday, April 12, 2021, the 2021 Sidewalk Replacement Program - CDBG contract was awarded to Schroeder & Schroeder Incorporated of Skokie, Illinois in the amount of $308,820.01. The estimated construction cost was $371,475.

A multi-use path necessary to complete the bicycle trail connection at Algonquin Road and Roselle Road was designed and permitted just after this contract was awarded. It is recommended that this path be incorporated into the sidewalk replacement project as it can be added to the existing various location contract for a competitive price and accelerated timeline.

KEY ISSUES:

- The proposed change order would accommodate a new multi-use path to be installed adjacent to the Pride of Palatine gas station at the northwest corner of Algonquin Road and Roselle Road.
- The proposed change order would increase the total project cost by $35,592 to complete the additional work.
- Staff is requesting a change order to the contract to accommodate this work.
- Staff is attempting to accelerate this project to meet a July easement condition of the adjacent property owner. The owner has provided another contractor who will be submitting pricing and should a lower price be secured we would secure the lower cost solution.

ALTERNATIVES:

1. Approve change order #1 for the 2021 Sidewalk Replacement Program with Schroeder & Schroeder.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of change order #1 for the 2021 Sidewalk Replacement Program with Schroeder & Schroeder in the amount of $35,592.

BUDGET IMPACT:
Funding is available to accommodate this project from the 2021 Capital Improvement Program as a result of favorable pricing in this year's road maintenance program.

ACTION REQUIRED:
Motion to approve change order #1 for the 2021 Sidewalk Replacement Programwith Schroeder & Schroeder Incorporated of Skokie, Illinois in the amount of $35,592.

ATTACHMENTS:

- Schroeder CO1

Schroeder & Schroeder Inc.
CONCRETE CONTRACTORS
7306 CENTRAL PARK - SKOKIE, ILLINOIS 60076
PHONE 847-933-0526 · FAX 847-933-0528

June 2, 2021

Public Works
Village of Palatine
148 W Illinois Ave
Palatine, IL 60067

Attn: Matthew D. Barry

RE: Village of Palatine
Algonquin Road Bike Path
EWO Pricing Request

Matthew:

We submit the following Extra Work Pricing per your request for the Algonquin Road bike path for your consideration:

Item	Quantity	Unit	Unit Price	Total Cost
PCC Curb Removal	95	FT	$ 7.00	$ 665.00
PCC Pavement Removal	205	SF	$ 25.00	$ 5,125.00
PCC Sidewalk Removal	966	SF	$ 2.00	$ 1,932.00
Asphalt Pavement Removal	13	SY	$ 25.00	$ 325.00
PCC C&G B.6.12/B.6.24	95	FT	$ 45.00	$ 4,275.00
PCC Barrier Curb 6" (across island)	21	FT	$ 37.00	$ 777.00
PCC Conc. Pavement 8"	205	SF	$ 15.00	$ 3,075.00
PCC Sidewalk 5"	1200	SF	$ 10.00	$ 12,000.00
Asphalt Pavement Patching	11	SY	$ 100.00	$ 1,100.00
Detectable Warnings	64	SF	$ 42.00	$ 2,688.00
Pavement Striping- 6" White (Painted)	120	FT	$ 20.00	$ 2,400.00
Sod Restoration	41	SY	$ 30.00	$ 1,230.00
			TOTAL	**$ 35,592.00**

Quantities are approximate. Billing will be based on agreed final quantities.

Once reviewed, please sign and return via email to our office. Should you have any questions, please do not hesitate to contact our office.

☐ Approved ☐ Rejected

By: _____
Name Date

Respectfully Submitted,

Chris Schroeder

President
Schroeder & Schroeder, Inc.

Attachment: Schroeder CO1 (2021 Sidewalk Replacement Program Change Order #1)

Consider a Motion to Establish a Lead Water Service Line Replacement Cost Sharing Program

BACKGROUND:
The Village of Palatine received a grant from the Northwest Water Commission in the amount of $582,000. While $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 the water meter replacement program conducted in 2015/2016, water service pipes were surveyed to determine their material type. Approximately 310 lead residential water services exist in our system of over 19,000 water services.

Pursuant to Village Code, the water service pipe from the public water main to the water shut of valve (buffalo box) is owned by the Village. The water service pipe from the water shut off valve to the home is owned by the property owner.

KEY ISSUES:

- 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.
- Applicants would submit their proposed work initially to the Public Works Department who would determine the extent of the eligible reimbursement.
- A building permit would be required and all fees would be eligible for reimbursement.
- 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 served, 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.

ALTERNATIVES:

1. Establish a Lead Service Line Replacement Program in a manner recommended by staff.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends establishing a Lead Service Line Replacement Program.

BUDGET IMPACT:
$300,000 are allocated in the 2021 Water Capital Improvement Program for this reimbursement initiative.

ACTION REQUIRED:
Motion to approve the establishment of a Lead Service Line Replacement Program.

Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

BACKGROUND:
This past spring, two additional vehicles were identified for disposal in addition to those previously authorized by the Village Council.

KEY ISSUES:

- A 2008 Ford Explorer, T-357, is an investigations vehicle in the Police Department. It will be replaced with a newer 2016 hand-down administration vehicle.
- A 2003 Freightliner M2 truck, T-392, is a prisoner transport vehicle that is no longer needed because the County has begun transporting prisoners again.
- Traditionally, the Village Council authorizes the sale of vehicles through auction. Staff has successfully used internet auction sites such as GovDeals.com and PublicSurplus.com in the past, and recommends using these services again. In addition, the Northwest Municipal Conference has a contract with America's Auto Auction to conduct a live auction on a quarterly basis. The next scheduled auction is this summer and fall.

ALTERNATIVES:

1. Adopt an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.

ACTION REQUIRED:
Motion to adopt an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.

ATTACHMENTS:

- 2021 Vehicle Disposition Ordinance
- 2021 Supplemental Vehicle Disposition Memorandum

ORDINANCE NO._____

AN ORDINANCE
AUTHORIZING THE SALE BY PUBLIC AUCTION
OF PERSONAL PROPERTY OWNED BY THE
VILLAGE OF PALATINE

WHEREAS, in the opinion of at least three-fourths of the corporate authorities of the Village of Palatine, it is no longer necessary, useful, or in the best interest of said jurisdiction to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the Mayor and the Village Council of the Village of Palatine that said personal property should be disposed of:

NOW, THEREFORE, BE IT ORDAINED BY THE Mayor AND Village Council of the Village of Palatine:

SECTION ONE: Pursuant to (chapter 65, section 5/11-76-4 of the Illinois Compiled Statute, the Mayor and Village Council for the Village of Palatine find that the following described personal property now owned by said jurisdiction is no longer necessary or useful to said jurisdiction and said jurisdiction would be best served by the properties sale.

2021 VEHICLE INVENTORY DISPOSITION LIST

UNIT #	YEAR	MAKE	MODEL	VIN #	MILEAGE	DESCRIPTION
T-357	2008	Ford	Explorer	1FMEU73E88UA88726	146,160	Investigation
T-392	2003	Freightliner	M2	1FVACWAK33HL70643	278,130	Prisoner Transport

SECTION TWO: The Village Manager is hereby authorized to select the method of disposal which he deems is in the best interest of the Village for all vehicles and equipment attached hereto and made a part of this ordinance.

SECTION THREE: The Village Manager is further authorized to advertise the sale of the aforementioned personal property through area newspapers, direct mailings, on the internet or any other channels deemed appropriate prior to the date of said sale.

SECTION FOUR: No bid shall be accepted for the sale of an item, unless the Village Manager or the designee of the Village Manager so authorizes at the time of the sale.

Attachment: 2021 Vehicle Disposition Ordinance (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

SECTION FIVE: Upon payment in full of the sale price for the aforesaid items of personal property by the highest bidder, the Village Manager is authorized to convey and transfer the title and ownership of said personal property to the bidder.

SECTION SIX: This ordinance shall be in full force and effect from and after its passage, by a vote of at least three-fourths of the corporate authorities, 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

VILLAGE OF PALATINE

Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Matt Dusckett, Fleet Services Coordinator

Date: June 25, 2021

Subject: 2021 Supplemental Surplus Vehicle and Equipment Disposition

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Issue: Staff has compiled a supplemental listing of equipment and vehicles that are deemed no longer useful to the Village. These vehicles were determined to be no longer useful after the disposition ordinance was approved earlier this year.

Discussion: The equipment and vehicles are deemed no longer useful because they have either been replaced with new vehicles, are not needed due to fleet right-sizing reductions, or have become obsolete and can no longer serve a useful purpose. The chart below details the vehicles and equipment recommended for disposition:

UNIT	YEAR	MAKE	MODEL	VIN	MILEAGE	DESCRIPTION
T-357	2008	FORD	EXPLORER	1FMEU73E88UA88726	146,160	INVESTIGATION
T-392	2003	FREIGHTLINER	M2	1FVACWAK33HL70643	278,130	PRISONER TRANSPORT

The 2008 Explorer will be replaced with a newer 2016 hand-down administration vehicle, and the Freightliner is no longer needed for prisoner transport because the County has begun transporting prisoners once again.

Traditionally, the Village Council authorizes the sale of these vehicles through auction. Staff has successfully used internet auction sites such as GovDeals.com and PublicSurplus.com in the past, and recommends utilizing these auction services once again.

In addition, the Northwest Municipal Conference has a contract with America's Auto Auction to conduct a live auction on a quarterly basis. The next live auctions are scheduled for this summer and fall. Staff will determine the appropriate auction method based on the item description and likelihood of receiving the most lucrative bids.

Recommendation: Staff recommends that the Village Council authorize the disposition of the vehicles and equipment detailed in the chart above. They will be sold via live and/or internet auctions.

Attachment: 2021 Supplemental Vehicle Disposition Memorandum (Ordinance Authorizing the Sale of Excess Vehicles and Equipment)

Consider a Motion to Approve 2021 Warrant #13

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 13 having been approved by the Village Council on 07/12/2021 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	105,728.57	15,138.83	3,085.07	-	123,952.47
Motor Fuel Tax Fund	205	14,269.10	-	-	-	14,269.10
Downtown TIF Fund	233	950.00	-	-	-	950.00
Rand Corridor TIF Fund	234	475.00	-	-	-	475.00
Capital Equipment Fund	401	40,611.82	-	-	-	40,611.82
Water Fund	605	206,886.37	846.36	-	1,060.69	208,793.42
Sewer Fund	610	39,534.50	93.94	-	-	39,628.44
Refuse Fund	615	99,902.00	252,117.75	-	2,012.18	354,031.93
Parking Fund	620	3,769.72	136.70	-	-	3,906.42
Liability Insurance Fund	702	13,890.75	-	-	-	13,890.75
Fleet Services Fund	710	66,290.34	755.94	-	-	67,046.28
Total Report		**592,308.17**	**269,089.52**	**3,085.07**	**3,072.87**	**867,555.63**

ATTACHMENTS:

- Warrant #13

VILLAGE OF PALATINE

Warrant #13

Invoice Due Date Range 06/01/21 - 08/03/21
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 **2385 - A & A Body Shop, Inc.**									
4263	Repairs & Maintenance - T-465	Open		06/10/2021	07/10/2021	06/11/2021			1,152.
			Vendor **2385 - A & A Body Shop, Inc.** Totals			Invoices	1		$1,152.
Vendor **1450 - A-Express Towing**									
19815	Repairs & Maintenance - T-483	Open		05/15/2021	06/30/2021	06/21/2021			91.
			Vendor **1450 - A-Express Towing** Totals			Invoices	1		$91.
Vendor **1553 - Acme Truck & Brake Supply**									
02_6995	Parts - STOCK	Open		05/27/2021	06/26/2021	06/21/2021			468.
02_7062	Parts - STOCK	Open		06/02/2021	07/02/2021	06/21/2021			22.
02_7330	Parts - T-353	Open		06/30/2021	07/30/2021	06/21/2021			88.
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	3		$579.
Vendor **4853 - Advance Auto Parts**									
2376-997300	Parts - T-401	Open		05/20/2021	06/30/2021	07/02/2021			14.
2376-1000170	Parts - T-371	Open		06/02/2021	07/02/2021	07/02/2021			48.
2376-1000386	Parts - T-438	Open		06/03/2021	07/04/2021	07/02/2021			10.
2376-1000427	Credit Memo	Open		06/03/2021	07/04/2021	07/02/2021			(62.2
2376-1000663	Parts - T-353	Open		06/04/2021	07/04/2021	07/02/2021			14.
2376-1000761	Parts - T-353	Open		06/04/2021	07/04/2021	07/02/2021			53.
2376-1001137	Parts - T-459	Open		06/07/2021	07/07/2021	07/02/2021			5.
2376-1001214	Parts - STOCK	Open		06/07/2021	07/07/2021	07/02/2021			14.
2376-1001482	Parts - PT-232	Open		06/08/2021	07/08/2021	07/02/2021			19.
2376-1002983	Parts - STOCK	Open		06/14/2021	07/14/2021	07/02/2021			9.
2376-1003066	Parts - STOCK	Open		06/14/2021	07/14/2021	07/02/2021			12.
2376-1003460	Parts - STOCK	Open		06/15/2021	07/15/2021	07/02/2021			87.
2376-1003474	Parts - STOCK	Open		06/15/2021	07/15/2021	07/07/2021			116.
2376-1004304	Parts - T-389	Open		06/18/2021	07/18/2021	07/07/2021			50.
2376-1004703	Parts - T-437	Open		06/21/2021	07/21/2021	07/02/2021			347.
2376-1004749	Parts - T-437	Open		06/21/2021	07/21/2021	07/07/2021			14.
2376-1005600	Parts - T-449	Open		06/24/2021	07/24/2021	07/02/2021			14.
2376-1006355	Parts - T-402	Open		06/28/2021	07/28/2021	07/07/2021			59.
2376-1006458	Parts - STOCK	Open		06/28/2021	07/28/2021	07/02/2021			296.
2376-1006459	Parts - STOCK	Open		06/28/2021	07/28/2021	07/02/2021			282.
2376-1006462	Parts - STOCK	Open		06/28/2021	07/28/2021	07/02/2021			94.
2376-1007030	Parts - PT-999	Open		06/30/2021	07/30/2021	07/02/2021			6.
2376-1007065	Parts - STOCK	Open		06/30/2021	07/30/2021	07/02/2021			60.
2376-1007142	Parts - STOCK	Open		06/30/2021	07/30/2021	07/02/2021			167.
2376-1007230	Parts - STOCK	Open		06/30/2021	07/30/2021	07/02/2021			93.
2376-1007689	Parts - T-396	Open		07/02/2021	08/02/2021	07/07/2021			16.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	26		$1,846.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13

Invoice Due Date Range 06/01/21 - 08/03/21
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 **3030 - Advanced Automation & Control**									
21-3674	SCADA Troubleshooting	Open		06/08/2021	07/08/2021	06/14/2021			1,967.
		Vendor **3030 - Advanced Automation & Control** Totals				Invoices	1		$1,967.
Vendor **1437 - Ahlgrim Family Funeral Services**									
2021-00000550	Body Transfer to Funeral Home (M. Borg - 21-03159)	Open		06/24/2021	07/12/2021	06/30/2021			275.
		Vendor **1437 - Ahlgrim Family Funeral Services** Totals				Invoices	1		$275.
Vendor **1759 - Air One Equipment, Inc.**									
169876	6 Month Compressor Maintenance	Open		06/16/2021	07/15/2021	06/15/2021			707.
169991	Fan Charges	Open		06/17/2021	07/16/2021	06/28/2021			423.
168042	Black Rubber Boots-Malinowski, King, Kowalczyk & Grzelczyk	Open		04/27/2021	07/02/2021	06/22/2021			675.
		Vendor **1759 - Air One Equipment, Inc.** Totals				Invoices	3		$1,805.
Vendor **4819 - Alyssa M Alden**									
2021-00000549	Tuition Reimbursement - ACC 543	Open		06/29/2021	06/29/2021	06/29/2021			1,412.
		Vendor **4819 - Alyssa M Alden** Totals				Invoices	1		$1,412.
Vendor **2645 - Alexander Equipment Company, Inc**									
177893	Repairs & Maintenance - Equipment & Machinery - E-404	Open		06/03/2021	07/03/2021	06/21/2021			238.
		Vendor **2645 - Alexander Equipment Company, Inc** Totals				Invoices	1		$238.
Vendor **2496 - Altorfer Industries, Inc**									
P54C0153783	Parts - STOCK	Open		05/17/2021	06/30/2021	06/21/2021			490.
P54C0153927	Parts - E-603	Open		05/31/2021	06/30/2021	06/21/2021			36.
		Vendor **2496 - Altorfer Industries, Inc** Totals				Invoices	2		$526.
Vendor **4650 - Amalgamated Bank of Chicago**									
2017A - 07/2021	Paying Agent Fees	Open		07/01/2021	07/30/2021	07/07/2021			475.
2017C - 07/2021	Paying Agent Fees	Open		07/01/2021	07/30/2021	07/07/2021			475.
2017D - 07/2021	Paying Agent Fees	Open		07/01/2021	07/30/2021	07/07/2021			475.
		Vendor **4650 - Amalgamated Bank of Chicago** Totals				Invoices	3		$1,425.
Vendor **2491 - Anderson Pest Solutions**									
8531091	1368 Dorothy Dr	Open		06/29/2021	07/29/2021	07/02/2021			120.
		Vendor **2491 - Anderson Pest Solutions** Totals				Invoices	1		$120.
Vendor **5021 - Arlington Heights Ford LLC**									
20359H	Parts - STOCK	Open		06/08/2021	07/08/2021	06/21/2021			256.
21380H	Parts - T-473	Open		06/21/2021	07/21/2021	07/07/2021			34.
21701H	Parts - T-382	Open		06/25/2021	07/25/2021	07/07/2021			67.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13

Invoice Due Date Range 06/01/21 - 08/03/21
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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
22077H	Parts - T-382	Open		06/29/2021	07/29/2021	07/07/2021			67.
22079H	Parts - T-459	Open		06/29/2021	07/29/2021	06/21/2021			88.
22078H	Parts - T-382	Open		06/30/2021	07/30/2021	07/07/2021			67.
22121H	Parts - T-382	Open		06/30/2021	07/30/2021	07/07/2021			85.
22198H	Parts - T-460	Open		06/30/2021	07/30/2021	06/21/2021			88.
CM22077H	Credit Memo	Open		06/30/2021	07/30/2021	07/07/2021			(67.6
CM22078H	Credit Memo	Open		06/30/2021	07/30/2021	07/07/2021			(67.6
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	10		$620.
Vendor **1443 - Arlington Power Equipment**									
81019	Saw Repair	Open		06/17/2021	07/16/2021	06/28/2021			47.
79508	Parts - PT-60	Open		06/08/2021	07/08/2021	06/11/2021			784.
79511	Credit Memo	Open		06/08/2021	07/08/2021	06/11/2021			(333.2
79966	Parts - PT-29	Open		06/10/2021	07/10/2021	07/02/2021			19.
80376	Parts - PT-60	Open		06/14/2021	07/14/2021	07/02/2021			121.
81932	Parts - PT-60	Open		06/24/2021	07/24/2021	07/02/2021			391.
81975	Parts - PT-27	Open		06/25/2021	07/29/2021	07/02/2021			149.
82494	Credit Memo	Open		06/29/2021	07/29/2021	07/02/2021			(34.6
		Vendor **1443 - Arlington Power Equipment** Totals				Invoices	8		$1,147.
Vendor **2322 - Arrow Road Construction Company**									
27531	Binder and Surface for Hot Paving	Open		06/08/2021	07/08/2021	06/09/2021			98.
27623	Binder and Surface for Hot Paving	Open		06/11/2021	07/11/2021	06/28/2021			2,233.
27664	Binder and Surface for Hot Paving	Open		06/14/2021	07/14/2021	06/28/2021			167.
27711	Binder and Surface for Hot Paving	Open		06/16/2021	07/16/2021	06/28/2021			158.
27804	Binder and Surface for Hot Paving	Open		06/22/2021	07/22/2021	06/28/2021			415.
27812	Binder and Surface for Hot Paving	Open		06/23/2021	07/23/2021	06/28/2021			704.
27826	Binder and Surface for Hot Paving	Open		06/23/2021	07/23/2021	06/28/2021			415.
27849	Binder and Surface for Hot Paving	Open		06/24/2021	07/24/2021	06/28/2021			207.
		Vendor **2322 - Arrow Road Construction Company** Totals				Invoices	8		$4,400.
Vendor **4455 - AutoZone Stores LLC**									
2567237410	Parts - T-401	Open		05/20/2021	06/30/2021	07/02/2021			34.
2567237529	Parts - M-999	Open		05/20/2021	06/30/2021	07/02/2021			9.
2567237581	Credit Memo	Open		05/20/2021	06/30/2021	07/02/2021			(30.3
2567239839	Parts - M-999 & PT-999	Open		05/24/2021	06/30/2021	07/02/2021			149.
2567249285	Parts - T-371	Open		06/09/2021	07/09/2021	07/02/2021			25.
2567250503	Parts - T-452	Open		06/11/2021	07/11/2021	07/02/2021			9.
2567261053	Parts - M-999	Open		06/28/2021	07/28/2021	07/02/2021			55.
		Vendor **4455 - AutoZone Stores LLC** Totals				Invoices	7		$253.
Vendor **2744 - Avalon Petroleum Company**									
023504	Motor Fuel	Open		06/14/2021	07/14/2021	07/02/2021			14,960.

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083682	Motor Fuel	Open		06/14/2021	07/14/2021	07/02/2021			3,394.
			Vendor **2744 - Avalon Petroleum Company** Totals			Invoices	2		$18,354.
Vendor **3795 - Backflow Solutions Inc**									
5081	2021 Annual Subscription Fee	Open		02/01/2021	07/01/2021	06/23/2021			495.
			Vendor **3795 - Backflow Solutions Inc** Totals			Invoices	1		$495.
Vendor **3805 - Bartels Plants Inc**									
19037	Annual Flowers	Open		05/18/2021	07/01/2021	06/22/2021			6,131.
			Vendor **3805 - Bartels Plants Inc** Totals			Invoices	1		$6,131.
Vendor **3900 - Batteries Plus LLC**									
P41021056	Backup Battery Tyco Alarm Dispatch SCADA	Open		06/24/2021	07/24/2021	06/23/2021			76.
P41021154	Work Light	Open		06/24/2021	07/24/2021	06/23/2021			13.
			Vendor **3900 - Batteries Plus LLC** Totals			Invoices	2		$90.
Vendor **2282 - Baxter And Woodman**									
0224563	2021 NPDES Phase II Compliance Assistance	Open		06/23/2021	07/23/2021	06/23/2021			2,000.
			Vendor **2282 - Baxter And Woodman** Totals			Invoices	1		$2,000.
Vendor **1294 - Berland's House of Tools**									
91215	16" General Purpose Blade	Open		06/28/2021	07/28/2021	06/23/2021			202.
			Vendor **1294 - Berland's House of Tools** Totals			Invoices	1		$202.
Vendor **1101 - Beverly Materials LLC**									
264907	Wash Stone-WMB Restoration Repair	Open		06/12/2021	07/12/2021	06/14/2021			160.
265730	Wash Stone-WMB Restoration Repair	Open		06/30/2021	07/30/2021	06/23/2021			1,457.
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	2		$1,618.
Vendor **1198 - Bittners Spray Equipment**									
77690	Parts - E-208	Open		05/25/2021	06/30/2021	07/02/2021			82.
			Vendor **1198 - Bittners Spray Equipment** Totals			Invoices	1		$82.
Vendor **2856 - Blackburn Manufacturing Company**									
0651418-IN	PR LG 21 W	Open		06/22/2021	07/22/2021	06/23/2021			448.
			Vendor **2856 - Blackburn Manufacturing Company** Totals			Invoices	1		$448.
Vendor **3218 - BMI General Licensing**									
40244499	Street Fest Licensing	Open		06/02/2021	07/02/2021	06/30/2021			659.
			Vendor **3218 - BMI General Licensing** Totals			Invoices	1		$659.
Vendor **1492 - Bound Tree Medical LLC**									

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84089960	Medical Equipment	Open		06/09/2021	07/08/2021	06/23/2021			158.
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$158.
Vendor **2243 - Bristol Hose & Fitting**									
3456473	Parts - E-224	Open		05/06/2021	06/05/2021	06/21/2021			326.
3456681	Parts - E-212	Open		05/10/2021	06/09/2021	06/21/2021			201.
3457035	Parts - STOCK	Open		05/13/2021	06/12/2021	06/21/2021			403.
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	3		$931.
Vendor **2095 - Cannon Cochran Mgmnt Services Inc**									
0133760	2021 Claims Admin (TPA)	Open		06/15/2021	07/01/2021	06/16/2021			8,815.
			Vendor **2095 - Cannon Cochran Mgmnt Services Inc** Totals			Invoices	1		$8,815.
Vendor **2453 - CDS Office Technologies**									
INV1388748	Copier Usage	Open		06/30/2021	07/30/2021	06/30/2021			506.
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$506.
Vendor **2555 - Chicago Parts & Sound**									
1CR0035019	Credit Memo	Open		05/21/2021	06/30/2021	07/02/2021			(92.9
1-0205313	Parts - STOCK	Open		05/26/2021	06/30/2021	07/02/2021			77.
1-0205688	Parts - STOCK	Open		05/27/2021	06/27/2021	07/02/2021			117.
1-0207755	Parts - STOCK	Open		06/08/2021	07/08/2021	07/02/2021			143.
1-0209497	Parts - STOCK	Open		06/15/2021	07/15/2021	07/02/2021			232.
1-0212546	Parts - T-382	Open		06/29/2021	07/31/2021	07/07/2021			53.
10-0180074	Parts - T-382	Open		06/29/2021	07/31/2021	07/07/2021			53.
1-0212758	Parts - STOCK	Open		06/30/2021	07/30/2021	07/02/2021			250.
10CR049504	Credit Memo	Open		07/01/2021	07/31/2021	07/07/2021			(53.8
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	9		$782.
Vendor **3050 - Cintas #22**									
4086949547	Uniform Cleaning	Open		06/11/2021	07/11/2021	06/15/2021			148.
4087612165	Uniform Cleaning	Open		06/18/2021	07/18/2021	07/01/2021			129.
4088297607	Uniform Cleaning	Open		06/25/2021	07/25/2021	07/01/2021			365.
			Vendor **3050 - Cintas #22** Totals			Invoices	3		$643.
Vendor **4199 - Clark Baird Smith LLP**									
14043	2021 Services Legal (May 2021 services rendered by CBS)	Open		05/31/2021	06/21/2021	06/14/2021			1,958.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$1,958.
Vendor **1596 - Clifford Wald Company**									
IN00126750	Annual Kip Maintenance	Open		06/24/2021	07/24/2021	06/16/2021			1,140.
			Vendor **1596 - Clifford Wald Company** Totals			Invoices	1		$1,140.

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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 **1488 - CNS Tire Supply**									
25568	Repairs & Maintenance - T-479	Open		05/26/2021	06/30/2021	07/02/2021			60.
25577	Parts - E-404	Open		06/03/2021	07/03/2021	07/02/2021			176.
25580	Parts - C-329	Open		06/07/2021	07/07/2021	07/02/2021			270.
25584	Parts - T-460	Open		06/07/2021	07/07/2021	07/02/2021			552.
25585	Repairs & Maintenance - T-361	Open		06/07/2021	07/07/2021	07/02/2021			288.
25586	Parts - E-202	Open		06/08/2021	07/08/2021	06/11/2021			450.
25589	Parts - T-374	Open		06/09/2021	07/09/2021	07/02/2021			930.
25591	Parts - T-403	Open		06/10/2021	07/10/2021	07/02/2021			500.
25612	Repairs & Maintenance - T-416	Open		06/21/2021	07/21/2021	07/02/2021			1,046.
25614	Repairs & Maintenance - C-374	Open		06/22/2021	07/22/2021	07/02/2021			53.
25623	Repairs & Maintenance - T-402	Open		06/28/2021	07/28/2021	07/07/2021			60.
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	11		$4,386.
Vendor **2383 - Colfax Welding & Fabricating**									
62510	Parts - T-373	Open		05/24/2021	06/30/2021	07/07/2021			15.
62519	Parts - E-475	Open		05/27/2021	06/30/2021	07/07/2021			20.
62559	Parts - T-353	Open		06/25/2021	07/25/2021	07/07/2021			361.
			Vendor **2383 - Colfax Welding & Fabricating** Totals			Invoices	3		$397.
Vendor **3033 - Comcast Cable**									
FD83 06-21 A	Backup Internet Connections	Open		06/24/2021	07/22/2021	06/30/2021			84.
CC 06-21 A	Backup Internet Connections	Open		06/25/2021	07/25/2021	06/30/2021			59.
			Vendor **3033 - Comcast Cable** Totals			Invoices	2		$144.
Vendor **2980 - Commonwealth Edison**									
8648014008 5/21	Electricity- 135 W. Michigan Ave Heat Meter	Open		05/18/2021	07/19/2021	06/11/2021			254.
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$254.
Vendor **3810 - Conrad Polygraph Inc**									
4398	2021 Conrad Polygraph (Benjamin Bosco - FD new hires)	Open		05/31/2021	07/02/2021	07/02/2021			160.
4441	2021 Conrad Polygraph (Matthew Hiederman - FD new hires)	Open		07/01/2021	07/02/2021	07/02/2021			160.
			Vendor **3810 - Conrad Polygraph Inc** Totals			Invoices	2		$320.
Vendor **2741 - Conserv FS**									
65120280	Parkway Restoration	Open		06/15/2021	07/15/2021	06/22/2021			1,841.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$1,841.
Vendor **3706 - Constellation NewEnergy Inc**									
20210764001	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		05/26/2021	07/11/2021	06/14/2021			5,606.

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20210773301	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		05/26/2021	07/11/2021	06/14/2021			4,380.
20210542901	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		05/28/2021	07/13/2021	06/14/2021			48.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	3		$10,035.
Vendor **2773 - Core & Main LP**									
P053702	Meters-Omni 1 1/2" & Cast Iron Flange Kit	Open		06/11/2021	07/11/2021	06/14/2021			1,054.
P053906	Couplings	Open		06/11/2021	07/11/2021	06/14/2021			619.
			Vendor **2773 - Core & Main LP** Totals			Invoices	2		$1,673.
Vendor **4918 - DACRA Tech LLC**									
DT 2021-06-25	Municipal Enforcement Software Service Fee - June	Open		06/30/2021	06/30/2021	06/30/2021			1,900.
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$1,900.
Vendor **5075 - Daves Medical LLC**									
2021-00000535	Patient Cuffs	Open		05/26/2021	06/25/2021	06/23/2021			689.
			Vendor **5075 - Daves Medical LLC** Totals			Invoices	1		$689.
Vendor **3852 - De Lage Landen Public Finance**									
72666885	Sharp Copier Lease	Open		05/28/2021	07/12/2021	06/03/2021			621.
			Vendor **3852 - De Lage Landen Public Finance** Totals			Invoices	1		$621.
Vendor **1449 - Defranco Plumbing Inc**									
29157	Annual Backflow Test-All Locations	Open		06/24/2021	07/24/2021	06/22/2021			2,423.
			Vendor **1449 - Defranco Plumbing Inc** Totals			Invoices	1		$2,423.
Vendor **4781 - Document Imaging Services, LLC**									
2127	Toner	Open		06/18/2021	07/18/2021	06/16/2021			316.
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	1		$316.
Vendor **1728 - Doland Engineering, LLC**									
21-9597	June 2021 Engineering Plan Review Services	Open		06/30/2021	07/30/2021	06/30/2021			1,462.
21-9588	North Street and Portage Avenue Drainage Improvements Design	Open		05/28/2021	06/27/2021	06/30/2021			4,000.
21-9606	Skylark&Ventura WM Replacement Construction Engineering DPW2122	Open		06/23/2021	07/23/2021	06/30/2021			900.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	3		$6,362.
Vendor **3399 - DuPage River Salt Creek Workshop**									

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365	2021-2022 DRSCW Agency Membership Dues	Open		06/07/2021	07/06/2021	06/21/2021			4,766.
		Vendor **3399 - DuPage River Salt Creek Workshop** Totals				Invoices	1		$4,766.
Vendor **2786 - EJ Equipment Inc**									
W11572	Repairs & Maintenance - T-454	Open		05/06/2021	06/30/2021	07/07/2021			462.
		Vendor **2786 - EJ Equipment Inc** Totals				Invoices	1		$462.
Vendor **2114 - EJ USA, Inc**									
110210042583	Fire Hydrant Repair Parts	Open		06/15/2021	07/15/2021	06/23/2021			2,892.
110210047811	Fire Hydrant Repair Parts	Open		06/30/2021	07/30/2021	06/23/2021			153.
		Vendor **2114 - EJ USA, Inc** Totals				Invoices	2		$3,045.
Vendor **5049 - James P Etchingham**									
June 2021	Village Prosecutor Legal	Open		07/01/2021	07/12/2021	07/06/2021			3,450.
		Vendor **5049 - James P Etchingham** Totals				Invoices	1		$3,450.
Vendor **2438 - Federal Express**									
7-413-31448	Shipping Charges	Open		06/23/2021	07/23/2021	07/01/2021			21.
		Vendor **2438 - Federal Express** Totals				Invoices	1		$21.
Vendor **2102 - Fire Service Inc**									
23270	Parts - T-353	Open		06/24/2021	07/24/2021	07/06/2021			134.
		Vendor **2102 - Fire Service Inc** Totals				Invoices	1		$134.
Vendor **2665 - Fleet Safety Supply**									
77321	Parts - T-353	Open		06/24/2021	07/24/2021	07/06/2021			98.
		Vendor **2665 - Fleet Safety Supply** Totals				Invoices	1		$98.
Vendor **2195 - FMP**									
162-083743	Credit Memo	Open		06/07/2021	07/08/2021	07/06/2021			(36.2
162-083793	Parts - STOCK	Open		06/08/2021	07/08/2021	07/06/2021			213.
50-3409996	Parts - STOCK	Open		06/09/2021	07/09/2021	07/06/2021			88.
162-084485	Parts - C-371	Open		06/15/2021	07/15/2021	07/06/2021			154.
162-084532	Parts - STOCK	Open		06/15/2021	07/15/2021	07/06/2021			299.
63-386957	Parts - C-371	Open		06/15/2021	07/15/2021	07/06/2021			105.
50-3424020	Parts - PT-999	Open		06/18/2021	07/18/2021	07/06/2021			97.
		Vendor **2195 - FMP** Totals				Invoices	7		$922.
Vendor **1621 - Fox Valley Fire & Safety**									
IN00443841	Annual Fire Alarm Inspection-1215 N. Quentin Rd	Open		06/14/2021	07/14/2021	06/11/2021			410.
		Vendor **1621 - Fox Valley Fire & Safety** Totals				Invoices	1		$410.
Vendor **3075 - Gateway Palatine LLC**									

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July 2021	Parking Agreement - July	Open		06/04/2021	07/10/2021	06/04/2021			2,460.
			Vendor **3075 - Gateway Palatine LLC** Totals			Invoices	1		$2,460.
Vendor **5087 - Geib Industries Inc**									
633575-001	Parts - T-371	Open		05/26/2021	06/25/2021	07/06/2021			28.
633575-002	Parts - T-371	Open		05/26/2021	06/25/2021	07/06/2021			403.
633938-001	Parts - T-371	Open		06/01/2021	07/01/2021	07/06/2021			143.
			Vendor **5087 - Geib Industries Inc** Totals			Invoices	3		$575.
Vendor **5045 - GFL Solid Waste Midwest LLC**									
V90000034605	Waste Disposal	Open		06/15/2021	07/15/2021	06/28/2021			1,853.
			Vendor **5045 - GFL Solid Waste Midwest LLC** Totals			Invoices	1		$1,853.
Vendor **1667 - Gilio Landscape Contractors**									
8795	Grass cutting 1352 E Palatine Rd	Open		06/11/2021	07/11/2021	06/14/2021			65.
8796	641 E Baldwin Rd	Open		06/12/2021	07/12/2021	06/14/2021			65.
8797	256 S Greenwood Ave	Open		06/12/2021	07/12/2021	06/14/2021			65.
8803	2232 N Rand Rd - 6/18/2021	Open		06/22/2021	07/22/2021	07/02/2021			65.
8804	1597 N Rand Rd - 6/18/2021	Open		06/22/2021	07/22/2021	07/02/2021			65.
8805	1149 E Sayles - 6/18/2021	Open		06/22/2021	07/22/2021	07/02/2021			65.
8806	636 E Northwest Hwy 6/22/2021	Open		06/24/2021	07/24/2021	07/02/2021			65.
8807	630/636 E Northwest Hwy - 6/22/2021	Open		06/24/2021	07/24/2021	07/02/2021			65.
8808	1550 W Northwest Hwy - 06/24/2021	Open		06/26/2021	07/26/2021	07/02/2021			65.
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	9		$585.
Vendor **2442 - Goodmark Nurseries Llc**									
26014B9	Replacement and 50/50 Parkway Tree Purchases	Open		06/16/2021	07/16/2021	06/22/2021			814.
27437	Replacement and 50/50 Parkway Tree Purchases	Open		06/18/2021	07/18/2021	06/22/2021			980.
26014B10	Replacement and 50/50 Parkway Tree Purchases	Open		06/22/2021	07/22/2021	06/22/2021			175.
			Vendor **2442 - Goodmark Nurseries Llc** Totals			Invoices	3		$1,969.
Vendor **2281 - Grainger**									
9936190611	UPS Unit Replacement	Open		06/17/2021	07/17/2021	06/23/2021			300.
9905576675	Parts - STOCK	Open		05/19/2021	06/30/2021	07/07/2021			181.
9905576683	Parts - STOCK	Open		05/19/2021	06/30/2021	07/07/2021			53.
9906043154	Parts - STOCK	Open		05/19/2021	06/30/2021	07/07/2021			62.
9906043162	Parts - STOCK	Open		05/19/2021	06/30/2021	07/07/2021			48.
9906321477	Parts - T-423	Open		05/19/2021	06/30/2021	07/07/2021			18.
9911405992	Parts - STOCK	Open		05/24/2021	06/30/2021	07/07/2021			151.

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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
9912660702	Parts - M-999	Open		05/25/2021	06/30/2021	07/07/2021			237.
9913623493	Parts - M-999	Open		05/26/2021	06/30/2021	07/07/2021			13.
9915064522	Parts - STOCK	Open		05/27/2021	06/30/2021	07/07/2021			19.
9915444708	Parts - M-999	Open		05/27/2021	06/30/2021	07/07/2021			223.
9917809999	Parts - E-601	Open		06/01/2021	07/01/2021	07/07/2021			130.
9918270001	Parts - STOCK	Open		06/01/2021	07/01/2021	07/07/2021			172.
9919827114	Parts - E-222 & E-224	Open		06/02/2021	07/02/2021	07/07/2021			65.
9920357580	Parts - T-371	Open		06/02/2021	07/02/2021	07/07/2021			40.
9920929677	Parts - STOCK	Open		06/03/2021	07/07/2021	07/07/2021			311.
9922584637	Parts - T-353	Open		06/04/2021	07/29/2021	07/07/2021			268.
9923744024	Credit Memo	Open		06/07/2021	07/07/2021	07/07/2021			(151.2
9925059736	Parts - E-402	Open		06/08/2021	07/08/2021	07/07/2021			47.
9925059744	Parts - T-353	Open		06/08/2021	07/08/2021	07/07/2021			201.
9947494796	Credit Memo	Open		06/29/2021	07/29/2021	07/07/2021			(172.4
9947494804	Credit Memo	Open		06/29/2021	07/29/2021	07/07/2021			(54.4
			Vendor **2281 - Grainger** Totals			Invoices	22		$2,168.
Vendor **4753 - Granicus Llc**									
141328	Civic Streaming & Agenda & Minutes Renewal	Open		07/01/2021	07/31/2021	06/30/2021			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.
Vendor **1173 - Graybar Electric Company, Inc.**									
9321835614	UPS Unit Replacement	Open		06/08/2021	07/08/2021	06/23/2021			91.
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	1		$91.
Vendor **3632 - Greetis Associates Structural Engineers, P.C,**									
210607	Structural Svcs - 200 S Sellstrom	Open		06/15/2021	07/15/2021	06/14/2021			200.
			Vendor **3632 - Greetis Associates Structural Engineers, P.C,** Totals			Invoices	1		$200.
Vendor **3116 - Bryan C Haupt**									
PWBRBH070621	Boot Reimbursement	Open		07/06/2021	07/13/2021	07/07/2021			126.
			Vendor **3116 - Bryan C Haupt** Totals			Invoices	1		$126.
Vendor **1775 - HBK Water Meter Service, Inc.**									
210305	No Lead Flange Set	Open		06/10/2021	07/10/2021	06/14/2021			88.
			Vendor **1775 - HBK Water Meter Service, Inc.** Totals			Invoices	1		$88.
Vendor **4993 - Holiday Radiance Lights**									
2383	Holiday Lights	Open		07/01/2021	07/31/2021	07/02/2021			1,080.
			Vendor **4993 - Holiday Radiance Lights** Totals			Invoices	1		$1,080.
Vendor **5088 - HR Green, Inc**									
144415	Consulting Services - May 2021	Open		06/21/2021	07/21/2021	07/02/2021			5,654.

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			Vendor **5088 - HR Green, Inc** Totals			Invoices	1		$5,654.
Vendor **3128 - James M Hrycko**									
PWIEPAJH062221	Illinois EPA Water Operator License Renewal - Hrycko	Open		06/22/2021	07/06/2021	07/01/2021			10.
			Vendor **3128 - James M Hrycko** Totals			Invoices	1		$10.
Vendor **2976 - Huffman Landscape**									
HUFF6-22-21	Brick Paver Repair-Train Station	Open		06/22/2021	07/22/2021	06/22/2021			150.
HUFF6-15-21	Replacement and 50/50 Parkway Tree Installations	Open		06/15/2021	07/15/2021	06/22/2021			770.
HUFF6-22-21-2	Replacement and 50/50 Parkway Tree Installations	Open		06/22/2021	07/22/2021	06/22/2021			70.
			Vendor **2976 - Huffman Landscape** Totals			Invoices	3		$990.
Vendor **2420 - Hydraulic Services, Inc**									
361174	Parts - E-212	Open		05/21/2021	06/30/2021	07/07/2021			295.
361190	Parts - T-423	Open		05/21/2021	06/30/2021	07/07/2021			867.
			Vendor **2420 - Hydraulic Services, Inc** Totals			Invoices	2		$1,163.
Vendor **1850 - IACP-Illinois**									
8431	Saf-T Act Training (Daigle)	Open		06/25/2021	07/25/2021	06/30/2021			45.
			Vendor **1850 - IACP-Illinois** Totals			Invoices	1		$45.
Vendor **2076 - ID Networks**									
277894	RMS System Maintenance Fee (07/01/21 - 09/30/21)	Open		07/01/2021	07/11/2021	06/30/2021			2,624.
			Vendor **2076 - ID Networks** Totals			Invoices	1		$2,624.
Vendor **4591 - IL Department of Innovation & Technology**									
T2127963	Custom Bandwidth	Open		06/14/2021	07/14/2021	06/16/2021			428.
			Vendor **4591 - IL Department of Innovation & Technology** Totals			Invoices	1		$428.
Vendor **1046 - Illinois Liquor Control Commission**									
2021-Stfest Liq	Appl-State Liq License	Open		07/07/2021	07/07/2021	07/07/2021			25.
			Vendor **1046 - Illinois Liquor Control Commission** Totals			Invoices	1		$25.
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2021 C-361	License Plate Renewal C-361	Open		06/01/2021	07/01/2021	06/21/2021			151.
PWVM 2021 T-484	License Plate Renewal T-484	Open		06/01/2021	07/01/2021	06/21/2021			151.
PWVM 2021 T-485	License Plate Renewal T-485	Open		06/01/2021	07/01/2021	06/21/2021			151.
PWVM 2021 T-486	License Plate Renewal T-486	Open		06/01/2021	07/01/2021	06/21/2021			151.
PWVM 2021 T-487	License Plate Renewal T-487	Open		06/01/2021	07/01/2021	06/21/2021			151.
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	5		$755.
Vendor **1604 - Illinois State Police**									

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PD21-1570-May	Fingerprinting for Liquor Licensing (1570) - May	Open		06/01/2021	07/16/2021	06/30/2021			254.
PD21-3601-May	Fingerprinting for Employment-LGE Checks (May)	Open		06/01/2021	07/16/2021	06/30/2021			141.
2021-00000548	Background Check	Open		06/17/2021	07/16/2021	06/28/2021			28.
			Vendor **1604 - Illinois State Police** Totals			Invoices	3		$423.
Vendor **4847 - Impressions in Stone**									
11533	Engraved Brick Pavers-Malinowski Retirement	Open		06/21/2021	07/21/2021	06/22/2021			120.
			Vendor **4847 - Impressions in Stone** Totals			Invoices	1		$120.
Vendor **4951 - Interstate Batteries of North Chicago**									
70123324	Parts - STOCK	Open		06/09/2021	07/09/2021	06/11/2021			117.
70123477	Parts - STOCK	Open		06/22/2021	07/22/2021	07/07/2021			380.
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	2		$498.
Vendor **2992 - James Messineo**									
June 30, 2021	JUNE 2021 LAW JUDGE	Open		06/30/2021	07/12/2021	07/07/2021			2,437.
			Vendor **2992 - James Messineo** Totals			Invoices	1		$2,437.
Vendor **5086 - JH Events and Flowers**									
3369	Bereavement Arrangement - Keats	Open		06/22/2021	07/22/2021	07/01/2021			75.
			Vendor **5086 - JH Events and Flowers** Totals			Invoices	1		$75.
Vendor **3869 - John Nelson Architect Inc**									
JN 07/01/21	Services 6/16/2021 - 7/1/21	Open		07/01/2021	07/02/2021	07/02/2021			2,800.
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$2,800.
Vendor **1635 - Joseph D. Foreman & Company**									
329310	Hydrant Stems and Heavy Cotter Pins for Hydrant Stems	Open		06/23/2021	07/23/2021	06/23/2021			1,884.
329311	664S P500 and 10" OP Nut Mueller Gate Valve	Open		06/23/2021	07/23/2021	06/23/2021			398.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	2		$2,282.
Vendor **3903 - Robert R Kluzek**									
2021-00000559	Tuition Reimbursement - FIR 3306	Open		06/30/2021	06/30/2021	06/30/2021			331.
			Vendor **3903 - Robert R Kluzek** Totals			Invoices	1		$331.
Vendor **3881 - Landscape & Construction Supplies LLC**									
19587	No Parking Sign Stakes	Open		06/22/2021	07/22/2021	06/28/2021			51.
			Vendor **3881 - Landscape & Construction Supplies LLC** Totals			Invoices	1		$51.

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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 **4074 - Dominick Losacco**									
6/21/2021	Recapture Refund O-27-06	Open		06/21/2021	07/21/2021	06/21/2021			4,080.
			Vendor **4074 - Dominick Losacco** Totals			Invoices	1		$4,080.
Vendor **4780 - Marsh USA, Inc**									
399962527293	Mayoral Commercial Bond	Open		06/04/2021	06/29/2021	06/29/2021			325.
399967249742	Boundy Bond	Open		06/09/2021	06/21/2021	06/21/2021			200.
			Vendor **4780 - Marsh USA, Inc** Totals			Invoices	2		$525.
Vendor **4600 - Meridian IT Inc**									
494837	Reporting and Support Services: Commvault Licenses	Open		07/01/2021	08/01/2021	06/16/2021			601.
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$601.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1067634	Repairs & Safety Lane - T-423, T-388	Open		05/21/2021	06/30/2021	07/06/2021			90.
1067731	Repairs & Safety Lane - T-426	Open		06/11/2021	07/11/2021	07/06/2021			36.
1067760	Repairs & Safety Lane - E-618, T-374, T-386, T-359, T-331, T-470	Open		06/18/2021	07/18/2021	07/06/2021			233.
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	3		$359.
Vendor **1204 - Motorola Solutions, Inc**									
16151320	WAVE Radio 3 Year License Renewal 5/1/21-4/30/24	Open		06/07/2021	07/07/2021	06/30/2021			6,697.
			Vendor **1204 - Motorola Solutions, Inc** Totals			Invoices	1		$6,697.
Vendor **1405 - MPC Communications & Lighting Inc**									
21-1161	Parts - T-476	Open		06/16/2021	07/16/2021	07/06/2021			194.
21-1153	Police Department Vehicle Upfitting - T-481 (P-5)	Open		06/08/2021	07/08/2021	06/30/2021			10,475.
			Vendor **1405 - MPC Communications & Lighting Inc** Totals			Invoices	2		$10,669.
Vendor **1446 - Multiple Concrete Access. Corp.**									
693288	2' X 3' ADA Replaceable Red-Fire Station 81 Repair	Open		06/23/2021	07/23/2021	06/22/2021			1,194.
			Vendor **1446 - Multiple Concrete Access. Corp.** Totals			Invoices	1		$1,194.
Vendor **2360 - Napa Of Palatine**									
4460-328720	Parts - PT-999	Open		05/12/2021	06/30/2021	07/07/2021			78.
4460-330010	Credit Memo	Open		05/12/2021	06/30/2021	07/07/2021			(61.5
4460-328992	Parts - T-461	Open		05/13/2021	06/30/2021	07/07/2021			55.
4460-329003	Parts - T-442	Open		05/13/2021	06/30/2021	07/07/2021			56.
4460-329699	Parts - T-395	Open		05/19/2021	06/30/2021	07/07/2021			23.
4460-329722	Parts - T-395	Open		05/19/2021	06/30/2021	07/07/2021			10.

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4460-329994	Parts - STOCK	Open		05/21/2021	06/30/2021	07/07/2021			15.
4460-330677	Parts - E-475	Open		05/26/2021	06/25/2021	06/21/2021			61.
331292	Parts - PT-422	Open		06/01/2021	07/01/2021	06/21/2021			76.
331378	Parts - T-353	Open		06/01/2021	08/01/2021	07/07/2021			151.
4460-331581	Parts - STOCK	Open		06/03/2021	07/03/2021	07/07/2021			154.
4460-333528	Parts - T-389	Open		06/07/2021	07/07/2021	07/07/2021			39.
4460-332418	Parts - T-371	Open		06/09/2021	07/09/2021	07/07/2021			9.
4460-332604	Parts - T-457	Open		06/10/2021	07/10/2021	07/07/2021			21.
4460-333037	Parts - M-999	Open		06/14/2021	07/14/2021	07/07/2021			55.
4460-333132	Parts - STOCK	Open		06/15/2021	07/15/2021	07/07/2021			152.
4460-333169	Parts - M-999	Open		06/15/2021	07/15/2021	07/07/2021			15.
4460-333174	Parts - T-389	Open		06/15/2021	07/15/2021	07/07/2021			36.
4460-334036	Parts - PT-999	Open		06/21/2021	07/21/2021	07/07/2021			6.
4460-334144	Parts - T-437	Open		06/22/2021	07/22/2021	07/07/2021			41.
4460-334239	Parts - T-437	Open		06/22/2021	07/22/2021	07/07/2021			340.
4460-334325	Parts - C-361	Open		06/23/2021	07/23/2021	07/07/2021			75.
4460-334689	Parts - T-353	Open		06/25/2021	07/25/2021	07/07/2021			6.
4460-334899	Parts - STOCK	Open		06/28/2021	07/28/2021	07/07/2021			26.
4460-335407	Parts - STOCK	Open		06/30/2021	07/30/2021	07/07/2021			76.
4460-335698	Parts - T-396	Open		07/02/2021	08/02/2021	07/07/2021			12.
			Vendor **2360 - Napa Of Palatine** Totals			Invoices	26		$1,540.
Vendor **1468 - Newcastle Electric**									
00020463	Randville Lift Station Transfer Switch & Auxiliary Power	Open		06/09/2021	07/09/2021	07/06/2021			8,900.
00020464	Randville Lift Station Transfer Switch & Auxiliary Power	Open		06/09/2021	07/09/2021	07/06/2021			9,600.
			Vendor **1468 - Newcastle Electric** Totals			Invoices	2		$18,500.
Vendor **2616 - Nicor Gas**									
37917400006-5/21	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		05/19/2021	07/07/2021	06/22/2021			39.
55424779829-5/21	Natural Gas-1545-47 Shires Court Lift Station	Open		05/20/2021	07/07/2021	06/22/2021			39.
93126652572-5/21	Natural Gas-150 W. Wilson Street Clu Building	Open		05/20/2021	07/07/2021	06/22/2021			209.
19505219626-5/21	Natural Gas-251 W. Colfax Street Parking Deck	Open		05/25/2021	07/12/2021	06/22/2021			135.
46007255576-5/21	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		05/25/2021	07/12/2021	06/22/2021			42.
83980510966-5/21	Natural Gas-550 N. Smith Street Well 7 Generator	Open		05/25/2021	07/12/2021	06/22/2021			39.
25623386239-5/21	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		05/26/2021	07/13/2021	06/22/2021			42.

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66457600006-5/21	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		05/26/2021	07/13/2021	06/22/2021			104.
68017400000-5/21	Natural Gas-137 W. Wood Street Train Station	Open		05/26/2021	07/13/2021	06/22/2021			151.
70018165616-5/21	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		05/27/2021	07/13/2021	06/22/2021			41.
88271305703-5/21	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		05/27/2021	07/13/2021	06/22/2021			251.
36756460568-5/21	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		06/01/2021	07/19/2021	06/22/2021			130.
88097600006-5/21	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		06/03/2021	07/20/2021	06/22/2021			39.
			Vendor **2616 - Nicor Gas** Totals			Invoices	13		$1,267.
Vendor **3154 - North American Rescue LLC**									
IN535070	Combat Application Tourniquets	Open		06/24/2021	07/24/2021	06/30/2021			272.
			Vendor **3154 - North American Rescue LLC** Totals			Invoices	1		$272.
Vendor **3002 - Northwest Community Hospital-OEHS**									
23622	2021 NCH- O&EH (Zyanya Pacheco - PD physical exams new hire)	Open		06/04/2021	07/06/2021	07/06/2021			533.
23660	2021 NCH-O&EH (Mark Dockendorff - PD return to work, comp exam)	Open		06/04/2021	07/06/2021	07/06/2021			415.
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	2		$948.
Vendor **2367 - Northwest Police Academy**									
1092	Case Law Update x4	Open		03/17/2021	06/17/2021	06/30/2021			100.
			Vendor **2367 - Northwest Police Academy** Totals			Invoices	1		$100.
Vendor **1480 - Northwest Trucks, Inc.**									
X101033280:02	Parts - T-461	Open		05/18/2021	06/30/2021	07/06/2021			57.
X101037716:01	Parts - STOCK	Open		07/01/2021	07/31/2021	07/06/2021			5.
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	2		$62.
Vendor **1567 - Nugent Consulting Group LLC**									
1207	2021 Services Management Consulting (Nugent, Installment 3 of 4)	Open		07/01/2021	07/01/2021	06/25/2021			4,550.
			Vendor **1567 - Nugent Consulting Group LLC** Totals			Invoices	1		$4,550.
Vendor **1214 - On Time Embroidery Inc.**									
84495	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			105.
85873	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			17.

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86667	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			57.
87479	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			124.
87598	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			86.
88481	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			52.
88482	Clothing	Open		06/15/2021	07/14/2021	06/17/2021			58.
88577	Clothing	Open		06/18/2021	07/17/2021	06/30/2021			458.
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	8		$960.
Vendor **2572 - Paddock Publications, Inc**									
183078	Legal Notices	Open		06/13/2021	07/13/2021	06/23/2021			90.
183521	Legal Notices	Open		06/20/2021	07/20/2021	06/28/2021			514.
184402	Legal Notices	Open		06/27/2021	07/27/2021	07/02/2021			62.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	3		$667.
Vendor **1583 - Palatine Park District**									
116359-061421	Kitchen Supplies	Open		06/14/2021	07/14/2021	06/15/2021			23.
IN00126575	Kitchen Supplies	Open		06/17/2021	07/17/2021	07/01/2021			81.
			Vendor **1583 - Palatine Park District** Totals			Invoices	2		$104.
Vendor **4834 - Palumbo Management LLC**									
S-INV003656	Water Main Break Spoils	Open		06/21/2021	07/21/2021	06/23/2021			885.
S-INV003705	Water Main Break Spoils	Open		06/28/2021	07/28/2021	06/23/2021			660.
			Vendor **4834 - Palumbo Management LLC** Totals			Invoices	2		$1,545.
Vendor **1784 - Parent Petroleum**									
1423590	Operating Supplies Lubricants & Additives	Open		05/21/2021	06/30/2021	07/06/2021			1,597.
1429221	Operating Supplies Lubricants & Additives	Open		06/22/2021	07/22/2021	07/06/2021			4,376.
1430009	Operating Supplies Lubricants & Additives	Open		06/23/2021	07/23/2021	07/07/2021			542.
			Vendor **1784 - Parent Petroleum** Totals			Invoices	3		$6,517.
Vendor **2387 - Park Towne Condominium Association**									
June 2021	Parking Agreement - June	Open		07/01/2021	07/13/2021	07/01/2021			170.
			Vendor **2387 - Park Towne Condominium Association** Totals			Invoices	1		$170.
Vendor **3297 - Patlin Inc**									
81129-1	Parts - STOCK	Open		06/18/2021	07/18/2021	07/07/2021			161.
81132-1	Parts - STOCK	Open		06/18/2021	07/18/2021	07/07/2021			87.
			Vendor **3297 - Patlin Inc** Totals			Invoices	2		$249.
Vendor **1455 - Patnick Construction, Inc.**									

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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
1	2021 Harvard Dr. and Arlene Ave. Water Main Replacement DPW-2121	Open		06/30/2021	07/30/2021	06/30/2021			102,765.
			Vendor **1455 - Patnick Construction, Inc.** Totals			Invoices	1		$102,765.
Vendor **4636 - PDC Laboratories Inc**									
I9470537	Water Sample Testing	Open		06/30/2021	07/30/2021	06/23/2021			2,754.
			Vendor **4636 - PDC Laboratories Inc** Totals			Invoices	1		$2,754.
Vendor **4309 - Pedley Knowles & Company**									
435062	(2) BW CO Clip detectors	Open		05/26/2021	06/25/2021	06/17/2021			196.
435540	Qrae3 O2 sensor	Open		06/02/2021	07/01/2021	06/17/2021			207.
			Vendor **4309 - Pedley Knowles & Company** Totals			Invoices	2		$403.
Vendor **1276 - Pirtek O'Hare**									
OH-T00011328	Parts - E-601	Open		06/17/2021	07/17/2021	07/06/2021			192.
			Vendor **1276 - Pirtek O'Hare** Totals			Invoices	1		$192.
Vendor **2167 - Pomp's Tire Service, Inc.**									
280121701	Parts - T-339	Open		06/14/2021	07/14/2021	07/06/2021			91.
640090906	Parts - T-353	Open		06/15/2021	07/15/2021	07/06/2021			1,580.
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	2		$1,672.
Vendor **3177 - Pro-Tech Security Sales**									
31924	Ballistic Body Armor (x12)	Open		06/14/2021	07/14/2021	06/30/2021			9,050.
			Vendor **3177 - Pro-Tech Security Sales** Totals			Invoices	1		$9,050.
Vendor **5077 - Public Safety Direct Inc**									
97964	Police Department Vehicle Decommissioning - T-442	Open		06/04/2021	07/04/2021	06/30/2021			495.
98017	Police Department Vehicle Upfitting - T-493 (P-9)	Open		06/11/2021	07/11/2021	06/30/2021			9,221.
			Vendor **5077 - Public Safety Direct Inc** Totals			Invoices	2		$9,716.
Vendor **4446 - RMC Imaging Inc**									
2510	ViewScan Digital Reader Maintenance and Support	Open		06/13/2021	07/13/2021	06/16/2021			745.
			Vendor **4446 - RMC Imaging Inc** Totals			Invoices	1		$745.
Vendor **4545 - Robinson Engineering Ltd**									
21060223	Public Works Utilities Division Phase 2 Assistance	Open		06/22/2021	07/22/2021	07/01/2021			6,165.
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$6,165.
Vendor **1375 - Romeoville Fire Academy**									
2021-325	Fire Apparatus Engineer- Grenier	Open		06/15/2021	07/14/2021	06/23/2021			525.00

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			Vendor **1375 - Romeoville Fire Academy** Totals			Invoices	1		$525.
Vendor **4019 - Rush Truck Centers**									
3023187812	Navistar Software	Open		04/23/2021	06/30/2021	07/07/2021			564.
3023523175	Parts - T-395	Open		05/20/2021	06/30/2021	07/07/2021			716.
3023542750	Parts - T-373	Open		05/21/2021	06/30/2021	07/07/2021			240.
3023637941	Parts - T-410 & STOCK	Open		05/28/2021	06/27/2021	07/07/2021			125.
3023693700	Parts - STOCK	Open		06/07/2021	07/07/2021	07/07/2021			121.
3023731486	Parts - T-405	Open		06/09/2021	07/09/2021	07/07/2021			400.
3023768440	Parts - T-405	Open		06/10/2021	07/10/2021	07/07/2021			156.
3023787725	Parts - T-405	Open		06/11/2021	07/11/2021	07/07/2021			33.
3023818481	Parts - T-451	Open		06/16/2021	07/16/2021	07/07/2021			34.
3023939289	Parts - T-449	Open		06/25/2021	07/25/2021	07/07/2021			206.
3024025848	Parts - STOCK	Open		07/01/2021	07/31/2021	07/07/2021			159.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	11		$2,759.
Vendor **2274 - Savatree**									
8068776	Disease Treatment Holiday Tree Town Square	Open		06/22/2021	07/22/2021	06/22/2021			117.
			Vendor **2274 - Savatree** Totals			Invoices	1		$117.
Vendor **3556 - Schroeder Asphalt Services Inc**									
2021-154	2020 Mallard & Eaton Street Rehab MFT Section #20-00107-00-PV	Open		06/10/2021	07/10/2021	06/30/2021			14,269.
			Vendor **3556 - Schroeder Asphalt Services Inc** Totals			Invoices	1		$14,269.
Vendor **3694 - SHI International Corp**									
B13663289	Laptop Battery	Open		06/22/2021	07/22/2021	06/16/2021			109.
B13715342	Additional Zenworks licenses	Open		06/30/2021	07/30/2021	06/30/2021			1,613.
B13715713	Zenwork Maintenance	Open		06/30/2021	07/30/2021	06/30/2021			7,215.
			Vendor **3694 - SHI International Corp** Totals			Invoices	3		$8,938.
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
6775	Refuse Service - August	Open		07/01/2021	07/24/2021	06/30/2021			99,902.
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$99,902.
Vendor **1377 - Southern Computer Warehouse**									
IN-000697540	Havis Dock	Open		06/17/2021	07/17/2021	06/16/2021			381.
			Vendor **1377 - Southern Computer Warehouse** Totals			Invoices	1		$381.
Vendor **1422 - Spunky Dunkers**									
2021-00000578	Prisoner Meals (05/22/21 - 06/30/21)	Open		06/30/2021	07/12/2021	06/30/2021			115.

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			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$115.
Vendor **1804 - Staples Advantage**									
8062500707	Office Supplies	Open		06/05/2021	07/04/2021	06/15/2021			93.
8062572904	Office Supplies	Open		06/12/2021	07/11/2021	06/24/2021			195.
8062713171	Office Supplies	Open		06/26/2021	07/25/2021	07/02/2021			121.
			Vendor **1804 - Staples Advantage** Totals			Invoices	3		$409.
Vendor **5082 - State Graphics**									
63832	Business Cards	Open		06/17/2021	07/17/2021	06/17/2021			310.
			Vendor **5082 - State Graphics** Totals			Invoices	1		$310.
Vendor **3155 - State Industrial Products**									
902026953	Coil Doctor-A/C Cleaning Parking Deck	Open		06/17/2021	07/02/2021	06/22/2021			239.
			Vendor **3155 - State Industrial Products** Totals			Invoices	1		$239.
Vendor **2725 - Stryker Sales Corp**									
3412150M	Power-PRO XT COT- New Ambulance	Open		06/01/2021	07/01/2021	06/24/2021			18,807.
			Vendor **2725 - Stryker Sales Corp** Totals			Invoices	1		$18,807.
Vendor **1848 - Suburban Trim & Glass**									
I141861	Parts - T-353	Open		06/09/2021	07/09/2021	07/07/2021			325.
			Vendor **1848 - Suburban Trim & Glass** Totals			Invoices	1		$325.
Vendor **2111 - Terminal Supply Co**									
40980-01	Parts - STOCK	Open		05/07/2021	06/30/2021	07/07/2021			14.
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$14.
Vendor **2545 - Terrace Supply Co**									
70502284	Oxygen	Open		06/15/2021	07/14/2021	06/15/2021			199.
01023904	Parts - M-999	Open		05/31/2021	06/30/2021	07/07/2021			22.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$222.
Vendor **1844 - Third Millennium Associates Inc**									
26460	UB Bill Processing - Jun 2021	Open		06/30/2021	07/20/2021	07/07/2021			424.
26461	Vehicle Online Pymt System - Annual Maintenance	Open		07/01/2021	07/20/2021	07/07/2021			565.
26462	Vehicle Online System Server Fees	Open		07/01/2021	07/20/2021	07/07/2021			1,066.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	3		$2,057.
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
21-1603	27 semi-annual elevator code inspections	Open		06/10/2021	07/10/2021	06/14/2021			1,026.

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21-1725	1200 W Algonquin - permit reinsp	Open		06/23/2021	07/23/2021	07/02/2021			75.
	Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals					Invoices	2		$1,101.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-May-21	Online Investigative Search Engine (May)	Open		06/01/2021	07/15/2021	06/30/2021			211.
	Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals					Invoices	1		$211.
Vendor **4797 - Ultra Cleaning, Inc.**									
1132	Cleaning Services for CSF and Police HQ-June 2021	Open		06/29/2021	07/29/2021	06/22/2021			3,800.
	Vendor **4797 - Ultra Cleaning, Inc.** Totals					Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1377139	Shop Rags/Carpets	Open		06/14/2021	07/14/2021	07/01/2021			42.
061 1378748	Shop Rags/Carpets	Open		06/21/2021	07/21/2021	07/01/2021			42.
061 1380361	Shop Rags/Carpets	Open		06/28/2021	07/28/2021	07/01/2021			42.
	Vendor **3157 - UniFirst Corporation** Totals					Invoices	3		$128.
Vendor **2532 - United Laboratories, Inc.**									
INV320630	Stain Remover and Industrial Adhesive-Stock	Open		06/15/2021	07/15/2021	06/22/2021			503.
	Vendor **2532 - United Laboratories, Inc.** Totals					Invoices	1		$503.
Vendor **2501 - United Parcel Service**									
00004E3E18241	Shipping Charges	Open		06/12/2021	07/12/2021	07/01/2021			8.
	Vendor **2501 - United Parcel Service** Totals					Invoices	1		$8.
Vendor **2276 - USA Blue Book**									
625696	Water Sample Pouches	Open		06/07/2021	07/07/2021	06/23/2021			256.
	Vendor **2276 - USA Blue Book** Totals					Invoices	1		$256.
Vendor **3156 - Utility Service Co, Inc**									
538823	North Supply 1 East Reservoir Water Tank Maintenance Semi-Annual	Open		07/01/2021	07/31/2021	07/01/2021			12,500.
538883	Winston Tank Water Tank Maintenance Semi-Annual Fee	Open		07/01/2021	07/31/2021	07/01/2021			12,500.
538884	North Supply 2 West Reservoir Water Tank Maintenance Semi-Annual	Open		07/01/2021	07/31/2021	07/01/2021			12,500.
538945	Countryside Standpipe Water Tank Maintenance Semi-Annual Fee	Open		07/01/2021	07/31/2021	07/01/2021			12,500.

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539139	Countryside Ground Storage Water Tank Maintenance SemiAnnual Fee	Open		07/01/2021	07/31/2021	07/01/2021			12,500.
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	5		$62,500.
Vendor **3709 - Verizon Wireless**									
9881865107	Cellular Usage	Open		06/12/2021	07/04/2021	06/16/2021			2,186.
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$2,186.
Vendor **4997 - Viking Electric**									
V43814	Street Light Knockdown-NW Corner of Palatine and Plum Grove Road	Open		06/24/2021	07/24/2021	06/22/2021			4,766.
			Vendor **4997 - Viking Electric** Totals			Invoices	1		$4,766.
Vendor **2429 - Village Of Buffalo Grove**									
2021-00000002	Shared Services for Fleet Maintenance and Repair Services RFP	Open		05/14/2021	06/13/2021	06/21/2021			12,350.
			Vendor **2429 - Village Of Buffalo Grove** Totals			Invoices	1		$12,350.
Vendor **3020 - Village of Palatine Petty Cash**									
2021-00000580	W. Nord - FBINAA Monthly Training Meeting x2	Open		06/23/2021	07/12/2021	07/02/2021			50.
2021-00000579	P. Clancy - Laundry Detergent/Prisoner Blankets (Mariano's)	Open		06/25/2021	07/12/2021	07/02/2021			6.
2021-00000582	K. Poliquin - Bird Cage for Animal Control Unit (Pet Smart)	Open		06/25/2021	07/12/2021	07/02/2021			35.
2021-00000581	J. Schlee - Child Car Seat Technician Recertification (Safekids)	Open		06/29/2021	07/12/2021	07/02/2021			55.
2021-00000584	K. Poliquin - Child Car Seat Technician Recertification	Open		06/29/2021	07/12/2021	07/02/2021			55.
2021-00000583	K. Ingebrigtsen - Gas for Squad	Open		07/01/2021	07/12/2021	07/02/2021			30.
2021-00000551	Kemper-Membership Dues	Open		06/30/2021	06/30/2021	06/30/2021			65.
2021-00000552	Hermes- Paramedic License Renewal	Open		06/30/2021	06/30/2021	06/30/2021			41.
2021-00000553	Walsh-Communication Equipment	Open		06/30/2021	06/30/2021	06/30/2021			28.
2021-00000554	Piasecki- Paramedic License Renewal	Open		06/30/2021	06/30/2021	06/30/2021			41.
2021-00000555	Stennett- Paramedic License Renewal	Open		06/30/2021	06/30/2021	06/30/2021			41.
2021-00000556	Bianca- Paramedic License Renewal	Open		06/30/2021	06/30/2021	06/30/2021			41.
2021-00000557	Buzzard- Light Bulbs	Open		06/30/2021	06/30/2021	06/30/2021			2.

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2021-00000558	Kemper- Postage	Open		06/30/2021	06/30/2021	06/30/2021			55.
		Vendor **3020 - Village of Palatine Petty Cash** Totals				Invoices	14		$547.
Vendor **4618 - Vision Marketing Passport System Ltd**									
1877	Name/Locker Tags	Open		06/21/2021	07/20/2021	06/30/2021			55.
		Vendor **4618 - Vision Marketing Passport System Ltd** Totals				Invoices	1		$55.
Vendor **3209 - Warehouse Direct**									
4986825-0	Credit Card Rolls	Open		06/23/2021	07/13/2021	06/28/2021			165.
		Vendor **3209 - Warehouse Direct** Totals				Invoices	1		$165.
Vendor **2752 - West Side Tractor Sales**									
W91209	Parts - E-222	Open		06/07/2021	07/07/2021	07/07/2021			164.
W91267	Parts - E-222	Open		06/09/2021	07/09/2021	07/07/2021			40.
W91381	Parts - E-222	Open		06/14/2021	07/14/2021	07/07/2021			92.
		Vendor **2752 - West Side Tractor Sales** Totals				Invoices	3		$296.
Vendor **2698 - Wholesale Direct Inc.**									
000251517	Parts - STOCK	Open		05/24/2021	06/30/2021	07/07/2021			190.
		Vendor **2698 - Wholesale Direct Inc.** Totals				Invoices	1		$190.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
158429	Parts - C-361	Open		05/07/2021	06/06/2021	06/21/2021			433.
158586	Parts - C-375	Open		05/12/2021	06/11/2021	06/21/2021			74.
808759	Repairs & Maintenance - T-476	Open		06/09/2021	07/09/2021	06/11/2021			28.
810195	Repairs & Maintenance - T-491	Open		06/18/2021	07/18/2021	07/07/2021			100.
811222	Repairs & Maintenance - T-464	Open		06/25/2021	07/25/2021	07/07/2021			29.
811276	Repairs & Maintenance - C-364	Open		06/25/2021	07/25/2021	07/07/2021			54.
811580	Repairs & Maintenance - C-369	Open		06/28/2021	07/28/2021	07/07/2021			54.
811954	Repairs & Maintenance - T-485	Open		06/30/2021	07/30/2021	07/07/2021			54.
812118	Repairs & Maintenance - T-440	Open		07/01/2021	07/31/2021	07/07/2021			54.
		Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals				Invoices	9		$883.
Vendor **3901 - Wold Architects and Engineers Inc**									
73030	CSF Renovation Architectural and Engineering Services	Open		06/30/2021	07/30/2021	07/01/2021			11,656.
		Vendor **3901 - Wold Architects and Engineers Inc** Totals				Invoices	1		$11,656.
Vendor **1911 - Xylem Dewatering Solutions Inc**									
401096021	Kasuba Lift Station Godwin Backup Pump	Open		06/16/2021	07/16/2021	06/23/2021			1,473.
		Vendor **1911 - Xylem Dewatering Solutions Inc** Totals				Invoices	1		$1,473.
Vendor **2131 - Zarnoth Brush Works**									
0185224-IN	Parts - E-222 & E-224	Open		06/02/2021	07/02/2021	07/07/2021			710.00

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			Vendor **2131 - Zarnoth Brush Works** Totals			Invoices	1		$710.
Vendor **Syed Raza Abbas**									
VS #17091	Refund - Duplicate Purchase	Open		06/16/2021	06/16/2021	06/16/2021			10.
			Vendor **Syed Raza Abbas** Totals			Invoices	1		$10.
Vendor **Designers Point**									
2021-00000585	Refund 3 contractor fees	Open		07/02/2021	07/02/2021	07/02/2021			376.
			Vendor **Designers Point** Totals			Invoices	1		$376.
Vendor **Cynthia Friesen**									
AN #03580	Refund - Duplicate Purchase	Open		06/16/2021	06/16/2021	06/16/2021			7.
			Vendor **Cynthia Friesen** Totals			Invoices	1		$7.
Vendor **Heavy Duty Equipment Service Inc**									
2021-00000540	withdrawn revised plans/ 940 N Rohlwing/ 21-58	Open		06/25/2021	06/25/2021	06/25/2021			275.
			Vendor **Heavy Duty Equipment Service Inc** Totals			Invoices	1		$275.
Vendor **Eulojio Madrid**									
VS #12169	Refund - Duplicate Purchase	Open		06/16/2021	06/16/2021	06/16/2021			16.
			Vendor **Eulojio Madrid** Totals			Invoices	1		$16.
Vendor **Mike Favia NKB Builders**									
BLDE-1134-2021	Refund BLDR-1134-2021/998 S Cedar - Water meter	Open		07/02/2021	07/02/2021	07/02/2021			2,124.
			Vendor **Mike Favia NKB Builders** Totals			Invoices	1		$2,124.
Vendor **Kyle Sheahen**									
2021-00000200	sign refund/ 239 E Northwest Hwy / 19-05	Open		02/26/2021	07/08/2021	02/26/2021			125.
			Vendor **Kyle Sheahen** Totals			Invoices	1		$125.
Vendor **Ronald Vik**									
2021-00000534	sign refund/ 828 W Hillside / 20-70	Open		06/22/2021	06/22/2021	06/22/2021			125.
			Vendor **Ronald Vik** Totals			Invoices	1		$125.
Vendor **Jeffrey Wise**									
VS #02787	Refund - B Plate Truck	Open		06/16/2021	06/16/2021	06/16/2021			10.
			Vendor **Jeffrey Wise** Totals			Invoices	1		$10.
			Grand Totals			Invoices	417		$592,308.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13 EFT #1

Payment Date Range 06/24/21 - 06/24/21
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 **2048 - Quadient Finance USA, Inc**									
6-23-21	Village Wide Postage for Postage Machine	Paid by EFT #4521		06/23/2021	06/24/2021	06/24/2021		06/24/2021	3,000.
			Vendor **2048 - Quadient Finance USA, Inc** Totals			Invoices	1		$3,000.
			Grand Totals			Invoices	1		$3,000.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13 EFT #2

Payment Date Range 07/09/21 - 07/09/2
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 **4466 - JP Morgan Chase Bank Commercial Card**									
FIN-062521-1	Groot Industries	Paid by EFT #4629		06/25/2021	07/09/2021	07/09/2021		07/09/2021	252,117.
FIN-062521-2	Federal Express	Paid by EFT #4630		06/25/2021	07/09/2021	07/09/2021		07/09/2021	26.
FIN-062521-3	Federal Express	Paid by EFT #4631		06/25/2021	07/09/2021	07/09/2021		07/09/2021	110.
FIN-062521-4	Federal Express	Paid by EFT #4632		06/25/2021	07/09/2021	07/09/2021		07/09/2021	44.
PDM-062521-1	Illinois CPA Society	Paid by EFT #4634		06/25/2021	07/09/2021	07/09/2021		07/09/2021	345.
PDM-062521-2	GFOA	Paid by EFT #4633		06/25/2021	07/09/2021	07/09/2021		07/09/2021	610.
PJ-062521-1	MindEdge, INC	Paid by EFT #4522		06/25/2021	07/09/2021	07/09/2021		07/09/2021	39.
LAS-062521-1	Battery Guy	Paid by EFT #4618		06/25/2021	07/09/2021	07/09/2021		07/09/2021	36.
LAS-062521-10	Phone Power	Paid by EFT #4627		06/25/2021	07/09/2021	07/09/2021		07/09/2021	193.
LAS-062521-11	Systool Group	Paid by EFT #4628		06/25/2021	07/09/2021	07/09/2021		07/09/2021	94.
LAS-062521-2	Parts People	Paid by EFT #4619		06/25/2021	07/09/2021	07/09/2021		07/09/2021	89.
LAS-062521-3	Parts People	Paid by EFT #4620		06/25/2021	07/09/2021	07/09/2021		07/09/2021	89.
LAS-062521-4	Google	Paid by EFT #4621		06/25/2021	07/09/2021	07/09/2021		07/09/2021	30.
LAS-062521-5	Battery Guy	Paid by EFT #4622		06/25/2021	07/09/2021	07/09/2021		07/09/2021	36.
LAS-062521-6	Parts People	Paid by EFT #4623		06/25/2021	07/09/2021	07/09/2021		07/09/2021	349.
LAS-062521-7	Amazon	Paid by EFT #4624		06/25/2021	07/09/2021	07/09/2021		07/09/2021	63.
LAS-062521-8	Archive Social	Paid by EFT #4625		06/25/2021	07/09/2021	07/09/2021		07/09/2021	2,388.
LAS-062521-9	Parts People	Paid by EFT #4626		06/25/2021	07/09/2021	07/09/2021		07/09/2021	89.
ARC-062521-1	IL Tactical Officers Association	Paid by EFT #4590		06/25/2021	07/09/2021	07/09/2021		07/09/2021	65.
BMB-062521-1	Affordable Openers	Paid by EFT #4577		06/25/2021	07/09/2021	07/09/2021		07/09/2021	113.
PAC-062521-1	Ray O'Herron Co	Paid by EFT #4531		06/25/2021	07/09/2021	07/09/2021		07/09/2021	1,087.
PAC-062521-2	Savage Training Group	Paid by EFT #4532		06/25/2021	07/09/2021	07/09/2021		07/09/2021	774.
PAC-062521-3	Amazon Marketplace	Paid by EFT #4533		06/25/2021	07/09/2021	07/09/2021		07/09/2021	91.
PAC-062521-4	Ray O'Herron Co	Paid by EFT #4534		06/25/2021	07/09/2021	07/09/2021		07/09/2021	1,491.
PAC-062521-5	Association of Police Social Workers	Paid by EFT #4535		06/25/2021	07/09/2021	07/09/2021		07/09/2021	60.
PAC-062521-6	UPS	Paid by EFT #4536		06/25/2021	07/09/2021	07/09/2021		07/09/2021	5.
ARL-062521-1	Jewel Osco	Paid by EFT #4585		06/25/2021	07/09/2021	07/09/2021		07/09/2021	40.
ARL-062521-2	Mutual Ace Hardware	Paid by EFT #4586		06/25/2021	07/09/2021	07/09/2021		07/09/2021	19.
ARL-062521-3	Mutual Ace Hardware	Paid by EFT #4587		06/25/2021	07/09/2021	07/09/2021		07/09/2021	39.
JBS-062521-1	The Home Depot	Paid by EFT #4554		06/25/2021	07/09/2021	07/09/2021		07/09/2021	129.
JBS-062521-2	Mutual Ace Hardware	Paid by EFT #4555		06/25/2021	07/09/2021	07/09/2021		07/09/2021	5.
JJA-062521-1	Five Below	Paid by EFT #4529		06/25/2021	07/09/2021	07/09/2021		07/09/2021	17.
JJA-062521-2	Wal-Mart	Paid by EFT #4530		06/25/2021	07/09/2021	07/09/2021		07/09/2021	8.
MON-062521-1	Transunion	Paid by EFT #4537		06/25/2021	07/09/2021	07/09/2021		07/09/2021	60.
MON-062521-2	Transunion	Paid by EFT #4538		06/25/2021	07/09/2021	07/09/2021		07/09/2021	60.
PAM-062521-1	Amazon.com	Paid by EFT #4594		06/25/2021	07/09/2021	07/09/2021		07/09/2021	43.
PAM-062521-2	Keyme Locksmiths	Paid by EFT #4595		06/25/2021	07/09/2021	07/09/2021		07/09/2021	7.
PAM-062521-3	Menards	Paid by EFT #4596		06/25/2021	07/09/2021	07/09/2021		07/09/2021	2.
PAM-062521-4	The Home Depot	Paid by EFT #4597		06/25/2021	07/09/2021	07/09/2021		07/09/2021	30.
PAM-062521-5	The Home Depot	Paid by EFT #4598		06/25/2021	07/09/2021	07/09/2021		07/09/2021	47.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13 EFT #2

Payment Date Range 07/09/21 - 07/09/2
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
PAM-062521-6	The Home Depot	Paid by EFT #4599		06/25/2021	07/09/2021	07/09/2021		07/09/2021	(5.0
PAM-062521-7	Wal-Mart	Paid by EFT #4600		06/25/2021	07/09/2021	07/09/2021		07/09/2021	75.
PAM-062521-8	Jewel-Osco	Paid by EFT #4601		06/25/2021	07/09/2021	07/09/2021		07/09/2021	15.
PMG-062521-1	Mutual Ace Hardware	Paid by EFT #4588		06/25/2021	07/09/2021	07/09/2021		07/09/2021	100.
PMG-062521-2	Mutual Ace Hardware	Paid by EFT #4589		06/25/2021	07/09/2021	07/09/2021		07/09/2021	22.
RSB-062521-1	Mutual Ace Hardware	Paid by EFT #4527		06/25/2021	07/09/2021	07/09/2021		07/09/2021	8.
SAM-062521-1	Mutual Ace Hardware	Paid by EFT #4612		06/25/2021	07/09/2021	07/09/2021		07/09/2021	10.
SAM-062521-2	Jewel Osco	Paid by EFT #4613		06/25/2021	07/09/2021	07/09/2021		07/09/2021	37.
SEM-062521-1	ILCMA	Paid by EFT #4563		06/25/2021	07/09/2021	07/09/2021		07/09/2021	123.
SEM-062521-10	Amazon.com	Paid by EFT #4572		06/25/2021	07/09/2021	07/09/2021		07/09/2021	106.
SEM-062521-11	Mutual Ace Hardware	Paid by EFT #4573		06/25/2021	07/09/2021	07/09/2021		07/09/2021	30.
SEM-062521-12	The Home Depot	Paid by EFT #4574		06/25/2021	07/09/2021	07/09/2021		07/09/2021	29.
SEM-062521-13	EZCaterSubway	Paid by EFT #4575		06/25/2021	07/09/2021	07/09/2021		07/09/2021	56.
SEM-062521-14	NVN Marine	Paid by EFT #4576		06/25/2021	07/09/2021	07/09/2021		07/09/2021	164.
SEM-062521-2	Amazon.com	Paid by EFT #4564		06/25/2021	07/09/2021	07/09/2021		07/09/2021	16.
SEM-062521-3	Amazon.com	Paid by EFT #4565		06/25/2021	07/09/2021	07/09/2021		07/09/2021	42.
SEM-062521-4	Mutual Ace Hardware	Paid by EFT #4566		06/25/2021	07/09/2021	07/09/2021		07/09/2021	35.
SEM-062521-5	Amazon.com	Paid by EFT #4567		06/25/2021	07/09/2021	07/09/2021		07/09/2021	38.
SEM-062521-6	Amazon.com	Paid by EFT #4568		06/25/2021	07/09/2021	07/09/2021		07/09/2021	118.
SEM-062521-7	Tyco Integrated Security	Paid by EFT #4569		06/25/2021	07/09/2021	07/09/2021		07/09/2021	90.
SEM-062521-8	Tyco Integrated Security	Paid by EFT #4570		06/25/2021	07/09/2021	07/09/2021		07/09/2021	101.
SEM-062521-9	Amazon.com	Paid by EFT #4571		06/25/2021	07/09/2021	07/09/2021		07/09/2021	28.
AJB-062521-1	ProcturU Inc.	Paid by EFT #4561		06/25/2021	07/09/2021	07/09/2021		07/09/2021	24.
AJB-062521-2	U of I Crop Science	Paid by EFT #4562		06/25/2021	07/09/2021	07/09/2021		07/09/2021	45.
DVN-062521-1	SP * MaxWarehouse.com	Paid by EFT #4582		06/25/2021	07/09/2021	07/09/2021		07/09/2021	50.
DVN-062521-2	SAI Subscription	Paid by EFT #4581		06/25/2021	07/09/2021	07/09/2021		07/09/2021	49.
DVN-062521-3	The Home Depot #1927	Paid by EFT #4583		06/25/2021	07/09/2021	07/09/2021		07/09/2021	(534.0
JJM-062521-1	ebay	Paid by EFT #4602		06/25/2021	07/09/2021	07/09/2021		07/09/2021	32.
JJM-062521-10	ebay	Paid by EFT #4611		06/25/2021	07/09/2021	07/09/2021		07/09/2021	13.
JJM-062521-2	ebay	Paid by EFT #4603		06/25/2021	07/09/2021	07/09/2021		07/09/2021	15.
JJM-062521-3	ebay	Paid by EFT #4604		06/25/2021	07/09/2021	07/09/2021		07/09/2021	115.
JJM-062521-4	ebay	Paid by EFT #4605		06/25/2021	07/09/2021	07/09/2021		07/09/2021	29.
JJM-062521-5	ebay	Paid by EFT #4606		06/25/2021	07/09/2021	07/09/2021		07/09/2021	91.
JJM-062521-6	Grainger	Paid by EFT #4607		06/25/2021	07/09/2021	07/09/2021		07/09/2021	15.
JJM-062521-7	Grainger	Paid by EFT #4608		06/25/2021	07/09/2021	07/09/2021		07/09/2021	153.
JJM-062521-8	Grainger	Paid by EFT #4609		06/25/2021	07/09/2021	07/09/2021		07/09/2021	53.
JJM-062521-9	ebay	Paid by EFT #4610		06/25/2021	07/09/2021	07/09/2021		07/09/2021	13.
JRK-062521-1	AC Infinity	Paid by EFT #4584		06/25/2021	07/09/2021	07/09/2021		07/09/2021	28.
JRM-062521-1	Menards	Paid by EFT #4556		06/25/2021	07/09/2021	07/09/2021		07/09/2021	120.
JRM-062521-2	Menards	Paid by EFT #4557		06/25/2021	07/09/2021	07/09/2021		07/09/2021	111.
JRM-062521-3	Menards	Paid by EFT #4558		06/25/2021	07/09/2021	07/09/2021		07/09/2021	(120.7
JRM-062521-4	U of I Crop Science	Paid by EFT #4559		06/25/2021	07/09/2021	07/09/2021		07/09/2021	45.00

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13 EFT #2

Payment Date Range 07/09/21 - 07/09/2
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
JRM-062521-5	ProctorU Inc.	Paid by EFT #4560		06/25/2021	07/09/2021	07/09/2021		07/09/2021	20.
KML-062521-1	Amazon Marketplace	Paid by EFT #4547		06/25/2021	07/09/2021	07/09/2021		07/09/2021	47.
KML-062521-10	Amazon Marketplace	Paid by EFT #4553		06/25/2021	07/09/2021	07/09/2021		07/09/2021	92.
KML-062521-11	Amazon.com	Paid by EFT #4545		06/25/2021	07/09/2021	07/09/2021		07/09/2021	71.
KML-062521-12	AT&T Damage Claims	Paid by EFT #4546		06/25/2021	07/09/2021	07/09/2021		07/09/2021	481.
KML-062521-2	Amazon Marketplace	Paid by EFT #4548		06/25/2021	07/09/2021	07/09/2021		07/09/2021	30.
KML-062521-3	Amazon Marketplace	Paid by EFT #4549		06/25/2021	07/09/2021	07/09/2021		07/09/2021	542.
KML-062521-4	Amazon Marketplace	Paid by EFT #4550		06/25/2021	07/09/2021	07/09/2021		07/09/2021	139.
KML-062521-5	Amazon Marketplace	Paid by EFT #4542		06/25/2021	07/09/2021	07/09/2021		07/09/2021	140.
KML-062521-6	Amazon Marketplace	Paid by EFT #4543		06/25/2021	07/09/2021	07/09/2021		07/09/2021	64.
KML-062521-7	Amazon.com	Paid by EFT #4551		06/25/2021	07/09/2021	07/09/2021		07/09/2021	(233.7
KML-062521-8	Amazon Marketplace	Paid by EFT #4544		06/25/2021	07/09/2021	07/09/2021		07/09/2021	43.
KML-062521-9	Amazon Marketplace	Paid by EFT #4552		06/25/2021	07/09/2021	07/09/2021		07/09/2021	64.
MDB-062521-1	Spunky Dunkers	Paid by EFT #4523		06/25/2021	07/09/2021	07/09/2021		07/09/2021	115.
MG-062521-1	Menards	Paid by EFT #4591		06/25/2021	07/09/2021	07/09/2021		07/09/2021	52.
MG-062521-2	Mutual Ace Palatine	Paid by EFT #4592		06/25/2021	07/09/2021	07/09/2021		07/09/2021	9.
MG-062521-3	Home Depot	Paid by EFT #4593		06/25/2021	07/09/2021	07/09/2021		07/09/2021	93.
MK-062521-1	Sherwin Williams	Paid by EFT #4528		06/25/2021	07/09/2021	07/09/2021		07/09/2021	70.
RLK-062521-1	Menards	Paid by EFT #4539		06/25/2021	07/09/2021	07/09/2021		07/09/2021	429.
RLK-062521-2	Home Depot	Paid by EFT #4540		06/25/2021	07/09/2021	07/09/2021		07/09/2021	98.
RLK-062521-3	Home Depot	Paid by EFT #4541		06/25/2021	07/09/2021	07/09/2021		07/09/2021	531.
SAD-062521-1	The Home Depot #1927	Paid by EFT #4524		06/25/2021	07/09/2021	07/09/2021		07/09/2021	139.
SAD-062521-2	The Home Depot #1927	Paid by EFT #4525		06/25/2021	07/09/2021	07/09/2021		07/09/2021	23.
SAD-062521-3	Russo Power Equipment	Paid by EFT #4526		06/25/2021	07/09/2021	07/09/2021		07/09/2021	323.
SC-062521-1	The Home Depot #1927	Paid by EFT #4578		06/25/2021	07/09/2021	07/09/2021		07/09/2021	66.
SC-062521-2	Menards	Paid by EFT #4579		06/25/2021	07/09/2021	07/09/2021		07/09/2021	13.
SC-062521-3	Menards	Paid by EFT #4580		06/25/2021	07/09/2021	07/09/2021		07/09/2021	13.
SLW-062521-1	The Home Depot #1952	Paid by EFT #4614		06/25/2021	07/09/2021	07/09/2021		07/09/2021	149.
SLW-062521-2	The Home Depot #1952	Paid by EFT #4615		06/25/2021	07/09/2021	07/09/2021		07/09/2021	19.
SLW-062521-3	Mutual Ace Hardware	Paid by EFT #4616		06/25/2021	07/09/2021	07/09/2021		07/09/2021	22.
SLW-062521-4	The Home Depot #1952	Paid by EFT #4617		06/25/2021	07/09/2021	07/09/2021		07/09/2021	(149.0
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	113		$266,089.
				Grand Totals		Invoices	113		$266,089.

Attachment: Warrant #13 (Warrant # 13)

VILLAGE OF PALATINE

Warrant #13 Manual #1

Payment Date Range 06/23/21 - 06/23/21
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 **2668 - Metropolitan Mayors Caucus**									
2020-206	2020 Membership Dues	Paid by Check #257240		06/22/2021	06/22/2021	06/22/2021		06/23/2021	3,085.
		Vendor **2668 - Metropolitan Mayors Caucus** Totals				Invoices	1		$3,085.
				Grand Totals		Invoices	1		$3,085.

Attachment: Warrant #13 (Warrant # 13)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/18/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/18/2021	257238	Utility Management Refund	HELLSTROM , BRIAN		28.23
	Account Type			Account Number	Transaction Date	Transaction Type
Check	06/18/2021	257239	Utility Management Refund	VENUTI , FRANK		1,869.18
	Account Type			Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:				Transactions: 2		$1,897.41
	Checks:	2	$1,897.41			

Attachment: Warrant #13 (Warrant # 13)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/25/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/25/2021	257241	Utility Management Refund	EWELL , CHARLENE		98.98
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			209520002-003	06/24/2021	Refund
Check	06/25/2021	257242	Utility Management Refund	G & W PARTNERS		38.40
	Account Type			Account Number	Transaction Date	Transaction Type
	Commercial			545312003-002	06/23/2021	Refund
Check	06/25/2021	257243	Utility Management Refund	HANDOL PROPERTIES LLC		344.35
	Account Type			Account Number	Transaction Date	Transaction Type
	Commercial			535904103-002	06/23/2021	Refund
Check	06/25/2021	257244	Utility Management Refund	HOURIGAN , JAMES		15.79
	Account Type			Account Number	Transaction Date	Transaction Type
Check	06/25/2021	257245	Utility Management Refund	RUANE , THOMAS		677.94
	Account Type			Account Number	Transaction Date	Transaction Type
	Commercial			535906103-001	06/23/2021	Refund
AP Accounts Payable ZBA Totals:				Transactions: 5		$1,175.46

Checks:	5	$1,175.46

Attachment: Warrant #13 (Warrant # 13)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 07/02/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	07/02/2021	257246	Utility Management Refund	LOMBARDO , ANTHONY		151.30

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	416910002-003	07/02/2021	Refund

AP Accounts Payable ZBA Totals: Transactions: 1 $151.30

Checks: 1 $151.30

Attachment: Warrant #13 (Warrant # 13)

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

BACKGROUND:
J L's Pizza and Sports Bar currently holds a Class D-1 (Restaurant with Extended Hours) Liquor License. After a review of their restaurant operations, the owner, Dave Gagner, is requesting a Class D (Restaurant) liquor license with earlier closing times (12:00 AM on weekdays and 1:00 AM on weekends) to replace the Class D-1 license effective July 1, 2021.

KEY ISSUES:

- J L's Pizza and Sports Bar is currently operating under the Class D hours awaiting Village Council decision.

- Payment of $3,742 for a Class D license was received for the 2021/2022 year.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D liquor licenses by one and decreasing the number of Class D-1 liquor licenses by one.
2. Do not approve the Ordinance increasing the number of Class D liquor licenses by one and decreasing the number of Class D-1 liquor licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider an Ordinance Granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway

BACKGROUND:

The Petitioner is requesting to open a new sports restaurant/bar at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a restaurant/bar; and

2) Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces.

KEY ISSUES:

- The Subject Tenant Space, zoned B-2 General Business District, is located in the Century Plaza shopping center.
- The Subject Tenant Space is 6,400 square feet and the shopping center contains a total of 37,223 square feet total.
- 158 parking spaces are provided, including existing parking variations of 19 parking spaces (O-53-17 & O-60-19) for a total of 177 parking spaces. An additional 43 parking spaces would be required, per Code. As justification for the parking variation, the Petitioner identified the non-conflicting hours of operation between the proposed use and the other tenants within the center.

ALTERNATIVES:

1. Approve the Special Use and Variation to Permit a Restaurant/Bar.

2. Do not approve the Special Use and Variation to Permit a Restaurant/Bar.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 8, 2021
Residents testifying:	None.
Vote:	The ZBA voted 6-1 to approve a Special Use and Variation to permit restaurant/bar and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use and Variation to Permit a Restaurant/Bar at 365 W. Northwest Highway.

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Hot Pockets Sports Bar at 365 W. Northwest Highway

BACKGROUND: On this evening's agenda is a request for a Special Use for Hot Pockets Sports Bar located at 365 W. Northwest Highway. Owner, Manny Rafidia, is requesting a Class D (Restaurant) Liquor License. Permitted hours for a Class D Liquor License is Sunday - Thursday 6 AM to Midnight and Friday - Saturday 6 AM to 1 AM.

KEY ISSUES:
1. Increase Class D (Restaurant) Liquor by one for Hot Pockets at 365 W. Northwest Highway

ALTERNATIVES:

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider an Ordinance Granting a Special Use to Permit a Fence at 1070 S. Brockway Street

The Petitioner is requesting to install a fence 5 feet from the side yard abutting a street property line and abutting the side lot line of a front yard of an adjacent lot. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot.

KEY ISSUES:

- The Subject Property, zoned R-1 Single-Family Residential, was annexed into the Village in 1990. 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 was going to look at revising the plan to address the concerns raised by their neighbors.
- The proposal also included the installation of a 5 foot solid fence to be located 5 feet from the side yard abutting a street lot line, which also encroaches on the side lot line of the front yard of an adjacent lot. Therefore, a Special Use is required.
- Subsequent to the Public Hearing, the Petitioner met with the two neighbors that initially objected to the proposed fencing plan and obtained their support with a revised landscaping plan. The revised landscaping includes installed evergreen bushes and hydrangeas, which are placed in front of the fence along Bryant Avenue. Both neighbors submitted email supporting the request, which are included in the packet.

ALTERNATIVES:

1. Approve the Special Use to permit a fence.
2. Do not approve the Special Use to permit a fence.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on October 13, 2020
Residents testifying:	2 neighbors: Questions about whether a 5-foot solid fence would have a negative impact on the neighborhood.
Vote:	The ZBA voted 5-3 to approve a Special Use for a fence. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a fence at 1070 S. Brockway Street.

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

BACKGROUND:

On the 1000 block of E. Carpenter Drive the Village has no parking restrictions (both sides) in place from Clark Drive east to the lot line of 1054 E. Carpenter Drive. Nearby residents have expressed concerns about the parking in front of their homes during sporting events, and why there is a parking restriction by Sycamore Park.

KEY ISSUES:

- At the last Traffic Engineering Committee meeting, the Village of Palatine along with the Park District discussed the issue.
- It was determined that there is no real need for the parking restriction in front of the park.
- The Traffic Engineering Committee voted unanimously to remove the parking restriction that currently exists to allow parking in front of and across the street at the location of the park.

ALTERNATIVES:

1. Keep the parking restrictions as they currently exist
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends removing the parking restriction.

ACTION REQUIRED:
Motion to approve an ordinance amending the Village of Palatine's Traffic Code Section 18-81 Prohibited Places to remove parking restriction line item (22) from Ordinance O-27-19, Carpenter Drive (both sides): Clark Drive to 1054 E. Carpenter Drive.

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)

BACKGROUND:
The Petitioner is requesting to subdivide the existing Regency Plaza shopping center, which is currently one lot, into three separate commercial lots. No other changes to the center are being requested. With the proposed subdivision, Lot 1 will include the existing multi-tenant shopping center (710-790 W. Euclid Avenue), Lot 2 will include the vacant, former restaurant building (702-704 W. Euclid Avenue) and its associated parking lot, and Lot 3 will include the existing Fifth Third Bank (700 W. Euclid Avenue) and its associated parking lot. Therefore, the Petitioner is requesting approval of the following:

- **Preliminary and Final Plat of Subdivision to permit a 3-lot commercial subdivision; and**
- **Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision.**

KEY ISSUES:

- The Subject Property, Regency Plaza shopping center, is located at the northeast corner of Quentin Road and Euclid Avenue and is zoned Planned Development.
- The Regency Plaza site totals 15.2 acres and contains a 122,823 square feet shopping center and two outlots (Fifth Third Bank and a vacant building formerly used as a restaurant). Regency Plaza was approved a Planned Development in 1986.
- Currently, the Subject Property consists of one parcel. The Petitioner is requesting to subdivide the property into three separate parcels. Lot 1 (existing shopping center) would be 12.87 acres; Lot 2 (vacant restaurant building) would be 1.78 acres; and, Lot 3 (bank) would be 0.57 acres.
- The bank is approximately 5,000 sq. ft. Per the site plan, 17 parking spaces would be allocated to the bank (17 parking spaces are required per Code).
- The vacant restaurant building is approximately 10,494 square feet. Per the site plan, 106 parking spaces would be allocated for the future use of this building. The former restaurant had 365 seats, which required 146 parking spaces. The maximum number of seats for 106 parking spaces is 265 seats using 1 space per 2.5 seats. 105 parking spaces would be required for the restaurant using the 1 space per 100 sq. ft. of gross floor area. A retail use would require 35 parking spaces.
- The overall shopping center has 578 parking spaces, with 637 spaces being required. There is an existing parking variation in place to accommodate the current tenant mix for the center. The existing variation is unaffected by the proposed subdivision.

- A cross access and parking easement between the three lots would be required as a condition of approval. Thus, the cross access and parking agreement provides parking resources beyond the limits of the proposed lots within the 3 lot subdivision.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

2. Do not approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

RECOMMENDATION:

Public Hearing:	Plan Commission - June 15, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision and Planned Development Amendment, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Plat of Subdivision and Planned Development Amendment for a 3-lot commercial Subdivision at 700-790 W. Euclid Avenue.

Consider a Resolution Granting Final Resubdivision Approval for the Property at 761 E. Dundee Road

BACKGROUND:
Deer Grove Centre received Planned Development approval in 1995 and has operated as a regional shopping center since that time. It is located along the Dundee Road corridor and directly adjacent to the Rand Road corridor.

The shopping center owner is planning to subdivide the Aldi supermarket building pad, in order to sell the lot. All of the existing requirements of both the Planned Development and the owner's easement agreement regarding shared parking and access will remain in place. Therefore, the Petitioner is requesting approval of the following:

Plat of Resubdivision to subdivide lot 8 A, an approximately 20,394 square feet (.468 acres) lot at 761 E. Dundee Road (Deer Grove Centre)

KEY ISSUES:

- The shopping center owner (Ramco-Gershenson Properties, L.P.) is proposing to subdivide the Aldi's Food Market into a 0.468 acre (20,394 square feet) parcel within Deer Grove Centre. The proposed Lot 8A will continue its operation as a grocery store and the existing cross access and parking easement agreement for the entire shopping center remain in place and would include the Subject Lot.

- The proposed Plat of Resubdivision does not change or impact the underlying Planned Development for the property and all of the existing conditions and requirements remain active and in place.

ALTERNATIVES:

1. Approve the Subdivision resolution for Deer Grove Centre.

2. Do not approve the Subdivision resolution for Deer Grove Centre.

ACTION REQUIRED:
A motion to approve the resolution granting approval of the final Plat of Resubdivision at 761 E. Dundee Road, within Deer Grove Centre.

RECOMMENDATION:
Staff recommends approval of the resolution granting a final resubdivision at Deer Grove Centre at 761 E. Dundee Road.

ACTION REQUIRED:
A motion to approve the resolution granting a final resubdivision at 761 E. Dundee Road.

Consider an Ordinance Approving a Minor Planned Development Amendment Recognizing a New Montessori School Operator at 12 S. Linden Avenue

BACKGROUND:
The Petitioner is proposing to operate a new Montessori School at 12 S. Linden Avenue. In 2007, a Planned Development (#O-71-07) was approved to allow a Montessori School to operate on the property, excepting that any change in operator or owner required the review and approval by the Village Council. Therefore, the Petitioner is requesting:

> **A Minor Planned Development Amendment recognizing a new Montessori School operator (Montessori Academy of Illinois, Ltd.), pursuant to Planned Development Ordinance # O-71-07**

KEY ISSUES:

- The Subject Property is zoned Planned Development and was approved for a Montessori School in 2007; however, it has been vacant since late 2013.

- The proposed new operator has previous experience and is currently working with DCFS for approval at this location. In addition to beginning their operations in 1993, the school was most recently located in Niles.

- Per the table below, the school will operate in a very similar manner, the one operational difference is students will only be up to age 6, versus the previous school was to age 8:

	Approved	**Proposed**
Use	Montessori School	Montessori School
Staff Members	Approximately 8	4 increasing to max of 10
Age of Children	6 weeks - 9 Years	6 weeks - 6 Years
Number of Children	Approximately 75	9 increasing to max of 75
Hours of Operation	7 AM - 6 PM	7 AM - 6 PM

- The proposed hours of operation are Monday - Friday from 7 AM - 6 PM. There will be 4 employees initially, with the number increasing to 8 in the future. There are initially 9 children, increasing to a maximum capacity of 75 children.

- The property owner has provided a letter verifying the easement agreement for traffic flow and providing overflow parking for the school on the associated Palatine Road property. There is also a condition of the Minor Planned Development Amendment Ordinance, which requires a parking agreement be submitted in a manner acceptable to the Village Attorney for use of the available parking at 421 E. Palatine Road prior to the issuance of a Certificate of Occupancy for the school.

ALTERNATIVES:

1. Approve the Minor Planned Development Ordinance to recognize a new operator of the Montessori School, pursuant to Planned Development Ordinance #O-71-07.
2. Do not approve the Minor Planned Development Ordinance to recognize a new operator of the Montessori School, pursuant to Planned Development Ordinance #O-71-07.

RECOMMENDATION:
Staff recommends approval of the Minor Planned Development Ordinance for the new operator of the Montessori School at 12 S. Linden Avenue.

ACTION REQUIRED:
A Motion approving a Minor Planned Development Ordinance for a new operator of a Montessori School at 12 S. Linden Avenue.

Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station and Water Main Project

BACKGROUND:
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.

KEY ISSUES:

- The construction was divided into two projects; one contract to procure the needed booster station to pump water from Palatine to Hoffman Estates and the second to perform the utility work from the booster station in Hoffman Estates to the existing limits of the Palatine water system at the east limit of Little City.
- On Tuesday, June 29, 2021, eleven bids were received ranging from a high of $1,674,761.90 to a low of $1,149,779.00.
- The low responsive and responsible bidder was Mauro Sewer Construction, Incorporated of Des Plaines, Illinois in the amount of $1,149,779.
- The Engineer's Estimate was $1,491,915.

ALTERNATIVES:

1. Award the contract for the 2021 Water System Interconnect-Booster Station and Water Main Project to Mauro Sewer Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Water System Interconnect-Booster Station and Water Main Project be awarded to Mauro Sewer Construction.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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). In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $300,000).

ACTION REQUIRED:
Motion 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.

Consider a Motion to Award a Contract for the 2021 Water System Interconnect-Booster Station Procurement Project

BACKGROUND:
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.

KEY ISSUES:
- The construction was divided into two projects; one contract to procure the needed booster station to pump water from Palatine to Hoffman Estates and the second to perform the utility work from the booster station in Hoffman Estates to the existing limits of the Palatine water system at the east limit of Little City.
- On Tuesday, June 29, 2021, three bids were received for the booster station ranging from a high of $459,836 to a low of $249,380.
- The low responsive and responsible bidder was EFI-Solutions, Incorporated of Centralia, Illinois in the amount of $249,380.
- The Engineer's Estimate was $400,000.

ALTERNATIVES:

1. Award the contract for the 2021 Water System Interconnect-Booster Station Procurement Project to EFI-Solutions.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2021 Water System Interconnect-Booster Station Procurement Project be awarded to EFI-Solutions.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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. The total estimated cost for the project with the 3 combined items to be awarded at this time is $1,487,309. A 3rd or 4th quarter budget adjustment would be required to accommodate this improvement. The specific amount is recommended to be revisited after the remaining water capital projects are bid so we may consider reducing the projected amount ($287,309) or eliminate any adjustment.

In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $371,827).

ACTION REQUIRED:
Motion to award 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.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2021 Water System Interconnect Project

BACKGROUND:
The Villages of Palatine and Hoffman Estates conducted Phase I and Phase II engineering to evaluate the water distribution systems of both Villages for installation of an emergency water interconnection. 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. Work is tentatively scheduled to commence in August with construction to be substantially completed this year.

KEY ISSUES:
- Utilizing Construction Engineering Services is recommended to meet procedural requirements, assure quality construction, and allow for the routine attention needed during this construction project.
- Baxter & Woodman, Incorporated completed the design and permitting for the project which has been competitively bid and scheduled to go to construction in August.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Baxter & Woodman for Construction Engineering Services for the 2021 Water System Interconnect Project.

2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Baxter & Woodman for Construction Engineering Services for the 2021 Water System Interconnect Project.

BUDGET IMPACT:
Funds in the amount of $1,200,000 have been 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). In addition, the Northwest Water Commission will reimburse the Village 50% of our portion of the construction costs (approximately $300,000).

ACTION REQUIRED:
Motion to authorize 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.

Consider a Motion to Approve Change Order #1 for the 2021 Sidewalk Replacement Program

BACKGROUND:
On Monday, April 12, 2021, the 2021 Sidewalk Replacement Program - CDBG contract was awarded to Schroeder & Schroeder Incorporated of Skokie, Illinois in the amount of $308,820.01. The estimated construction cost was $371,475.

A multi-use path necessary to complete the bicycle trail connection at Algonquin Road and Roselle Road was designed and permitted just after this contract was awarded. It is recommended that this path be incorporated into the sidewalk replacement project as it can be added to the existing various location contract for a competitive price and accelerated timeline.

KEY ISSUES:

- The proposed change order would accommodate a new multi-use path to be installed adjacent to the Pride of Palatine gas station at the northwest corner of Algonquin Road and Roselle Road.
- The proposed change order would increase the total project cost by $35,592 to complete the additional work.
- Staff is requesting a change order to the contract to accommodate this work.
- Staff is attempting to accelerate this project to meet a July easement condition of the adjacent property owner. The owner has provided another contractor who will be submitting pricing and should a lower price be secured we would secure the lower cost solution.

ALTERNATIVES:

1. Approve change order #1 for the 2021 Sidewalk Replacement Program with Schroeder & Schroeder.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of change order #1 for the 2021 Sidewalk Replacement Program with Schroeder & Schroeder in the amount of $35,592.

BUDGET IMPACT:
Funding is available to accommodate this project from the 2021 Capital Improvement Program as a result of favorable pricing in this year's road maintenance program.

ACTION REQUIRED:
Motion to approve change order #1 for the 2021 Sidewalk Replacement Programwith Schroeder & Schroeder Incorporated of Skokie, Illinois in the amount of $35,592.

Consider a Motion to Establish a Lead Water Service Line Replacement Cost Sharing Program

BACKGROUND:
The Village of Palatine received a grant from the Northwest Water Commission in the amount of $582,000. While $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 the water meter replacement program conducted in 2015/2016, water service pipes were surveyed to determine their material type. Approximately 310 lead residential water services exist in our system of over 19,000 water services.

Pursuant to Village Code, the water service pipe from the public water main to the water shut of valve (buffalo box) is owned by the Village. The water service pipe from the water shut off valve to the home is owned by the property owner.

KEY ISSUES:

- 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.
- Applicants would submit their proposed work initially to the Public Works Department who would determine the extent of the eligible reimbursement.
- A building permit would be required and all fees would be eligible for reimbursement.
- 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 served, 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.

ALTERNATIVES:

1. Establish a Lead Service Line Replacement Program in a manner recommended by staff.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends establishing a Lead Service Line Replacement Program.

BUDGET IMPACT:
$300,000 are allocated in the 2021 Water Capital Improvement Program for this reimbursement initiative.

ACTION REQUIRED:
Motion to approve the establishment of a Lead Service Line Replacement Program.

Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment

BACKGROUND:
This past spring, two additional vehicles were identified for disposal in addition to those previously authorized by the Village Council.

KEY ISSUES:

- A 2008 Ford Explorer, T-357, is an investigations vehicle in the Police Department. It will be replaced with a newer 2016 hand-down administration vehicle.
- A 2003 Freightliner M2 truck, T-392, is a prisoner transport vehicle that is no longer needed because the County has begun transporting prisoners again.
- Traditionally, the Village Council authorizes the sale of vehicles through auction. Staff has successfully used internet auction sites such as GovDeals.com and PublicSurplus.com in the past, and recommends using these services again. In addition, the Northwest Municipal Conference has a contract with America's Auto Auction to conduct a live auction on a quarterly basis. The next scheduled auction is this summer and fall.

ALTERNATIVES:

1. Adopt an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.

ACTION REQUIRED:
Motion to adopt an ordinance authorizing the Village Manager to dispose of T-357 and T-392 through an internal bid/auction process.

Consider an Ordinance Authorizing the Village Manager to Execute a Quit Claim Deed for Property Located South of 330 S. Brockway Street

BACKGROUND:
In the 1950s, a Quit Claim Deed was recorded with the Cook County Recorder of Deeds that conveyed a piece of property approximately 12.5 feet wide to the Village of Palatine. This was part of an area that provides access to the parking for 330 N. Brockway Street, parking for 322 N. Brockway Street, and ingress/egress to the Township cemetery to the west. There is no recognition of the Village accepting said property nor has the County Assessor or tax mapping division recognized the transfer.

KEY ISSUES:
The property owner of 330 N. Brockway is in the process of selling her property. She was the owner in the 1950s when the Quit Claim Deed was executed. The Village has no record of accepting the property and all of our maps as well as the maps used by the County and other authorities do not recognize the transfer.

The Village has no need in the past nor future for the property. There are no utilities running over the property. Everything is in a state of confusion given the recorded document, but no acknowledgment of acceptance nor desire for acceptance.

To resolve the issue, it is recommended that the Village Manager execute a Quit Claim Deed that would return the property to the original owner. To the extent that the Village does own it, it will go back to the original owner. To the extent we don't own it, this will help clarify and help the owner of 330 N. Brockway Street secure a clean title to their property.

This action is at the request and concurrence of the owner of 330 N. Brockway Street.

ALTERNATIVES:

1. Approve Quit Claim Deed.
2. Do not approve Quit Claim Deed.

RECOMMENDATION:
Staff recommends approval of the ordinance authorizing the Village Manager to execute a Quit Claim Deed.

ACTION REQUIRED:
A motion to approve the ordinance executing the Quit Claim Deed.

ATTACHMENTS:

- Brockway Street Quit Claim Authorization Ord
- Palatine Gaare Quit Claim Deed

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING VILLAGE MANAGER TO EXECUTE QUIT CLAIM DEED FOR PROPERTY AT 330 N. BROCKWAY STREET

WHEREAS, the Village of Palatine was notified in 2021 that a Quit Claim Deed was recorded with Cook County as Document 17280166 that erroneously conveyed a portion of property to the Village of Palatine further described as:

The South 12.25 feet of the South 50 feet of the North 300 feet of a piece of land described as follows: that part of the North East quarter of the South East quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian described as follows: Beginning 13 rods and 19 links due East from the North West corner of the North East quarter of the South East quarter of Section 15 aforesaid running thence South 36 rods thence East 25 rods and 21 links thence North 36 rods thence West to a point of beginning except the South 13 rods thereof and except the West 149 feet of the North 23 rods thereof.

Permanent Real Estate Index Number: 02-36-213-044-0000

Address of Real Estate: 330 North Brockway Street, Palatine, IL 60067; and

WHERAS, the Village has no use for said property nor wishes to accept said property.

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: The Village Manager is hereby authorized and directed to execute a Quit Claim Deed for the conveyance of the above described property to correct and reject an erroneous conveyance.

Attachment: Brockway Street Quit Claim Authorization Ord (Quit Claim Deed - Brockway Street(CA))

SECTION 2: **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: Brockway Street Quit Claim Authorization Ord (Quit Claim Deed - Brockway Street(CA))

QUIT CLAIM DEED

Grantor **Village of Palatine, an Illinois municipal corporation** 200 East Wood Street. Palatine, IL 60067, for and in consideration of TEN DOLLARS, in hand paid, conveys and quit claims to Grantee **Vernette L. Gaare**, a widow, 330 North Brockway Street, Palatine, IL 60067 the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

See attached legal

This conveyance is made to correct and reject an erroneous conveyance recorded as document no. 17280166 which was never accepted by the Village of Palatine.

Permanent Real Estate Index Number: 02-36-213-044-0000
Address of Real Estate: 330 North Brockway Street, Palatine, IL 60067

Dated: _____, 2021.

Village of Palatine, an Illinois municipal corporation

By: _____
Reid Ottesen, Village Manager

State of Illinois, County of Cook) SS

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DOES HEREBY CERTIFY that Reid Ottesen, Village Manager, Village of Palatine, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal _____, 2021.

_____
Notary Public

This instrument was prepared by: Schain Banks 70 W. Madison, Suite 2300 Chicago IL 60602

Mail To and Send Tax Bills to: Vernette Gaare, 330 North Brockway Street, Palatine, IL 60067

Attachment: Palatine Gaare Quit Claim Deed (Quit Claim Deed - Brockway Street(CA))

Legal Description

The South 12.25 feet of the South 50 feet of the North 300 feet of a piece of land described as follows: that part of the North East quarter of the South East quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian described as follows: Beginning 13 rods and 19 links due East from the North West corner of the North East quarter of the South East quarter of Section 15 aforesaid running thence South 36 rods thence East 25 rods and 21 links thence North 36 rods thence West to a point of beginning except the South 13 rods thereof and except the West 149 feet of the North 23 rods thereof.

Permanent Real Estate Index Number: 02-36-213-044-0000
Address of Real Estate: 330 North Brockway Street, Palatine, IL 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

_____
Signature of Grantor, Grantee or Representative

DATE: _____

Attachment: Palatine Gaare Quit Claim Deed (Quit Claim Deed - Brockway Street(CA))

Consider a Resolution Reducing the Ayreshire Planned Development Security Deposit

BACKGROUND:

On June 13, 2019, the Village accepted a $120,000 Planned Development Security Deposit in support of the completion of the twelve residential units in the Ayreshire Subdivision. The letter of credit was reduced to $50,000 on April 5, 2021, to reflect the seven completed units. The remaining five units have now received Certificates of Occupancy and the Planned Development Security Deposit may be released. The Developer is requesting a Security Deposit reduction for the additional 5 completed units, which have all received their respective Certificate of Occupancies. Therefore, the Petitioner is seeking approval of the following:

Authorization to release the Ayreshire Subdivision Planned Development Security Deposit.

- The remaining Ayreshire Subdivision Planned Development Security Deposit would be released, as all of the units have received Certificates of Occupancy.

ALTERNATIVES:

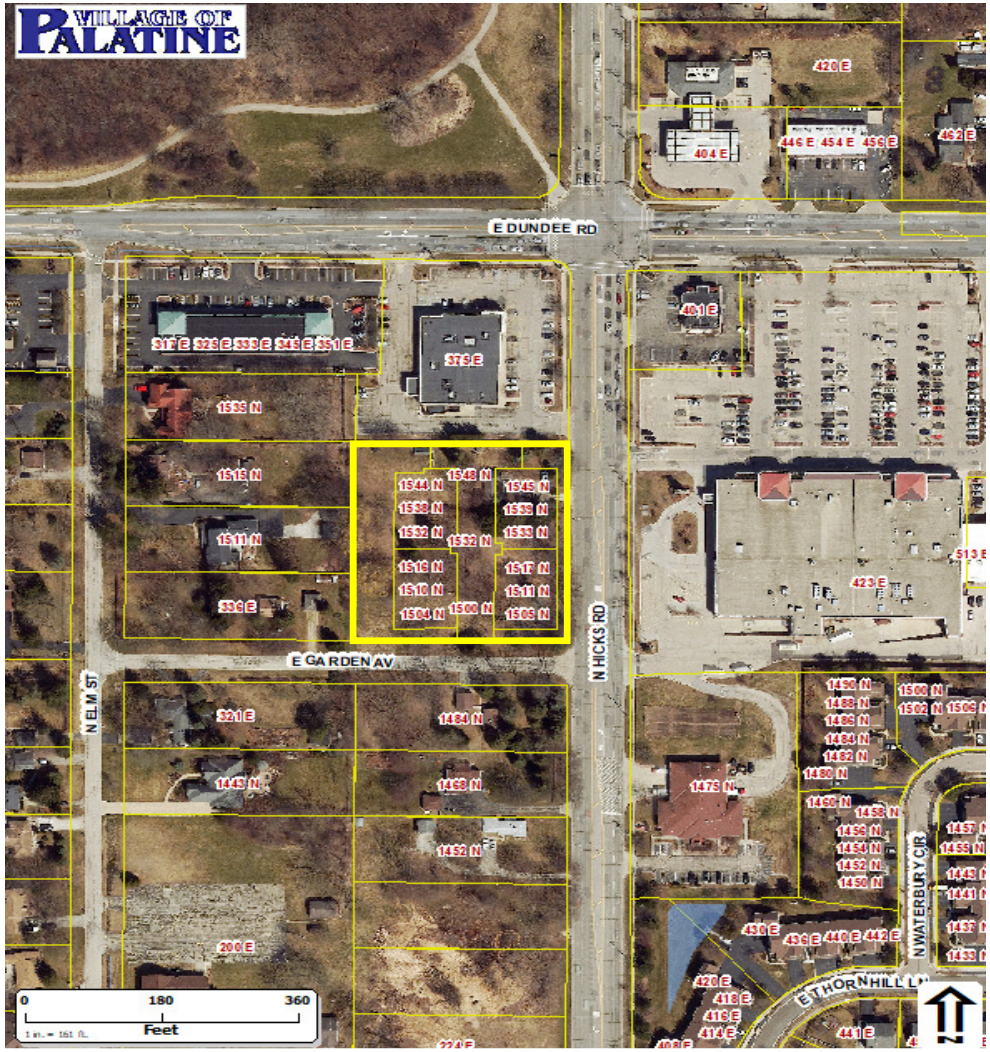
1. Authorize the release of the remaining $50,000 Planned Development Security Deposit.
2. Do not authorize the release of the remaining $50,000 Planned Development Security Deposit.

RECOMMENDATION:
Staff recommends release of the Ayreshire Subdivision Planned Development Security Deposit.

ATTACHMENTS:

- Ayreshire Subdivision - Aerial map
- RES Ayreshire Planned Development LOC Reduction

Ayreshire Subdivision – Security Deposit Reduction



Attachment: Ayreshire Subdivision - Aerial map (Ayreshire - PD Security Deposit Reduction (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE RELEASE OF THE AYRESHIRE SUBDIVISION PLANNED DEVELOPMENT SECURITY DEPOSIT FOR THE AYRESHIRE PLANNED DEVELOPMENT, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX A, ZONING ORDINANCE, SECTION 13.07

WHEREAS, on the 13th day of June, 2019, KF Walter Inc. for good and valuable consideration for the completion of twelve residential units in the Ayreshire Subdivision; and

WHEREAS, pursuant to Section 13.07 of Appendix A of the Palatine Municipal Code, an owner or developer of a planned development is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such planned development improvements; and

WHEREAS, in the matter of the Ayreshire Subdivision located at the northwest corner of Hicks Road and Garden Avenue, a letter of credit - #1288 (Signature Bank), in the amount of $120,000 was deposited with the Village of Palatine on the 13th day of June, 2019 to ensure the completion of the planned development; which was subsequently reduced to $60,000 on December 15, 2020; and $50,000 in April 2021; and

WHEREAS, KF Walter Inc. has made application for a reduction of the letter of credit in the amount of $50,000 ($10,000/unit), as the five remaining additional units and all twelve units in the development have now received certificates of occupancy; and

Attachment: RES Ayreshire Planned Development LOC Reduction (Ayreshire - PD Security Deposit Reduction (CA))

WHEREAS, certificates of occupancy were issued for the final five additional residential units (12 total).

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 13.07 be and is hereby granted for the completion of five additional residential units, having a value of $50,000.

SECTION 2: The letter of credit is hereby released in full, as all twelve units have certificates of occupancy ensuring the completion of the development.

PASSED: This _____ day of _____, 2021.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

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

_____
Village Clerk

Attachment: RES Ayreshire Planned Development LOC Reduction (Ayreshire - PD Security Deposit Reduction (CA))

Consider an Ordinance Transferring the Existing Special Use for the Bendita Cocina Restaurant at 16 S. Bothwell Street

BACKGROUND:

The Subject Property is an existing restaurant in downtown Palatine. The Village Council granted a transfer of the existing Special Use on June 21, 2021 from Artistic Cuisine to Bendita Cocina. The approved transfer included two new owners. One of those owners, Susana Brizuela, is now seeking to transfer all of her ownership interest to the other owner, Carlos Flores. Therefore, the Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-220-03 to Carlos Flores to permit the continued operation of a restaurant (Bendita Cocina).

KEY ISSUES:

- The original Special Use was approved in 2003. It was most recently transferred to Carlos Flores and Susana Brizuela on June 21, 2021.
- There are no changes to the proposed building operations or floorplan.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 16 S. Bothwell Street.

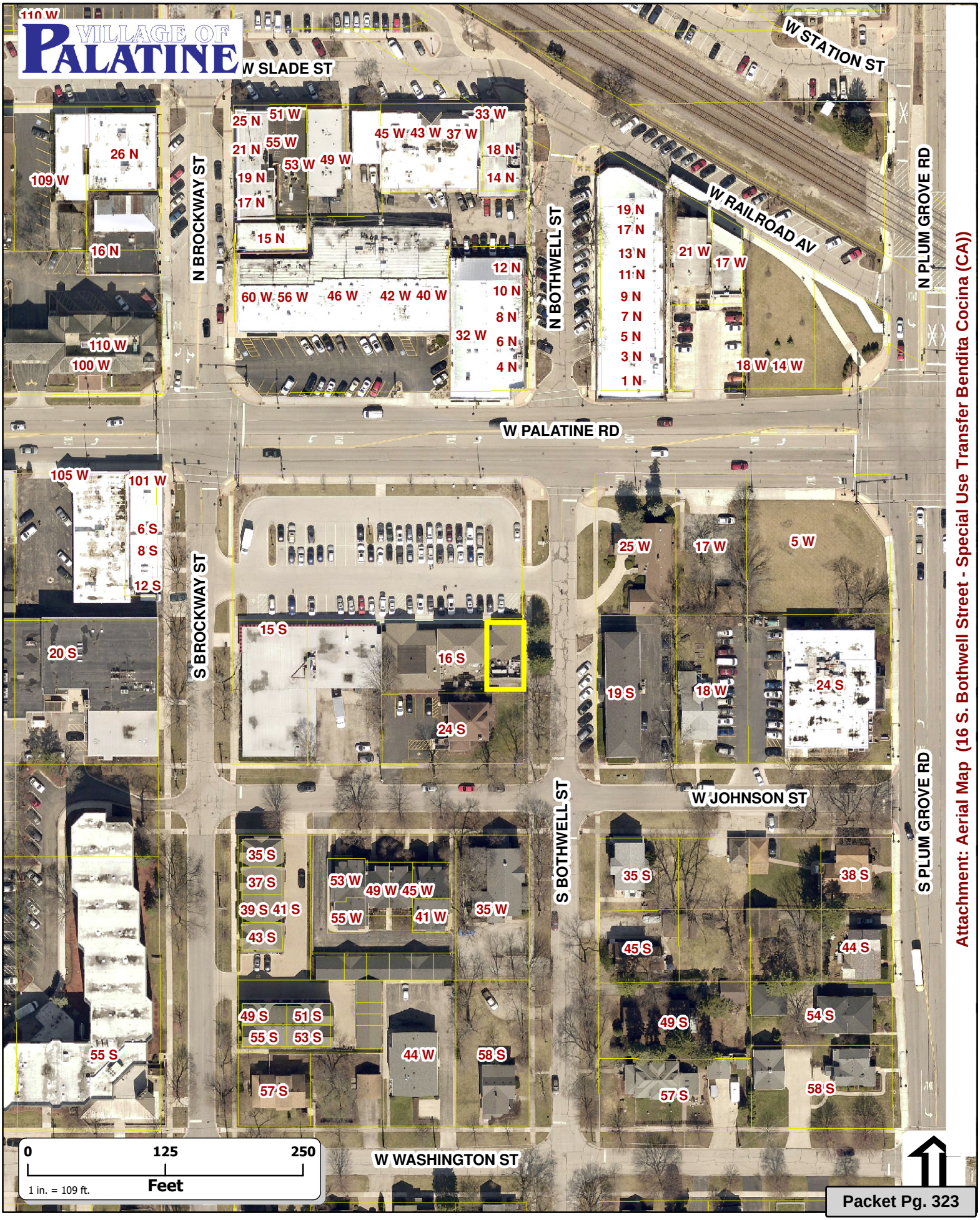
ACTION REQUIRED:

A motion to approve the Special Use Transfer to Carlos Flores to permit the continued operation of a restaurant (Bendita Cocina) at 16 S. Bothwell Street.

ATTACHMENTS:

- Aerial Map
- Special Use Transfer ORD
- Bendita Cocina - Ownership Change Letter July 6 2021
- EXHIBIT - Floorplan
- Special Use ORD #O-220-03
- O-058-21 - 16 S. Bothwell Street - SU TRANS

Village of Palatine GIS Viewer



Attachment: Aerial Map (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-220-03
16 S. BOTHWELL STREET

WHEREAS, Ordinance #O-220-03 granted a Special Use for the operation of a restaurant (formerly Artistic Cuisine and now Bendita Cucina), on the property commonly known as 16 S. Bothwell Street; and

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

WHEREAS, since the Village Council did meet on July 12, 2021 to review a request that the Special Use be transferred to permit the continued operation of a restaurant (Bendita Cucina), with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Carlos Flores be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-220-03 is hereby transferred to Carlos Flores, to permit the continued operation of a restaurant, subject to the following condition:

1. **Any food truck associated with the restaurant operator shall not be parked in the municipal parking lot south of Palatine Road, between Bothwell Street and Brockway Street, and must be parked in a compliant private parking space.**

SECTION 2: All conditions of Special Use Ordinance #O-220-03 shall remain in full force and effect.

DATED: This _____day of July, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

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

_____
Village Clerk

Attachment: Special Use Transfer ORD (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

July 6th, 2021

Susana E. Brizuela
16 S. Bothwell St
Palatine, IL 60067

Subject: Voluntary withdrawal from the company Bendita Cocina LLC

To Whom It May Concern,

I, Susana E. Brizuela, am voluntary withdrawing my 70% ownership interest from the company Bendita Cocina LLC. I have transferred all of my 70% interest to Carlos Flores.

Sincerely,

Susana E. Brizuela

Attachment: Bendita Cocina - Ownership Change Letter July 6 2021 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

State of Illinois Rev. 133C8FE

AMENDMENT NO. 2 TO OPERATING AGREEMENT

This Amendment No. 2 to the Operating Agreement (the "Amendment") is made as of this 6th day of July, 2021, by and between Susana E. Brizuela, located at 16 S Bothwell St, Palatine, IL 60067 and Carlos Flores, located at 16 S Bothwell St, Palatine, IL 60067 (each, a "Member" and collectively, the "Members").

WHEREAS, the Members formed a limited liability company under the name Bendita Cocina LLC pursuant to an Operating Agreement dated as of July 6th, 2021, and any amendments thereto (the "Operating Agreement").

WHEREAS, the Members now wish to amend certain provisions of the Operating Agreement pursuant to Section 2, 6 of the Operating Agreement.

NOW THEREFORE, in consideration of the premises and mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Members agree as follows:

1. Member ownership change of the Operating Agreement is as follows:

I. Voluntary Withdrawal

The member Susana E. Brizuela who owned 70% interest of the company has voluntary withdrawn out of the company and has transferred all 70% ownership interest to member, Carlos Flores. A signed statement by Susana E. Brizuela is attached to this Amendment to LLC Operating Agreement accepting the voluntary withdrawal.

II. Ownership Change

Susana E. Brizuela has withdrawn out of the company. The 70% of the ownership that Susana E. Brizuela had in the company has been removed, and now, Carlos Flores has 100% ownership interest in the Company.

2. Section 2.

Registered Agent of the Operating Agreement is hereby amended as follows: Registered Agent has changed. The sole Registered Agent name is Carlos Flores with a registered office located at 16 S Bothwell St, Palatine, Illinois 60067

Attachment: Bendita Cocina - Ownership Change Letter July 6 2021 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

3. Section 6. Member(s) Capital Contribution of the Operating Agreement is hereby amended as follows: Susana Brizuela has recuperated her initial contribution of $750.00. And the member, Carlos Flores, has contributed $750.00 in cash.

4. Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to them in the Operating Agreement.

5. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together, shall constitute one and the same document.

6. The terms of this Amendment shall be governed by and construed in accordance with the laws of the State of Illinois, not including its conflicts of law provisions.

7. Except as otherwise modified and amended herein, the Operating Agreement remains unchanged and continues in full force and effect.

IN WITNESS WHEREOF, this Amendment No. 2 to the Operating Agreement has been executed and delivered as of the date first written above.

SIGNATURES

Carlos Flores

Member Signature

Carlos Flores

Member Full Name

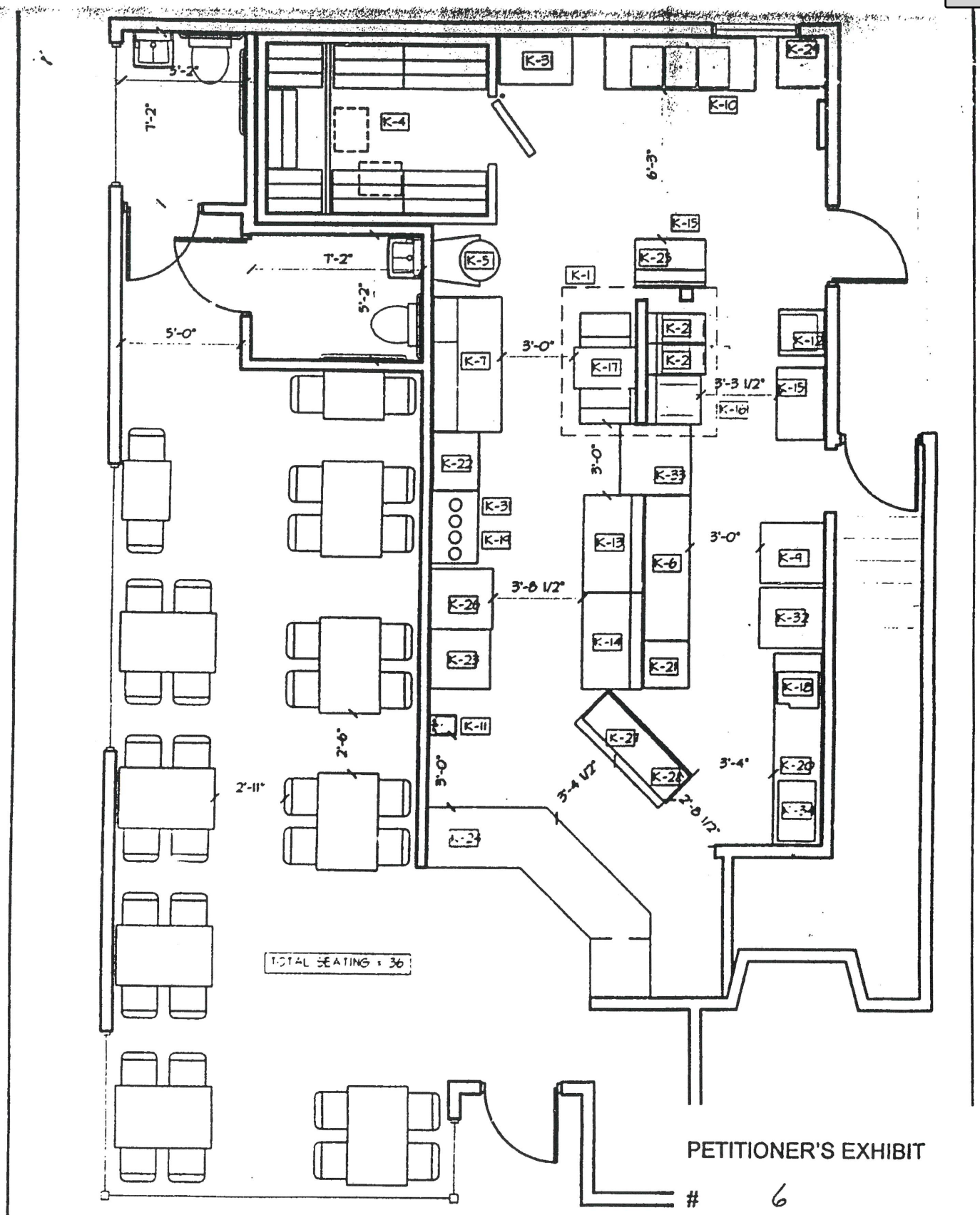
Susana Brizuela

Member Signature

Susana E. Brizuela

Member Full Name

Attachment: Bendita Cocina - Ownership Change Letter July 6 2021 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))



PETITIONER'S EXHIBIT

6

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CONCEPT PLAN

SCALE: 3/16" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.

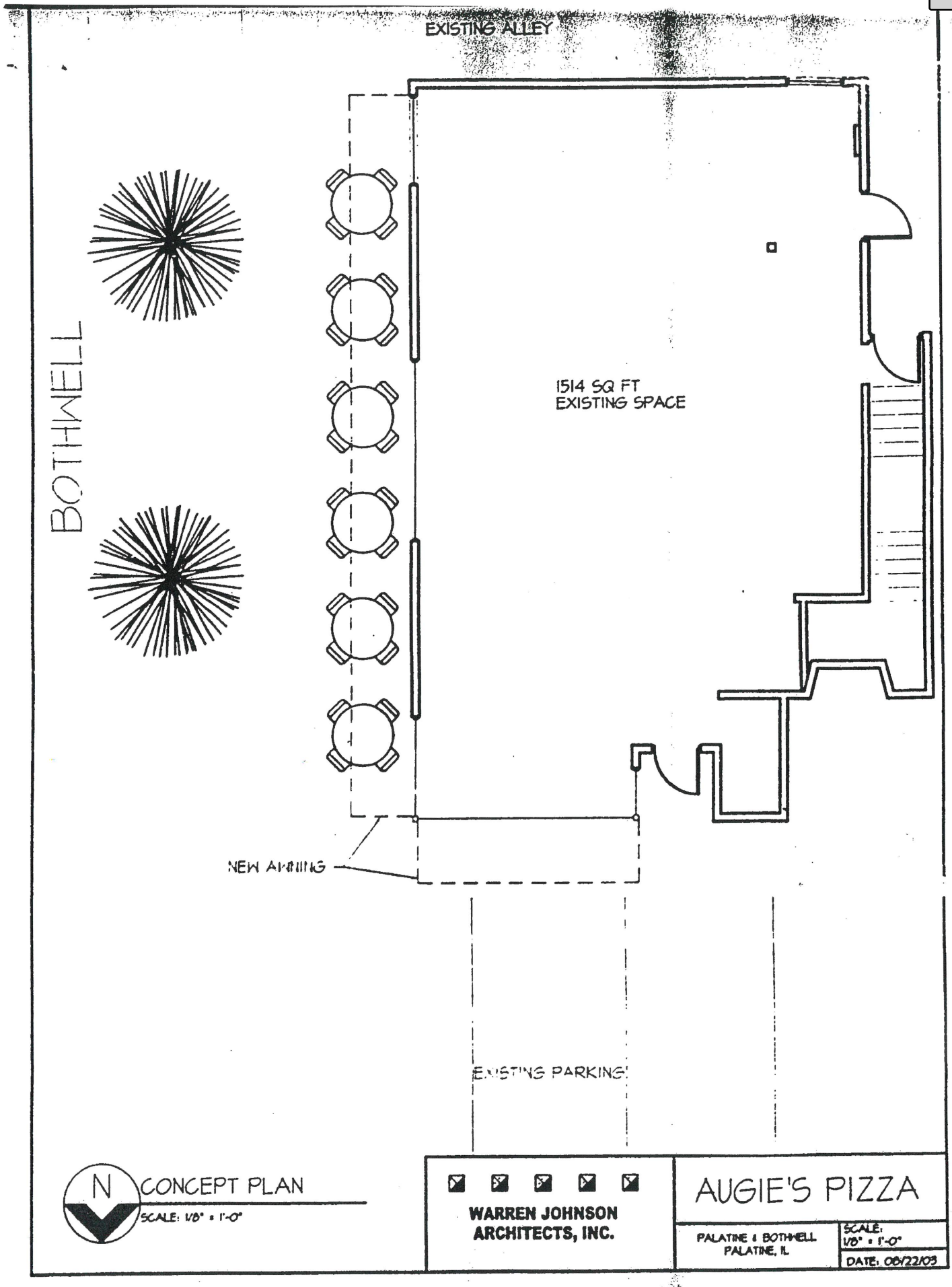
AUGIE'S PIZZA

PALATINE & BOTHWELL PALATINE, IL

SCALE: 3/16" = 1'-0"

DATE: 06/22/03

Attachment: EXHIBIT - Floorplan (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))



Attachment: EXHIBIT - Floorplan (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

ORDINANCE NO. 0-230-03

ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT AND VARIATION 16 S. BOTHWELL STREET - AUGIE'S PIZZA

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 20, 2003

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

ORDINANCE NO. 0-230-03

AN ORDINANCE GRANTING
A SPECIAL USE FOR A RESTAURANT AND A VARIATION
AUGIE'S PIZZA – 16 S. BOTHWELL STREET

WHEREAS, pursuant to a public hearing held on October 7, 2003, 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 regarding granting a Special Use to permit a restaurant with outdoor seating, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance; and a Variation for the required number of parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

> The North 1/2 of Lots 7 and 8 in Block "B" in Palatine, a subdivision by Alexander S. Pratt of part of the Northeast 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded in Book 125 of Maps, Page 61, in Cook County, Illinois

commonly known as 16 S. Bothwell.

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

SECTION 1: A Special Use to permit a restaurant with outdoor seating, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance; and a Variation for the required number of parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinances hereby granted, subject to the following conditions:

1. The Special Use to permit the operation of Augie's Pizza is granted solely to James Longfield, Jr., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of sale or lease of this property, the existing and prospective proprietors shall appear before the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use, which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The restaurant shall substantially conform to the floor plan attached hereto as Exhibit "A", showing 60 seats with 24 outdoor seats.

3. Any change in the floor plan shall receive Village Council approval.

4. A dumpster enclosure shall be provided.

SECTION 2: That the petition for special use, the minutes of the Plan Commission and the public notice 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 20 day of October, 2003

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

APPROVED by me this 20 day of October, 2003

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 20 day of October, 2003

Village Clerk

Attachment: Special Use ORD #O-220-03 (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

ORDINANCE NO. O-58-21

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-220-03
16 S. BOTHWELL STREET

WHEREAS, Ordinance #O-220-03 granted a Special Use for the operation of a restaurar (formerly Artistic Cuisine and now Bendita Cucina), on the property commonly known as 16 S Bothwell Street; and

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

WHEREAS, since the Village Council did meet o June 21, 2021 to review a request from Carlos Flores and Susana Brizuela that the Special Use b transferred to permit the continued operation of a restaurant (Bendita Cucina), with no substanti changes and it was the recommendation of the Village Council that the transfer of the Special Us to Carlos Flores and Susana Brizuela be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-220-03 is hereby transferred t Carlos Flores and Susana Brizuela, to permit the continued operation of a carry-out restauran subject to the following condition:

1. The food truck associated with Subject Restaurant operator shall not be parked in th municipal parking lot south of Palatine Road and in between S. Bothwell and S. Brockwa Streets and will instead be parked and located in a complaint private parking space.

SECTION 2: All conditions of Special Use Ordinance #O-220-03 shall remain in full forc and effect.

DATED: This 21 day of June, 2021

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

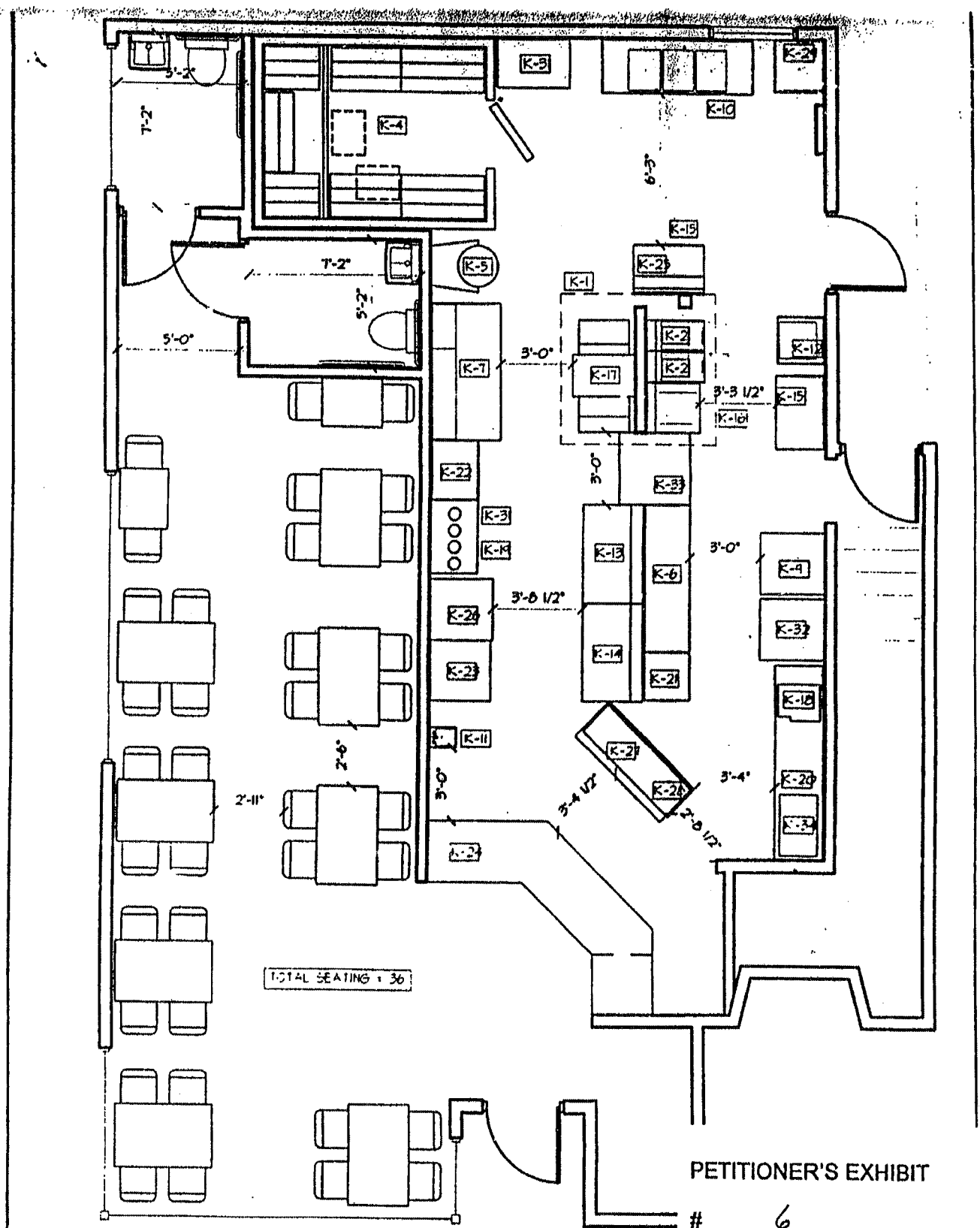
APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 21 day of June, 2021.

Doris Sadek
Village Clerk

Attachment: O-058-21 - 16 S. Bothwell Street - SU TRANS (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))



PETITIONER'S EXHIBIT

6

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CONCEPT PLAN

SCALE: 3/16" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.

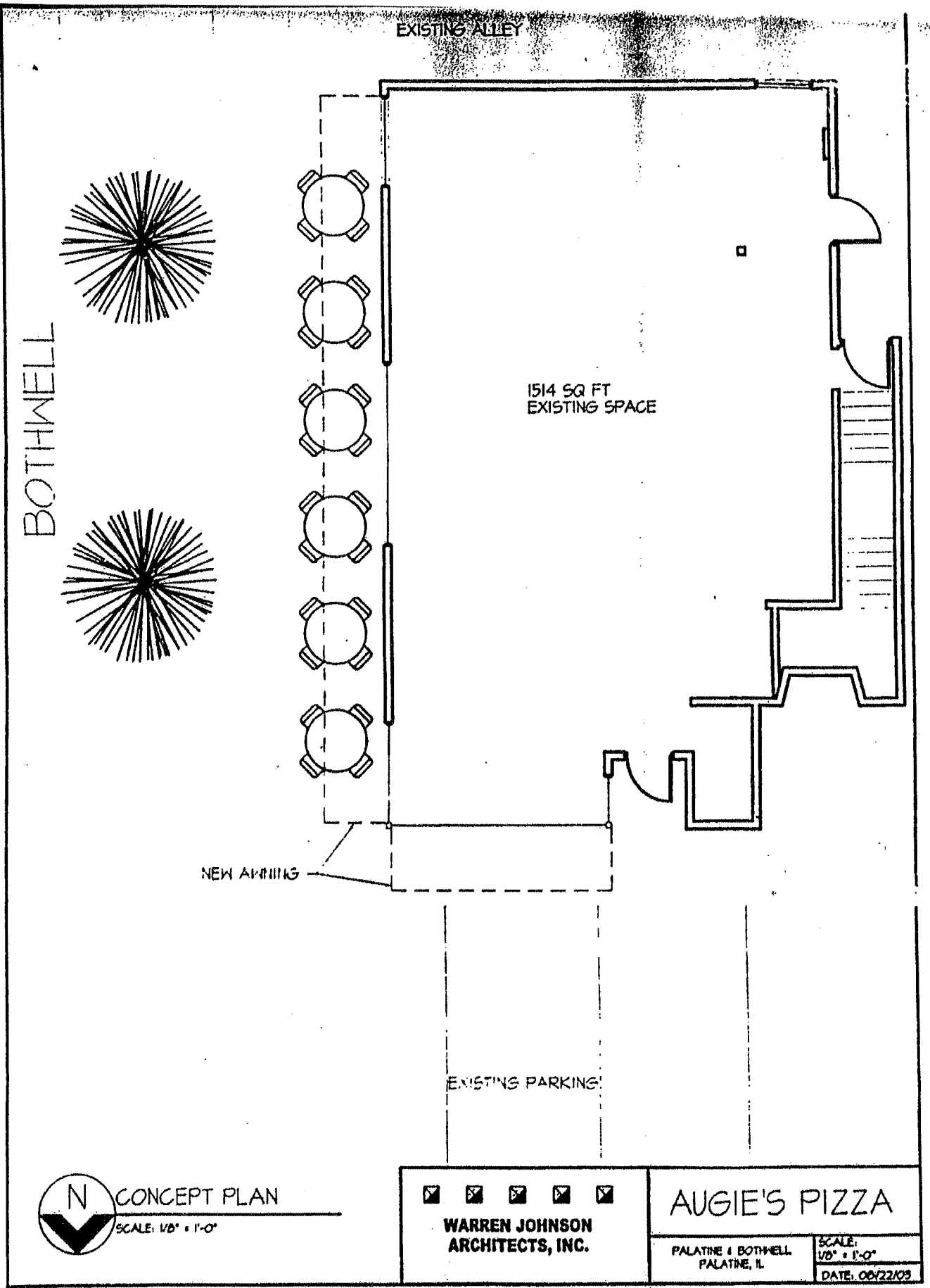
AUGIE'S PIZZA

PALATINE & BOTHWELL
PALATINE, IL

SCALE: 3/16" = 1'-0"

DATE: 06/22/03

Attachment: O-058-21 - 16 S. Bothwell Street - SU TRANS (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))



Attachment: O-058-21 - 16 S. Bothwell Street - SU TRANS (16 S. Bothwell Street - Special Use Transfer Bendita Cocina (CA))

Consider an Ordinance Granting Special Uses and Variations to Permit a Drive-Through Restaurant and Electronic Message Board Sign at 1158 E. Dundee Road

BACKGROUND:
The Petitioner is proposing to relocate an existing restaurant, Tore & Luke's, and associated freestanding electronic message board (EMB) sign to a new location on Dundee Road. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit a drive-through restaurant;

2) Special Use to permit an electronic message board (EMB); and

3) Variations to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet and on a lot with less than 300 feet of lot frontage and within 500 feet of another electronic message board.

KEY ISSUES:

- The Petitioner proposes to relocate their existing restaurant on Rand Road to the Subject Property and it will be drive-through only, with no interior seating.
- The Petitoner is proposing to relocate/reuse their existing sign from their current location. The EMB sign requires both a Special Use and Variations for size, EMB separation, and minimum required lot width. Both the Delta Sonic Car Wash (1245 E. Dundee Road) and the Sonic restaurant (1151 E. Dundee Road) have approved EMBs with less than 300 feet of frontage and Sonic's EMB sign is within the minimum required 500 feet between EMB signs.
- The previous Tore and Luke's Rand Road location is zoned Planned Development. As part of the Planned Development approval for the restaurant and site, the EMB sign (at 110 square feet) was approved, as the Rand Road corridor and B-5 zoning district allow freestanding signs to be up to 120 square feet. The Rand Road site contained less than 300 feet of lot frontage and was located within 500 feet of another EMB (Knupper).
- The proposed location on Dundee Road is an approved EMB corridor and is zoned Planned Development, but follows the B-2 zoning district standards. At 110 square feet, the proposed sign exceeds the maximum allowable square footage of 100 square feet and, as the Planned Development contained no underlying applicable EMB provisions, the proposed sign followed the Zoning Ordinance proscribed EMB process for review.
- While relief is needed for the proposed relocation/reuse of the EMB, the proposed location is farther from the Sonic sign (275') than the distance from the previous sign location to the nearby Knupper Nursery sign (165'). In addition, the limited amount of sign area dedicated to the EMB reduces the sign's potential impacts.

ALTERNATIVES:

1. Approve the Special Uses and Variations to permit a drive-through restaurant

and EMB Sign.

2. Do not approve the Special Uses and Variations to permit a drive-through restaurant and EMB Sign.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on June 22, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously 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.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses and Variations to Permit a Drive-thru Restaurant and EMB Sign at 1158 E. Dundee Road